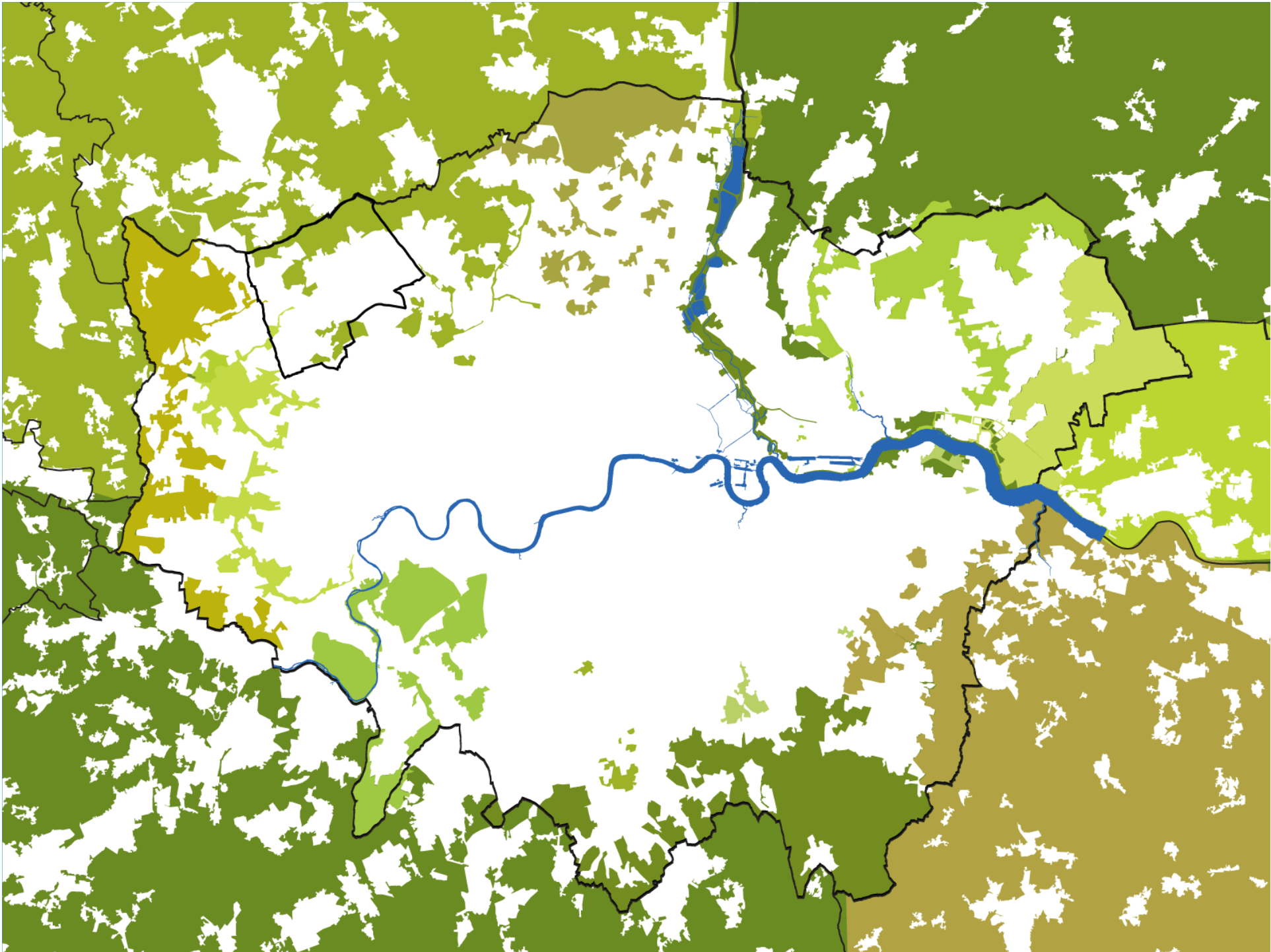


**Harrow: A borough at
the edge of London.**

**Almost a third of which
is green space and
green belt.**



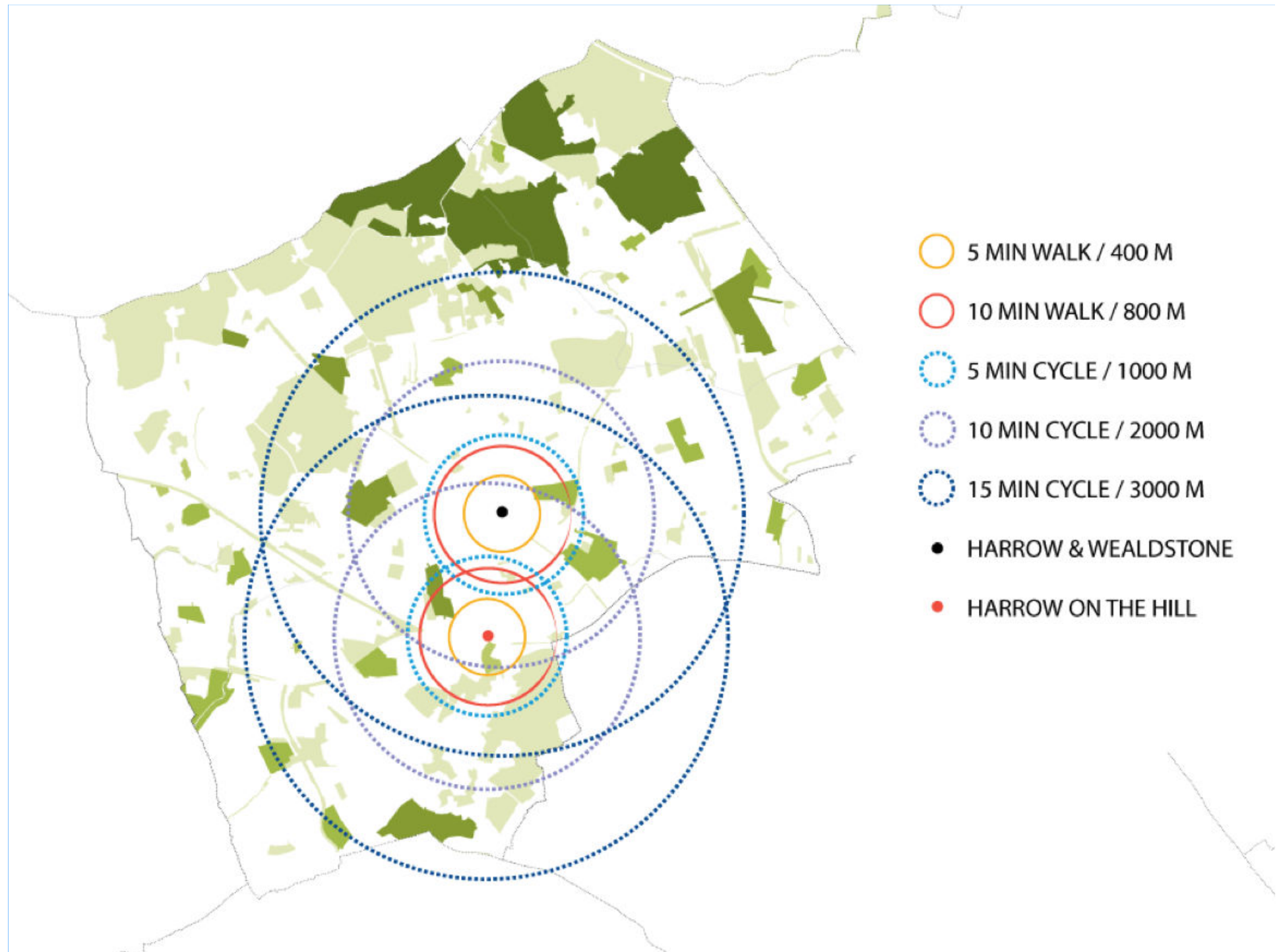
With a Metropolitan “Heart”



**...only 25 minutes from
Oxford Circus and the heart
of Central London.**



**...its centre a short
walk or cycle from
open green spaces.**



**A unique character – which
combines a rich history...**









With a vibrant range of
uses in one place...





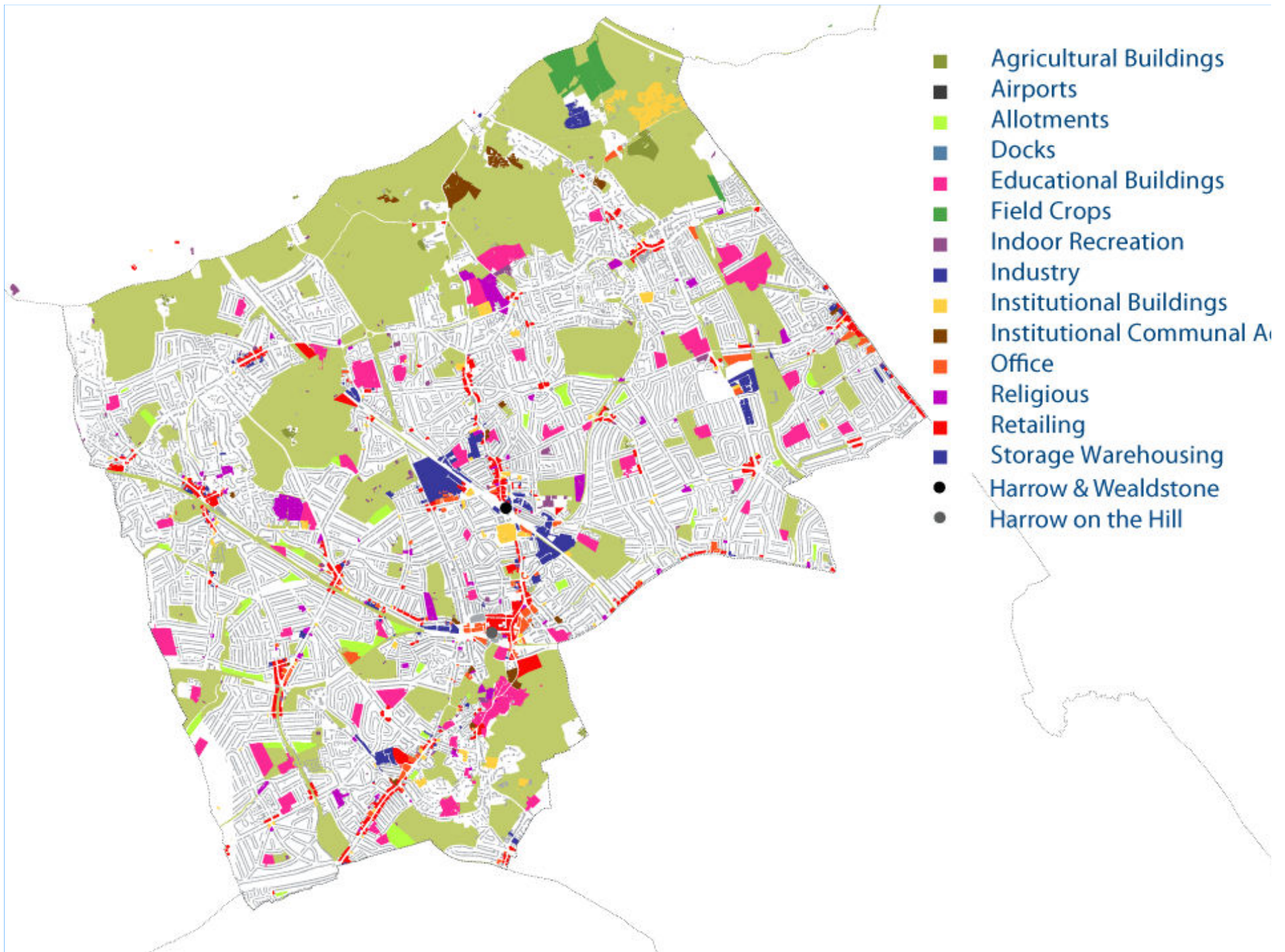












And places to live...







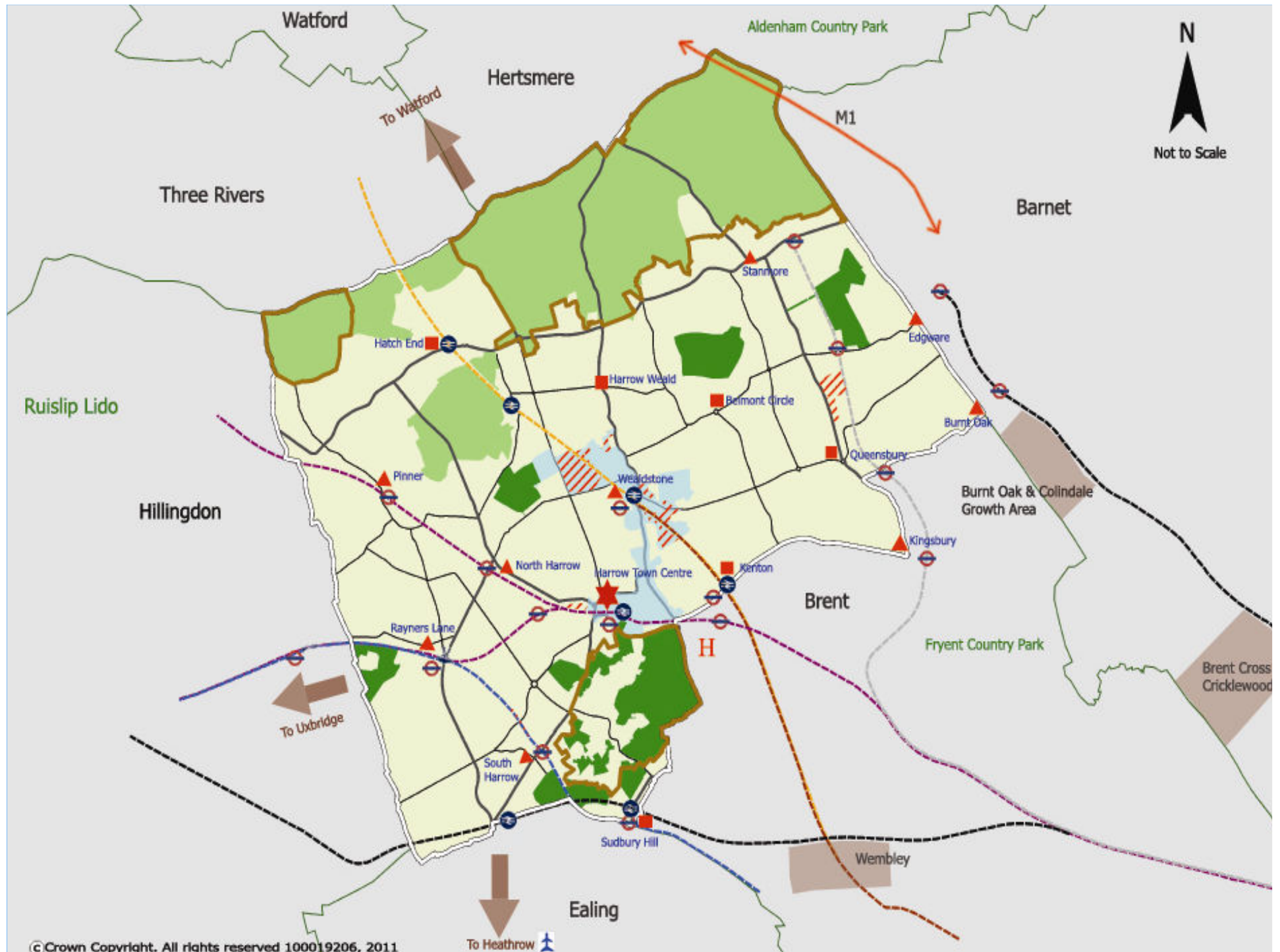


**We will enhance
Metroland, making it
more diverse, while
protecting its
essential character**

We'll deliver the Green Grid, bringing the green belt right into the heart of Harrow and making it even easier to get to.

But...

To meet the need for new homes, new jobs, new infrastructure and to improve upon the quality of life and opportunity for all the Borough needs to grow...



£1bn investment , 6050 new homes, and new jobs across the borough...while protecting suburbs, supporting town, district and local centres, promoting the Harrow green grid and transforming the “Heart of Harrow”

The Area Action Plan aims to enhance and promote all of these qualities, melding them into a new vision for the Heart of Harrow; a contemporary, green, varied, vibrant and exciting place minutes from central London and the Capital of London's Metroland.

Harrow town centre will be promoted as the metropolitan hub: A destination for everyone living and working in the borough or visiting from outside....

A place that is fun to be in day or night....

...with improved tube and bus stations... and where the diversity and worldwide offer within its shops can be experienced and celebrated by all...whether visiting on foot, cycle, private car or by public transport.

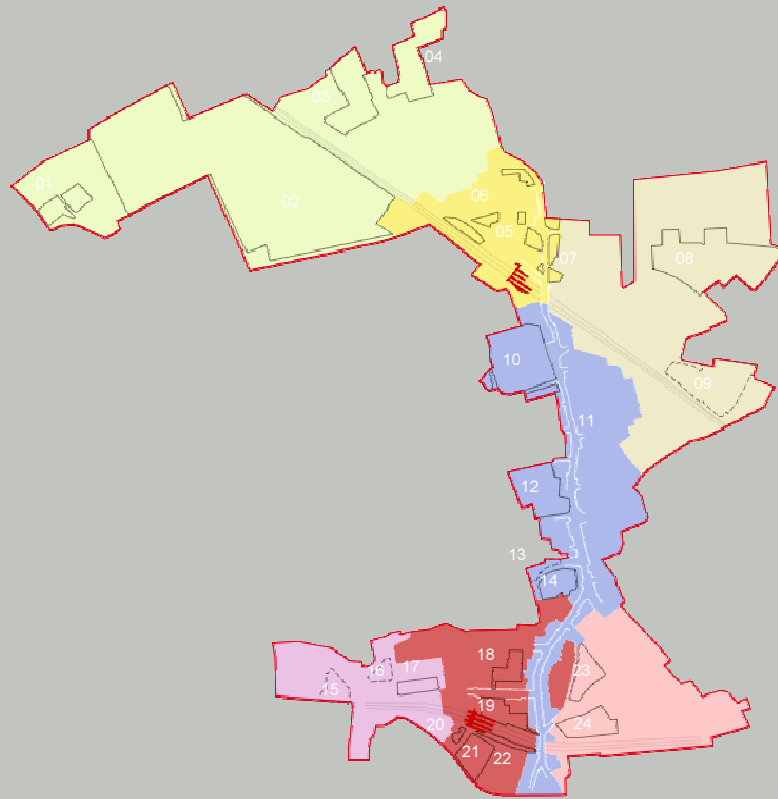
We'll improve, consolidate and promote Wealdstone high street as a vibrant local commercial and transport hub, making the most of its location on the green grid and building contemporary new homes leisure and employment spaces

Meanwhile, Station Road will become a walkable high street in its own right - a diverse and vibrant commercial corridor, sprinkled with special moments, spaces and facilities linking Harrow and Wealdstone centres in the heart of the borough.

Our Area Action Plan will encourage and manage:

- Investment in Harrow**
- Places for play and study**
- Entertainment opportunities**
- 3000+ New jobs**
- 3000 New homes**
- Better transport access**
- New public spaces**
- New community infrastructure**

**Promoting over 30
opportunities for
investment across the 7
character areas within the
Heart of Harrow area...**



- Harrow Western Gateway
- Harrow Town Centre
- Harrow Town Centre East
- Station Road
- Wealdstone Central
- Wealdstone West
- Wealdstone East

Development sites under consideration in the Area Action Plan

Existing/furthering sites and uses contributing to Core Strategy targets and spatial narrative of the Intensification Area

Intensification Area boundary

- 01 Headstone Manor
- 02 Kodak and Zoom Leisure
- 03 Teachers' Training Centre
- 04 Colart
- 05 Wealdstone car park
- 06 Wealdstone infills
- 07 Palmserston Road/George Gange Way
- 08 Harrow Leisure Centre
- 09 Civic Amenity and Depot site
- 10 Civic Centre site
- 11 Station Road opportunity areas
- 12 Tesco
- 13* Greenhill Way North
- 14 Greenhill Way car park
- 15* Neptune Point
- 16* Bradstowe House
- 17 College Road West
- 18 Havelock Place
- 19 51 College Road
- 20 Harrow on the Hill car park west
- 21 Lowlands Recreation Ground
- 22 Harrow on the Hill car park east
- 23 Lyon Road
- 24 Gayton Road

Wealdstone West

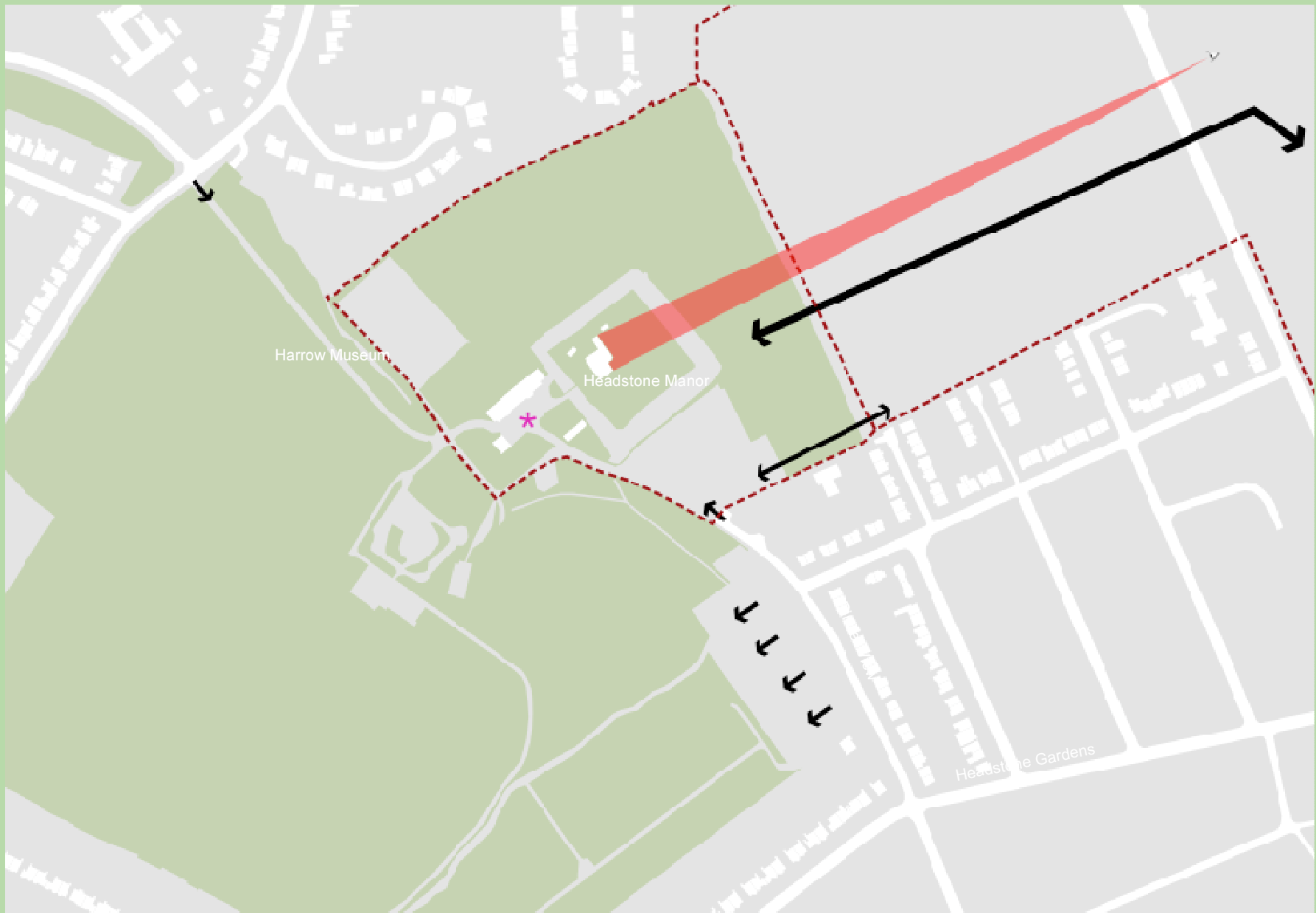
Headstone Manor

Kodak and Zoom leisure

Teachers Centre

Colart

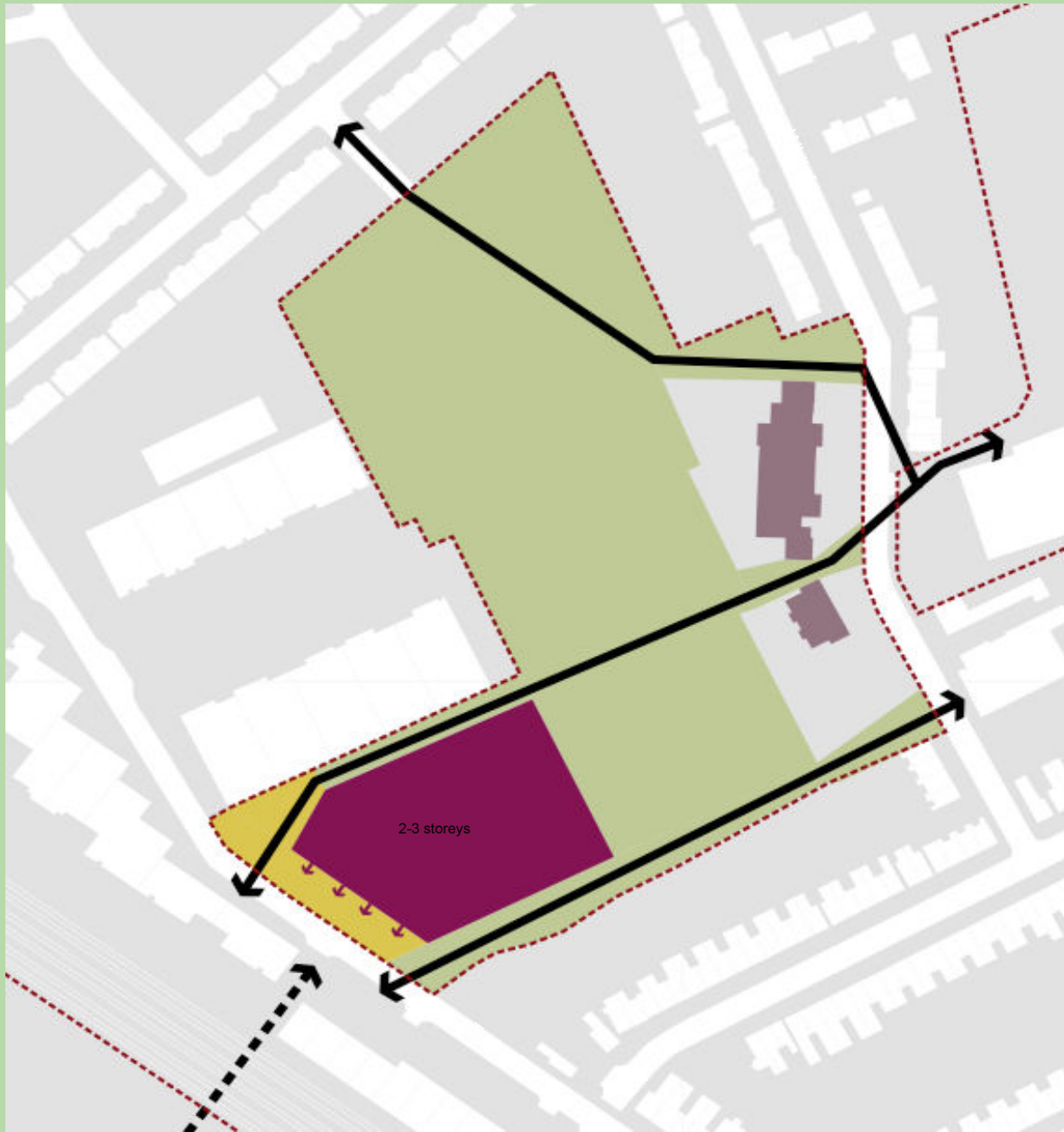
**Delivering contemporary
“Metroland” living, a
refreshed employment offer
on Kodak and Colart and new
community spaces and
schools connected by a more
walkable public realm and a
redefined and enhanced green
space network.**



Harrow Museum

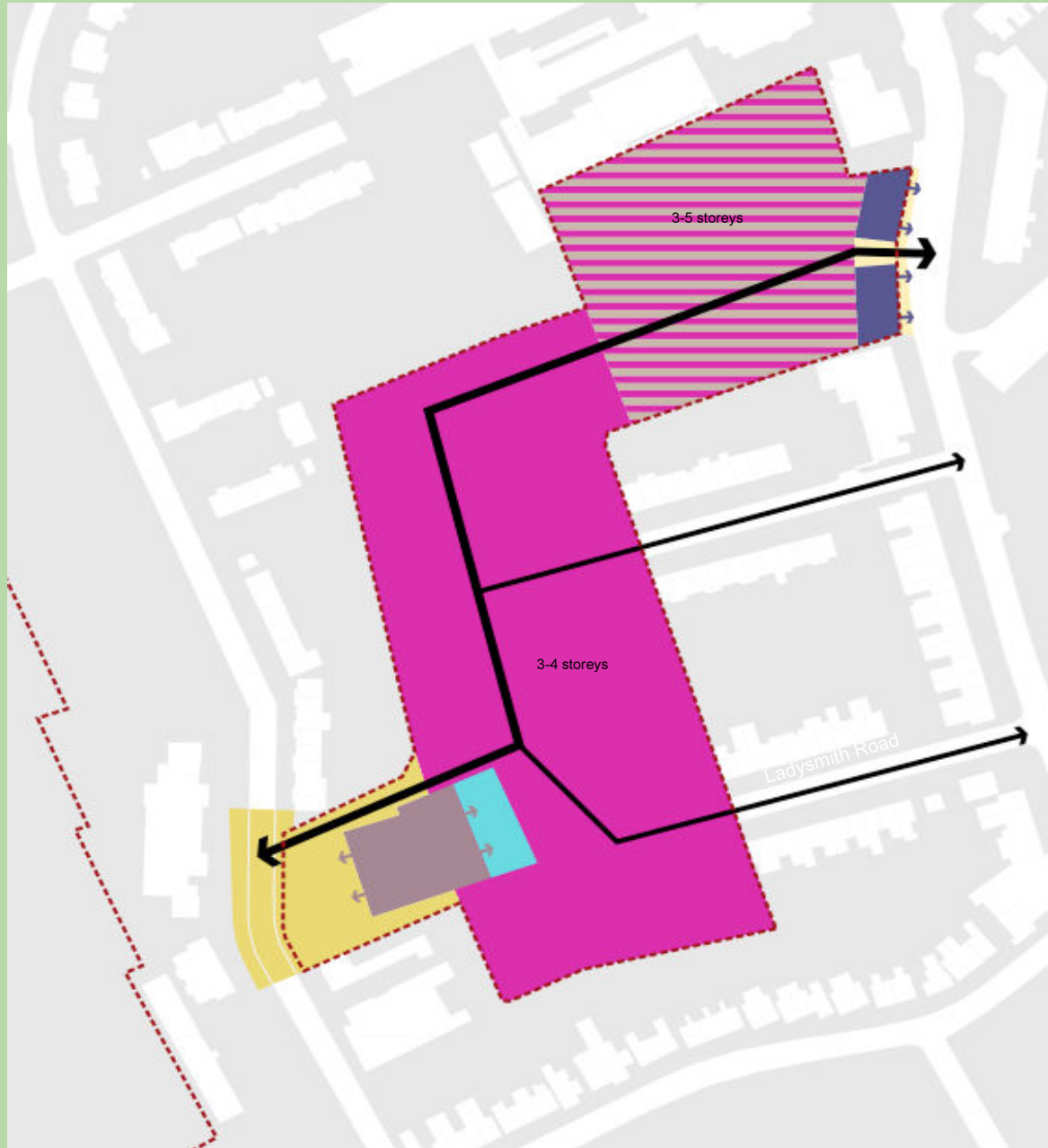
Headstone Manor

Headstone Gardens



Key

- - - Site boundary
- Education
- Existing primary school and childrens centre retained
- New public space
- Public green space
- Key routes through site



Key

-  Site boundary
-  Existing Coleridge building
-  Residential
-  Employment and residential mix
-  Mixed Use with active heritage
-  Key public space across Whitlark Avenue
-  Improved public realm at High Road
-  Play space
-  Key streets and pedestrian/cycle routes across the site

Wealdstone central

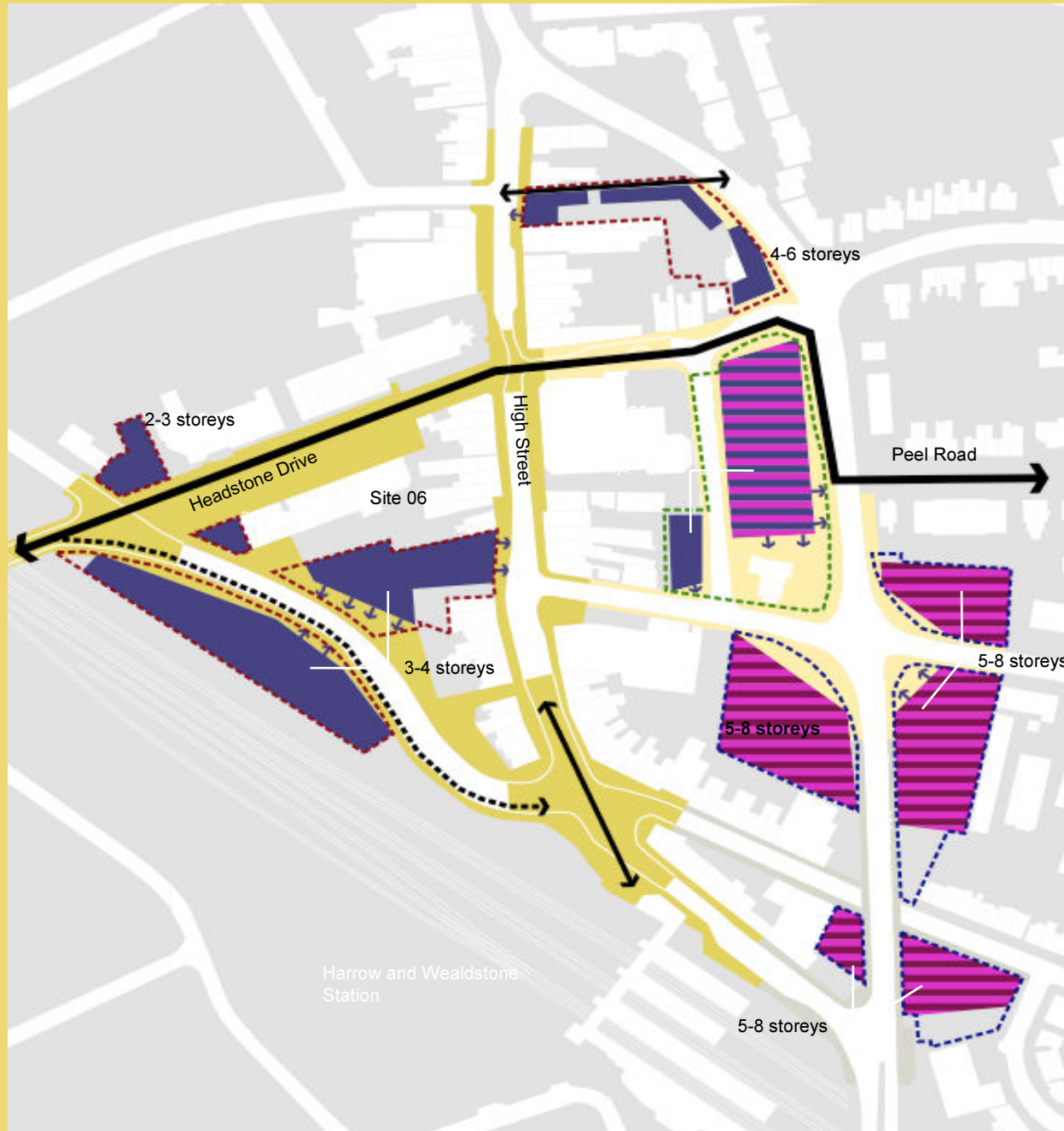
Wealdstone car park

Wealdstone infill

Palmerston Road/George

Gange Way

A stronger, distinctive town centre offer, with improved public spaces, pedestrian and cycle links supporting vibrant, new “urban” mixed use developments that build upon the town centres accessibility and its location at a crossroads in the Heart of Harrow



Key

--- Site 05 boundary

--- Site 06 boundary

--- Site 07 boundary

Supermarket with residential above

Mixed use with ground floors

Residential with commercial/educational ground floor uses

New High Street public realm

East town centre public realm

Key routes through site

Wealdstone East

**Civic Amenity and Depot
site**

Harrow Leisure Centre

**Wealdstone and the
Boroughs “playground” -
high quality and better
connected leisure and
sporting facilities –
engaging with the Park and
Belmont trail -
complementing new homes,
improved pedestrian and
cycle links and a
modernised Council
depot/Civic amenity site.**





Key

- - - Site boundary
- Housing
- Housing with a parkland setting
- Retention of leisure centre, Byron Hall and Gymnasium School with a side entrance on Christchurch Ave and Byron Park
- Retention of existing leisure centre
- New public space
- Shared open space
- Belmontia
- East-west green route to through Wai otaia
- Key routes through site
- View through site to St Mary's Church

Station Road

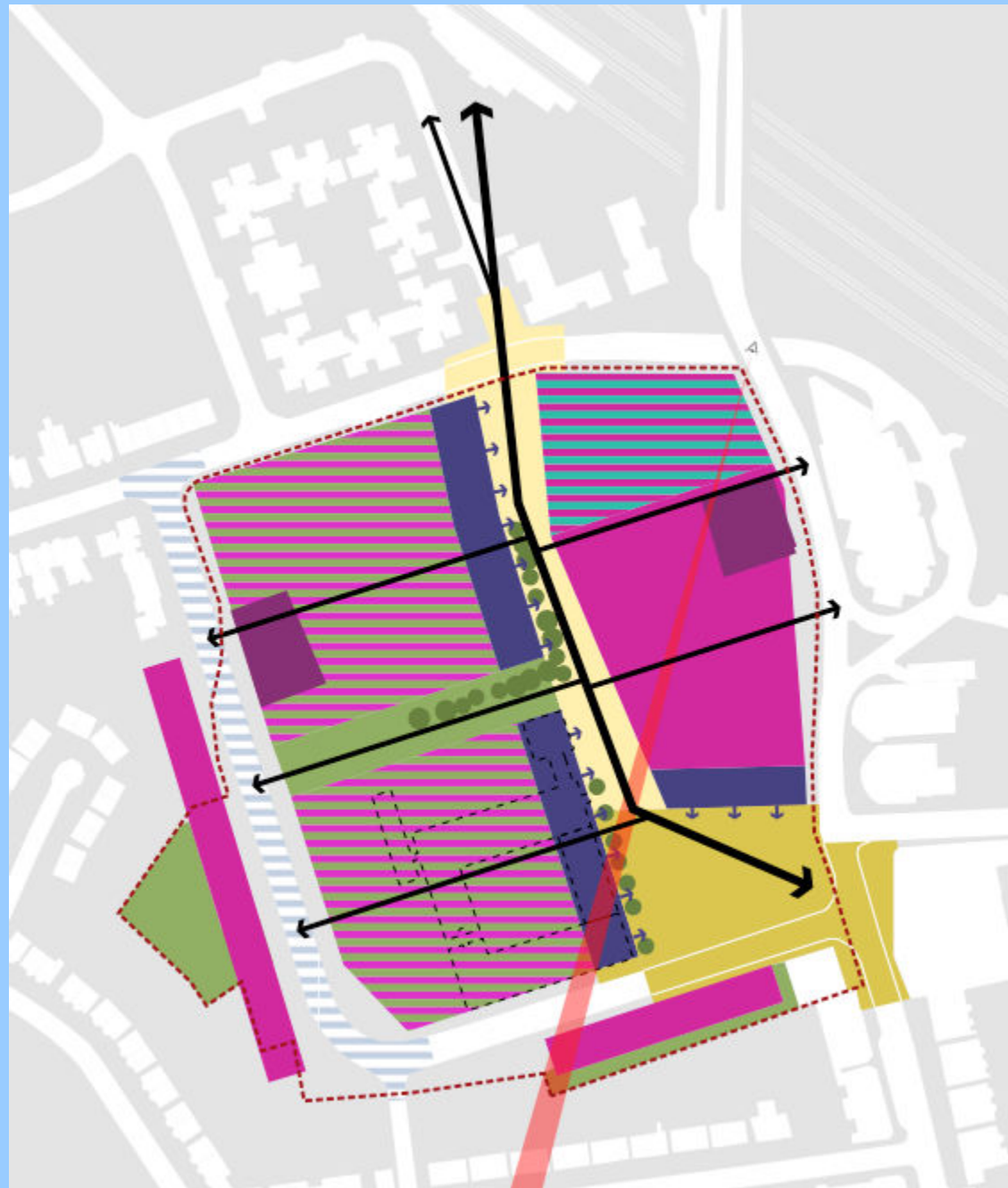
Civic Centre site

Station Road opportunities

Tesco

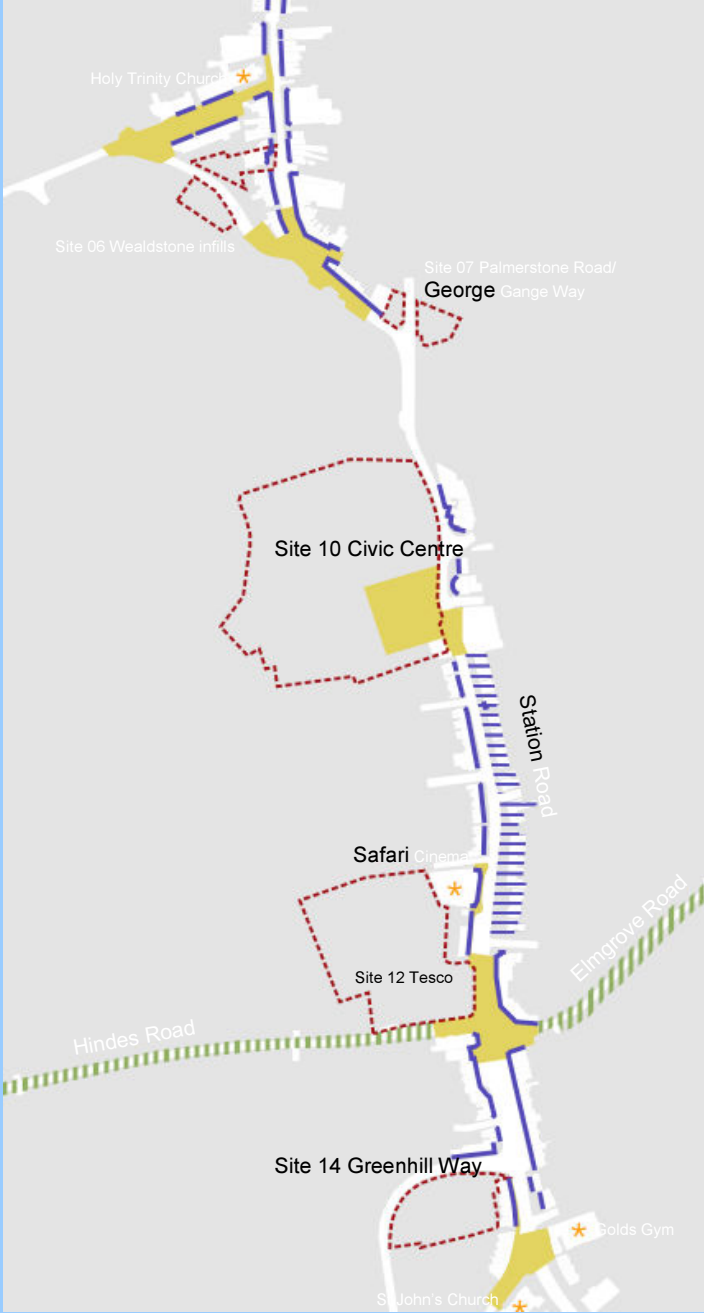
Greenhill Way car park

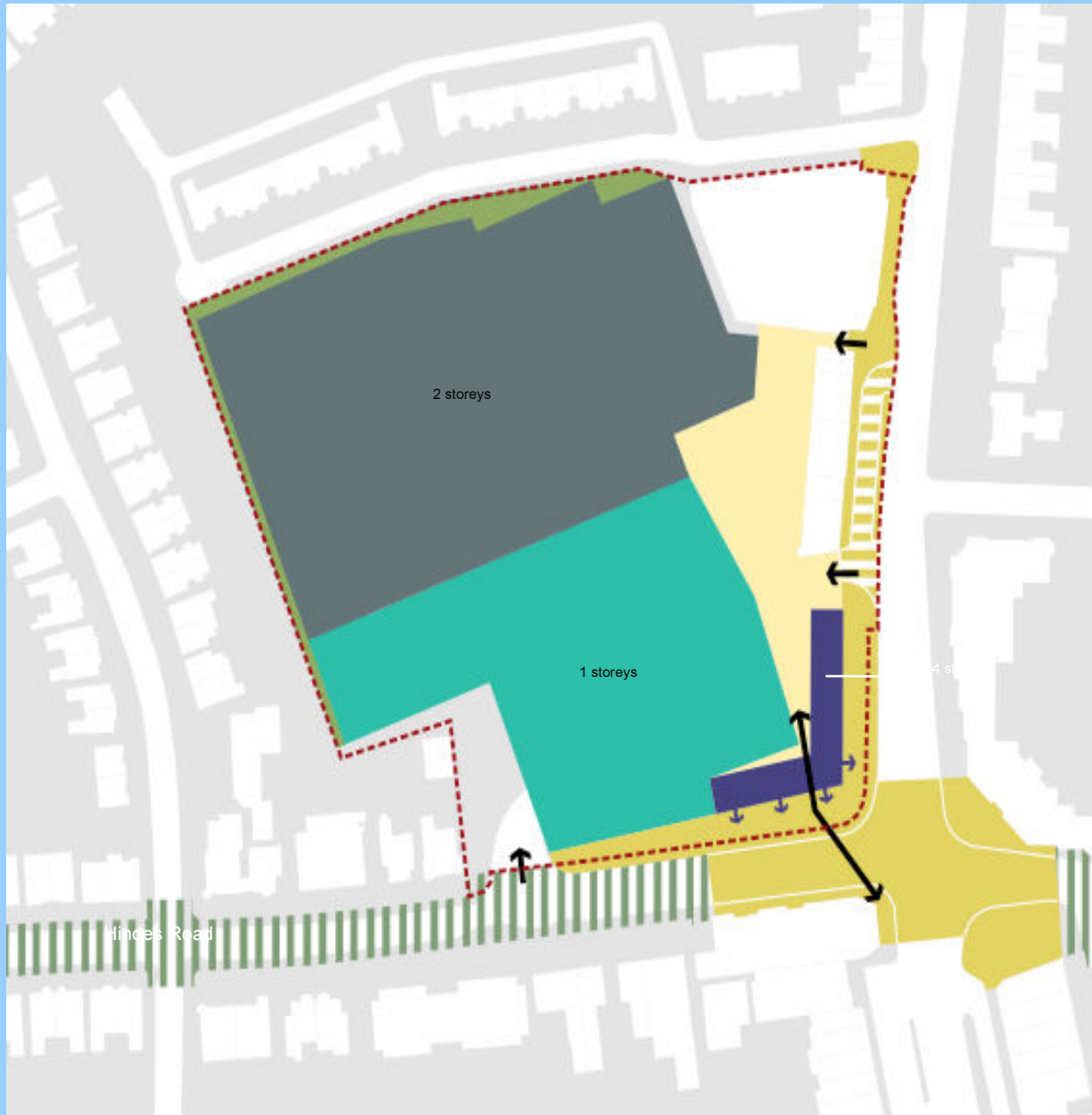
A walkable high street in its own right - a diverse and vibrant commercial corridor, sprinkled with special moments, spaces and facilities linking Harrow and Wealdstone centres in the heart of the borough.



Key

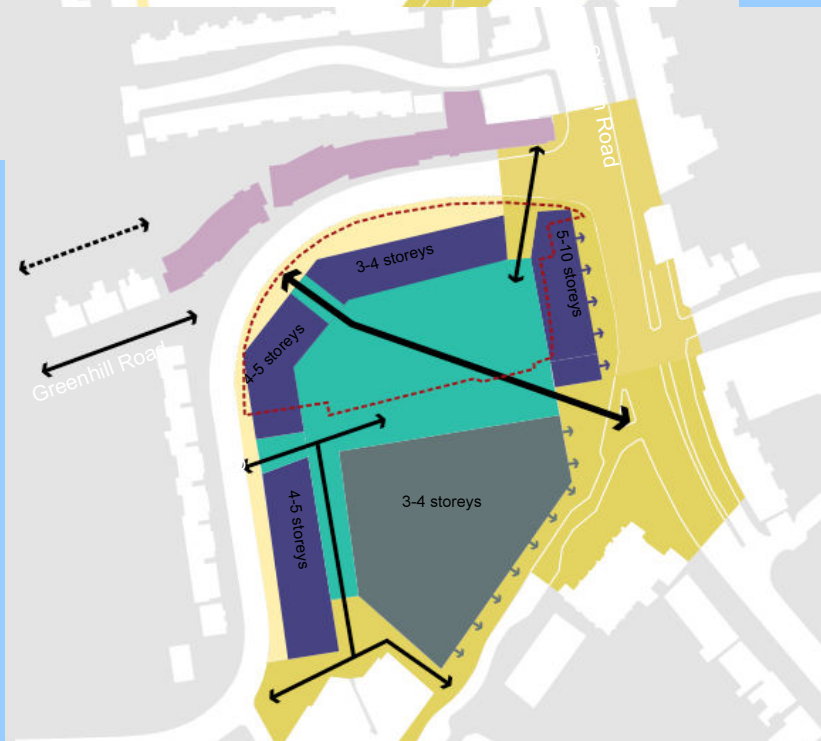
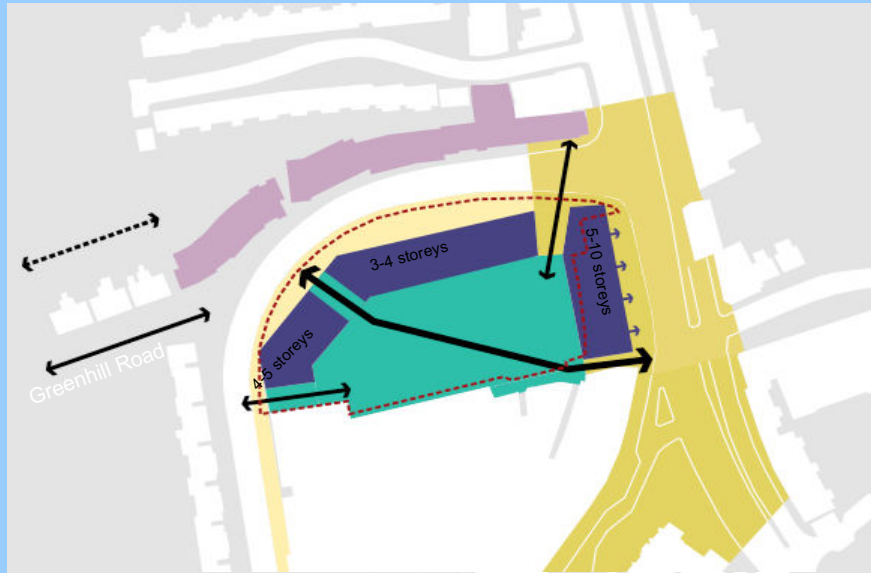
- - - - Site boundary
- Houses
- Family housing with gardens
- Mixed use with active frontages
- Car park plot with housing above
- New public space
- Pedestrian boulevard to Harrow and Westdeane station
- Shared open space
- Main Road realigned
- Existing mature trees retained
- Existing railway at level 1
- Land in other ownership to be acquired
- Key pedestrian and cycle routes through site
- - - - Key path across site to St Mary's Church












Key

- - - Site boundary
- Supermarket
- New car park
- Mixed use with active frontages
- New public space and public realm improvements
- Narrow Green (and route)
- Improved public realm
- Landscaping at interface with adjacent residential uses
- Existing alignment of Hinces Road
- ➔ Key routes through site

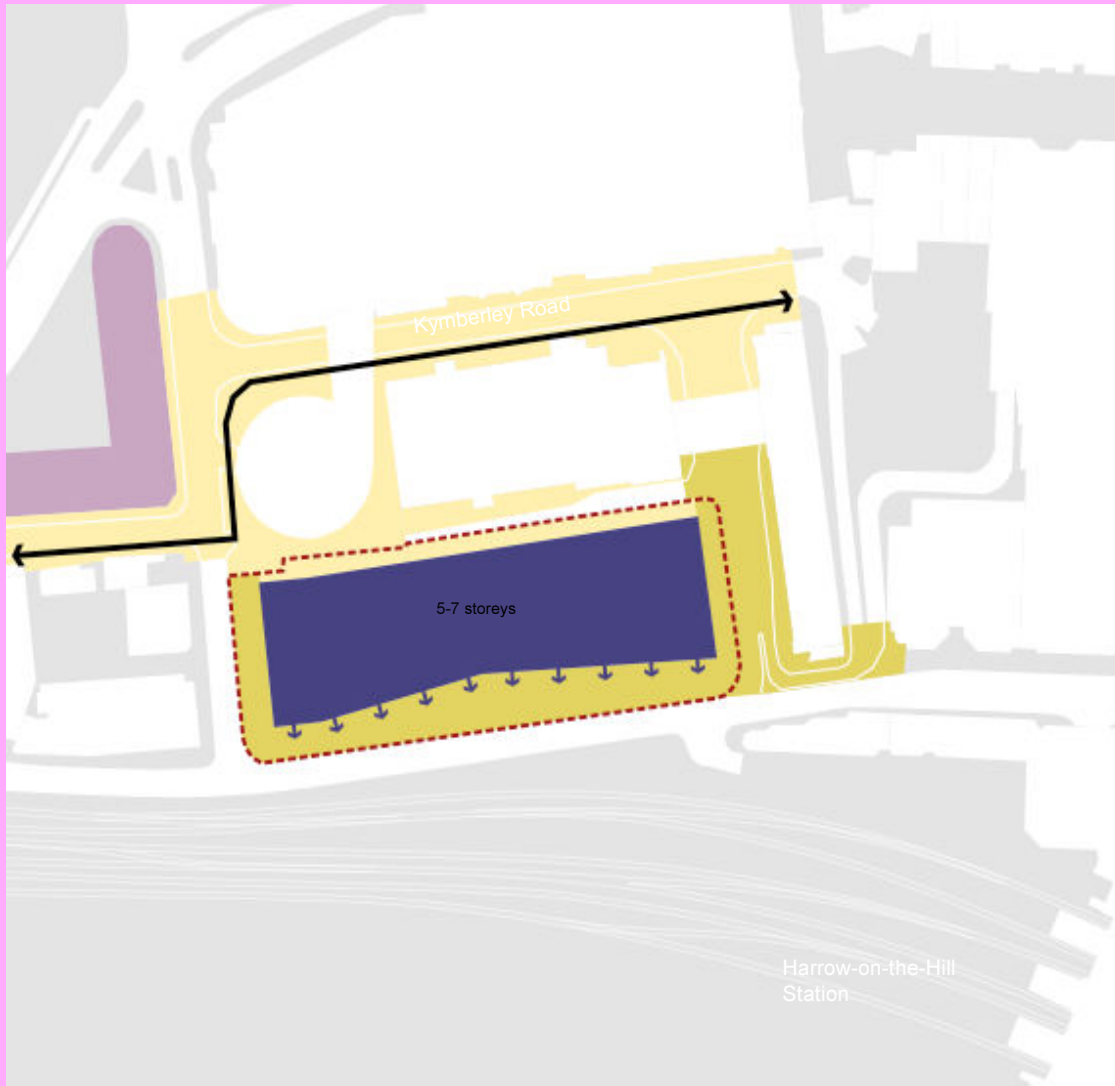


Key

-  Site boundary
-  Adjacent conserved schemes
-  Mixed use with active frontages
-  Parking with possible market use
-  Retail
-  New public space
-  Improved public realm
-  Key routes through site

**Harrow Western Gateway
Neptune Point
Bradstowe House
College Road West**

Supporting existing commercial and residential projects by creating opportunities for commercial re-development, new more vibrant street level uses and a safer, more walkable network of streets and spaces.



Key

-  Site boundary
-  Mixed-use office with active frontages
-  Improved public realm
-  Key public route upgraded

Harrow Town Centre

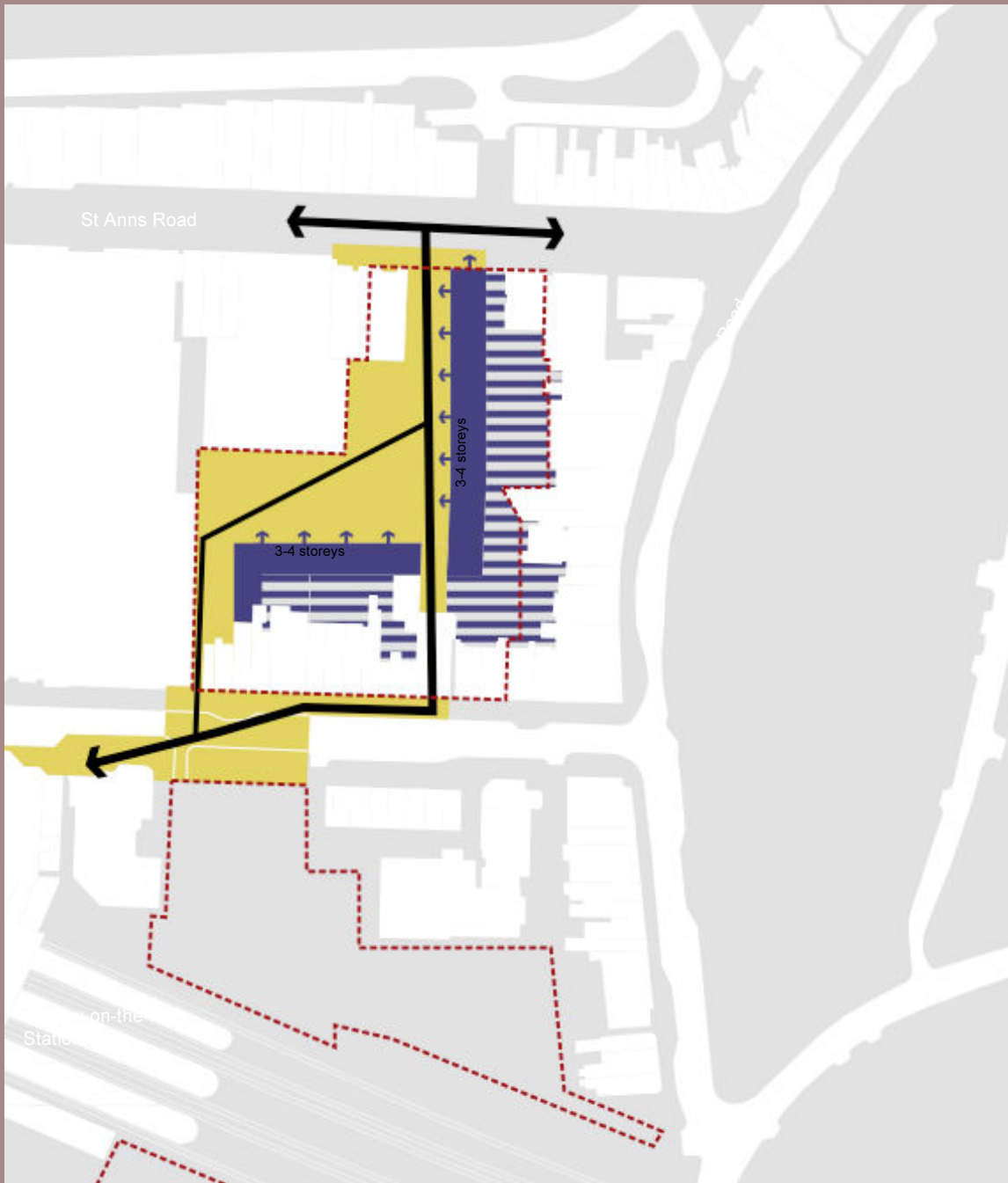
Havelock Place

51 College Road

Harrow on the Hill car park west

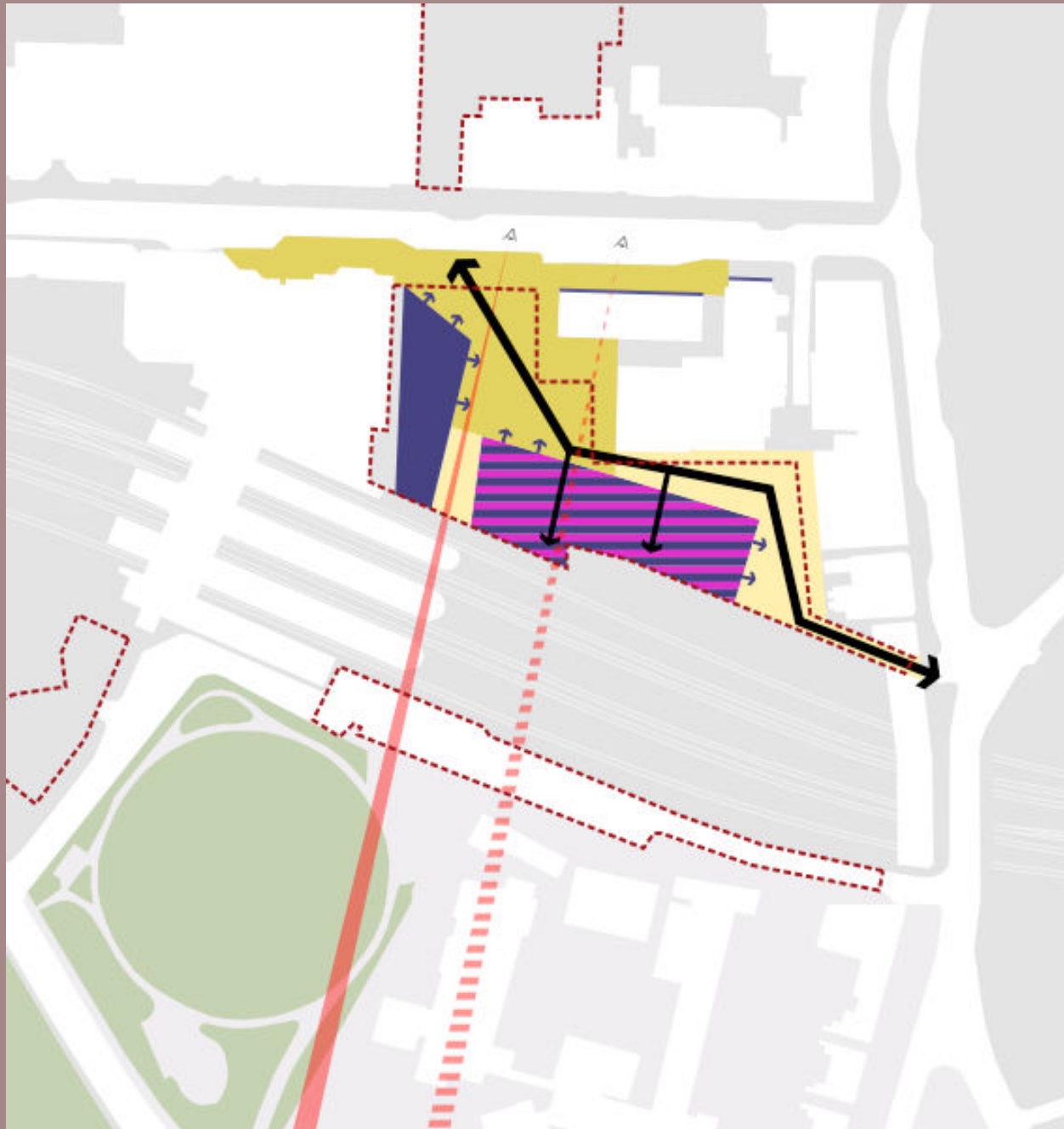
Lowlands Recreation Ground

**A contemporary, outer London
Metropolitan centre... city
living in the heart of Metroland
- 15 minutes from Central
London combining accessible,
multi functional public spaces,
contemporary new homes,
offices and commercial
opportunities – a destination
for residents, business and**



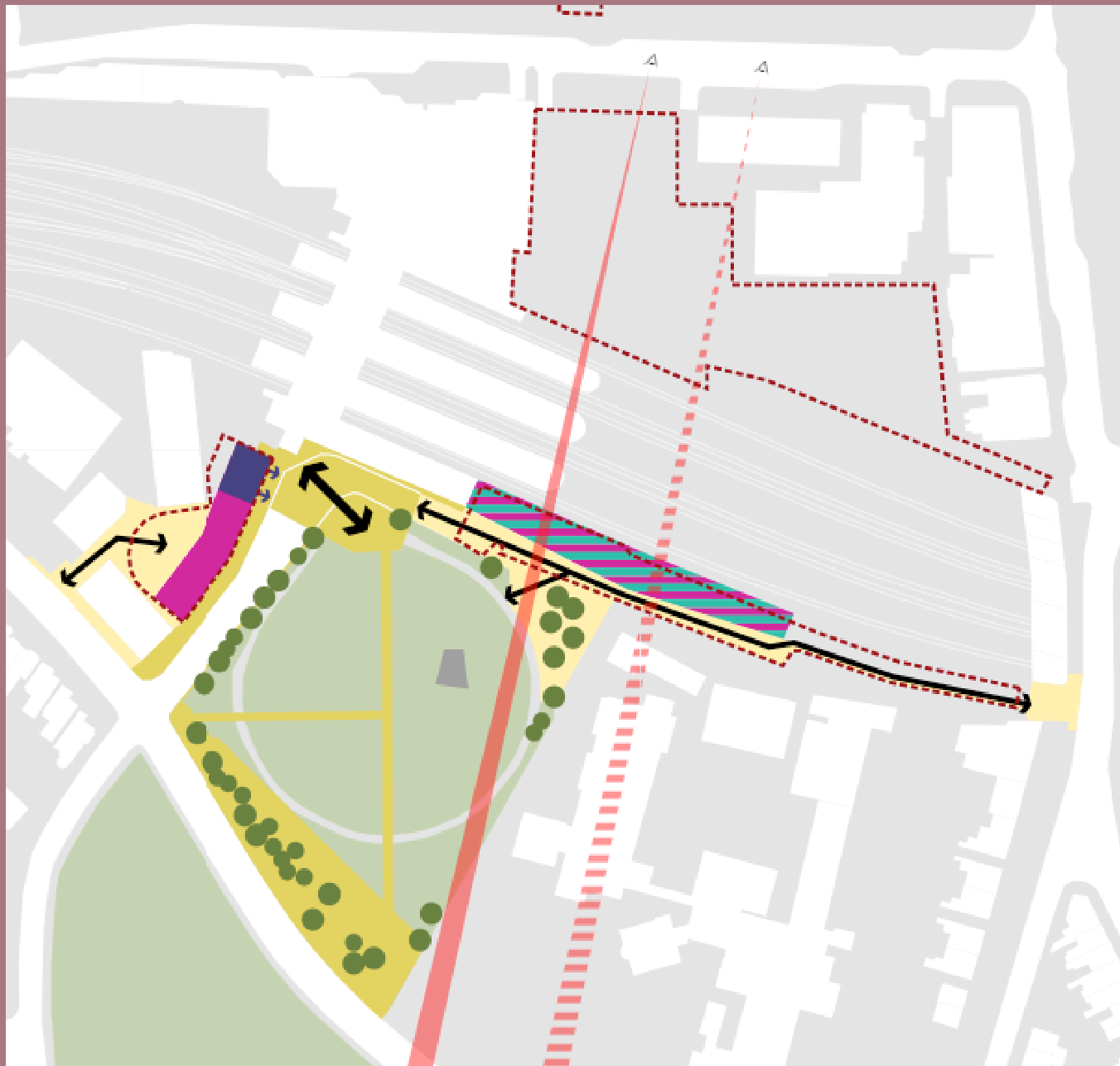
Key

- - - Site boundary
- Mixed use with active frontages
- Rationalised service yards and access
- New public space
- Key pedestrian and cycle route through site



Key

- - - Site boundary
- Mixed use with active frontages
- Predominantly residential with ground floor uses
- New public space
- Improved public realm
- Key routes through site
- - - View through site to St Mary's Church



Key

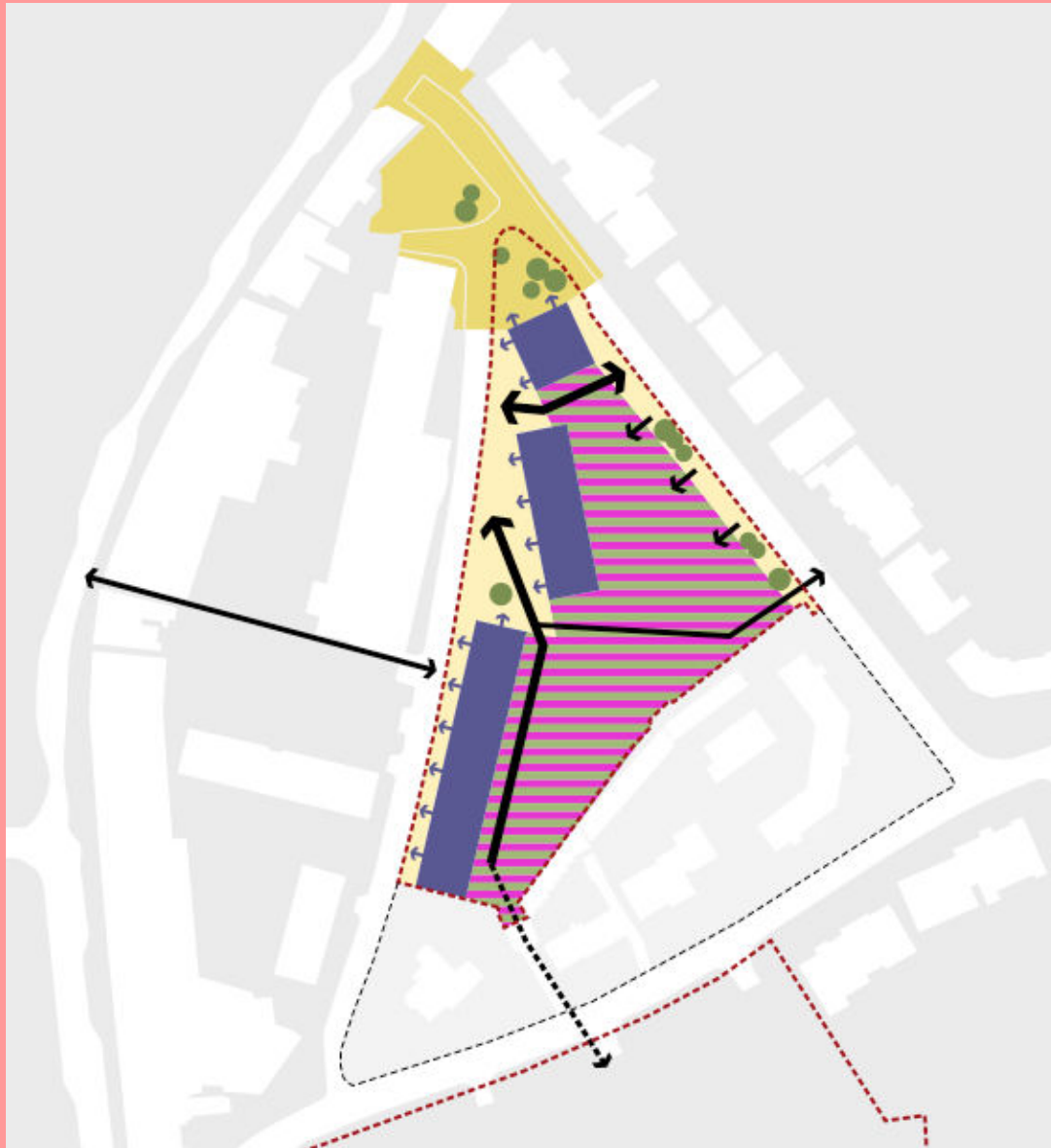
- - - Site boundary
- Housing
- Mixed use with active frontages
- Park park with additional community uses/activities
- New public space
- Improved public realm
- Existing mature trees retained and crown-raised
- Key routes through sites
- - - ▲ View through site to St Mary's church

Harrow Town Centre East

Lyon Road

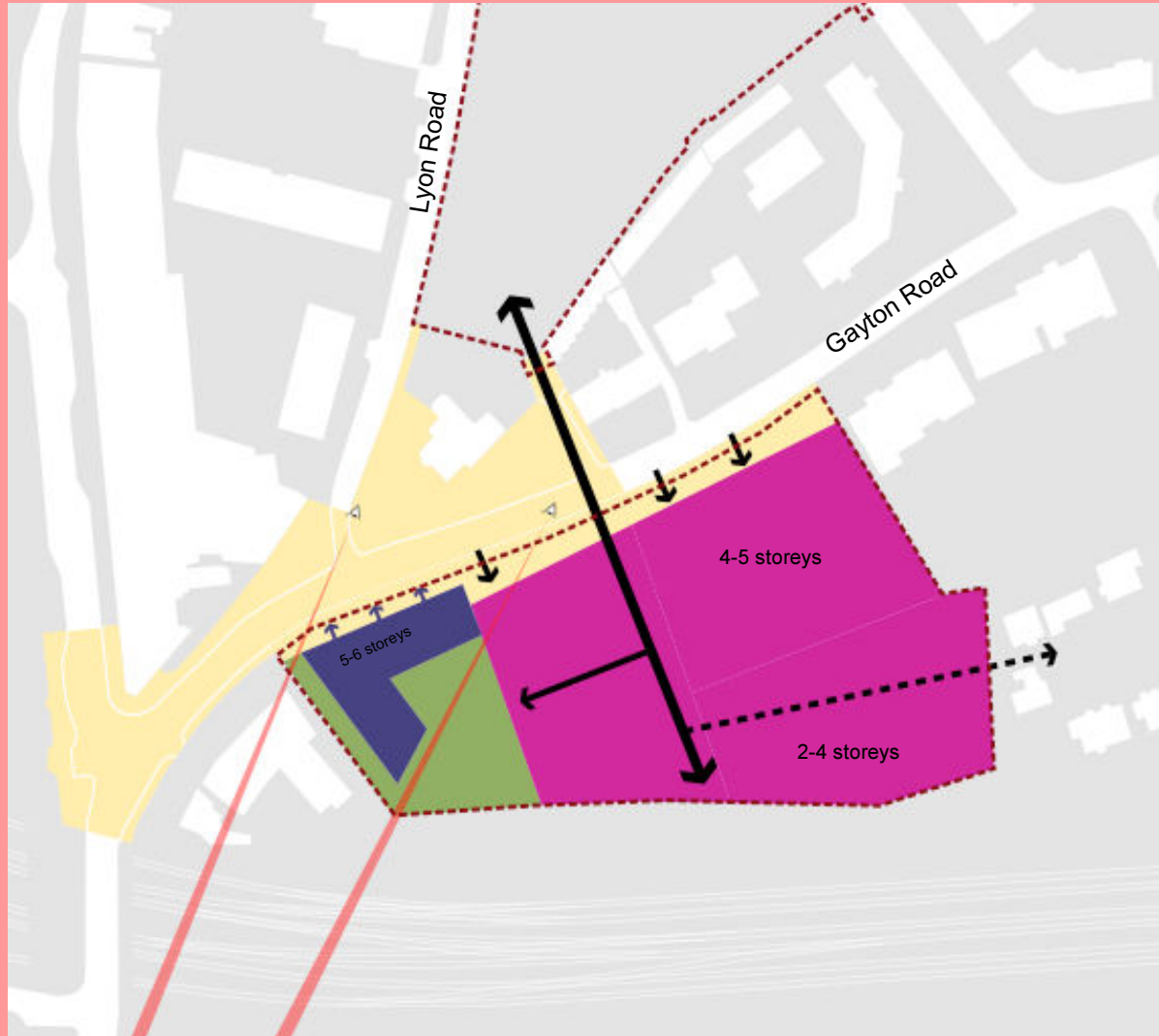
Gayton Road

**Providing contemporary
new homes, offices and
services and new public
“squares” a stones-throw
from the heart of the
metropolitan centre.**



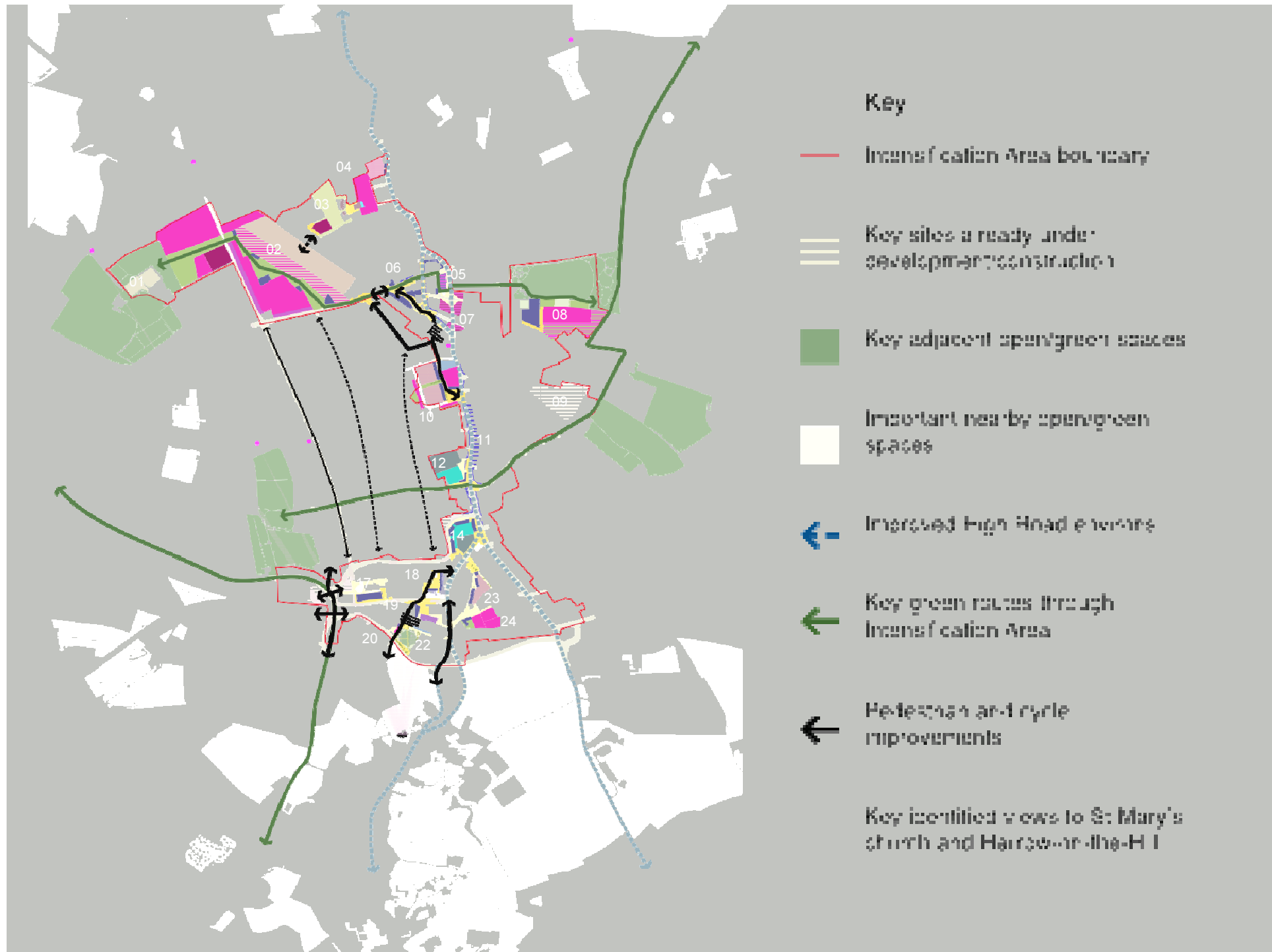
Key

- Site boundary
- Mixed use with archive lodges
- ▨ Housing within parkland setting
- New civic public space to Station Road
- Improved public realm
- Key routes across the site
- Mature trees retained



Key

-  Site boundary
-  Mixed use with active frontages
-  Car park with housing above
-  Housing
-  Improved footway and new public space
-  New green space
-  Key route through site
-  View through site to St Mary's church



Sub Area	Homes	Jobs
Wealdstone West	1150min/1300 max	1400 min/2000 max
Wealdstone Central	140 min/160 max	250 min/300 max
Wealdstone East	160 min/180 max	120 min/150 max
Station Road	420 min/500 max	400 min/500 max
Harrow Western Gateway	275 min/325 max	350 min/450 max
Harrow Town Centre	400 min/440 max	210 min/300 max
Harrow Town Centre East	500 min/700 max	250 min/300 max
Totals	3045 min/3605 max	2980 min/4000 max

New town centre library, **new** primary school, **new** secondary school, **new** healthcare facilities, **improved** public transport interchanges, **new** cycle routes, **improved** green spaces, **new** parks, **new** outside performance space, **improved** leisure facilities, **new** community halls, **enhanced** sports pitches, **new** public squares, **new** play equipment, **new** shops, **new** cafes, **new** public art, **enhanced** waste treatment facilities, **new** care homes, **new** student accommodation, **new** enterprise hub, wireless telecommunication facilities, area wide travel plan...

The AAP aspirations will be delivered through:

- Private sector development/Investor confidence
- Transport for London/GLA
- Public Sector property
- Registered Providers
- Public Sector partnerships/JV
- Development management processes/Land Assembly
- Place management (public realm)
- Housing strategy
- Harrow Green Grid
- Outer London Fund
- Public sector capital programme
- Community Infrastructure Levy/S106
- Economic development/place promotion
- Cultural Strategy
- Local Investment Plan (LIP)
- New Homes Bonus/BRR

Next Steps:

Refinement of preferred options through informal feedback

- Consultation with LDF Panel
- Cabinet 15th December
- Consultation in New Year to include:
 - SCI compliant notifications
 - Lets talk, web forum, dedicated press local, young peoples forum, Community groups plenary sessions

