

# Update for Harrow Town Centre Forum

From: Harrow Town Centre Manager

Date: 26<sup>th</sup> July 2012

1. The contract for the OLF2 program to March 2014 has been agreed with the GLA.
2. Our plan for the Harrow BID:

Countdown to BID	Tasks and activity	Indicative Calendar
Up to -18 months	<b>Agree funding and business plan activity with sponsor</b>	Apr 2012
-18 months	<b>Recruitment of staff</b> <ul style="list-style-type: none"> <li>□ Up to 90 days allocated to advertise and recruit the necessary staff.</li> </ul>	Apr 2012
-16 months	<b>BID feasibility</b> <ul style="list-style-type: none"> <li>□ Undertake a BID feasibility study to analyse potential boundary, total rateable value, level of recovery on business rates, possible levy percentages/cost to business etc.</li> <li>□ Identify a demonstrable need for a BID as opposed to any other form of partnership initiative. Is there strong private sector interest in a BID and have the members been mobilised into action? Identify possible Board members and their engagement and commitment to the BID, both in terms of time and financial contributions.</li> <li>□ There should be a well-established inclusive partnership in place that includes private sector, local authority and other key stakeholders relevant to the local area, e.g. transport providers.</li> <li>□ Creation of Shadow BID Board</li> </ul>	Jul 2012  60 days
-14 months	<b>Business database development</b> <ul style="list-style-type: none"> <li>□ BID staff update business database (ongoing task throughout plan).</li> <li>□ Confirmation of database fields, collection of ratings list data, assimilation with local contact information and verification of local contacts.</li> </ul>	Sep 2012  60 days

3. Staff recruited, we welcome Louise and Rachel to the team.
4. Meeting with Business Rates has identified data gaps that need to be clarified.
  - Any lists of contacts you already have for tenants or landlords would really help!
5. The BID area previously suggested for Harrow is overleaf.  
 Q: What are your initial feelings about using this area for the initial consultation?
6. A BID levy of 1% of rateable value would raise approximately £260k per annum.
7. Recovery of unpaid BID levy: will look at how other boroughs deal, eg meet with Ealing.
8. Meeting with Hammersmith BID on 13<sup>th</sup> August.
9. Engagement and consultation with business
  - We have mapped the common BID activities across London – see separate sheet.

# Harrow town centre BID area

- Buildings within BID Area
- BID Boundary



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It is proposed that the BID area will cover the streets shown in the figure above. Upper floor units will also be included in the BID area.

The BID covers:

- All units St Georges Shopping and Leisure Centre
- All units St Ann's Shopping Centre
- All units St Ann's Road
- Nos 276 - 380 (Evens) Station Road
- Nos 249 - 381 (Odds) Station Road
- Nos 2 - 132 (Evens) College Road
- Nos 15 - 79 (Odds) College Road
- Harrow Bus Station
- Harrow on the Hill Station
- Clarendon Road
- Kymberley Road
- Havelock Place
- Nos 5 - 9 Headstone Road

What else we have done lately?

## **10. MARKETING AND EVENTS**

- Assisted with the BBC London bus visit (27 May)
- Run a two day continental market (29-30 June)
- Made all arrangements for Music Festival and Showtime event (2 August)
- Planned an antiques market (22-23 September)
- Selected a contractor for the festive lighting via competitive tender
- Pencilled in a return of the light garden
- Launched “Invest Harrow” DVD

## **11. PUBLIC REALM UPDATE**

The Council has embarked on an ambitious programme of public realm improvements in Harrow town centre, one of the key objectives of the Area Action Plan and an essential first step in attracting new business investment and long term regeneration. The programme includes a number of interrelated projects, some funded through the Council's Capital programme, some through the Mayor of London's Outer London Fund, and some through S106 contributions negotiated with developers.

### **St Ann's Road and Havelock Place.**

The Council has appointed David Kohn Architects to prepare detailed design proposals to improve the appearance and quality of St Anns Road and Havelock Place. A concept design has been developed, simplifying and de-cluttering the street, and introducing new lighting paving, seating and trees. Trading activities, events and street furniture will be concentrated in a single central strip to create more space for pedestrians to move around. The concept design will be subject to public consultation in early August and construction is expected to start in September.

### **Kymerley Road, College Road and Station Road**

Steer Davies Gleave, specialist transport planners, has been commissioned to review the road network around Kymerley Road and College Road at the western end of the town centre. These are important traffic routes that provide access to the St Ann's Centre car park as well as offices fronting College Road, and, importantly, are used by buses approaching Harrow bus station from the west. They are, however, vehicle dominated and confusing routes with a poor quality pedestrian environment that fails to provide a safe and attractive pedestrian link to the adjoining residential area. The review will look at opportunities to change the one way system into two way operation, the possible removal of traffic signals at the junction of Kymerley Road and College Road, and the potential to create new on-street bus stands, to reduce pressure on the bus station. A significant package of public realm improvements will also be developed to create a more attractive and accessible pedestrian and cycle route into the town centre.

Like the St Ann's Road scheme, public consultation on the proposals will take place later in the year.

In a separate study, the consultants will be assessing opportunities to improve traffic flow in Station Road, particularly at key junctions such as Hindes Road and Greenhill Way; reduce local congestion and enhance the public realm throughout the whole Station Road corridor.

### **Lowlands Recreation Ground**

The Council has been awarded over £1.2m from the Mayor of London's Outer London Fund to transform Lowlands Recreation Ground into a "Town Park". The project will include public realm and landscape works to the park, the creation of a new entrance close to the rear of Harrow on the Hill station, improvements to Station Approach, new routes across the park, better lighting and seating and, potentially, uses such as children's play, public art or a green gym. The most significant change, however will be the development of a permanent outdoor performance space that will provide a focus for events and celebration in the Heart of Harrow.

Recruitment of a design team with the flair and imagination to make a truly special project and create an open space worthy of a Metropolitan town centre, has commenced and so far 27 firms have registered on the tender portal. An extensive programme of consultation and workshops with the local community will take place in the autumn to inform the design of the park and ensure the widest possible support for the project.

### **Roxborough Bridge underpass**

Work is about to commence on a major upgrade to the space below the flyover at Roxborough Bridge, adjacent to the new Morrisons store. The scheme, which has been designed with support from local residents, includes new lighting, re surfacing the central space with a resin bound gravel to lighten the area, complemented with smooth paving on the access points to the space, a new timber and steel seat around the central mast, and planting 'pods' of multi-stemmed birch trees, low level shrubs and a formal hedge border to frame the edge of the planting beds.

### **"St Johns Square" (Lyon Road/St Johns Road)**

The planning application for the redevelopment of Lyon House and Equitable House, on the edge of Harrow town centre, approved in principle by the Planning Committee in May, makes provision for the creation of a new area of public realm around the junction of Lyon Road and St Johns Road, including the existing surface level car park opposite the site. The proposal will involve the creation of a public realm "square" in a shared space with the potential for a new commercial building to complement the space

Subject to the completion of the S106 legal agreement, the Council will work with the developer to commission a detailed design and a programme of public consultation.

### **Kodak site**

A mainly residential scheme for this huge site has been approved subject to a s106 agreement. The redevelopment of the site is for a mix of uses comprising **business and employment uses** (within Use Classes B1(a), B1(b), B1(c), B2 and B8 – up to 35,975sqm); **residential dwellings** (up to 985 units); **student accommodation** (up to 220 units); **senior living accommodation**; **retail and restaurant uses** (within Use Classes A1, A2, A3, A4 and A5 – up to 5,000sqm); **commercial leisure uses** (Use Class D2); **community uses** (Use Class D1); **health centre** (Use Class D1); a **primary school**.