Welcome to the work-in-progress exhibition for the Poets’ Corner masterplan. Poets’ Corner is a key project in the Building a Better Harrow regeneration programme. The project will provide new homes, office, retail and leisure combined with a series of new public spaces and car parking.

Please have a look at the proposals and let us know your views.

www.buildingabetterharrow.co.uk
What is the Harrow regeneration programme?

Our regeneration strategy (2015-2026) outlines an exciting set of projects that will change the landscapes of both Harrow and Wealdstone town centres and introduce thousands of new homes, schools, parks, transport improvements and public facilities such as health centres. Our ambitious blueprint for Building a Better Harrow will improve lives, provide jobs, enhance conditions for business and energise Harrow as a place.

The Heart of Harrow Action Plan & Opportunity Area includes a £1.75bn investment programme in Harrow and Wealdstone town centres which will deliver:

- 5,500 new & affordable homes
- 2 new schools
- 3,000 new jobs
- New parks & open spaces
- A new central library
- Enhanced leisure facilities
- Improved transport links
- A new council headquarters with community uses
Wealdstone Projects

Regenerating Wealdstone

Wealdstone has the opportunity for housing and job growth, having been identified by the Council and Mayor of London as a priority area for regeneration.

In the next five years Wealdstone will benefit from the huge economic stimulus that 4,000 new homes will bring, the creation of workspace for the creative sector at Artisan Place, improvements to the public spaces at the heart of the town centre, the relocation of the Council’s Civic Centre, a new leisure and residential quarter next to Byron Park, and the redevelopment of the Kodak site.

Building a Better Harrow is our top priority - and we can only do it with your input and ideas. Given the ambition of this project and the number of people it will benefit, we are keen to involve as many residents and other interested groups as possible.
The new masterplan will deliver:

- New community
- New landscaping and civic square
- New shops and services
- 907 new homes
- 2,500 sqm community space
- 3,000 sqm shops and offices
- 365 parking spaces
What you said...

At each of the consultation events held so far we have asked you to fill questionnaires for feedback on what could be improved on the site and suggestions for the new design – see the most frequent responses below.

Introducing green space and landscaping
- Yes! New cafes proposed on public square.
- Our proposals outline a rich network of public spaces, see our Public Realm board.

Providing more places for lunch
- All homes to be approved for security by the Met. Police. On site concierge to provide surveillance.
- The massing of Block G1 has altered to increase the distance between the building edge and neighbouring Moon House.

Retaining the availability of car-parking
- We are looking at our parking provision, see our transport board for more details.
- We have reduced the height of the buildings on the edge of the site to minimise their impact on neighbouring properties.

Parking overspill during busy times at the mosque
- Council in talks with Harrow central mosque about parking arrangements during peak times.

Increased surveillance
- Yes!

Proximity of blocks to surrounding properties
- New cafes proposed on public square.

Density of proposed scheme
- All homes to be approved for security by the Met. Police. On site concierge to provide surveillance.

Buffer zone between new buildings and Station Road
- Colonnades and new public square to front Station Road.

Height of proposed buildings
- Yes!
- Planning Application Masterplan + Phase One Autumn 2017
- Commence construction of phase one Spring 2018
- Phase 2 design process
- Public Consultation on Phase 2 to begin Spring 2018
- Presentation to Harrow Design Review Panel Summer 2017
- Commission Greater London Authority (City Hall) Summer 2017

For the project to be a success the Council needs local residents like you to be involved in making the big decisions about what is suitable and appropriate for the area. The proposals shown today will continue to change and take shape, taking into account your views and comments.

We have also prepared a small handout to give your detailed response to specific questions, and give you an opportunity to leave other comments or ideas you might have.

It would be great to hear your views. Please fill in one of our questionnaires either in person, or on-line at;

https://consult.harrow.gov.uk/consult.ti/Poetscornerquestionnaire/consultationHome
Public Realm

Proposed new civic square: a new public space located on Station Road designed to accommodate events such as markets or performances.

Private courtyards: shared gardens provide a living and play space for residents.

Leonard Street: a street transformed into a public space using richly textured materials.

Acton town centre: a public space of a similar scale and character to the proposed civic square.

An ‘urban room’: pockets of public space formed by offset streets within the masterplan.
Parking, Transport and Access

P1: 106
P2: 96
P3: 43
P4: 40
on-street: 80

Parking proposal on Poets’ Corner
- 4 basement car parks are proposed
- 365 parking spaces are provided
- which includes 75 accessible spaces
- and 85 pay-and-display spaces

Facts about parking in Harrow
- Research shows that while 75% of all households in Harrow own a car, only 40% of those living in rented flats with less than 3 bedrooms have a vehicle.
- The London Plan encourages developments as well-connected at Poets’ Corner to have less than 1 space per dwelling.
Poets’ Corner will be developed in two phases. This is to allow approximately one third of the proposed quarter to be built before the council move to their new civic centre in Wealdstone. This phasing also allows us to retain some on-site parking provision during construction, including reduced staff parking for the existing civic centre until it closes and current pay-and-display parking.

The first phase is anticipated to begin on site in the Spring of 2018 and is formed of the five buildings closest to Station Road. These blocks will provide 403 new homes within the private rental sector. In addition to new homes 131 new parking spaces will be created, the majority to be located in an underground car-park. New commercial and retail space will be provided and front new high quality public space, inhabited with planting and greenery. More public space will also be delivered in Phase 2.

Alongside Station Road phase 1 will create an active high street with shops, cafes, restaurants, a new civic space to the south, and new workspace to the north next to the bridge.

A new route leading up to Sandridge Close, makes a new connection between the high street and Harrow & Wealdstone Station.
Character

A view looking south from the station towards block A1

Elevation along a neighbourhood street

Chiltern Street, Marylebone: elegant mansion blocks with a shared palette of materials

Millbank Estate, Pimlico: generous tree lined streets framed by robust brick apartments

Pimlico: a residential quarter with a consistent formal and material character
Block G1

- 105 units
- 37 1 bed units - 35%
- 68 2 bed units - 65%
- 54% through aspect units
- 11% wheelchair accessible units
- 172 cycle spaces
- 125 car parking spaces
- 1500 sqm. commercial area

Ground floor plan for block G1

Typical plan for block G1

Window reveals splay to allow more light into the units.

Full height windows to maximise views and light into apartments.

Colonnades create space between buildings and adjacent busy roads.
Block B2

50 units
28 1 bed units - 56%
22 2 bed units - 44%
100% dual aspect units
50 cycle spaces
120 sqm commercial area
Block G2

Model study of the street facade

Block G2

53 units
30 1 bed units - 56%
23 2 bed units - 44%
100% dual aspect units

53 cycle spaces
40sqm commercial area

Alternative communal garden entrance
Shared entrance

Generous entrance spaces on the gallery
Terraces facing the gallery bring life to the space

Shared entrance

Through aspect living space with separate zones for kitchen and living

Garden facade

A view inside one of the apartments. The plan arrangement provides flexibility.

View of private and shared amenity spaces
Block A1

104 units
56 1 bed units - 54%
48 2 bed units - 46%
26% accessible units
105 cycle spaces
670 sqm. commercial area

Rendered image of the proposed colonnade of Block A1 marking a gateway into the quarter

Model study exploring the facade facing the civic square

3D study exploring the spatial quality of the colonnade - a marker of civic functions and place to hide in the rain

3D study exploring the spatial quality of the communal staircase

3D study exploring the spatial quality of the colonnade

Ground floor plan

Upper floor plan

Dual aspect corner units
One bed apartments
In-set balconies with arched openings
Bay windows on the garden side
A large light-filled central staircase
Projecting balconies

Maisonette apartments
Communal garden

STATION ROAD

SUBWAY MARKET

1280L eurobin
985x1
260mm
The colonnade becomes an element which animates the streets.

Garden facade.

A view inside one of the apartments. The staggered arrangement creates variety.

Block B1

94 units
37 1 bed units - 39%
57 2 bed units - 61%

25% dual aspect units
11% accessible units

94 cycle spaces
410 sqm. commercial area