Public Consultation #3
BYRON QUARTER

WELCOME TO OUR THIRD EVENT!

WHAT IS TODAY’S EVENT ABOUT?

Harrow Council has a vision for the leisure centre and the surrounding site, that we’re calling Byron Quarter. We launched this project back in February at our first event, and presented our initial ideas at the second event in June. Since then, architects Karakusevic Carson, Gort Scott and Duggan Morris have been developing their designs based on your feedback and consultation with specific user groups.

Today is a chance to see the final proposals and how previous feedback has been taken on board, meet the team, ask them any questions you may have and find out about ways to be involved in the project going forward.

MEET THE TEAM!

Karakusevic Carson Architects
DUGGAN MORRIS
CORT SCOTT
Periscopio

SUBMIT PLANNING APPLICATION
WINTER 2017/18

The planning application will consist of two parts:
- A detailed design application for Phase 01 that is purely residential and includes the design, and materiality for the proposed buildings and
- An outline masterplan for the rest of the site which will be a framework for the future development of housing and leisure uses on the site that outlines massing and design principles.
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 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.
WHY IS THIS PROJECT HAPPENING?

**CREATING A SUSTAINABLE LEISURE-LED NEIGHBOURHOOD**
Byron Quarter will be a flagship regeneration project for Harrow & Wealdstone and the neighbouring boroughs. At its heart will be modernised, well-integrated sports and leisure facilities and improved public spaces for community events and recreational activities, defining Byron Quarter as a vibrant neighbourhood and a leisure destination for residents in Harrow, Wealdstone and the wider London community.

**FUTURE PROOFING THE LEISURE CENTRE**
In the next 5 to 10 years, Harrow’s only Leisure Centre will require extensive refurbishment, requiring it to be out of operation for the duration of these works. Upgrading it now, or relocating it elsewhere on the site ensures continuous operation during this process. Having considered options for refurbishing the existing centre, the council has asked the design team to draw up proposals for the site including a new state-of-the-art leisure facility for the borough.

**IMPROVING & UPGRADING OUTDOOR LEISURE FACILITIES**
The outdoor facilities that support both Byron Recreation Ground and the leisure centre are in need of an upgrade. Part of the masterplan will be to make the site a destination within the borough for leisure and sporting activity.

**INVESTING IN BYRON RECREATION GROUND**
The buildings on the edge of Byron Recreation Ground do not take advantage of the fantastic park on their doorstep. Rethinking this edge and investing in the park with new play space, planting and outdoor bowls will allow it to be activated in a way that makes it a place that everyone can enjoy.

**ENLARGING HARROW SCHOOL OF GYMNASTICS**
Harrow School of Gymnastics has outgrown its current facility and has a long waiting list. An enlarged facility will allow it to cater for the needs of the local community as well as accommodate both squad and GfA gymnasts.

**PROVIDING AN INCOME STREAM FOR THE COUNCIL**
To pay for essential Council services, Byron Quarter will generate a sustainable income stream from 130 build-to-rent properties in Phase 01. For more detail on Phase 01, please see Board 9.

**RESPONDING TO HARROW’S HOUSING NEEDS**
The Harrow and Wealdstone Area Action Plan (AAP), adopted in July 2013, sets out the main aspirations for the site which has been earmarked for delivery of a mix of housing sizes, prioritising family homes, especially as part of the affordable housing provision.

**ALLEVIATING LOCAL DRAINAGE PROBLEMS**
The site is in a flood zone 1, which has critical drainage problems. Due to this, we are looking at how the overall level of flood risk in the area can be reduced, through the appropriate application of sustainable drainage systems.
HOW WE HAVE INCORPORATED YOUR FEEDBACK

We had our first public consultation event in February where we shared our initial thoughts on the masterplan and asked for your feedback to help shape the design proposals. At our second public consultation event in June/July, we presented the developing masterplan and gave further opportunity for comment. Throughout the process we also met with key site stakeholders and hosted several drop-in sessions for sports, community and religious groups. At all these events, we asked for feedback on the design proposals. We reviewed what changes we could make in light of the project objectives, planning requirements and site constraints. Key recommendations from the second public consultation that have shaped the proposal are shown below.

YOUR TOP RECOMMENDATIONS FOR THE MASTERPLAN PROPOSAL

- **Flexibility in the masterplan for different types of non-residential uses**
- **Improvement to green spaces adjacent to Christchurch Avenue**
- **Identify a space for public artwork and/or a mural**
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- **Improvement to green spaces adjacent to Christchurch Avenue**
- **Identify a space for public artwork and/or a mural**

YOUR TOP RECOMMENDATIONS FOR IMPROVING THE PARK

- **Remove the north-south path crossing Byron Recreation Ground**
- **Inclusion of a picnic area, more benches and performance space**
- **Inclusion of slopes in the park edge to improve biodiversity**
- **Outdoor exercise equipment**
- **Provide on site coach parking**
- **Introduce car club spaces and manage car park**

YOUR TOP RECOMMENDATIONS FOR PARKING

- **Ensuring surrounding CPZ zones are not affected**
- **Managing parking better during events at Byron Hall**
- **Mitigating impact on surrounding roads and junctions**
- **Provision of wildlife**
- **Provide on site coach parking**
- **Introduce car club spaces and manage car park**

YOUR TOP RECOMMENDATIONS FOR THE LEISURE FACILITIES

- **Express identity of Herga Bowls through facade**
- **Inclusion of a soft indoor play area in the leisure centre**
- **Inclusion of a restaurant space on the park front**
- **Active frontages to the leisure centre with a climbing wall**
- **Publicly accessible toilets & a changing places toilet**
- **An additional coach drop-off space**
- **12-court sports hall for more flexible use**

Suggestions incorporated into the project brief for planning submission

Recommendation to incorporate into the project brief post planning submission or for consideration by Friends of Byron Park
A NEW PARK-FRONT LEISURE CENTRE

All existing leisure and community uses on site will be reproduced in the new Byron Quarter, at the heart of which will be Harrow’s new park-front leisure centre. A carefully developed phasing strategy ensures continuous occupation of all existing facilities throughout construction, minimising disruption to users. Investment in the new leisure/community facilities and associated open space and environmental improvements will total £53.8m, and will be funded by the development itself.

The brief for the new leisure centre has been formed through a strategic review of Harrow’s leisure provision and in consultation with stakeholders including Everyone Active and the many groups and clubs that use the existing facility. Through this process, we have developed a brief that ensures Harrow’s leisure centre retains a rich and extensive mix of activities and uses. A summary of the proposed leisure centre brief and comparison with the existing facility is illustrated below.

THE PROPOSED BRIEF

We’re increasing the overall area of sports facilities:
- The Sports Hall is enlarged to meet Sport England requirements and reconfigured to the preferred layout of a 12 Court Hall, accommodating a wider range of sports (determined in consultation with Hockey and Korfball groups)
- The gym is increased in size and benefits from views across the pool and park
- The current climbing facility is replaced by a dedicated larger ‘feature’ climbing wall, visible from the street, providing an inviting and active entrance
- More, larger studios accommodate larger classes and can be used flexibly for events
- The new main pool will be 25m to meet Sport England requirements with 10 lanes to ensure equivalent capacity, and will have northerly views across the park
- A new park-front café will provide views of the park and learner pool
- Rooftop sports will cater to tennis and basketball as well as 5-a-side football
- Byron Hall will accommodate the same capacity and be designed to accommodate the dimensions of a 6-court sport hall to allow for flexible use

THE EXISTING FACILITY

- The existing leisure centre does not have any relationship to the park, making it possible to visit the leisure centre without being aware of Byron Recreation Ground
- The café is not open to the public and does not face the park or pools
- The sports halls are split into 10 court and 3 court halls, of which the 3 court hall is not frequently used and neither complies with current Sport England standards
- The climbing wall is located within the main sports hall
- The main pool (33m) is not to a standard recognised length and therefore cannot be used for competitions
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EMERGING MASTERPLAN PROPOSALS

- Reprovided leisure facilities
- New retail/workspace
- New & reprovided community uses

- Improved park entrance from Peel Road
- New park-facing leisure buildings
- Improved entry point from Belmont Road
- New east-west cycle route runs through park through to Belmont Trail
- Improved access to Belmont Trail

- Bus stop stays on Christchurch Avenue
- New retail units along approach to leisure centre
- Leisure centre drop-off for groups
- Improved skate park with safe perimeter becomes centrepiece of new 150m park front play space for all ages
- Courtyard apartment buildings with family maisonettes facing onto the street
- Family houses to south and eastern edges

- 820 homes

LEISURE
COMMUNITY
RETAIL/WORKSPACE

Periscope
MARK
Architecture, Landscape & Urban Design
Karakusevic Carson Architects
CORT SCOTT
DUGGAN MORRIS ARCHITECTS

Building A Better Harrow
THE FUTURE PARK FRONT

We’ve been working with the existing leisure providers on site to determine the future Byron Quarter park front, to best meet the needs and aspirations of all groups. One key requirement is to allow continuous operation throughout construction for all users. Another key priority is to deliver excellent new leisure & community facilities in buildings which are clearly visible, inviting and animated, with a strong connection to the park, welcoming new and existing users to take part in sport and exercise, replacing the existing introverted ‘black box’ facilities on the site. Proposals include:

HARROW SCHOOL OF GYMNASTICS

Harrow School of Gymnastics will expand into a new, larger purpose-built facility to accommodate the school’s increased demand. The new gymnastics school will define the Eastern edge of the park.

BYRON HALL & HERGA BOWLS

Byron Hall marks the Western entrance to the park. The hall will be reprovided to the same capacity (1800 people), with large-scale glazing offering views across the park. The 6-rink Herga Indoor Bowls Club will be reprovided at first floor level, away from the hustle and bustle of the park.

WEALDSTONE OUTDOOR BOWLS

Wealdstone Bowls Club will be relocated to its historic location in the north western corner of the park, with a new hedge perimeter for passers-by to see the action and surrounded by existing mature trees. The clubhouses will be located adjacent to the Peel Road entrance.

HARROW LEISURE CENTRE

Harrow’s new park-front leisure centre will have access both from the street and the park, see Board 6 for the proposed mix of facilities.
We aim to build the first phase of housing between 2018 and 2020, primarily on the old driving test centre. Phase 1 will deliver 231 new homes comprising a mix of one, two, three and four bedrooms with generous amenity space, gardens and a neighbourhood green with children’s play space. Phase 1 will include a mix of 2-3 storey terraced houses towards the south and eastern edges and 4-6 storey apartments towards the park.

The new homes will be built of a complementary palette of high quality brick, and will provide a tenure-blind mix of Build to Rent, Private Sale and Affordable Rent / Sale homes. The income from the rental properties in Phase 1 will give the Council a long-term revenue stream to pay for essential services for decades to come and contribute to funding new leisure facilities.
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LANDSCAPE PROPOSALS

One of the major landscape moves is rearranging the southern edge of the park, working in partnership with the architecture to re-balance and re-address this important park edge. From Peel Road and the new Bowls club in the west to the Belmont Trail in the east, the entire park-front is re-made.

A new shared cycle and pedestrian route runs in front of the leisure centre connecting Peel Road to the new 150m park front ‘multi-generational play space’ for the borough - longer than the pedestrian area of Trafalgar Square - incorporating the skate park and two new play spaces at the western and eastern extremities, subsuming existing grey spaces into green playable park landscape. The shared cycle route turns south and connects to a new ‘leisure boulevard’ where cyclists and pedestrians can connect to and from the Belmont Trail in the east.

Up to £3 million will be invested into the public realm and landscaping of the park edge including:
• An improved Peel Road entrance to the park welcoming visitors from the west
• A new Outdoor bowls club
• New foot and cycle paths
• New parkfront play spaces flanking the skate park

In addition, up to £9 million will be invested in soft landscape across the site including:
• 420 new trees
• A new community garden
• New pocket parks to the Christchurch Avenue entrance and a new playspace within Phase 1

PLAY SPACE IN THE MASTERPLAN

One of the major recommendations through public consultation has been to improve the quality of play spaces on the site. Over 5000m² of new and upgraded play is proposed across the project, this play provision includes play space for young children (0-5 years), space for older children (6-11) and teenagers.

Play space is distributed across the site in order to give new and existing communities easy access to facilities. In order to provide a varied environment for children, the character and design of play equipment will change from that in streets to that on the park edge, using natural materials wherever possible.

SUDS & BIODIVERSITY

420 new and replacement trees are provided across the masterplan, and brown biodiverse roofing is proposed across the development supporting new flora and fauna and reduced rainwater run off.

Culverts and underground attenuation tanks, rain gardens, permeable paving and swales are all used as methods of Flood Protection across the site. The scheme proposes two swales, one to the north of the proposed gymnastics building and one to the north-east of the proposed Bowls Club, improving Sustainable Urban Drainage*, flora, fauna and biodiversity.
A BETTER BYRON PARK

Byron Recreation Ground is the jewel in the crown of the Byron Quarter development. We plan to invest millions in the park - in addition to the improved leisure facilities, greater footfall and greater passive surveillance of the park delivered by the development.

What is the impact on Designated Open Space?

There is a small reduction in ‘Designated Open Space’ in the park as a result of the Byron Quarter development. The facts are as follows:

- Although there will be a small overall loss of Designated Open Space, any net loss will comprise areas that we could realistically affordably deliver, while still reproviding and increasing the proposed Designated Open Space that we could realistically deliver through the consultation workshops, to work through the process with the stakeholders.

- The current proposals represent the smallest loss of Designated Open Space that we could realistically and affordably deliver, while still reproviding and preserving all existing facilities and keeping them open through the process. Options we have considered are shown on the right.

- The entire park-front will be remade, with rooftop leisure facilities with tennis, basketball and new play spaces. This is in addition to the £50 million to be spent on the new park-front leisure and community facilities.

Why is this necessary?

We worked for six months to find a way to deliver Byron Quarter with no loss of Designated Open Space. The process included numerous stakeholder consultation workshops, to work through the options with existing leisure providers on site.

The current proposals represent the smallest loss of Designated Open Space that we could realistically and affordably deliver, while still reproviding and preserving all existing facilities and keeping them open through the process. Options we have considered are shown on the right.

A new 150m multi-generational play landscape, including new play equipment, safety measures and a better setting for the renowned skatepark.

Up to £3 million to be spent on landscaping and public realm in the park, including the Peel Road entrance, the outdoor bowls club, new foot and cycle paths and new play spaces.

Up to £9 million to be spent on hard and soft landscape throughout the masterplan, including 420 new trees, a new community planting garden, pocket parks towards Christchurch Avenue and a new play space.

This is in addition to the £50 million to be spent on the new park-front leisure and community facilities, associated open space and environmental improvements.

We have already begun working with local groups to develop a long-term framework for improvements to the park. We plan to work for many years with Harrow Parks Forum, the Friends of Byron Park and the Skatepark User Group, as well as other local stakeholder and resident groups.

Pros

- Continuous operation for Byron Hall, Indoor Bowls & Gymnastics.
- Temporary decant for Herga Bowls (October-April)
- Continuous operation for Leisure Centre, FRCSD, Wideside Bowls & Benfleet
- Improved reconfiguration of positions space in the skatepark allowing the skatepark to be extended to the east, which would result in increased use and would likely be disruptive to neighbours.

Cons

- Not a significant loss of Designated Open Space within Byron Recreation Ground which would result in no change to the green space within the development.
- Requires Improvement
- Continuous operation for Leisure Centre, HSOG, Wideside Bowls & Benfleet
- Improved reconfiguration of positions space in the skatepark allowing the skatepark to be extended to the east, which would result in increased use and would likely be disruptive to neighbours.
67% of visitors who usually travel by car, said frequency of visits would not be impacted if they could not drive (18% said a little)

64% of visitors drive alone and 17% of visitors drive with passenger

Over 800 visitors to the site were surveyed over two days in January 2017. This survey showed that:

- Almost 20% live within a 15 minute walk and 60% within a 15 minute cycle ride
- Only 1% of Leisure Centre users reported cycling to the Leisure Centre

A survey of the car park in February 2017 shows us that:

- On an average weekday (no large event), peak capacity of the car park is at 64%
- On an average weekend day, peak capacity is 54%

**PARKING SURVEY RESULTS**

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<th>Modes of Transport:</th>
<th>HARROW LEISURE CENTRE COMPLEX</th>
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<tr>
<td>DRIVE (ALONE)</td>
<td>64%</td>
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<tr>
<td>DRIVE (WITH PASSENGER)</td>
<td>20%</td>
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<tr>
<td>CYCLE 4%</td>
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<td>BUS 7%</td>
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<tr>
<td>RAIL/TUBE 7%</td>
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<td>OTHER 6%</td>
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<thead>
<tr>
<th>Modes of Transport:</th>
<th>OTHER LEISURE SITES (Northolt Leisure Centre, Perivale Leisure Centre, Britannia Leisure Centre)</th>
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<tbody>
<tr>
<td>DRIVE (ALONE)</td>
<td>64%</td>
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<td>OTHER 2%</td>
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**EXISTING SITE**

The existing car park on the site has 458 public parking spaces and serves Harrow Leisure Centre, Byron Hall and the other leisure and sporting facilities.

**PARKING SURVEY**

Over 800 visitors to the site were surveyed over two days in January 2017. This survey showed that:

- 64% of visitors drive alone and 17% of visitors drive with passenger
- 67% of visitors who usually travel by car, said frequency of visits would not be impacted if they could not drive (18% said a little)
- 80% of visitors who usually travel by car, would travel by walking, cycling, bus or train if they could not drive

Research into the Leisure Centre and Harrow School of Gymnastics members has showed us that:

- Almost 20% live within a 15 minute walk and 60% within a 15 minute cycle ride
- Only 1% of Leisure Centre users reported cycling to the Leisure Centre

A survey of the car park in February 2017 shows us that:

- On an average weekday (no large event), peak capacity of the car park is at 64%
- On an average weekend day, peak capacity is 54%

**PROPOSED PARKING PROVISION AND OTHER MEASURED BEING INVESTIGATED**

- Our parking survey showed that approximately two-thirds of people who visit the leisure centre by car would not be impacted if they couldn’t drive there. Two-thirds of people drive only because they can, not because they must. These pressures and the results of the parking survey show that we can afford to re-size up to 50% of the current visitor parking provision (228 leisure parking spaces) which is an uplift of 5% from the previously presented figures. We have explored alternative options to increase parking provision at basement level but the cost would have made the scheme unviable.
- Despite Byron Hall being located close to a number of public transport services, it is acknowledged that parking demand is greater than that experienced during a typical weekday / weekend. A travel plan coordinator will be appointed to assist event organisers to ensure that sustainable modes of transport are used and car parking opportunities are available both on-site and off-site when required.
- The new people living here will be attracted to the flats at least in part because of their good transport links. Given this and the aims of the Harrow and Wealdstone Area Action Plan, the Mayor of London supports a moderate parking ratio for the new housing with a higher ratio for family housing (blended ratio 0.45) which is equal to 370 residential parking spaces across the site.
- It is proposed that a Resident Permit Parking Scheme (RPPS) will operate and be enforced within the site through appropriate signage, road markings and patrolling. This will enable parking permits to be issued based on the size of the residential unit as recommended by TfL. Consequently, as and when residents obtain a Blue Badge, they will be able to secure a Blue Badge bay.
- In accordance with national, regional and local policy, the proposed development will contribute towards reducing the propensity to travel by private vehicle with the provision of high quality cycle parking facilities. All cycle parking facilities will be located in a safe, well-lit and overlooked areas that are within close proximity to main building entrances. New visitor public cycle spaces will be in line with Mayor of London Standards and provide up to 200 spaces.
- The Council is currently reviewing the existing CPZs in the Wealdstone area. This will include expansion of the CPZ to the north of the site, with a further review to take place next year to extend the hours of restrictions to the south of the site during the peak hours associated with the leisure uses (1900hrs onwards) and a CPZ to the east. The implementation will restrict visitors from parking on the surrounding streets and adversely affecting on-street parking conditions for existing residents.
- As part of the sustainable transport initiatives for the development, provision has been made for additional P car club bays to be located within the site. Car Clubs are recognised as encouraging reductions in car ownership by enabling residents to have flexible access to a car.
- Overall, the impact on the local road network will be minimal due to additional traffic generated by the new residential development being off-set by the reduced level of public car parking available associated with the leisure uses.
Help shape the future of the park!
We’re making a plan for the park and we’d like you to get involved!

The Council is helping to coordinate a series of park design workshops with the Friends of Byron Park resulting in a plan for improvements for Byron Recreation Ground. The plan will help to secure funding so that improvements can be made over time.

Please add your name and preferred contact details to the questionnaire, if you’d like to get involved.

Today Public Consultation Event 03

A series of monthly design workshops where the group will work together to discuss ideas for the park in collaboration with the Council.

Meeting with local residents

An initial meeting where those that have expressed an interest in joining the group can meet to talk about objectives, timetables, and ambitions for the park.

Production of Improvement Plan

The production of an improvement plan to Byron Recreation Ground will help to secure funding that will pay for the works. In addition, a collaborative plan made for the park by its users will ensure the improvements benefit all.

Proposed phasing strategy

Phase 01: 2018-20

Phase 02: 2019-21

Phase 03: 2021-22

Phase 04: 2022-24

Phase 05: 2024-27

Phase 06: 2027-28

Proposed timeline*

* All dates are indicative