What Is Today’s Event About?

Welcome to the final exhibition for the Poets’ Corner masterplan. Poets’ Corner is the flagship project in the Building a Better Harrow regeneration programme. This project will provide new homes, retail and workspace and a series of new public spaces and car parking.

Architects Stephen Taylor, Sergison Bates and Allies and Morrison are developing the masterplan and the first phase of buildings, but they need your input to make just right for Harrow. We held a launch event in May 2016, with public events in November 2016, March 2017 and July 2017 where we asked for feedback on our design approach and proposals. Since then we have been working to transform these into detailed designs and now have full proposals to share with you.

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

How Are We Involving You?

Throughout the development of the project the Council has needed 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 have been refined taking into account your views and comments.

We have prepared handouts to give detailed responses to specific questions. There is also a feedback form to give you an opportunity to leave other comments or ideas you might have.

Questions about the project or additional feedback at any point?

Contact Harrow Council at: regeneration@harrow.gov.uk
And visit:
www.buildingabetterharrow.co.uk
THE BRIEF

Why Is This Project Happening?
The scheme is part of a borough-wide programme (see board ‘Building a Better Harrow’ and ‘Other current projects’). Harrow Council want to stimulate regeneration - support the local economy, generate jobs, build homes, encourage community activity, and provide safe, pleasant streets and spaces - in key sites across the borough.

At a time of massively reduced central government funding, they also want to improve efficiency, provide better access, and increase income-generating opportunities, in order to continue to deliver much-needed and, where possible, improved services.

Council offices are being moved from this site to a new building in Wealdstone town centre. This project redevelops the site and generates income to cross subsidise construction of the new civic centre, and support public services.

What Has The Council Asked The Design Team To Do?
To design a high-quality mixed-use masterplan on the Civic Centre site that includes 800-900 homes, a school, community facilities, workspace and high-quality public realm.

1. Create a neighbourhood of 800-900 new homes
2. High quality public realm including a new civic square
3. New school
4. Community facilities
5. Workspace
6. Prioritise cost efficiency
7. Design exemplar high quality housing
8. Re accommodate the existing public car park
9. Reinforce the high street

What Aims Has The Design Team Set Itself In Response?
To create a new urban quarter, a distinct neighbourhood defined by a series of characteristics

1. An intimate scale; the positioning of buildings to create public space that encourages interaction.
2. A clear plot pattern; an identifiable pattern of development across the masterplan.
3. Repetition and variation; buildings that together are recognisably part of a rich, varied yet coherent area.
4. Network of spaces; rather than a single large public space there is an interconnected public realm.
5. Movement through the site that is immersive rather than direct.
6. Quality of living; homes that share consistent qualities including orientation and access to outdoor space.
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 and Opportunity Area includes a £1.75bn investment programme in Harrow and Wealdstone town centres which will deliver:

- **5,500 new and affordable homes**
- **2 new schools**
- **3,000 new jobs**
- **New parks and open spaces**
- **A new central library**
- **Enhanced leisure facilities**
- **Improved transport link**
- **A new council headquarters with community uses**
WEALDSTONE PROJECTS

What Else Is The Council Doing To Improve 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 the project and the number of people it will benefit, we are keen to involve as many residents and other groups as possible.
The new masterplan will deliver:

- New community
- New landscaping and civic square
- New shops and services
- 905 new homes
- 2,808 sqm community space
- 1,601 sqm shops and offices
- 291 parking spaces
WHAT YOU’VE TOLD US

1. How have we engaged with you so far?

1. Public Exhibition (Nov 2016)
   Held over 3 days, visitors included staff and local residents who were shown the developing masterplan for the site and asked to provide feedback.

2. Door-to-door Interviews (Jan 2017)
   We met and interviewed 100 residents, 50 businesses and various community groups in the immediate area around the civic centre, raising awareness of the Poets’ Corner proposals and asking participants for their views.

3. Public Exhibition (March 2017)
   Held across two days, this was an opportunity to see the initial design proposals developed for phase 1 and 2 of Poets’ Corner. Visitors were encouraged to complete a feedback.

4. Public Exhibition (July 2017)
   We held a summer exhibition showcasing the updated design proposal. We asked you for your feedback to further inform the proposals.

5. Focus Group Meetings (Dec 2017)
   In December last year, we held two focus group meetings with Harrow Central Mosque to discuss working together to develop parking strategies for the future.

2. What you told us in the last public consultation event in July 2017...

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 from the last consultation event held across two days in July 2017.

- High quality shops with a different offer, eg culture, evening economy
- We are in talks with Harrow central mosque about parking arrangements during peak times.
- We will retain ownership of all shops delivered in phase 1 and will curate the commercial offer to complement and enhance existing businesses in the area.
- With residential entrances and windows facing the well lit new streets, public spaces and courtyards, the new neighbourhood - managed by Harrow Council upon completion - has been designed to prevent antisocial behaviour.
- Management of the neighbourhood and antisocial behaviour prevention
- Any new buildings will have to meet building regulations with regards to fire safety. In addition they will be equipped with sprinklers and have been designed with input from fire safety experts.
- What are the fire safety measures being taken?
- New stairway created to provide access to Marlborough Hill and the train station.
- Link from public square to the station
- The majority of blocks have been reduced from 6 to 5 storeys. Height of town houses also reduced from 3 to 2 storeys.
- Height and proximity of proposed buildings
- Density of proposed scheme and impact on local infrastructure
- A certain density is required to make the project financially viable and generate an income stream to fund essential Council services.
- Improvements to the high street
- We will be building a new colonnade along Station Road, which will also widen the footway and allow for new trees to be planted.
- We are liaising with TfL about improvements to current services to Harrow & Wealdstone Station. We continue to seek ways to improve the road network and bus services along Station Road.
- The generous public square opposite the mosque has been designed as a space capable of hosting all sorts of activities and events. The existing war memorial will be staying put.
- Sufficient public transport capacity
- Improvements to the high street
- Public realm activities: markets, community events and things to do

3. How we have incorporated your feedback

Please take a look at our design changes postcards to review how feedback has been incorporated into the designs.
PUBLIC REALM

Proposed pedestrian lanes contribute to a playful and observed public realm.

Public realm junctions precedent: Leonard Street, a street transformed into a public space using richly textured materials.

Civic space precedent: A civic space of similar scale and character to the proposed civic square.

Above: Overall plan of Phase 1 of the development, showing the layout of the street leading from the new civic square to Harrow & Wealdstone station, plus the proposed distribution of materials.

Above: Birds-eye view of the proposed street and collective space, showing proposals for planting, including rain gardens and large trees, combined with a shared and playful public realm.

Above: Birds-eye view of the proposed civic square, showing new tree planting, flexible space for events and gatherings, plus a new siting for the existing war memorial.

Notes:
- **Tree root protection areas**:
- **Existing levels to be retained**;
- **Within proposed hard surface Cellweb build-up required**.

**Phase 1 boundary**
- Drawing refers to information from multiple different sources.
- **Tree information** is based on the arboricultural survey and arboricultural survey report carried out by Ecology Consultancy and issued out on 17.05.2017.

**Proposed trees**: indicative locations
**Proposed soft landscape area**: indicative locations
**Proposed raingarden area**: indicative locations
**Proposed Phase 2 area**: exact boundary location TBC

Planters with existing trees

**Key**:
- Large ‘Metroland’ trees
- Smaller human-scale blossom trees

Poet islands: seating amongst planting

WATER RUNNEL

Inhabited

Special paving

Playful space

Rain gardens

Proposed pedestrian lanes contribute to a playful and observed public realm.
COURTYARDS

Above: Proposed plan of one courtyard garden, showing mounded soft landscape in the centre to allow for planting large trees, with flexible communal space surrounding, and privacy planting to ground floor windows.

Bryanston Square; lush and shady understory planting creates moments of discovery and privacy; Courtyard planting precedent:

Proposed trees:

Proposed trees within the courtyard will be species beneficial to wildlife and ecology, and those most suited to the character of the space and its inhabitation – above are shown silver birch (Betula pendula) and Rowan (Sorbus aucuparia) in Autumn.

Courtyard planting precedent:

Bryanston Square; lush and shady understory planting creates moments of discovery and privacy; species are carefully chosen to create the feeling of an oasis within the courtyard gardens.
PARKING, TRANSPORT AND ACCESS

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 stipulates that developments close to transport links - like Poets Corner - should have less than 0.5 spaces per dwelling.

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 stipulates that developments close to transport links - like Poets Corner - should have less than 0.5 spaces per dwelling.

Current 2018

- 107 public
- 554 staff spaces

Phase 1 parking Spring 2019 - Spring 2021

- + 15 public
- + 72 residential
- - 291 staff spaces

Phase 1 parking Spring 2022

- - 22 public
- + 32 residential
- - 97 staff spaces

Phase 2

- x 48 public
- x 243 residential
Poets’ Corner will be developed in two phases. This is to allow approximately one third of the proposed masterplan 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 2019 and is formed of the five buildings closest to Station Road. These blocks will provide 430 new homes within the private rental sector. New retail and workspace will be provided and front new high quality public space, inhabited with planting and greenery. More public space will also be delivered in Phase Two.

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.
A view looking south from the garden of Block G.

A view looking south from the garden of Block G.

Elevations frame the shared lanes.

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

117 units
66 1 bed units - 56%
51 2 bed units - 44%
51% dual aspect units
12% wheelchair accessible units
198 cycle spaces
550 sqm. commercial area

Typical plan for block G1

Bedroom has direct access to the balcony

Open plan living space with double doors

Balconies accessed to provide shelter & privacy from main road

Dual aspect unit

Balconies facing west over courtyard

Natural light to lift lobby, stair and corridor

Active ventilation in communal hallway

Balconies recessed to provide shelter & privacy from main road

Dual aspect unit

View of ground floor colonnade along Station Road

View of connection to courtyard from street providing semi private residential entrances

View from hallway into bedroom and living space with balcony beyond
The kitchen has French doors which open out onto a balcony.

You enter into a large hall space where the storage and bathrooms are located.

The stair is big and naturally lit, it will be enjoyable to use.

Bay windows maximise the amount of natural light.

Block B2

50 units
28 1 bed units - 52%
27 2 bed units - 48%

82 cycle spaces
127 sqm commercial area
Block G2

58 units
2 x studio units 4%
28 x 1 bed units 48%
28 x 2 bed units 48%
40% dual aspect units

90 cycle spaces
40sqm commercial area
BLOCK A1

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

Block A1
104 units
56 1 bed units - 54%
48 2 bed units - 46%
26% accessible units
152 cycle spaces
325 sqm. commercial area

The living room is double aspect

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

Generous double-bedroom

Corner apartment plan

3D study exploring the facade facing the civic square
3D study exploring the spatial quality of the communal staircase
3D study exploring the spatial quality of the colonnade
Block B1

97 units
37 1 bed units - 38%
60 2 bed units - 62%
25% dual aspect units
5% accessible units
100 cycle spaces
340 sqm. commercial area

Commercial spaces facing on to the high street
New homes facing in to the communal garden

Garden Facade
Station Road Facade

Block B1

Commercial spaces facing on to the high street

Ground Floor Plan

Station Road Facade

Upper Floor Plan

Garden Facade