

Building a Better Harrow Residents Panel: Meeting 4, 12 April 2016

Attendance

Officers: Paul Nichols, Daniel Lester, Leanne Parkinson, Diana Ibáñez López, Adam Towle, Alison Mayer, Anna Guzelow,

External: Mark Smith, Mark projects UK

Panel members: Raj Kumar (facilitator / chair); Mehdi Juma; Kiran Chotalia; Meera Chotalia; Vishaal Shah; Daniel Thurlow; Louise Baxter; Manjul Shah; Joanna Bowyer, Mihir Benodekar, Peter Jackson

Apologies: Christopher Spruce, Yagoda Subotic, Cllr Keith Ferry, Tobias Goevert, Mark Billington

Presentations

- Welcome & Introductions from Raj Kumar

Declarations of interest

- In addition to the declarations made at the previous meeting Peter Jackson introduced himself to the Panel and declared that he is working on projects in Harrow including Hyde's College Road site

News update on Heart of Harrow presented by Paul Nichols

- Regeneration Team Recruitment – We have welcomed new colleagues to the team some of whom are attending here tonight.
- Station Road Quarter – The architects are developing their ideas for the site and welcomed the comments from the Panel at the last meeting.
- New Civic Centre – We will shortly be going out to tender for a design team to work on the new civic centre project.
- Leisure Centre site – A Cabinet report this month will seek approval to tender for a design team to create a new masterplan for the site next to Byron Park.
- Greenhill Way – A feasibility study is being undertaken into this Council owned surface car park which sits on a large site in the town centre. To make better use of the land and improve the appearance of the local area, possible retail, hotel, leisure and residential uses are being considered for the site. Car parking numbers will be retained as part of any redevelopment plans.
- Haslam House – The scheme is in planning with it likely to go to the Planning Committee in May. Works are proposed to start onsite in late summer.
- Waxwell Lane and Vaughan Road – We are in the process of appointing design teams for both projects
- Gayton Road – Fairview has submitted a planning application for the site.

- Hyde on College Road – Hyde and their development partner Barratt London will start work onsite soon with the first homes to be ready in 2018.

Big Question from 12.02.16: Meanwhile Use Feedback

Raj introduced the item for the Panel to give their feedback on the Big Question set at the last meeting:

“What would you like to see happening in the short-term on this (Station Road Quarter) and other sites?”

It could be events, temporary structures, pop-up projects and anything else that would benefit Harrow’s residents”

The Panel’s ideas included:

- Micro-pubs on vacant sites
- Dragons Den for small businesses
- Pop up tree office – example in Hoxton Square
- Use site hoarding to inform the public about work going on at that site
- Use inside empty spaces for exhibitions
- Mini-golf course
- Large screen for showing films or sporting events
- Collective art and play – Montreal Musical Light Up swings an example
- Urban Orchard – Union Street, Southwark
- Bar Works – Work space with vibe. A model that is proving popular in the USA
- Pop up food places
- Cocktails in the City
- Rooftop Food Club
- Big Lunch – idea from the Eden Project
- Drive in Cinema
- Temporary cinema with old cars and people pay for tickets depending on the make and model of vehicle they want to sit in
- Global Generation Skip Garden – Kings Cross
- Assemble Studios – put together meanwhile projects across London including Cineroleum

- Folly for a flyover – arts venue under a flyover in Hackney Wick

Panel breakout to discuss a favourite idea to present back to the group:

Group 1

- We favour a pop up bar in Harrow
- For not much outlay you could approach a University to ask some students to come with a brief and an idea.
- For young people there is nowhere to go out in Harrow. People leave the borough to go to Central/East London. Need to make Harrow a destination.
- There needs to be a critical mass, a number of sites and good publicity to draw people out and to get pop ups to happen together in clusters.

Group 2:

- Gayton Road Car Park – could this be used temporarily for allotments as there are long waiting lists for space and it is good for people to grow their own food? You could have market space, food selling space and an entertainment area. Encourage young and old people to meet.
- Driving Centre (Leisure Centre site) – people could walk around. You could have zones for play areas, allotments and food.

Group 3:

- Permanent outdoor screen. We thought it fits in with families and all different ages. You could have a website to encourage feedback on which films, sporting events and other things people would like to watch. You could have pop up food places around the screen.

Raj: Question for the officers: How do some of these ideas get put into practice?

Adam: We know there is the demand for it. One of the things LB Croydon created was the Meanwhile Use Toolkit which was created from funding from the Mayor of London's Regeneration Fund. This is something we can do and start to get the ball rolling.

Raj: How do we get people in Harrow involved?

Peter: One of the issues is making one or more of these sites last longer. Much of the cost is in the start-up and leave, not in the running of it. Many of the sites in East London have been there for 2/3 years. There is a capital start-up cost but then it is self-fulfilling.

Mihir: Can we put the onus on developers to do a meanwhile use or fund a start or fund?

Paul: We have done that on the Station Road Quarter site with the architects and built it in that they have to think about meanwhile use from the start.

Mark Smith: Meanwhile Use presentation & workshop

Mark Smith introduced himself and explained he is working on meanwhile use projects with the Council, principally in Wealdstone. He introduced three examples of the types of meanwhile use projects his practice has been involved in elsewhere:

- Tottenham Green – A summer pavilion for performance space and events
- Percussion Room, Cambridge Junction
- Growing space – allotment project for homeless people and people at risk

Following his presentation the Panel broke into 3 groups to consider meanwhile use space on three of the regeneration sites using maps of the location and existing photos. The three sites included: the top level of Peel Road Car Park, Wealdstone; the war memorial area of the Station Road Quarter site; and the Vaughan Road underpass and car park, Harrow.

The Panel then fed back their discussions and ideas to the group:

1. Peel Road Car Park

- We could put some tents on the top level of the car park and use the space for arts and culture, taking reference from the Southbank.
- With the nostalgia for 1980's games shows such as Crystal Maze at Kings Cross we could have a Fun House type place with big ball pits and games.
- You could put a circus tent on top of the car park and use the height of it for slides to come out of it.

2. Station Road Car Park

- We looked at the area around the war memorial. A triangular site outside the Civic Centre and close to the Mosque. Lots of cultural and historical value so the meanwhile space would need to respect the space, buildings and community around there. An entertainment zone is not what we think would be helpful in terms of keeping the community together.
- The space itself is right in front of the main regeneration site. It is a great opportunity to tell the story and history of Harrow with where we are going. The space should be used to share that knowledge and experience of how we have got to where we are today and in looking forward to where we are going to be.
- One of the ideas is to use the edge of the pavement with transparent glass to almost create a meeting room within that triangle. This would create a meeting space so that as people walk past they share in the history of the borough. It could include pictures of Harrow through the ages or TV screens. It could have an amphitheatre layout and seats. The Council could use this as a space to talk about the regeneration programme with a consultation area.

3. Vaughan Road underpass and car park

- Get more life and footfall through the area, particularly in the afternoon and early evening so it is a family space
- Food market/stalls
- Fun fair
- Cinema screen – you already have a seating area with the existing steps

Big Question for Next Meeting

“We’d like you to map your favourite bits of Harrow. Please send in three quirky/historical/unique/hilarious stories about a place in Harrow.”

Future Panel Meetings

The next meeting will involve a tour by Louise and Diana to a few points on their favourite sites. The Panel will then sit together to map a Panel guide to the borough and its story.

Date of the next meeting: 7pm Tuesday 7th June 2016, location meeting point tbc