

**Building a Better Harrow Residents Panel: Meeting 6, 8 November 2016**

**Attendance**

*Officers:* Paul Nichols, Daniel Lester, Leanne Cooper, Anna Guzelow, Adam Towle, Shehzad Ahmed

*Councillors:* Cllr Keith Ferry

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

*External:* Jerry van Veldhuizen, AKA Architects

*Apologies:* Louise Baxter, Cllr Sachin Shah

**Presentations**

Welcome & Introductions - Raj Kumar

Residents Panel – A Year in Review – Daniel Lester

Year Highlights

- 5 meetings, including a visit to the Arc House & one walking tour through the Heart of Harrow
- Poets' Corner Design Team presentation

Meeting themes

- Building a Better Harrow & our Town Centre Sites
- Station Road corridor and Wealdstone High Street
- Poets' Corner Masterplan development
- Meanwhile Uses: Peel Rd, Vaughan Rd & Poets' Corner
- Mapping the Heart of Harrow & Panel Stories

Feedback from officers on:

- Entertainment and leisure facilities
- Station Road Corridor and Wealdstone High Street
- Poets' Corner Design Development
- Engagement Channels
- Meanwhile Uses

- Mapping Stories and Heart of Harrow

#### Latest News and Key Sites Update – Paul Nichols

##### ➤ Town Centre:

- Lyon Road – under construction
- Gayton Road – joint scheme with Fairview Homes is moving onsite
- 51 College Road – onsite now. Branded by Barratt London as Harrow Square. Will have a new square and central library, with retail.
- Cumberland Hotel – Seeking approval for another phase before commencing work

##### ➤ Other:

- Kodak – onsite for Phase 1. Phase 2 developer appointed – L&Q who are coming through planning with Phase 2.

##### ➤ Council Schemes:

- Haslam House – revised planning application approved. Pilot scheme of 9 units for Build to Rent programme
- Poets' Corner (Civic Centre site) – Stephen Taylor Architects further developed Masterplan work. Engagement on 21-23 November in Committee Room 6.
- Civic Centre, Wealdstone – Peel House Car Park to be demolished. Premier House stays but will be transformed by the new owner. Council will continue to rent the bottom floor and will be improving that internally and externally. Gort Scott architects have been appointed. Looking to possibly share the site with the CCG.

*Q – How much parking will there be onsite?*

*A – Looking at underground parking with somewhere between 130-150 spaces*

*Q – Will it be parking only for Council staff or for the public too?*

*A – There will be public parking for Wealdstone. Will look at whole management of it*

*Q – A lot of the streets in Wealdstone don't have a CPZ so will that need to be extended?*

*A – A very good point. Developing an approach to CPZ planning running alongside the approach to site planning as in some areas there might need to*

*be some adjustments to the CPZ arrangements to ensure residents are not impacted.*

- Byron Quarter – Appointed KCA to lead the Masterplanning for the wider site and developing a feasibility plan for whether we can afford to replace the Leisure Centre and if so at what scale. On the driving test site there will be a detailed application next year as the first phase of development. Also looking at how we can improve usage of Byron Park
- Roxeth Library – Looking to renew the library with some development above
- Waxwell Lane – Engagement is underway. Testing options for redevelopment of the car park.
- Greenhill Way Car Park – completed piece of design work looking at feasibility for redevelopment of the car park keeping the parking capacity within a redeveloped site.

*Q - Will there be a demand for the new retail space created?*

*A – Where we are now we have got a low vacancy rate in the town centre but the mix of units on offer is not exactly what the market wants. Town centre has lost some retailers due to a lack of floorspace options. Need to keep close to the market.*

Vaughan Road Presentation & Workshop – Jerry van Veldhuizen, AKA Architects

- Introduction to Vaughan Road Car Park site location and context
- Engagement so far:
  - Consultation process launched at the Arc House in July 2016, parking was the main issue
  - Drop – in session in July on the car park with the competition design entry to show initial thoughts
  - Workshop in July on ground floor uses
  - September meeting on parking at the Arc House and answered every question that had been asked in relation to parking and traffic at the previous 3 events and in feedback
- Local residents want building to be part of West Harrow's architectural style not of the Town Centre. We looked at how Harrow has grown and the architectural language.
- Opportunity to improve the environment around the underpass and replace the stairs, opportunity to add in green space at the front along Vaughan Road and new space with a courtyard communal area on the ground floor.

- Exploring the removal of the pedestrian island and having no left turn from Bessborough Road on to Vaughan Road which would allow the provision of 7-8 parking spaces to be added to the CPZ.
- Main entrance to residential building through courtyard and to two new workspace/community areas.
- Looking at offering two types of flat: one being a full Private Rented Sector (PRS flat) the other being an intermediate category. The project is being designed to be tenure blind.
- Currently providing 32 flats in total, of which 3 are 3 - bed wheelchair flats, 15 x 2 bed apartments and 14 x 1 bed apartments

*Q - How has the Church responded?*

*A- Have met them at the events and individually. They are concerned about losing the car park for their congregation members. An additional parking survey undertaken in October showed the impact on the car park was hardly visible when services were being held. We are meeting them to discuss possible changes to their own site to move the toilets inside to free up space for a few more parking spaces and dropping the kerb.*

*Q – What does the commercial/community mean for the ground floor?*

*A – It could mean that one is more traditional space for community use and one more of a flexible work space which could be rented and in the evening could be used by the community so the building works harder.*

*Q – Could the ground floor space be a new GP surgery or day care centre?*

*A – We did look into that option. The issue is the levels of parking that would be required for those uses. The areas being provided are also not that big. We did look at a nursery, small supermarket but they all need parking area and loading facilities.*

*Q – Are the new parking spaces on the road going to be for residents?*

*A – The spaces will become part of the CPZ. The new residents in the development will be unable to get a permit for the CPZ.*

*Q – Who is the target market for the development?*

*A – We want local Harrow people to live there. Those usually attracted to PRS are young professionals between 25-35 years.*

## Wealdstone LRF Update & Engagement – Shehzad Ahmed

- Background
  - GLA launched LRF Grant last year (2015).

- Announcement earlier this year – Harrow successful.
- Wealdstone - one of 24 areas across the capital to be awarded funding from the £20million.
- Awarded £1,510m – the 4<sup>th</sup> highest.
- Match funding from Altomart and s106 also included.
- Project delivery for GLA grant element 2016/17 – 2018/19
- High level aims of the grants
  - Delivering an improved town square between Holy Trinity Church and Subway for outdoor cultural events and markets.
  - Creating new work space for businesses in the creative industry.
  - Match funding through s106 possibly next year, or after, for business support elements.
- Projects
  - Trinity Square (working title)
  - Artisan Studios
  - Business Support (*delivery dependent on s106 linked to Kodak site*)
- Trinity Square
  - The Council has selected 'We Made That' as the lead consultants for the Trinity Square project and they will be supported by a 'team of specialists'.
  - *Note - Trinity Square is the working title for the project and the community will be consulted on a formal name for the square.*
  - As part of the commission, they will deliver the following strands;
- Strands of Trinity Square – Public Realm
  - Develop design drawings for Trinity Square and oversee the construction phase (RIBA Stage 0-7),
  - Design stage: November 2016 summer 2017.
  - Construction stage: completed in November 2017.
  - Build a better square that facilitates events.
  - Re-enliven Wealdstone Town Centre.
  - Strong binding agent in forming long-term partnerships in Wealdstone.

- Pave the way for opportunities for re-invigorated public space through The New Civic and other projects.
  - Build a public space and use it to build the community
  - Deliver shop front enhancements / Incorporate placemaking initiatives into the project,
- Strands of Trinity Square – Shop Fronts
- Shop front improvements will have limited impact in creating social and economic uplift. Vacancy is generally low, except for a few ‘problem properties’.
  - Shops around Headstone Drive are in decent condition and operating successfully.
  - Opportunity to be creative with the budget.
  - Identified underused public realm and flank walls at significant threshold to initiate identity and wayfinding.
  - Will have a positive effect on more traders than would benefit from individual shop front improvements.
  - Offers opportunity to engage local stakeholders, Artisan Studios and other initiatives.
- Strands of Trinity Square Project – Community Building
- Revive a traders group, set up a local partnership, deliver 4 events, form a 5-year action plan for the area,
  - Number of strands within this.
  - Overlaps with other strands mentioned (public realm and placemaking).
  - A lot of consultation and engagement will take place.
  - The end result is to inform a Charter for Wealdstone and a 5-year action plan.
  - To be delivered by the partnership – not just the Council.
  - *‘We will, if you will’.*
  - Also meets stewardship objectives and ownership.
  - Allows for clarity, informing and consulting and showcasing.
- Strands of Trinity Square Project
- Ensure there is a golden thread that runs through all elements of the programme and linkages with the wider programme in Wealdstone is made

➤ Artisan Studios

- The former Winsor and Newton building in Wealdstone.
- Forms part of a mixed-use development site for residential and employment space.
- s106 agreement - employment space is used for the creative sector.
- Funding from GLA will allow a partnership with the freeholder Altomart.
- Grant will be used for building cost elements and Artists fit-out.
- In return, Altomart will provide a lease to ACAVA offering subsidies over 5-years.
- Subsidies will equal the GLA grant towards the building element.
- The building is over three floors – scope of the project relates to the ground floor, 4,800 sq. ft.
- 3,500 artists likely to lose their place of work in the next five years.
- The project will attract creative people to use the space.
- Artisan Studios, alongside Trinity Square and the other workspaces, offers a great opportunity to attract and create a more vibrant creative industry.
- Attract new small businesses replacing traditional manufacturing lost.
- Project will galvanise the regeneration of Wealdstone and provide an opportunity for local creative people to have a base.

➤ Artisan Studios – Next Steps

- LBH and Altomart enter an agreement (November 2016).
- ACAVA enter into a lease with Altomart for 5-years (December 2016).
- Fit out for artists commences (February 2017 onwards).
- Soft launch aimed for late spring/summer 2017.
- Launch aimed for late summer/autumn 2017.
- Ongoing – regular events to raise awareness and showcase works.
- Also work with local stakeholders including schools and groups to raise the arts and cultural agenda.

➤ Business Support

- This project will provide support to Wealdstone businesses, strengthen the local traders association, and deliver a number of events and actions.

- The timing will be dependent on the s106 funding being available linked to the Kodak site.

#### Big Question for Next Meeting

Attend the Poets' Corner Drop-in sessions on 21-23 November, noon – 8pm and then let us know what information you think we might be missing.

#### Future Panel Meetings

The next meeting will look at the proposals for the Civic Centre move to Wealdstone by Gort Scott architects.

**Date of the next meeting: 7pm Tuesday 10 January 2016**