

Building a Better Harrow Residents Panel: Meeting 8, 14 March 2017

Attendance

Officers: Daniel Lester, Leanne Cooper, Alison Mayer, Chloe Skry

Panel members: Raj Kumar (facilitator / chair), Joanna Bowyer, Mihir Benodekar, Daniel Thurlow, Manjul Shah, Neil Patel, Vishaal Shah,

External: Daniel Buckley, Sohanna Srinivasan, Suzanne Prest - Karakusevic Carson Architects, Daniel Rea – Periscope (Landscaping)

Apologies: Paul Nichols, Tobias Goevert, Cllr Keith Ferry, Cllr Sachin Shah, Kiran Chotalia, Meera Chotalia, Louise Baxter, Yagoda Subotic

Presentations

Welcome & Introductions - Raj Kumar

Latest News and Key Sites Update – Alison Mayer

- Haslam House - contractor about to be appointed
- Gayton Road - now onsite and built up to the first floor
- Poets' Corner – still planning to submit in Summer. Consultation event planned for 18 March
- Wealdstone Project – architects working hard on design

Thinking about the consultation process – Raj Kumar

- A little exercise in 2 groups to feedback to everyone
- If you haven't been to any consultation events so far what would encourage you to attend?
 - Send out calendar invites on outlook, Ical
 - More detailed agendas
 - Word of mouth and door knocking
- For those who have attended, what worked well and what could be improved

Worked Well:

- An event or marker like the one on the civic centre site last Summer
- Food as part of the offer at events
- Quality of presentation and informed, welcoming staff

- Venues – thought the Byron Quarter event was good for passing trade as people were using the leisure activities but took the time to look at the materials
- Good interactive material – putting flags on a model or stickers on boards

What could be improved/suggestions:

- Making a bigger song and dance about the projects in the main Town Centres
- Digital awareness
- Venues – bigger and more space to allow consultation material to breathe
- There are a few empty shops so perhaps you could use those
- Sometimes too much information on materials
- Go into schools and use different formats, videos and social media
- Pop up shops
- Before and after images
- A Harrow run taking in the local regeneration sites
- Tap into the local music scene
- Tour bus around Harrow

Byron Quarter Design Presentation – Alison Mayer/KCA

- Background presentation on the project
 - Looking at doing two planning applications; wider masterplan with leisure uses and a detailed application for Phase 1 of residential for about 200 Build to Rent Homes. Both aiming to go in at end of Aug/Early Sept
 - In the next 5 to 10 years, Harrow's only Leisure Centre will require extensive refurbishment. This will mean that it will 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, and also gives Harrow the opportunity to procure a state of the art facility for the borough. Currently, the design team are exploring options including a fully refurbished leisure centre and options for a new facility.
 - Green links important – Looking at the Belmont trail and links to Headstone Manor and Kodak site
 - Existing users/uses on the site include:

- Harrow Leisure Centre
 - Byron Hall – capacity of 1800 for events
 - Wealdstone Outdoor Bowls Club
 - Herga Indoor Bowls Club
 - Skatepark
 - Harrow Gymnastics School
 - Basketball and tennis courts
 - Vacant Driving Test site
 - The Bridge
- Always been a history of sports uses along the edge of the park
 - The existing buildings turn their back on the park, some people are unaware the park exists.
 - Programme:
 - First public consultation Feb 2017
 - Next public consultation April 2017
 - Summer event 2017
 - Submit planning application end August/beginning September
 - *Q: Would the active frontage to the park include shops and restaurants? A: We are looking at that at the moment. Looking at workspace, GP, nursery, a little bit of convenience retail*
 - *Q: How much would the parking reduce by on current levels? A: The latest figures – existing approx. 430 spaces, looking at 310 for leisure parking.*
 - *Comment: Byron Hall – a lot of old people attend events at the hall so parking is important and the users need to be accommodated.*

Byron Quarter Design Workshop - Alison Mayer/KCA

- 3 main themes to explore with you:
 - General masterplan feedback
 - Leisure and non leisure uses
 - Landscaping
- What do you think works well on the masterplan? What could work better?

- *Q: Current leisure centre is used for lots of different activities – what will stay or not? It has lots of use as more affordable than private gyms? A: We have undertaken a borough wide indoor sports review to look at what is in the borough and neighbouring boroughs which has informed the brief. Essentially it will be like for like with some tweaking.*
- *Q: I like the Leisure belt idea of leisure along the park edge. Is there scope for re-providing a Lido? A: We did put that out that in consultation and people like the idea but we haven't costed it or looked at maintenance.*
- *Q: Will the Leisure Centre remain under council control? A: The plan is that the Leisure Centre will operate as it does now with the council owning it with a contractor running it.*
- *Comment: In terms of selection of developer will residents and stakeholders be involved? I would encourage that they are.*
- *Q: What about parking on residential streets? A: There are adjacent CPZs and the highways team are consulting on extending those.*
- *Q: In terms of the relationship to Belmont Trail what is proposed with that? A: We are reinforcing it as a cycle route. It is a natural and wild environment so there is a fine balance to be struck about how you treat it.*
- Leisure and promoting well-being. What is leisure-led living and how can you promote people to live healthier? What types of uses should be onsite? Suggestions made include:
 - Outdoor gyms are good
 - A trail/measurement in the park so you can look at how far you have run and have some activities to do
 - Viewing platforms to see green space while inside leisure facilities
 - Byron Park needs to be lit to encourage people by foot, don't want to flood it with light but just enough
 - Climbing centre in Burnt Oak – creates an active frontage for people to stop and look and walk in
 - A MUGA to encourage more use
 - At The Hive – there are active sports around the outside and in the middle there is a park
 - Bootcamps and Circuits in the park
 - Any staging facilities in the park? Perhaps a stepped landscape in some area
 - Film screenings on blank walls

- There is demand for workspace, live-work units in Harrow. If you create live-work units then a café, eateries and amenities are really important
- Public art in the park spaces
- Active spaces for seniors as probably one of the most active and time rich groups
- Potential for allotments?
- Landscaping
 - Suggestions for types of play space, where and what kind of play?
 - Go Ape type play
 - Zip wire type play equipment like on Uxbridge Road
 - Table tennis tables
 - Outdoor Bar-B-Qs and eating areas
 - Low maintenance play equipment
 - Meanwhile uses to try things out
 - Thoughts on Christchurch Avenue Green Space
 - Something more formal to celebrate Harrow like a memorial/fountains
 - Space to sit and dwell
 - Annual events to bring people together
 - Planting/flowers
 - Ask the local residents what they want there
 - Landscaping/events in Byron Park
 - Outdoor film screenings
 - Outdoor theatre
 - Wild meadow like in Kenton Rec
 - Fitness stations throughout the park
 - Public art/sculptures like The Leaf
 - Commission local artists to reflect Harrow and its past/future
 - Like to reflect Byron's writings in the courtyards of the scheme

Byron Quarter Summer Consultation Event Ideas & Planning - Alison Mayer/KCA

- Suggested ideas from Panel members:
 - Live music
 - Poetry
 - Photography and projection on buildings
 - Open day for sports facilities onsite like Open House to showcase the sports and facilities
 - Maybe combing with C-Span Leisure Centre event
 - A run for Harrow at Byron Park
 - Dr Bike repair

Future Engagement Events

- Poets' Corner – Drop-in, 18 March, 11am-5pm, Harrow Civic Centre
- The Wealdstone Project – 25 March

Date of the next meeting: Tuesday 09 May 2017