

Building a Better Harrow Residents Panel: Meeting 14, 20 March 2018

Attendance

Officers: Paul Nichols, Tobias Goevert, Daniel Lester, Leanne Cooper

Councillor: Cllr Keith Ferry

Panel members: Raj Kumar (facilitator / chair), Joanna Bowyer, Mihir Benodekar, Vishaal Shah, Kiran Chotalia, Graham Kaunders, Louise Baxter, Manjul Shah, Magali Peyrefitte

Apologies: Consolata Ndungu, Danielle Witter

Presentations

Welcome & Introductions - Raj Kumar

Harrow 3D Map

- Demonstration of the Harrow 3D Map
- Can download from the App Store or Google Play
- Map downloadable at <http://harrow3dmap.com>
- Aim to engage people in something that doesn't yet exist and to convey our ideas for Wealdstone to Build a Better Harrow, not a different Harrow.

Latest News – Paul Nichols

- Won funding to develop a bid to create a Creative Enterprise Zone for Wealdstone.
- Secured funding from the Good Growth Fund for a new square on Lyon Road and Pop up Test restaurant at the former Cumberland Hotel.
- Planning Committee on 21 March, Waxwell Lane – Pinner, Wealdstone Project (Civic Centre) and Grange Farm on the agenda.
- Byron Quarter planning application taking shape.
- Vaughan Road is at the pre-construction stage.
- Poets' Corner likely to be submitted in April.
- Finance review of the programme to take stock of the programme – will report back at a future meeting.
- Attended MIPIM, had a slot promoting Harrow and packed diaries talking to developers and contractors to promote Harrow as a place to invest.

Questions

- Are developers you met at MIPIM on frameworks? *A: most of them are but had discussions with some who aren't about them working with others who are already on the framework.*
- Harrow BID would like to talk about project timescales for Vaughan Road site and construction so aware for road implications
- Any feedback on the Wealdstone Project application? *A: One letter was received. Questions that came back focused on staff parking on residential streets which we are looking at.*

Poets' Corner Feedback Drop-in Sessions 28 February & 3 March – Panel Feedback

- Layouts of the flats look good
- Good attendance despite the weather
- Like the handouts as to how they changed the plans according to feedback.
- Wanted numbering on the boards.
- Like having varied architects but want more variation across the site in details.
- Public realm is very important particularly along Station Road and not sure it is clear how that will work at the moment.
- Very important how the scheme stitches into the rest of Harrow, should improve cycling connections.
- Need to think about the walking experience along Station Road and the acoustics.
- All staff attending to be comfortable answering questions and fully aware of the project.

Design Review Panel

- Panel looks at major applications and is funded through Planning Performance Agreements paid for by the applicant.
- 17 reviews since it started in August 2017.
- Used 27 out of the 40 panel members.
- On Harrow View East persuaded the developers to take on a landscape architect practice who are also working on other Kodak areas.
- They influenced improvements to public routes outside the former Cumberland Hotel.
- Wealdstone Project has been reviewed twice and the access strategy was amended.
- Reviewed TfL's scheme for Harrow on the Hill, they will be undertaking public consultation later this year.

- The DRP is not quite as embedded in the Council's planning culture as we'd like yet.

Question: Is the memberships predominately architects or do you have others with experience such as housing associations, people who manage buildings? It is usually about affordability but it's the managers who know how to manage it to move the scheme along A: we have a developer, engineers and landscape architects but it is true the majority are architects. We are looking to refresh the membership.

Question: I have heard concerns about turnover with rental and small bedrooms and impact on communities, plus studio or one bed flats which aren't suitable for families. A: we are looking at sustainable communities, a third for rent, a third for sale and a third for affordable roughly in our schemes. We don't have studio flats in the Council schemes.

Question: Are the recommendations of the DRP public or part of the pre-application process?. A: The applicant receives a letter from the DRP chair which goes to the Head of Planning and case officer who includes a summary in the committee report which is publicly available.

- Dates of DRP meetings to be circulated to Panel Members.

Greenhill Way Presentation from Panel Members – Louise and Mihir

- Presentation online

Comments on Greenhill Way:

- The space needs to be affordable for retail or services.
- Flexible retail or serviced spaces for working.
- Another hotel operator on the site as gap in the market? *Enquires for the site show demand for a hotel offer.*
- We need something to draw people into the town centre. From Wealdstone the site is the first perception of the town centre.
- It will be a mixed retail and leisure facility. We need to ask people what they want to see there, what will bring them to the town centre. Also we need to talk to retail and leisure analysts to get the right mix, size of units and make sure the scheme is sustainable.

Parks and Recreation

- When we do surveys asking Harrow residents perceptions about Harrow, parks and green spaces always comes out high on this list.
- Parks will become increasingly more important as the borough changes.
- Quietly we have been improving the parks into more active spaces.
- We want ideas on how to reach more people to capture the imagination about Harrow's parks.

- Play areas are a key attraction for parks.
- Need some kind of activity within parks to give variety.
- Harrow Parks Forum/Parks Groups could do a Big Lunch in Harrow's parks to attract more users.
- WiFi goes a long way in public spaces.
- We also need to connect with schools as they are trying to maximise their income and open up facilities for the community to use.
- Better marketing of what is in the parks and community facilities by type, for example if you want to play tennis you can play/hire facilities in A,B,C, for football you can join these clubs or hire facilities in X,Y,Z.
- Perhaps link activity in the parks to Your Place, Your Space app.

Points from the meeting:

- Review membership of the Regeneration Residents' Panel to check those absent.
- If interested in the GGF in Harrow Town Centre contact Mark Billington.
- Bring feedback on the Finance Review when completed.
- Feedback on DRP and dates of meetings.
- Greenhill Way progress for a future meeting agenda.
- London Plan to be on a future meeting agenda
- AOB
- **Date of the next meeting: Tuesday 19 June**