

368-372 STATION ROAD

Welcome & background

Welcome!

The purpose of this event is to get your feedback on the emerging proposals 368-372 Station Road so that your views can help shape the plans which will be submitted to Harrow Council.

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At the event today, you can speak to members of the project team who will be able to answer any questions you may have about aspects of the proposals.

We encourage you to offer your feedback to us and look forward to hearing the views of the wider community. Around the room this evening, you will have the opportunity to fill out a physical feedback form.

You may also provide your feedback by visiting our website at **stationroadharrow.co.uk**.

Target submission date – January 2025



Visit our website to provide your feedback and comments

stationroadharrow.co.uk

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Site Context

The site is located in Harrow Town Centre, outlined in the Borough's Core Strategy as being the main retail leisure and office centre, and is within an opportunity area location.

Harrow Town Centre is designated as a Metropolitan centre, one of twelve across London, identifying it as an area with capacity for future growth, prompting its additional designation also as an Intensification Area.

There have been a number of recent schemes consented with varying height in close proximity to the proposed site. Key neighbouring schemes of a similar scale and use mix are:

- The Lexicon Development by Fairview – ranges from eight to eleven storeys across five blocks,
- Lyon Square located to the north ranges from nine to 14 across 6 blocks
- Harrow Square – located to the west with up to 20 storeys in height across 3 large scale blocks.

A study has been carried out on surrounding buildings and their architectural language to inform and contextualise the elevation development.

The prevailing architecture in the immediate area demonstrates standalone terraced properties with commercial use at ground floor, or residential blocks with commercial use at ground floor. Along Station Road, a bay rhythm is formed with commercial language at ground level. The existing commercial unit at 368 Station Road currently interrupts this rhythm and therefore there is an opportunity for re-development of these high street elevations to reference and enhance the existing street scene.



Pictured under previous tenants

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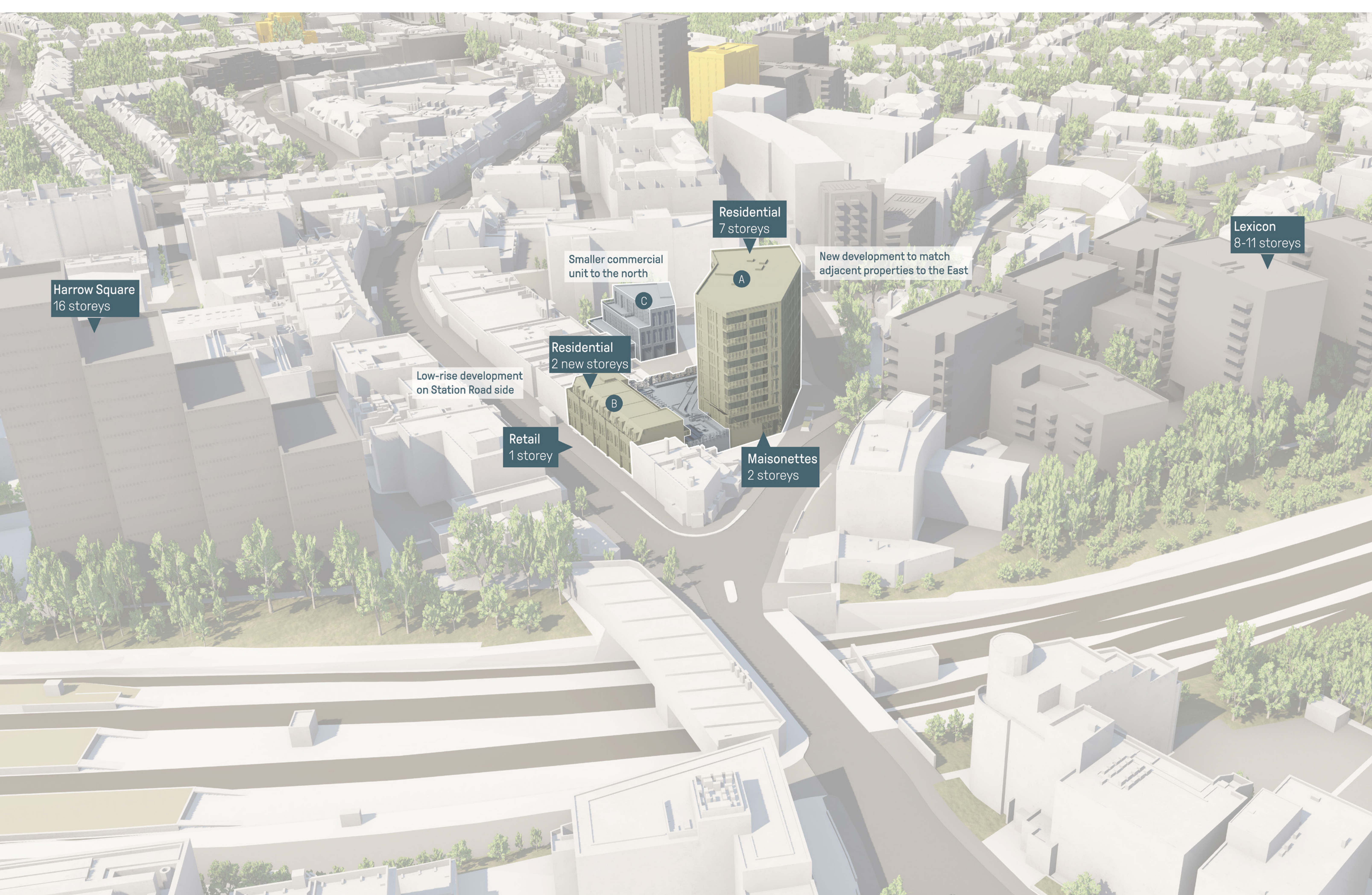
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Our Proposals

Our proposals would deliver 63 new homes and over 13,000 sq ft of high quality commercial space.

Our proposals will create a new, high-quality design-led development that will rejuvenate the high street while delivering the right blend of housing and business space to meet local needs.

The existing buildings on the site are currently of low architectural quality and the proposals present an opportunity to enhance the streetscape and improve the quality of existing residential and commercial space on the site for the benefit of the local community.



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The Design

The proposals consist of three elements arranged around a first floor podium with a generous green terrace and safe children's play space for residents.

Block A is a residential block to the east of the site at 9 storeys in height.

Block B is three storeys in height and includes re-provision of the existing high-street commercial space in a flexible arrangement onto Station Road with enhancements to support the high street, with new residential accommodation above.

Block C to the north of the site is a three-storey building which will provide additional commercial space, flexibly designed for use as office space or other business/community uses to suit market needs.

Block B will be accessed from Station Road while Blocks A and C will be accessed via the pedestrian and vehicular private access from Lyon Road.



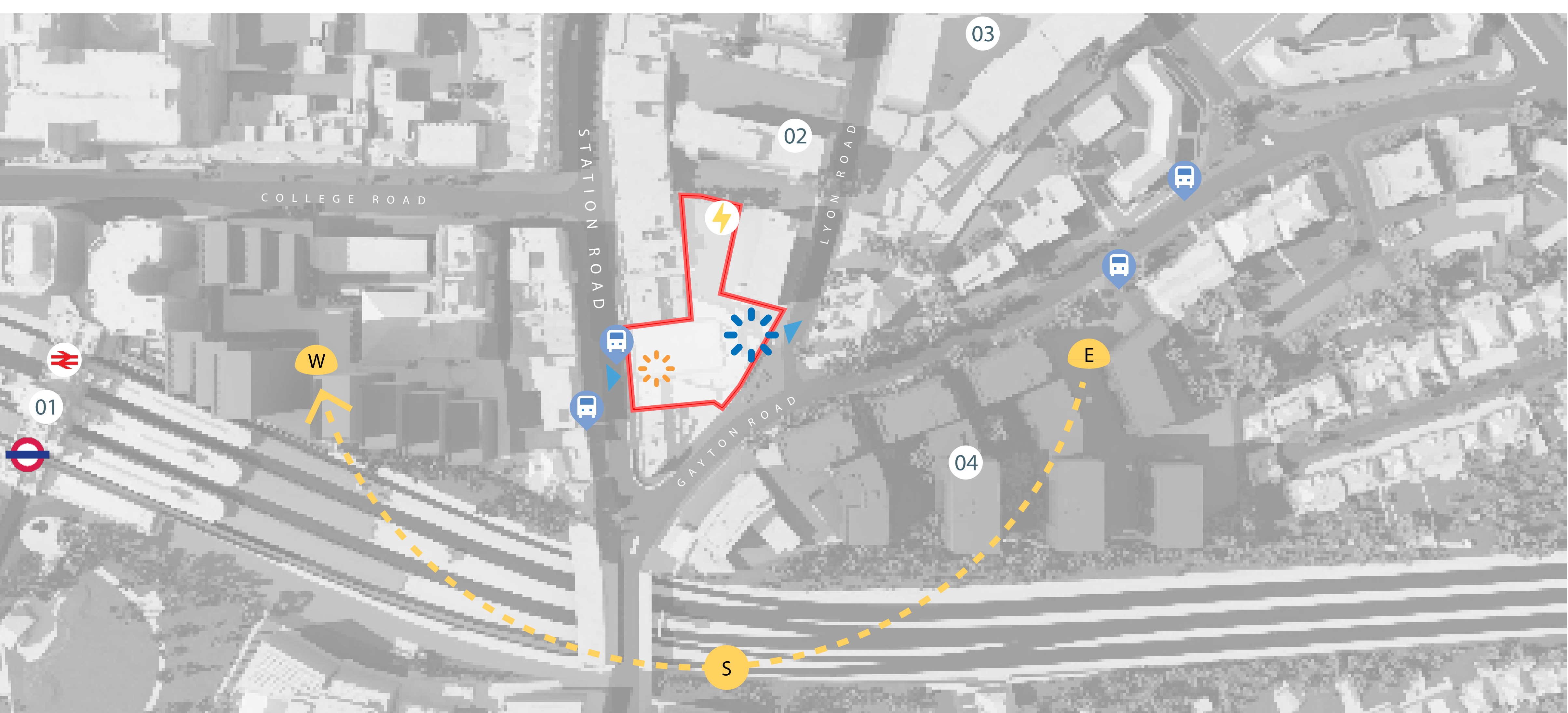
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Opportunities and Constraints

It is essential to the success of the scheme that the development is an appropriate urban scale relative to its context.



- 01 Harrow on the Hill Station
- 02 Congress House
7 storey commercial building
- 03 Lyon Square
9-14 storey mixed use development
- 04 Lexicon
- Site boundary
- ▲ Site access
- ★ Established 2-4 storey high street
- ★ Opportunity for development
- ⚡ Substation
- Ⓜ Harrow on the Hill Underground
- 🚉 Harrow on the Hill Train Station
- 🚌 Bus Stop

Constraints

- Working with Neighbours
- Respecting the Urban Grain
- Complementing Existing Uses and Supporting the High Street

The site context has been carefully considered to develop a contextually appropriate scheme. The existing commercial and residential uses have directly informed the proposals to ensure the existing and proposed amenity of all existing and future occupants exist harmoniously.

This approach has been taken through in developing all aspects of the scheme to create proposals that work not only at the urban scale, but also the everyday human scale to create successful spaces for people to work and live.

Signal House

The configuration of both the proposed massing and internal layouts for both residential and commercial accommodation on the site is designed to safeguard the existing amenity of Signal House and improve the quality of their setting and outlook.

Daylight/Sunlight

The proposals have been developed with the input of a specialist Daylight Sunlight Consultant to ensure compliance with the current design standards to ensure the required levels of daylight and sunlight are maintained and created for both existing and future occupants respectively.

Access

The proposals seek to work with the existing level change between Station Road and Gayton Road to ensure level access is provided to all occupants of the site. The proposed courtyard is proposed to have controlled access and align with SBD best practice.

High Quality Commercial Space

The proposal to demolish the existing low quality commercial buildings creates the opportunity for new high quality, flexible and desirable commercial space that will contribute to maintaining and reinvigorating an active high street frontage on Station Road.

The Developing Urban Grain

As outlined a number of neighbouring developments site have recently come forward, creating additional and much needed homes and commercial space through taller and denser schemes. The proposals have been developed to align with this emerging strategy for the area as supported by local policy, to increase the delivery of high-quality homes and workspace for the local community. A contextualised approach has been implemented considering how the proposals will be considered in both the immediate street scene but also through wider verified townscape views assessed by an external consultant.

Opportunities

In preparing the proposals for the site new opportunities have been identified to ensure the maximum benefit can be provided to the local community.

- 63 new high quality and energy efficient homes with private amenity
- A mixture of residential unit sizes to support and foster local community
- New children's play space
- Flexible and energy efficient commercial space
- Reinvigoration of the retail high street
- Safer streets through natural surveillance
- High quality buildings that will enhance the urban environment and character of the area

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Residential

63 new homes will be created to meet the housing needs of the local community.

Block A is a 9-storey residential block that will face onto Lyon/Gayton Road to create an active residential frontage. Block B is a three-storey terrace building fronting onto Station Road, with ground floor commercial space and two storeys of residential accommodation above. The space between the two residential blocks creates the space for a communal podium garden at first floor level.

Four maisonettes will address and activate Gayton Road with natural surveillance. Each duplex is set back at ground floor by 1.5 metres to the pavement. This creates the opportunity for planting to screen the windows to each unit creating separation from the public footpath.

The units have their external amenity space at first floor level, raised above the street to maximise privacy and security.

This private amenity space for each maisonette will create a private and active garden space to foster a community between residents in this shared space.

Amenities provided will include secure cycle storage spaces and blue badge car parking spaces.



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Commercial

Over 13,000 sq ft of new, high quality and versatile commercial space will be created through the proposals for use by local businesses and the community.

Active high street retail frontage is maintained in the proposals to enhance the streetscape.

Block B's commercial unit layout and façade configuration facilitates a flexible open plan footprint to provide either one, two, three or four commercial units; this ensures long-term sustainability to respond to the demands of the market and our changing high streets.

Block C, within the new courtyard, provides complementary and high-quality flexible commercial space for local business or community uses, allowing for a vibrant mix of uses to support the high street.



Block C - Flexible Commercial Space

Block C had been design to enable a flexible commercial space that can be occupied by a single tenant operating their business across all 3 floors or by 3 tenants; one on each floor.

The flexible Class E use would enable both office or community use functions to take place, and this diagram outlines how these could be configured. The diagrams show 2 different use types, however the communal core to the building also facilitates a scenario where different use types/businesses could operate separately on different floor levels.

Block C - Office Type Use

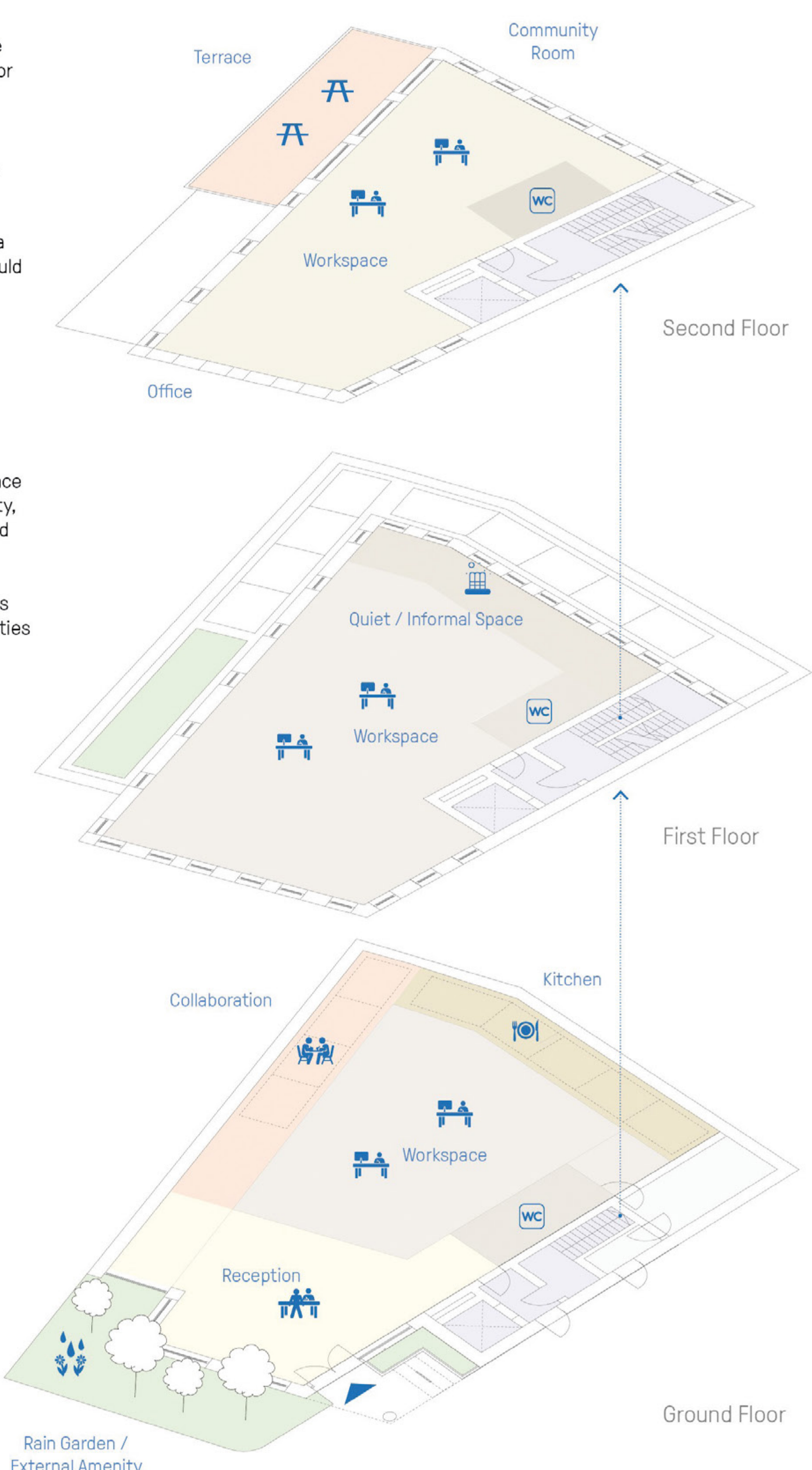
Workspace Activities

Creating a building that creates attractive workspace for local businesses requires balancing functionality, comfort, and efficiency to promote productivity and foster a desirable and engaging environment.

This conceptual plan presents the variety of spaces that could be created for typical work based activities for modern office space.

Key:

- Reception
- Workspace
- Rain Garden / External Amenity
- Collaboration
- Quiet / Informal Space
- Terrace
- Kitchen
- Toilets



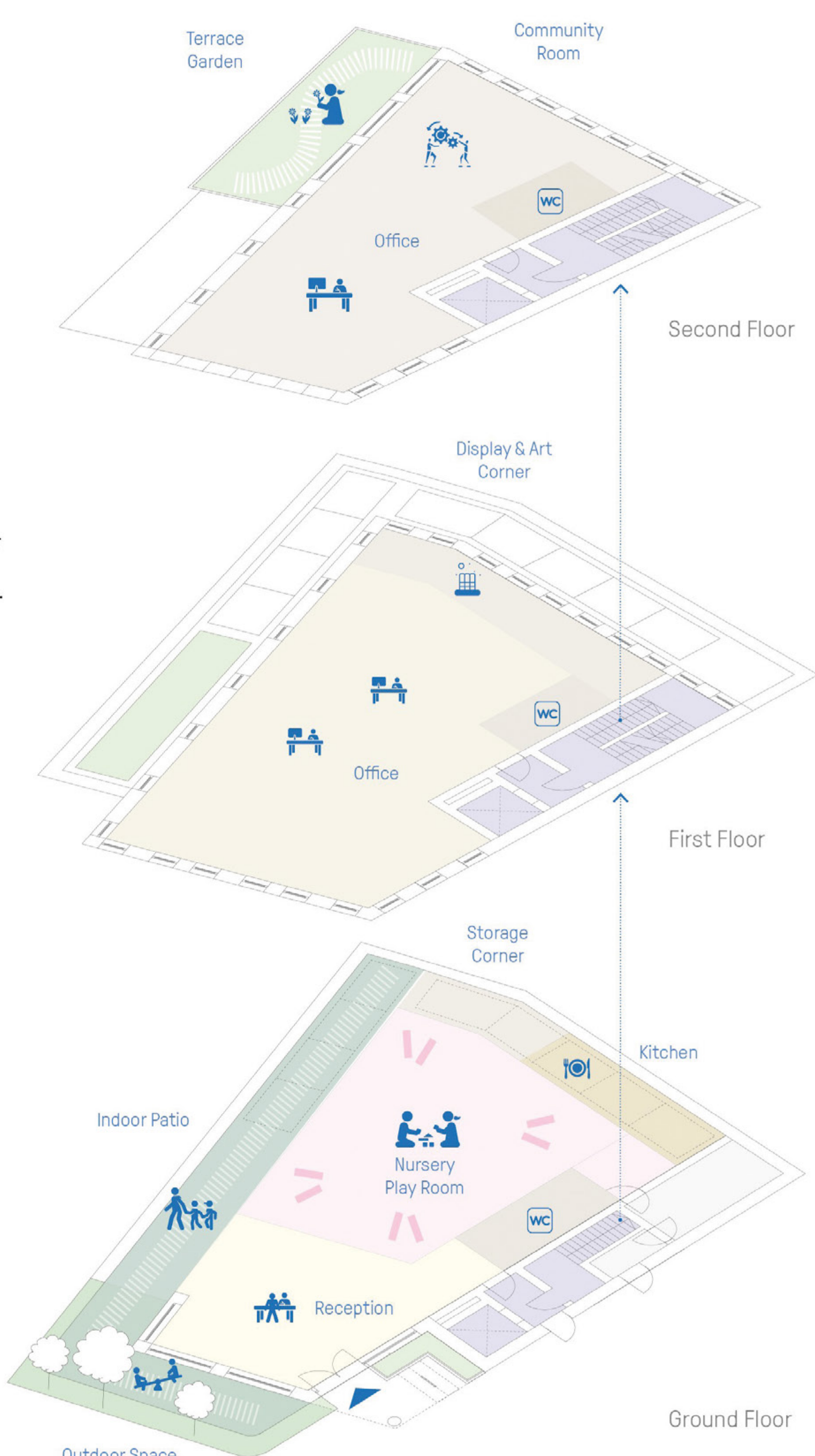
Block C - Community Type Use

- example shown: Nursery Activities

To create a safe, engaging, and functional space for young children and staff, it is important to consider several key factors when designing a nursery space. This illustration presents the main spaces and activities to take into account

Key:

- Reception
- Play Room
- Outdoor Space
- Indoor Patio
- Display & Art Corner
- Office
- Community Room
- Terrace Garden
- Kitchen
- Toilets



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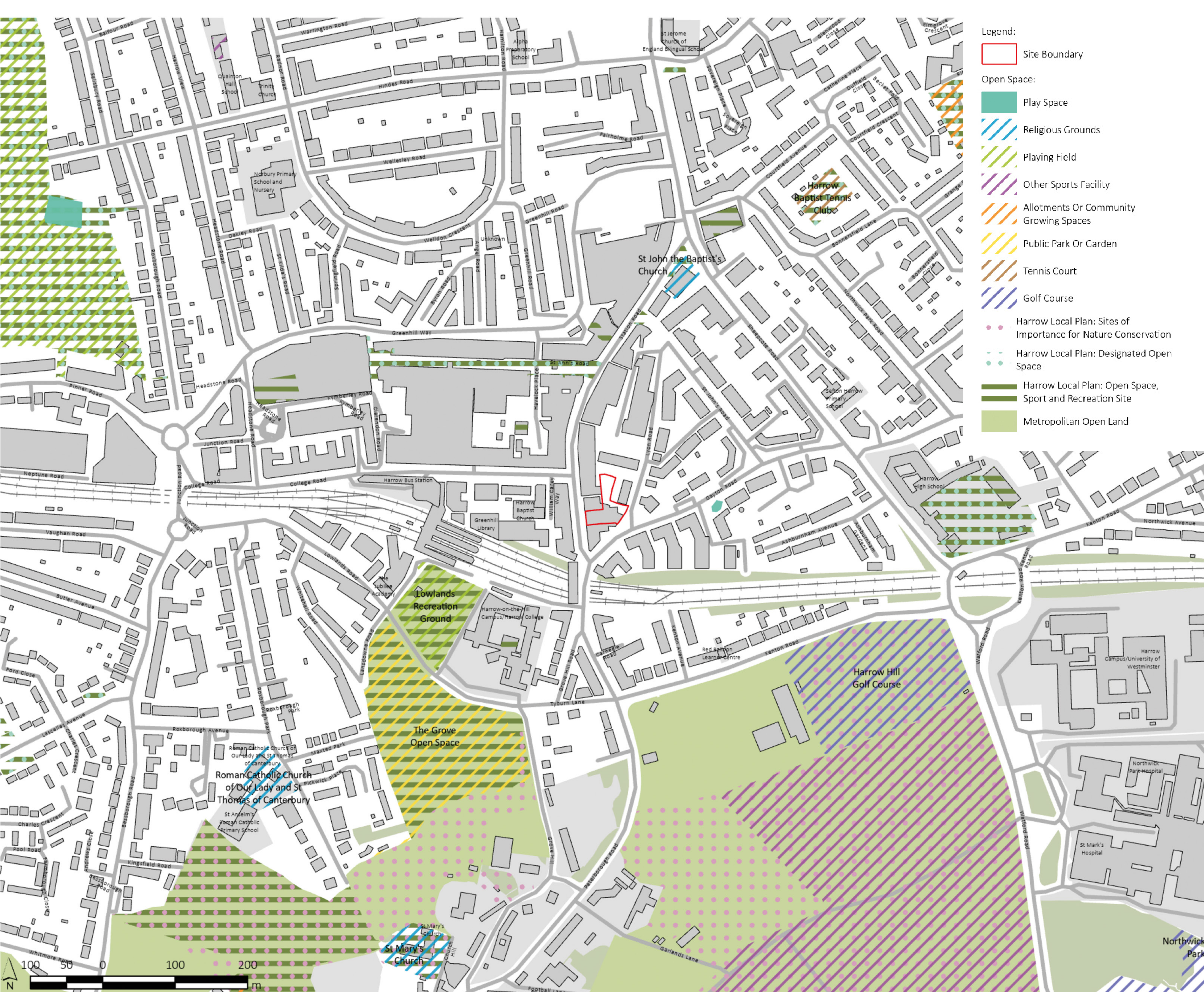
Sustainability

The site is ideally located within an existing infrastructure of services as well as local green parks, open spaces and play spaces.

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Close proximity to a variety of open green space, amenity green spaces and play spaces provide a diverse network of spaces for future residents to enjoy.

Creation of a landscaped space with children's playspace between the two residential blocks at podium level act as a shared garden amenity for the residents to enjoy.



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Timeline and next steps

Indicative Timeline



Next steps

Thank you for attending our exhibition for 368-372 Station Road.

Following this event and the other engagement taking place, the team will collate your feedback and update the design.

We will keep the local community updated throughout the planning process.

You can have your say by:



Providing your feedback and comments via the project website:
www.stationroadharrow.co.uk



Completing a feedback form available today



Writing to us at FREEPOST – Cratus Communications
(no further address details or stamp required)



Emailing us at jcarter@cratus.co.uk or calling 07578618775



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