
GREENMEAD PLACE
TESCO HARROW
ONLINE RESIDENT EVENT
MAY 2023



GROUND FLOOR
30A GREAT SUTTON STREET
LONDON EC1V 0DU

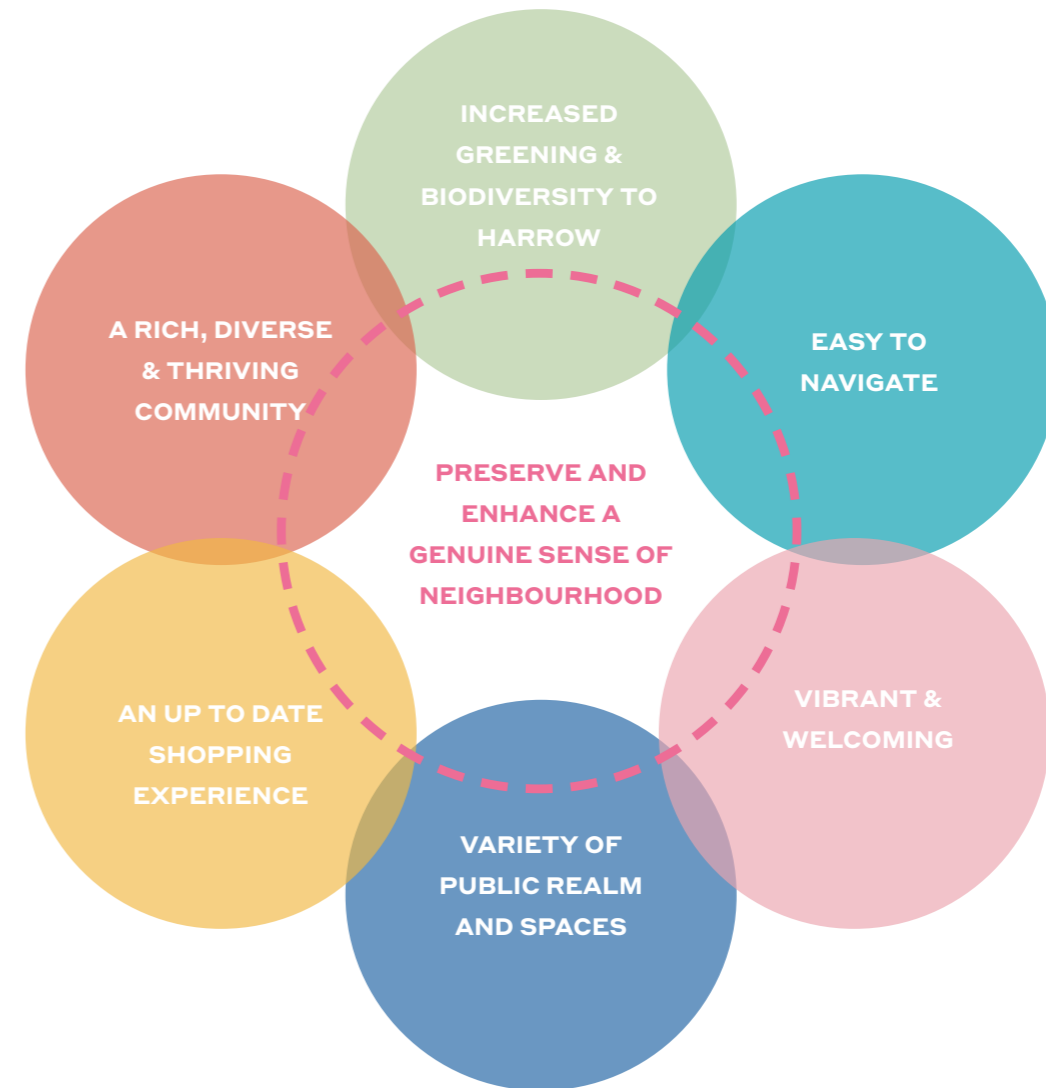
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1.0 INTRODUCTION & SUMMARY



1.01 PROJECT TEAM & VISION

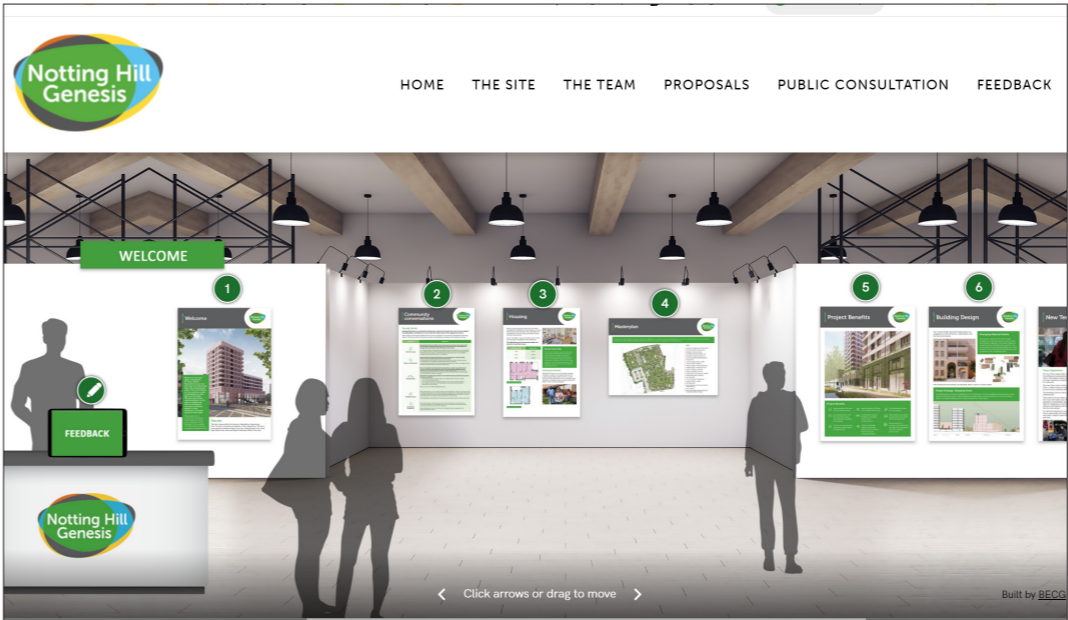
Notting Hill Genesis	Client
Tesco	Key Stakeholder / Land Owner
Rolfe Judd	Planning Consultant
Conran & Partners	Architect
Tully de'Ath	Structural Engineers
Calford Seadon	MEP/ Sustainability/ Overheating/ Circular Economy
AECOM	Project Manager/ Cost Consultant/ Principle designer
Curtins	Transport Consultant
IFC	Fire Consultant
Standerwick Land Design	Landscape Architect
BECG	Comms/Public Engagement
GIA	Daylight sunlight
SLR	EIA Acoustic consultant Air Quality Wind consultant TVIA Heritage Access Consultant
Peter Connell Associates	Accessibility Consultant
Kanect	Waste Management
Quod	Viability
Natasha Bourne Visuals	Visualisations



1.02 CONSULTATION TIMELINE

Public Events To Date

- 01 JULY 2021
 Immediate Residents Online Webinar (covid-19)
- 02 JULY 2022
 Public Consultation open to all.
 1x in-person event
 1x Online webinar
- 03 NOVEMBER 2022
 Public Consultation open to all.
 2x in-person event
 1x Online webinar
- MAY 2023 - TODAY
 Online webinar
 Aim to review changes since previous consultations.



1. Live website outlining proposals.
 2. Picture from public consultation 02.
 3. Map showing extents of letter drop
 4-5. Pictures from public consultation 03.

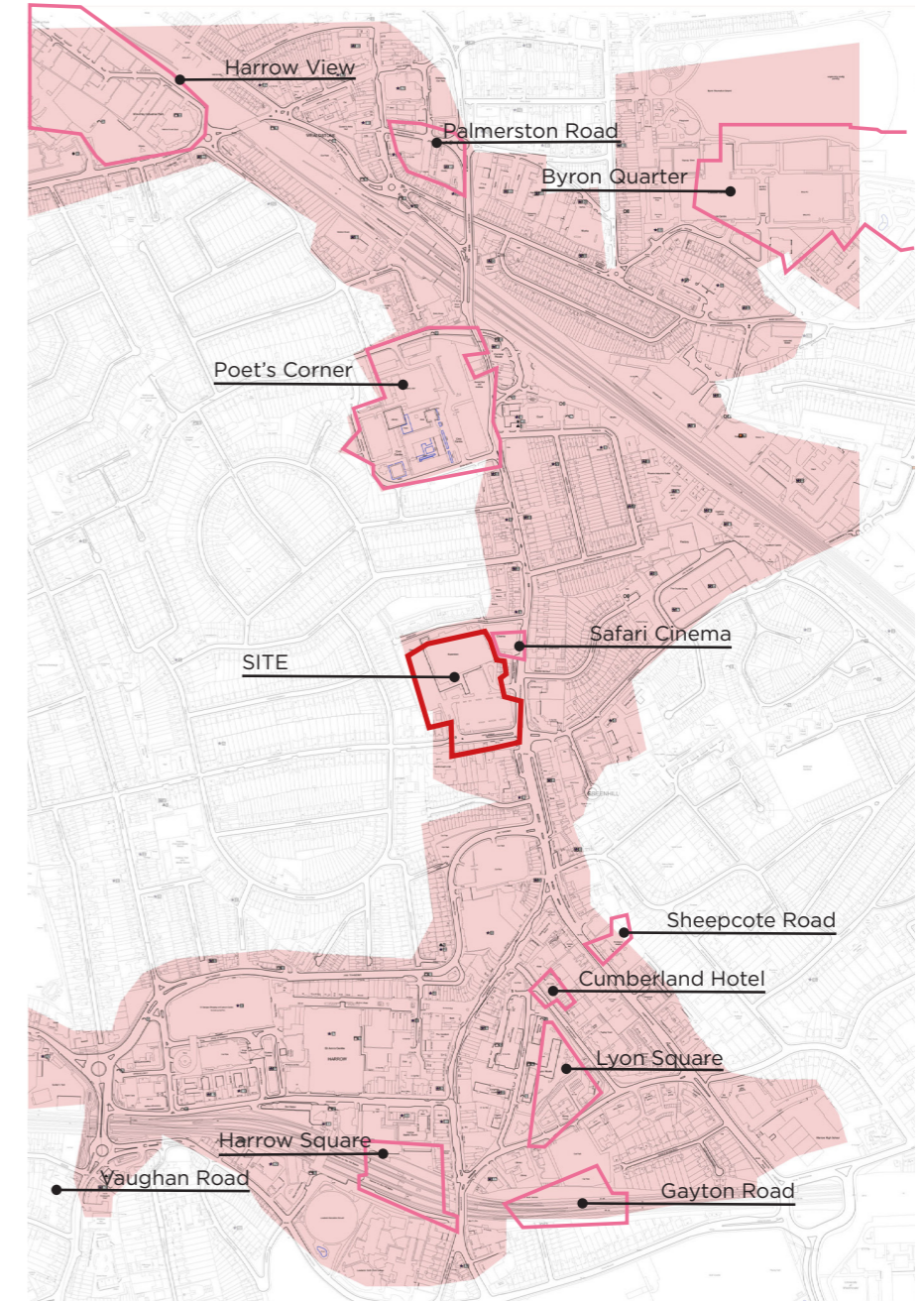


1.03 EXISTING SITE AND OPPORTUNITY AREA



Aerial View from the South

Existing site is primarily tarmac carpark and hard landscaping at present



The Harrow and Wealdstone Opportunity Area:

The site is positioned centrally within the Opportunity Area and is one of a number of key allocated sites that have been developed or are under development.

The potential of the Tesco site should be understood in this context.



1.04 SCHEDULE OF ACCOMMODATION HISTORY

Public Consultation 01
July 2021:



Total Homes **600**

Storeys: 6-15
 High Mead: 8
 Hamilton Rd: 6-7
 Station Rd Corner: 10
 Central buildings: 14-15

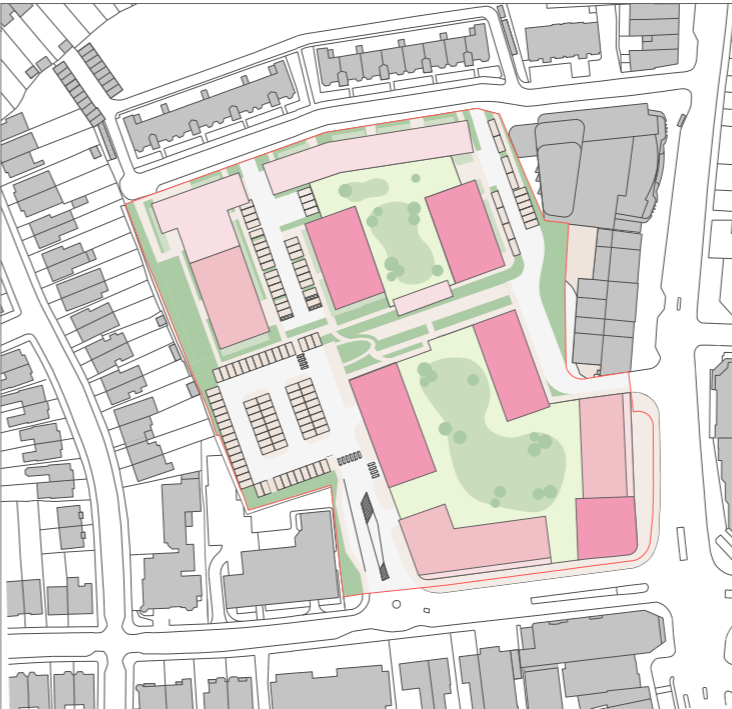
Public Consultation 02
July 2022:



Total Homes **569**

Storeys: 5-16

Public Consultation 03 & PPAP -
November 2022:



Total Homes **559**

Storeys: 5-15

Proposed Schedule
MAY 2023:



Total Homes **504**

Storeys: 4-13
 High Mead: 4
 Hamilton Rd: 4-5
 Station Rd Corner: 12
 Central buildings: 12-13



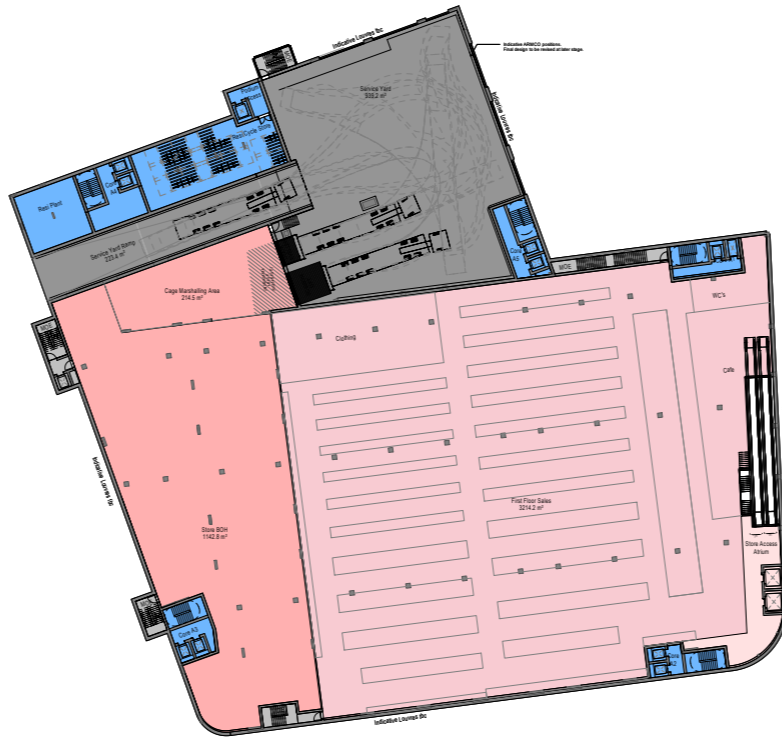
1.05 SCHEME BENEFITS - A NEW STORE

- Customer carpark
- Atrium
- Ground floor commercial
- Service yard
- Plant space
- Residential cores
- Sales area
- Atrium
- Back of house



Ground Floor Plan

242 customer parking spaces (Existing 365 spaces. 33% reduction)



First Floor Plan

Store sales, BOH & Service Yard



Second Floor Plan

Staff, BOH & Service Yard

Summary of Tesco Facilities



PARKING

- Reduction of parking spaces in line with Tesco surveys of requirements
- New EV rapid charging points
- New click and collect bays
- Increased capability for online deliveries
- 2hrs free parking for community use maintained



STORE

- 3,300m² Sales Floor GIA maintained
- New modern store, with footprint efficiencies in servicing and back of house
- Pharmacy & all existing services retained
- New F&F Clothing offer & changing
- Large Customer café

- Potential additional small retail partnership offer in lobby
- Store entrance accessible from Station Road as well as car park
- Store servicing within store footprint thus reducing noise and disturbance



CYCLE

- Secure staff cycle provision
- Customer and general neighbourhood cycle provision



1.06 SCHEME BENEFITS - NEW HOMES, NEW STREETS & PUBLIC REALM



HOMES

- 504 new homes
- Mix of 1, 2 & 3 bed dwellings
- High quality design with robust materials
- 147 associated parking spaces
- 900 cycle space, in line with GLA
- Tenure blind homes and entrances
- Shared residents amenities



GARDENS

- 2 large podium gardens for residents
- 60 new trees at podium levels
- Grow your own spaces
- All units have private balconies to GLA sizes
- Play space for all ages within podiums



PUBLIC REALM

- New central square and pocket parks accessible to all
- 3 new streets creating safe pedestrian links
- A new permeability through the site
- Mix of shared surface and pedestrian only
- Widening of Station and Hindes Road pavements
- Healthy Streets principles, street planting and furniture
- 120 new trees to be provided at ground level
- Urban greening factor of 0.4
- Promoting active frontages with the potential for high quality landscape and an opportunity for integrating public art or community project



PLAY FOR ALL

- Publicly accessible play on the way for all ages



2.0 PROPOSED MASSING

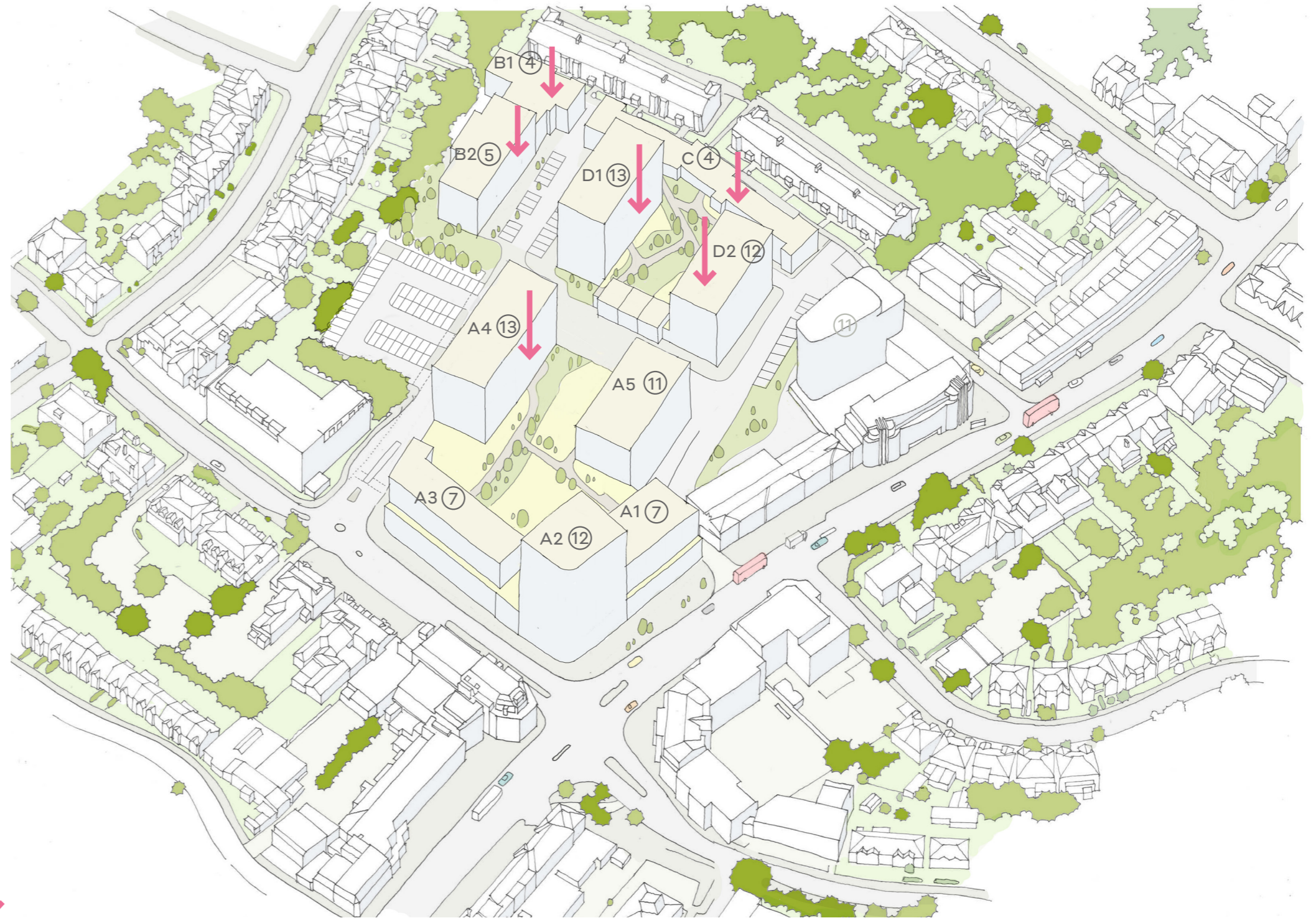


2.01 SUMMARY MASSING

Numerous consultations have taken place with London Borough of Harrow, GLA, DRP, TFL, Secure by Design, 3 rounds of Public Consultation and the Harrow Planning Policy Advisory Panel (PPAP).

The heights of the proposal have been amended to:

- High Mead: 4 storeys
- Hamilton Road: 4-5 storeys.
- Central buildings stepping up from behind Safari Cinema development: D1 & D2 at 13 & 12 storeys
- Central building adjacent to the Tesco car park: Block A4 at 13 storeys
- Neighbourhood marker block A2: Block A2 at 12 storeys

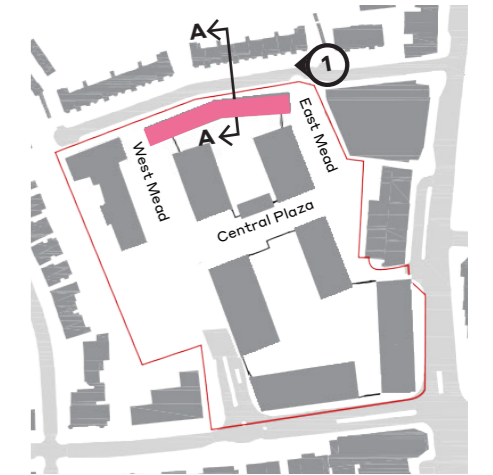


Building height reduced since Public Consultation 03- November 2022



2.02 HIGH MEAD BLOCK C

Reduction of 1 storey. Loss of 10 homes

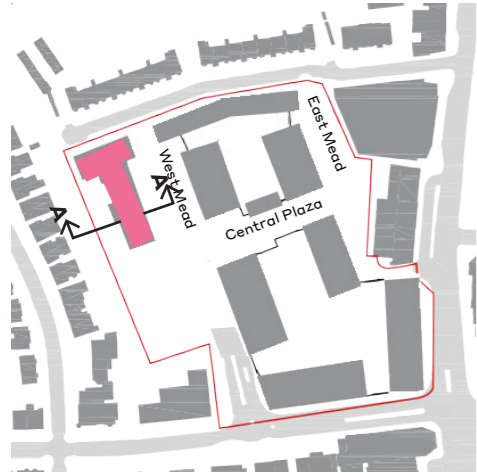


--- Line of previous massing



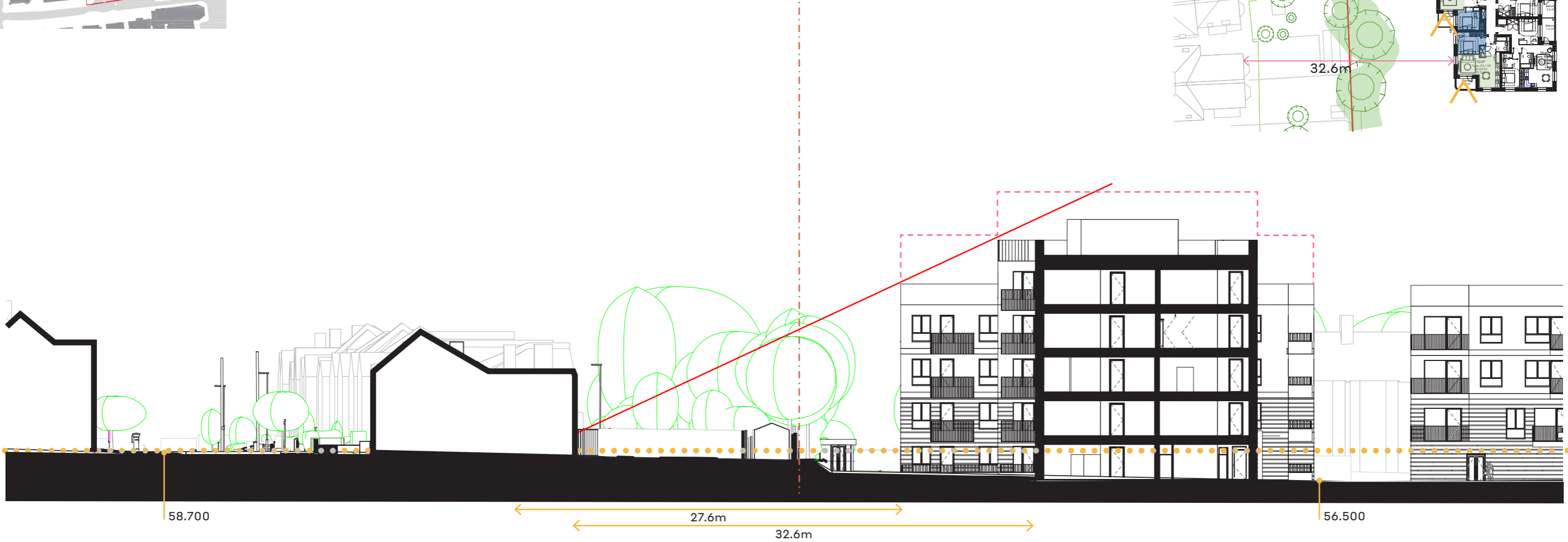
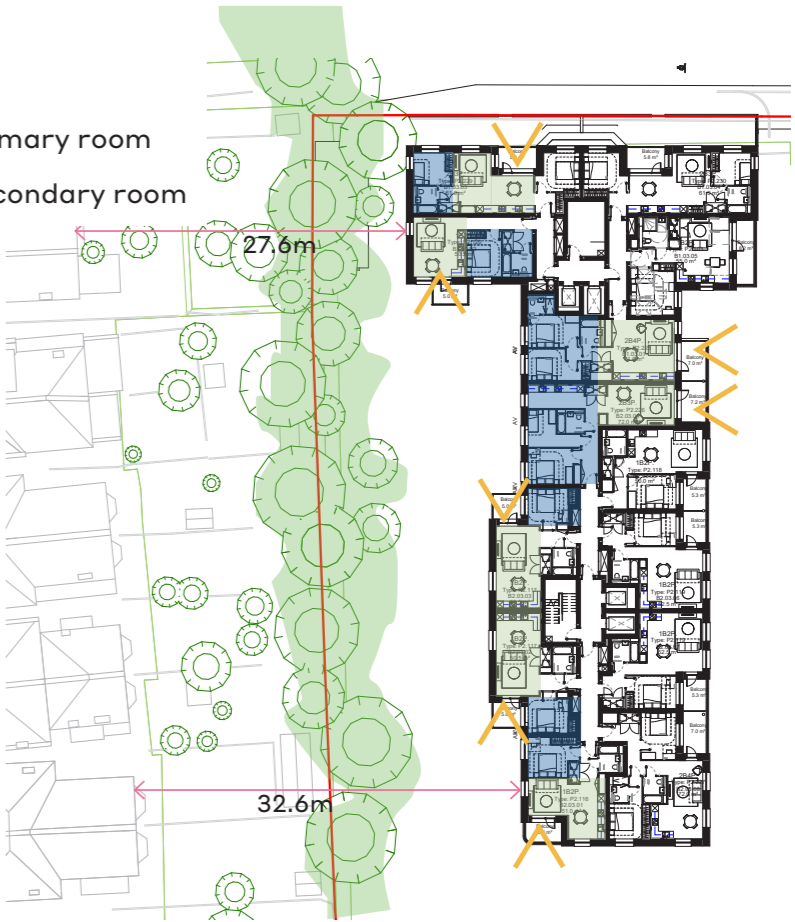
2.03 HAMILTON ROAD BLOCK B

Reduction of 1 storey. Loss of 13 homes



Key:

- Primary room
- Secondary room

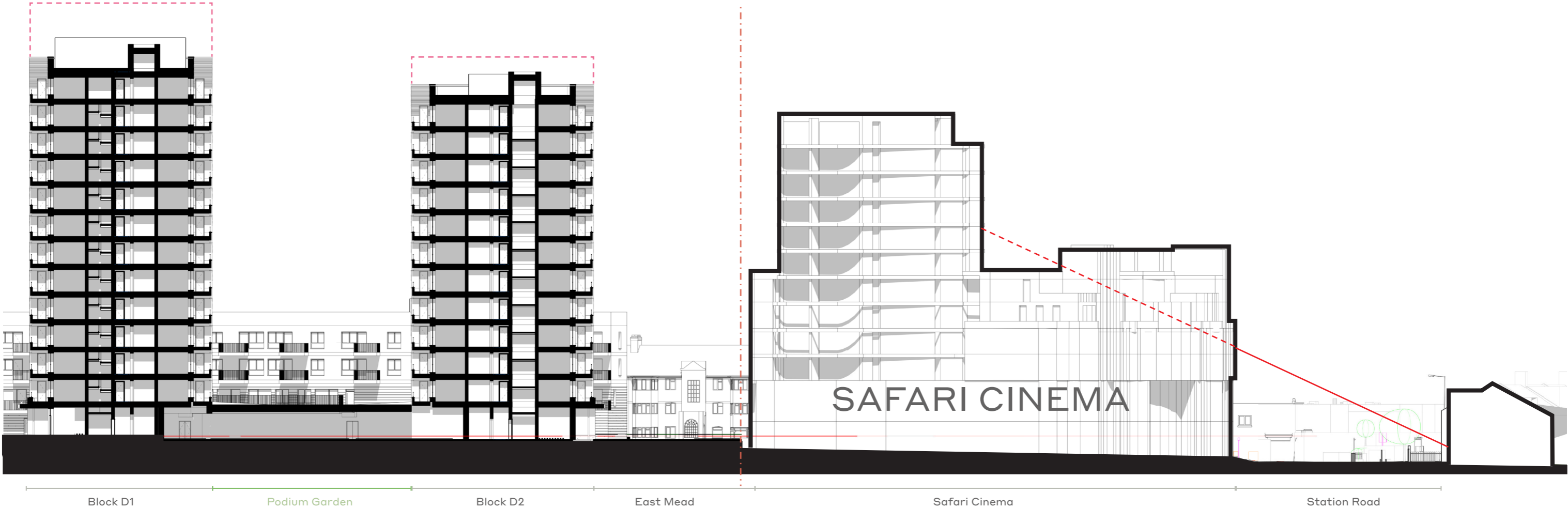


- Line of BRE 25 degrees from rear kitchen windows to properties along Hamilton Road
- Line of previous massing
- Datum line from Hamilton Road (Block B FFL is 2.20m below)



2.04 CENTRAL SQUARE PROPOSED MASSING

Reduction of 1 and 2 storeys. Loss of 24 homes



- Line of BRE 25 degrees from windows across Station Road
- - - Line of previous massing



2.05 URBAN CORNER PROPOSED MASSING



Public Consultation 02 - July 2022
15 storeys



Visual north up Station Road
12 storeys



3.0 SITE CONNECTIVITY & MOVEMENT



3.01 SITE MASTERPLAN

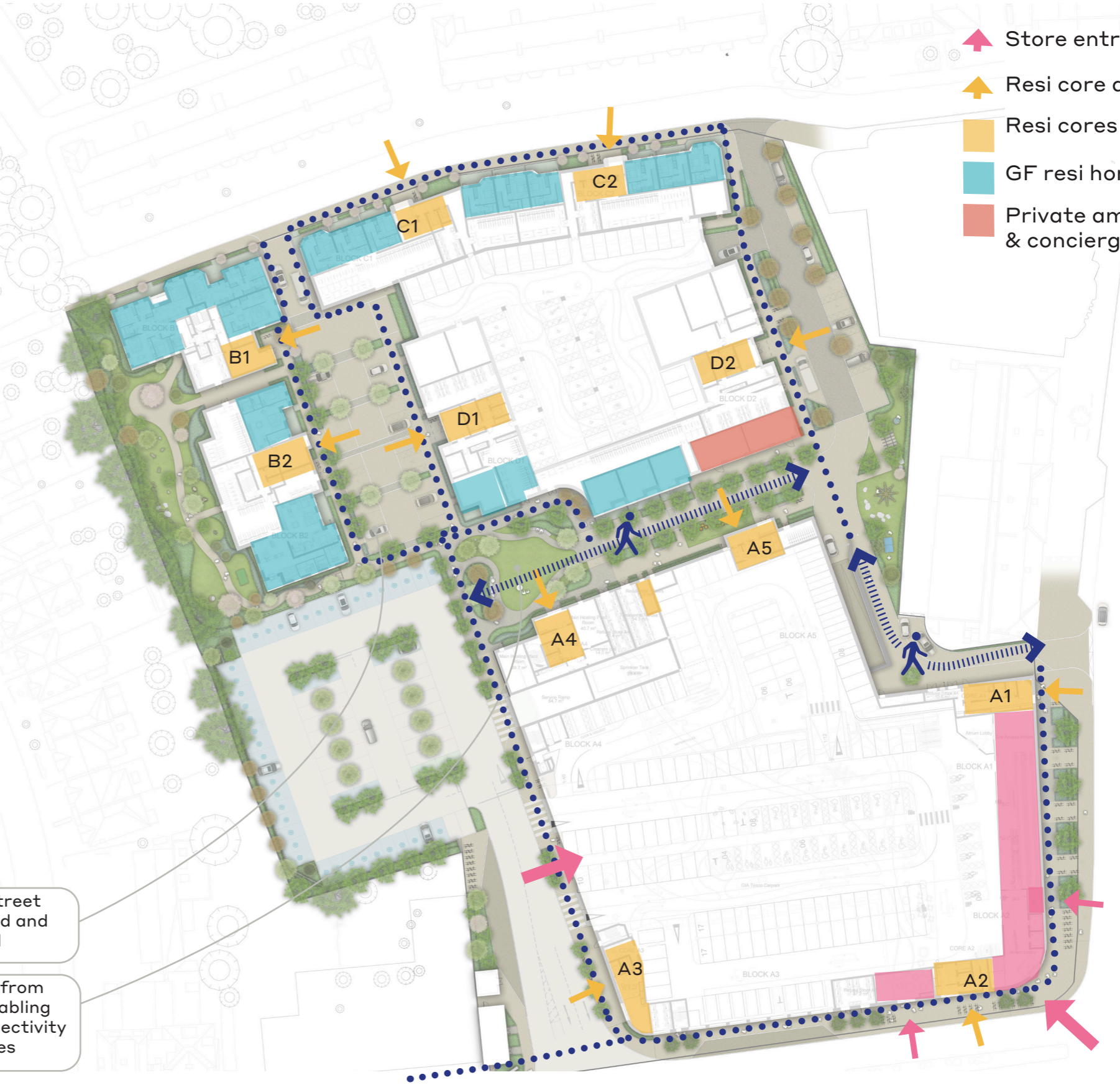
Improvements to pedestrian experience at grade:

- ① Reduction of overall surface car parking
- ② Increase pedestrian priority public realm
- ③ Legible permeability and pedestrian routes
- ④ Clear, landscaped, north-south pedestrian route
- ⑤ Tree lined fully pedestrianised Central Square
- ⑥ New pocket park
- ⑦ Incorporation of escape stairs within building footprint
- ⑧ Widened central square including north-south desire line

-  Store entrances
-  Resi core access
-  Resi cores
-  GF resi homes
-  Private amenity & concierge

Shared surface street between East Mead and Station Road

Parking removed from Central Square enabling pedestrianised connectivity between phases



3.02 STATION ROAD VIEW SOUTH



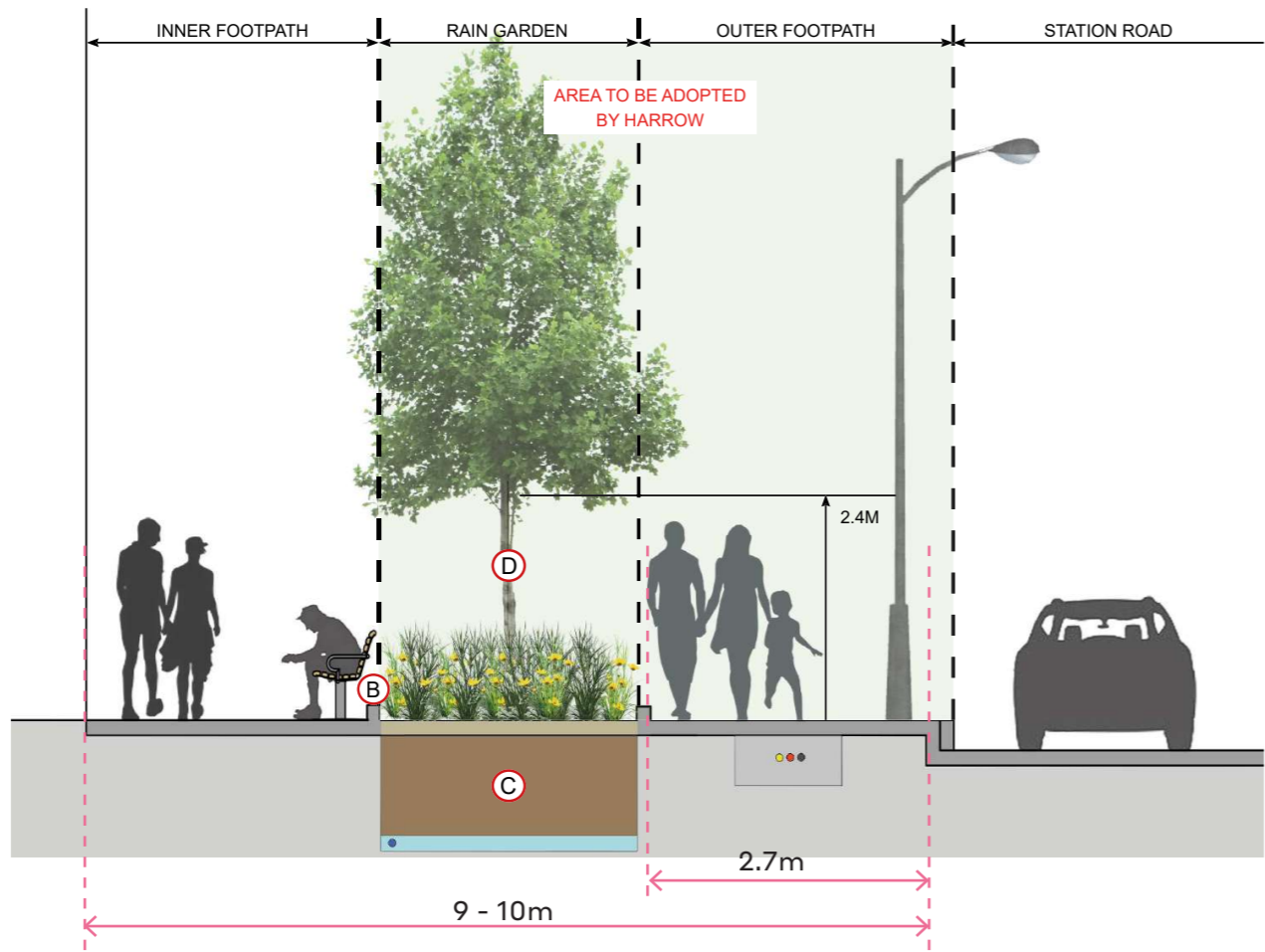
Visual looking south along Station Road



3.03 STATION ROAD STREET ACTIVATION



Existing Station Road pavement



A landscaped central bank of provides a buffer from the street



Pink line denotes existing pavement width



3.04 STATION ROAD DEEP PAVEMENTS TO BUSY CROSSING

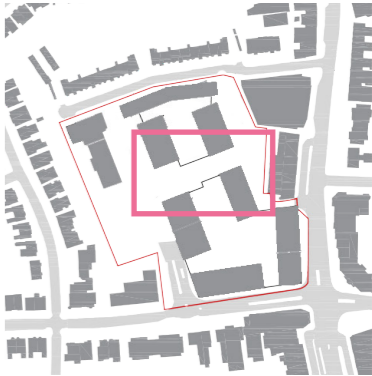


A new kiosk provides additional activation along Station Road



3.05 DESIGN DEVELOPMENT THE GREEN HEART

Design development of Central Square: removal of surface parking and increase in public realm, greening and play.



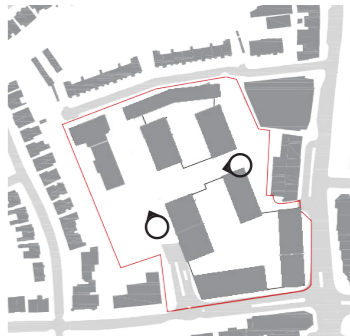
Proposed Central Square Design
July 2022 - Public Consultation 02



Proposed Central Square Design
May 2023 - Revised design



3.06 NEW STREETS PEDESTRIAN LINKS

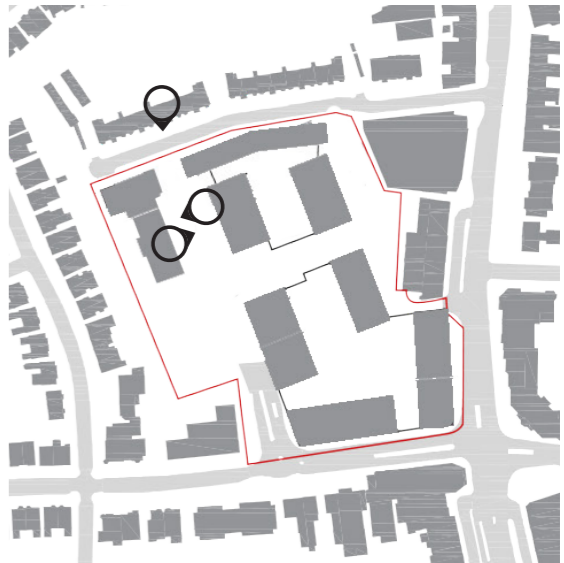


Central Square

Visual looking North towards High Mead



3.07 NEW STREETS WEST MEAD



Visual looking South from High Mead



Distinct residential entrances



3.08 NEW STREETS EAST MEAD



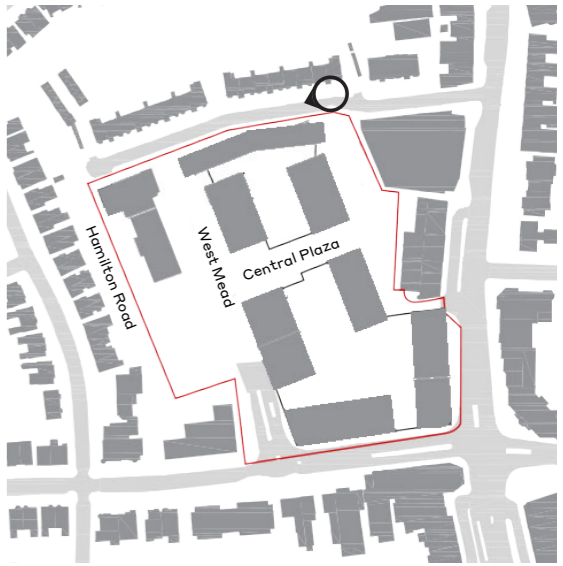
Vehicular access to residential parking balanced with new pedestrian priority streets and landscaped pocket park/ door step play.



Metroland detailing



3.09 HIGH MEAD NEW NEIGHBOURHOOD



Expressed residential entrances and individual dwelling front doors on street



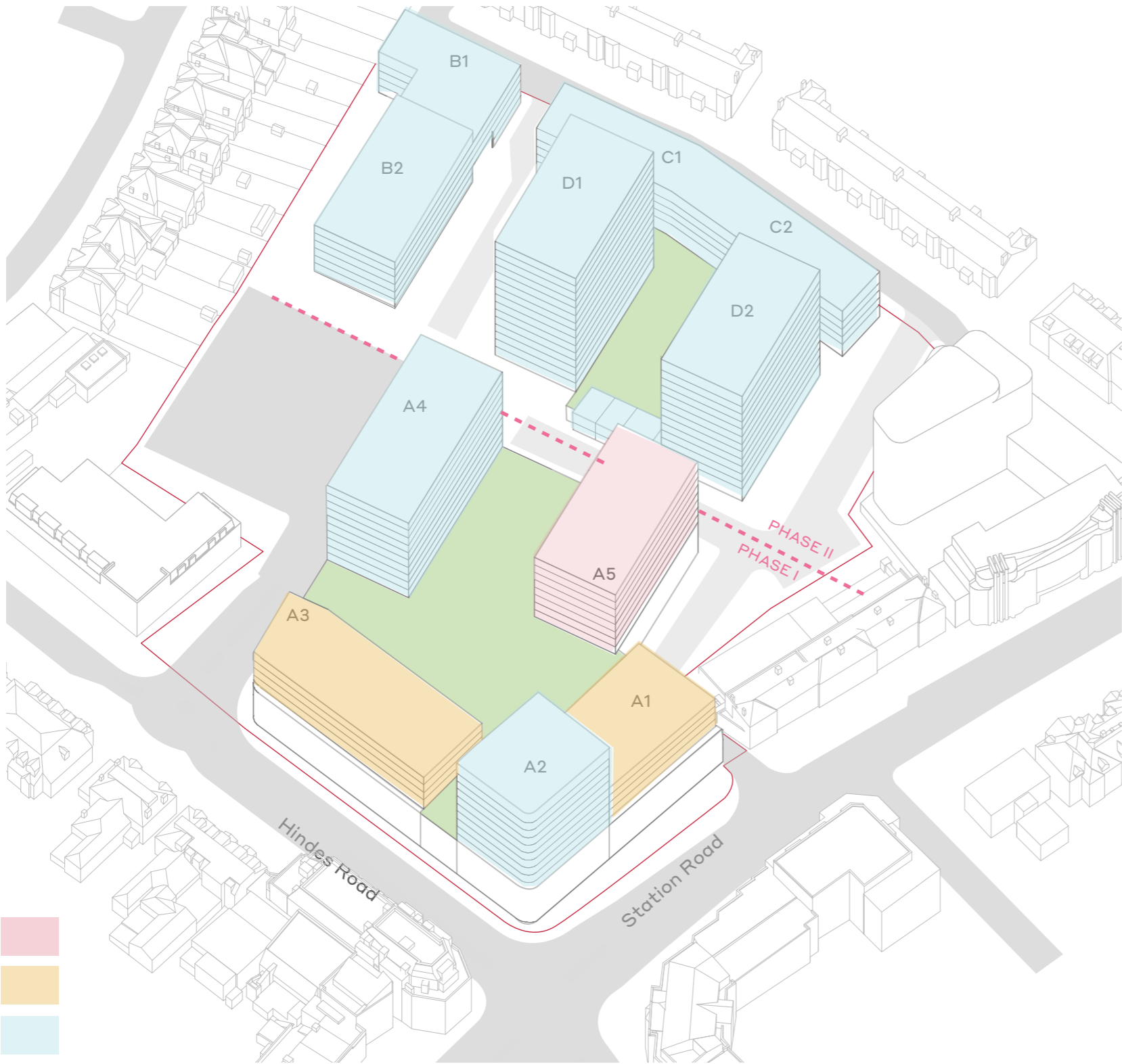
3.10 PODIUM GARDENS LARGE GREEN PODIUM GARDENS



4.0 RESIDENTIAL ACCOMMODATION



4.01 SCHEDULE OF ACCOMMODATION



PROPOSED SCHEDULE - May 2023:

Total Homes	504
Phase I	233
Phase II	271

100 Affordable Homes delivered within the first phase of the development.

Social Rent: 56 homes
 Shared Ownership: 44 homes

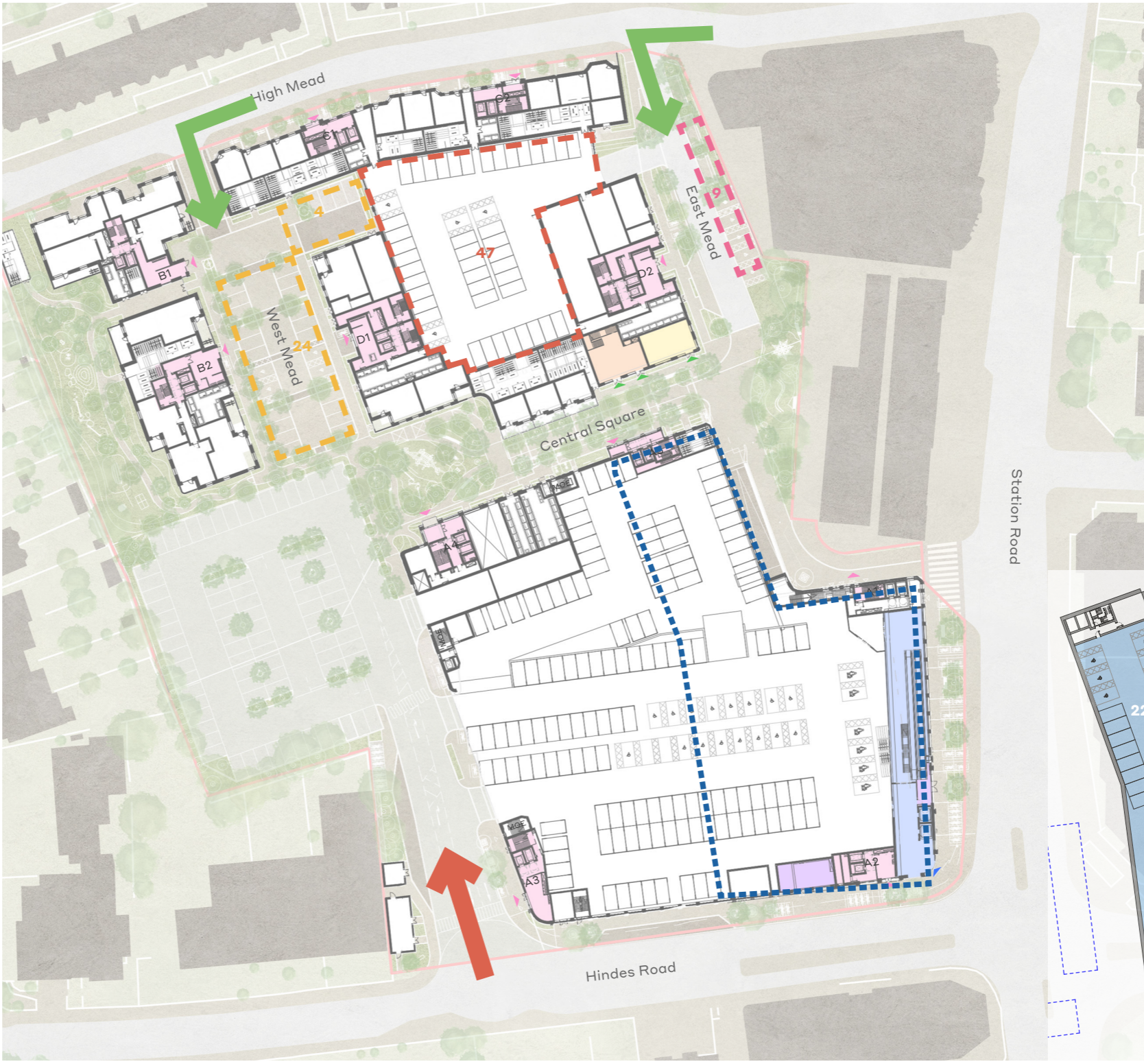
Wheelchair-User Homes 52
 Mix of 1bed, 2bed and 3bed across tenures and blocks



4.02 RESIDENTIAL PARKING SUMMARY

Note: CPZ restrictions apply to surrounding streets

20% Active EV bays
80% Passive EV bays



- PHASE II**
- West Mead
28 spaces (4wch)
- Undercroft:
47 spaces (4wch)
- East Mead:
9 spaces (2wch)

- PHASE I**
- Basement
67 spaces (8wch)

ALL residential traffic access the site from High Mead (including bins, deliveries & emergency vehicles)

Hinds Road gives access to Tesco ONLY. Reduced vehicular movements than current condition due to loss of parking



NEXT STEPS

PLANNING SUBMISSION - SUMMER 2023

INFRASTRUCTURE CONTRIBUTIONS:

Community Infrastructure Levy (CIL) - Approx. £4.5 M

Mayoral CIL - Approx. £2.5 M

Expected Section 106 Contributions

Heads Of Terms



THANK YOU

