Welcome

We want to know what you think about our early proposals to build new homes, a brand new nursery and community centre at 300 Harrow Road.

300 Harrow Road is located right in the heart of a vibrant, thriving community in north Westminster.

With excellent local transport links and existing amenities, including a nursery and community hall, this is a highly desirable neighbourhood for families to make their home.

Our ambition for 300 Harrow Road is to redevelop currently under-used space to deliver brand new homes, including a high proportion of genuinely affordable homes, for people living and working in Westminster.

Alongside new homes, these proposals will deliver brand new community facilities and green space for current and future residents to enjoy.

These proposals are at a very early stage and we are looking forward to hearing from you with any feedback or ideas.

This drop-in session gives you an opportunity to:
- learn about our proposals and look at our early plans;
- meet the project team and ask any questions; and
- give us your views to help us shape the proposed new spaces and local environment.

Map showing the location of 300 Harrow Road
About the area

A thriving community in the heart of Westminster with the potential to grow.

- 300 Harrow Road is at the western end of the Westbourne Green Estate, on the corner of Harrow Road and Cirencester Street, close to the Regent’s Canal.

- It is currently occupied by the Warwick Community Nursery/Harrow Road Nursery School, which is operated by the London Early Years Foundation (LEYF) and Warwick Community Hall, a seating area and car parking spaces.

- The site has good access to local leisure amenities, outdoor spaces and public transport, being within a seven minute walk from Royal Oak Underground station.

- Wilmcote House, an existing residential block, is located to the east of the proposed building.

Local context

- Between 2012 and 2014, planning for proposed regeneration of the Westbourne Green estate was carried out.

- These proposals are for a stand-alone development and are not part of any wider estate regeneration project.
Our early proposals

Creating much-needed affordable housing and essential community resources for you and your family.

Westminster’s project team and architects Child Graddon Lewis (CGL) have developed early plans for the renewal of 300 Harrow Road. These proposals look at the best position and design for the new buildings, to minimise the impact on existing properties.

Our emerging design

- We are proposing to deliver three new buildings on the site at 300 Harrow Road. The two shorter buildings will be located southwards on Harrow Road and are designed to fit in with the existing street.
- The taller new building will be on the corner beside Harrow Road and the canal, furthest away from Wilmcote House.
- Our designs minimise, where possible, any overshadowing of the canal and the surrounding properties, and the impact on trees on the site.
- The pavement on Harrow Road will be significantly widened and a new pedestrian route will improve access to the canal and the landscaping around Wilmcote House. New play spaces and facilities could also be provided next to the canal.

- There will be a new nursery and community space on the ground floors of the new buildings and much improved landscaping.

Creating much-needed new homes

- We are proposing to create around 110 new affordable and market-value homes.
- The affordable homes will include homes for social rent and intermediate (discounted) rent.
- The sale of the market-value homes will fund the rest of the development.
- The new buildings will offer a range of flats for smaller and larger families with one, two and three bedroom apartments.

There will be a new nursery and community space on the ground floors of the new buildings and much improved landscaping.

Key

1. Harrow Road
2. Regent’s Canal
3. Wilmcote House
4. Proposed new homes
5. Proposed new community space
6. Proposed new nursery
A new, purpose-built nursery

A new, permanent home for the nursery

- We are proposing to replace the existing Warwick Community Nursery/Harrow Road Nursery School with a new purpose-built nursery.

- We are already working with London Early Years Foundation (LEYF), the existing nursery operator, to design a new learning and play environment, with internal and outside spaces, which will encourage children’s development.

- Following consultation with LEYF, the replacement nursery is currently being designed to accommodate current and anticipated future demand.

- The current proposals include locating the nursery away from Harrow Road, to keep children safely away from harmful noise and air pollution.

- The design will provide a safe and secure environment for your children.

Nursery provision during construction
Westminster City Council is currently working with LEYF to find a temporary location for the nursery nearby, to cover the development period – which could be needed from Summer 2020 until early 2023.
A new community space

A new and flexible community space for local residents

- We are proposing to replace the existing Warwick Community Hall with a new community facility.
- The council will work with the managers and users of the community hall to find suitable nearby, temporary location(s) for existing activities during the demolition and construction of the new facility.
- We are also exploring the creation of a new café within our proposals, which could serve as a meeting point for the local community.

Please use the community space board to give us your feedback on our early plans and any other ideas you may have.

These pictures give an impression of the kind of community space we would like to create.
New, improved landscaping

Transforming the local environment to create a place for everyone to enjoy.

- This is a good opportunity to improve the landscaping around 300 Harrow Road for our residents and improve access to the Regent’s Canal.

- Our current proposals include removing the existing brick walls and fencing on Harrow Road and we are exploring the potential to provide children’s play space on the existing green space near the canal, to open up access to this part of the canal.

- We are proposing to set the new buildings back from Harrow Road to create a wider footpath and opportunities for planting and seating.

- We are exploring how we can change the existing car parking to allow for greener and more open public spaces.

- We are working with specialists to make sure we keep as many of the existing trees as possible. We will have to remove some trees to deliver the new buildings.

Please look at the proposed landscape plan on the table in the exhibition and give us your feedback on our early plans and any other ideas you may have.

An artist’s impression of the landscape between the buildings
Feedback and next steps

Thank you for taking the time to visit and take part in this first public exhibition of our early ideas for 300 Harrow Road.

We believe the redevelopment of this site provides us with a valuable opportunity to create much needed new homes, new community facilities, a purpose-built nursery and transform the surrounding landscape for existing and future residents.

We would like to hear your views on what you have seen presented today. All comments will be reviewed by the project team as we develop our plans further.

You can give us your feedback in a number of ways, which include:

- Speaking to a member of the project team;
- Adding your comments to the exhibition boards where indicated;
- Playing with our table-top landscape plan to tell us what you would like to see here;
- Completing one of the comments cards provided; or
- Emailing us at 300harrowroad@westminster.gov.uk

The information at this exhibition can also be found on the project website westminster.gov.uk/300-harrow-road.

A further consultation, showing more detailed designs, will take place in the spring/early summer 2019.

We are still developing our designs for the site. If you would like to be involved in a design workshop with the architects this spring please give us your contact details.

Project Indicative Timeline*

<table>
<thead>
<tr>
<th>March/April 2019</th>
<th>May 2019</th>
<th>Late Summer/Autumn 2019</th>
<th>Summer 2020</th>
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<tbody>
<tr>
<td>First public exhibition and consultation</td>
<td>Potential Design Workshop</td>
<td>Planning application submission</td>
<td>Potential start of construction (subject to planning permission being granted)</td>
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<tr>
<td>April/May 2019</td>
<td>June 2019</td>
<td>Winter 2019</td>
<td>Early 2023</td>
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<tr>
<td>Analysing the feedback received and developing more detailed designs</td>
<td>Second public exhibition and consultation with more detailed plans</td>
<td>Planning decision anticipated</td>
<td>Construction due to complete</td>
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*Please note these timings are subject to change
A new flexible community space

We are proposing to replace the existing Warwick Community Hall with a new community facility. This board shows you some of the early ideas we have for the layout of the new community space.

Any other ideas?
Please use the space below to give us your feedback and any other suggestions you may have about the new community space.
Transforming the local environment

This plan shows you the initial proposed landscape layout for 300 Harrow Road. Please use the stickers provided to show us what features you would like to see here. There are blank stickers available for you to draw or write on your own ideas.