

# Harrow: A good move



LONDON BOROUGH OF  
**HARROW**

# Introduction

Situated in North West London, Harrow enjoys excellent connectivity. The centre of the capital is just 11 minutes by direct train and Harrow is served by 5 underground lines. These connections would be enhanced further through the potential Bakerloo Line upgrade and extension, which would increase frequencies and deliver improvements to the whole line.

Heathrow Airport is just 16 miles away, and Luton and London City airports are also easily accessible. Harrow’s close proximity to the M1 provides easy access to the Midlands and North of England. We have big ambitions for our Borough. The first phase of our Poets Corner development is underway, with

our regeneration site at Milton Rd progressing well. We have recently approved new business plans for sites at Byron Quarter and the wider Poets Corner site, which will deliver over 1,000 new homes for Harrow, including affordable and family homes.



**Councillor Paul Osborn**  
Leader,  
London Borough of Harrow



**Councillor Marilyn Ashton**  
Deputy Leader,  
London Borough of Harrow

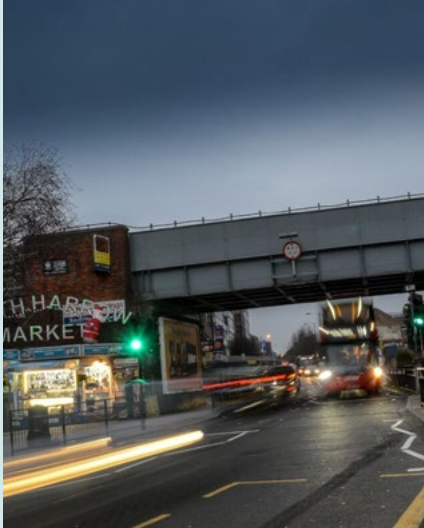


**Councillor Norman Stevenson**  
Portfolio Holder for Business,  
Employment & Property,  
London Borough of Harrow

Public consultation on our Local Plan has recently concluded and we are increasing capacity in our regeneration team to enable us to deliver the best quality built environment for our residents, businesses and potential investors. Our aim is to attract investors who want to work with us to create places that all our communities are proud of. We welcome investors in Build to Rent, co-living and student accommodation to Harrow.

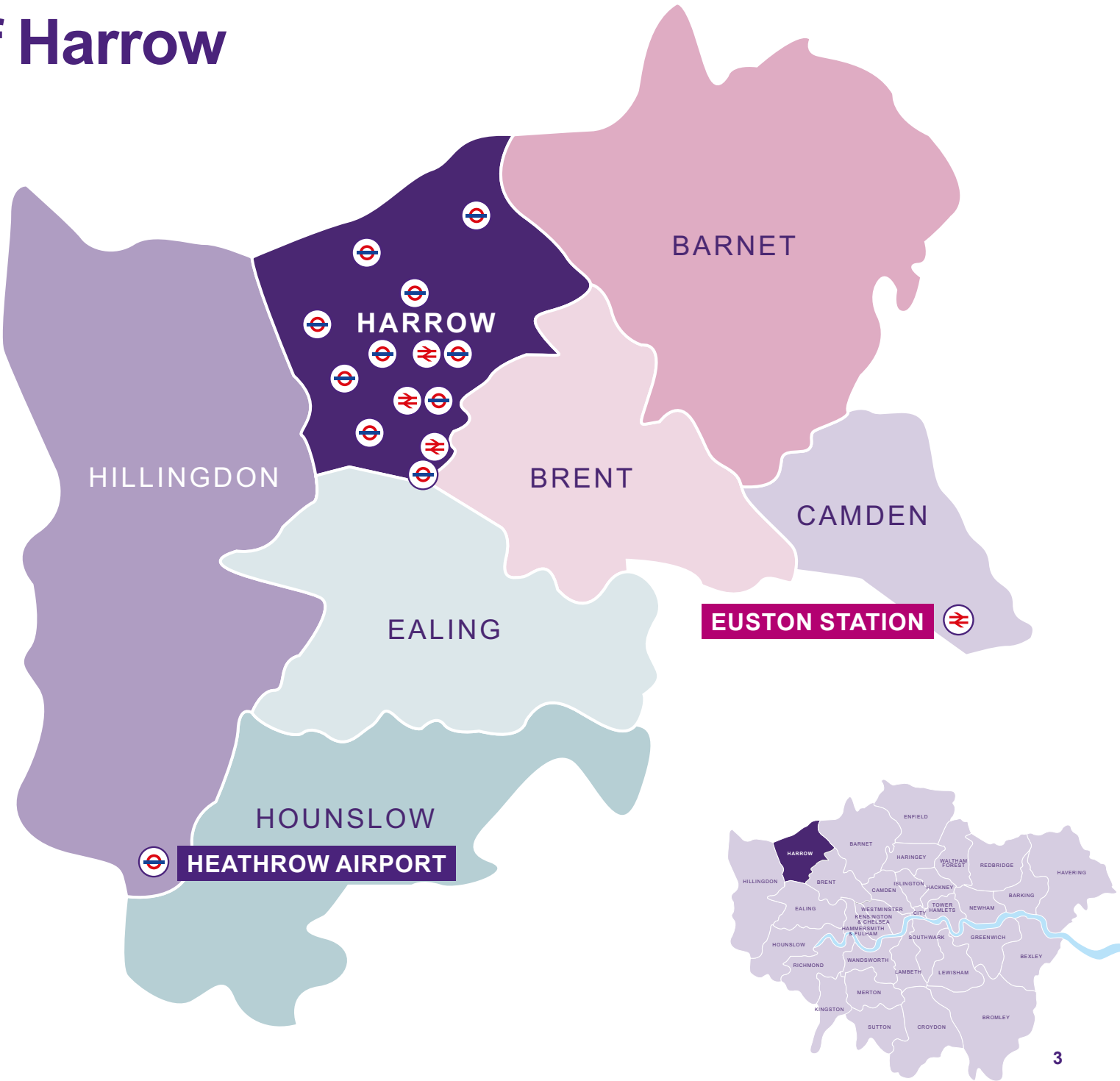
Our Borough has so much to offer: excellent schools, including the world renowned Harrow School, established in 1572 by John Lyon, a local landowning farmer, under a royal charter from Queen Elizabeth I. Various overseas prime ministers and royalty have attended the school. Harrow School sits in 324 acres and comprises six conservation areas, a registered park, a nine-hole golf course and a working farm. A campus of the University of Westminster is based in Harrow and we are the home of the Royal National Orthopaedic Hospital. We have a diverse food and beverage offer, beautiful historic architecture and wonderful parks and open spaces.

**We look forward to talking to you further.**



# Connectivity of Harrow in London

- HEATHROW AIRPORT**  
60 minutes
- EUSTON STATION**  
11 minutes
- WATFORD JUNCTION**  
18 minutes
- THE WEST END (OXFORD CIRCUS)**  
30 minutes
- THE CITY (LIVERPOOL ST)**  
40 minutes
- CANARY WHARF**  
50 minutes



# Current development in Harrow

London Borough of Harrow is undergoing an extensive £1.75bn regeneration programme including the delivery of quality housing. Eastman Village comprises 40% of London Borough of Harrow’s overall 5,500 home regeneration, and over a 10-year period will directly address a borough-wide housing need alongside delivering a significant public realm. Barratt London’s joint venture with Hyde Group will transform the former Kodak factory into a mixed use sustainable new urban district with over 2,150 homes, 40% of which are affordable. Partnerships are key to unlocking London’s housing, and Barratt are proud to play our part by working together with Hyde – our second joint venture together in Harrow – to deliver the new homes Londoners so desperately need.”

**Natalie Fernandes**  
Senior Technical Manager, Barratt



Pocket Living’s first development in the London Borough of Harrow, provides 149 new homes across two interconnected buildings designed by RIBA award-winning architecture practice Threefold. Located on the edge of Harrow Town Centre, the new residents of the scheme will benefit from a vibrant blend of independent shops, international restaurants, iconic landmarks and picturesque views within minutes of their homes. The area is perfect for those wanting urban conveniences, as well as easy access to the countryside.

The homes have excellent public transport accessibility. Sheepcote Road is also well served by pedestrian, cycle and bus routes, connecting residents to a range of local markets, dining establishments and expansive parks.

**Rachel Ferguson**  
Senior Development Manager,  
Pocket Living



## Proposed Byron Quarter

A proposed development (subject to planning) on the underutilised site next to Byron Park. Phase 1 of the new development will deliver approximately 149 new homes, providing clear access to a community leisure centre, facilities, open space and natural wildlife on the Belmont Trail.



At Wates, we believe in the power of partnership to drive regeneration. This goes beyond building infrastructure, and as a partner with London Borough of Harrow, we are committed to supporting the local community by providing apprenticeships and new jobs, spending in the local community and providing early careers support for the local schools and colleges.

Regeneration is a marathon not a sprint, and requires partners with long term vision, resilience and an ability to be agile and respond to market conditions. We are delighted to be working in partnership with London Borough of Harrow, a forward thinking borough well positioned for growth, regeneration, and opportunity. It has a clear vision and ambition to improve the quality of its places and spaces to improve the quality of life for its residents, which we fully share.

**Leigh Johnson**  
Regional Development Director  
Wates Residential





Existing Poets Corner (Old Civic Centre site)



Proposed Community Square (subject to planning)



Proposed Poets Garden



Proposed Masterplan for Poets Garden

## Poets Corner

A proposed development on the old Harrow Civic Centre site, will provide more than 1000 new homes, a community square, new community park and commercial units in the heart of Harrow & Wealdstone. The railway station is 2 minutes on foot and is served by a fast train which takes 11 minutes to London Euston.

# What next for Harrow?

## Harrow is a place with ambition Put simply, we want more than just growth

In Harrow, we want *good* growth and to us this means delivering the right type of development for our communities. As one of the most ethnically and religiously diverse populations in the country, Harrow is a mix of town and country that makes it such a thriving, modern and inclusive area, where people from many different backgrounds are building their futures. We are actively involved in our developments, putting in place things that we know will make a difference so we unlock the full potential of the Borough and we are investing in our vibrant metropolitan town centre.

We're recruiting new teams, enhancing our internal expertise and capacity so we can bring our ambitions to life.

Strategically, we are providing certainty for inward investment and development partners by starting our new Local Plan setting out our ambitions and policies for the Borough, with public consultation and our call for sites having recently concluded. This will be accompanied by masterplans for our

key town centres including Harrow on the Hill, leading the way already through our Future High Streets Funding and a new leisure strategy to unlock investment and capacity for new homes. With our Corporate Property Strategy which was adopted in 2023, we are continuing to review our assets and how these can best deliver for future needs and growth in the Borough.

It's an exciting time for the Borough and we look forward to meeting people who share our ambition to create places and a legacy that we can all be proud of.

## Emma Talbot

Acting Strategic Director of Housing and Regeneration  
Housing and Regeneration Directorate

“

Harrow Metropolitan Town Centre is a hub of commercial and community activity. The centre is benefitting from £7.5m investment from DLUHC and the London Borough of Harrow. The HA1 Business Improvement District started their third term in April 2024 after businesses voted for the BID in their recent ballot. This will bring further investment into the town centre, with businesses investing and delivering their Action Plan for their High Streets.

By the end of the 2024/25 financial year, the town centre will have benefitted from the completion of public realm improvements and new workspace. The former will improve connectivity and accessibility, as well as greening Harrow Town Centre. The latter will provide new spaces for our vibrant retail, food and creative sectors.

We will continue to generate new business investment into an area with a vacancy rate which is consistently below the London level.

## Mark Billington

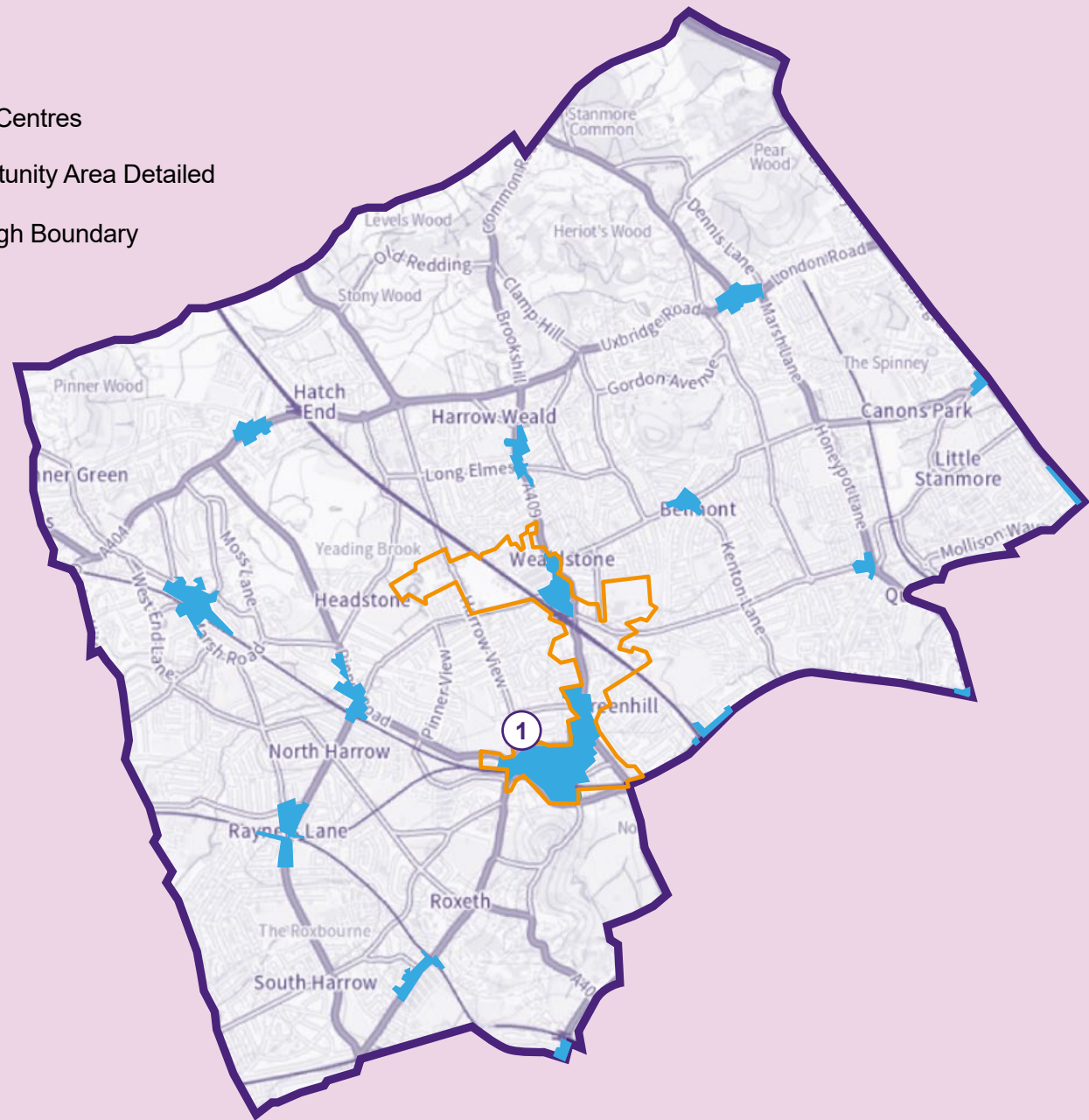
Director of Inclusive Economy, Leisure & Culture  
London Borough of Harrow

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# New opportunity site

## KEY

- Town Centres
- Opportunity Area Detailed
- Borough Boundary



## 1 GREENHILL CAR PARK

- Area:** 7755 sqm  
**Council Owned:** Partially  
**Opportunity Area:** Yes
- Harrow on the Hill Underground Station
  - Metropolitan Line
  - 5 bus stops within 200m

Greenhill Way carpark in the heart of Harrow Town Centre and is well connected on main bus route and just a 5 min walk to Harrow on the Hill station on the Metropolitan line. Currently used as a town centre carpark, the Council would welcome talking to developers and investors that are looking at mixed use residential opportunities.

There are several additional opportunity sites being brought forward by the Council over the next few months, please enquire via the Harrow team.



# Talk to the Team



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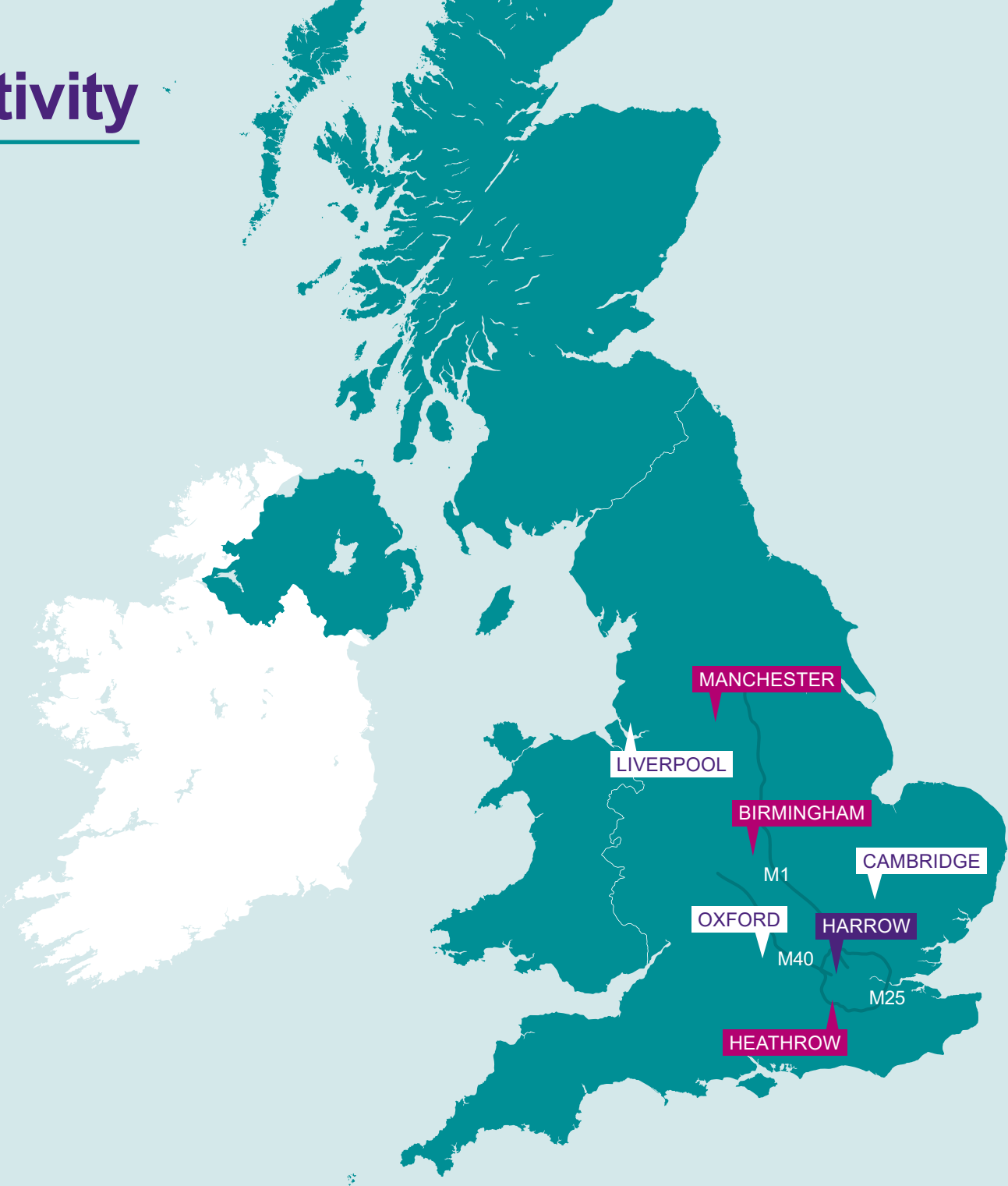


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# Connectivity





The Great Barn at Headstone



Bentley Priory Museum



Harrow Arts Centre



Eastman Village



Pinner Village



Harrow recreation ground



Harrow School



St Mary's



War Memorial



LONDON BOROUGH OF  
**HARROW**