

Milton Road, Harrow



Key view onto Station Road

Entry type:

Project

Number/street name:

9 Station Road

Address line 2:

Harrow

City:

London

Postcode:

HA1 2XH

Architect:

Sheppard Robson.

Architect contact number:

2075041700

Developer:

Harrow Strategic Development Partnership|London Borough of Harrow|Wates Residential.

Contractor:

Planning Authority:

London Borough of Harrow

Planning consultant:

CBRE

Planning Reference:

P/4477/21

Date of Completion:

Milton Road, Harrow



Schedule of Accommodation:

21 x 1 bed flats, 8 x 2 bed flats, 6 x 3 bed townhouses, 4 x 4 bed townhouses

Tenure Mix:

100% affordable

Total number of homes:

Site size (hectares):

0.20

Net Density (homes per hectare):

195

Size of principal unit (sqm):

Smallest Unit (sqm):

50

Largest unit (sqm):

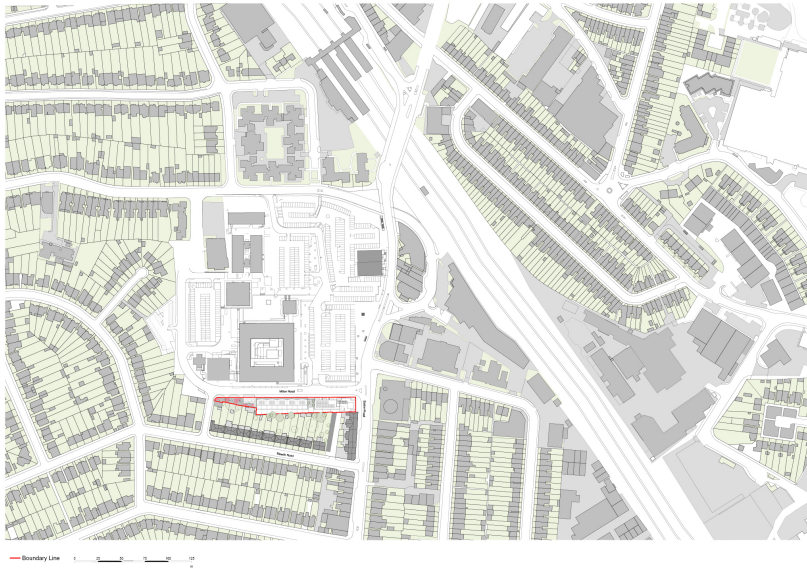
113 (townhouse), 78 (apartment)

No of parking spaces:

Car-free but with 3 accessible spaces

Milton Road, Harrow

Milton Road, Harrow
Site Location Plan



Description of the design:

- Natural connections** A pocket park between the apartments and townhouses will increase interactivity between residents and also those from the wider community.
- Walking, cycling and public transport** Sustainable modes of transport encouraged through convenient public transport links and cycle storage. The project is car-free, apart from three accessible blue badge parking spaces, in response to the London Plan policy.
- Facilities and services** The apartment building includes a community offering at ground floor to increase civic presence.
- Inclusivity and legibility** 100% affordable housing (12 council rent, 27 shared ownership). Residential entrances are located on a key corner, easily identified by their contrasting materials and clearly visible from a distance.
- Making the most of what's there** The design deftly negotiates an awkward slender site to create the maximum number of high-quality homes. The scheme reaches a maximum of seven storeys, stepping down to four and three storeys moving towards the townhouses, to sensitively address surrounding building heights.
- A memorable character** The palette of materials includes two complementary shades of pigmented concrete, accentuated by a neutral brick that is familiar to Harrow. A sense of playfulness is captured, exemplified by the townhouse's entrances which feature large porthole cut-outs to visually link doorways, encouraging neighbourly interaction.
- Well defined streets and spaces** The scheme will create an active street frontage and encourage neighbourly interaction through the provision of front gardens and shared public realm. Almost all apartments (and all townhouses) are dual aspect through the utilising of gallery access.
- Green and blue infrastructure** A disused and inaccessible area at the edge of the site will become a play space retaining existing mature trees and provide new native hedges and planting. Permeable paving is used throughout where required. Brown roofs are provided throughout to promote biodiversity, while also incorporating an optimum number of PVs.

Milton Road, Harrow
Upper Floors: Town Houses + Apartment Typical Layouts



Planning History:

Planning submission P/4477/21 valid from 09/11/2021. Permission granted at committee meeting 16th February 2022.

Choose a few key elements you want to promote:

Milton Road is the first project of the Harrow Strategic Development Partnership between Wates Residential and Harrow Council. We are leading on delivering 1,500 new homes, workspace and various amenities over the next 10 years. We wanted Milton Road to reflect the quality and aspiration of the wider development, with characterful and uplifting design.

We believe that no site is too tight/constrained to offer a significant contribution to the everyday life of a neighbourhood. This spirit of truly meaningful interventions that are sensitively delivered sets the tone for the wider regeneration and the unlocking of the area's civic potential.

Milton Road, Harrow



Milton Road, Harrow



Milton Road, Harrow



Milton Road, Harrow
Ground Floor: Town Houses + Apartment Layouts





SCHEME TAGS

Type

- Multi-Aspect Apartments
- Terrace
- Town house
-

Size

Cost/ownership

- Affordable

Planning

Construction/Design

- Contemporary Design

Sustainability

- Conversion / extension / retrofit

Outdoor areas

- Biodiversity

Surrounding Area

- Healthy Streets
- Landscape
- Community Buildings
- Play Spaces

Specialised

Sustainability

Sustainability of the design is based on a 'clean, lean, green' approach through energy efficient new construction. All units in the proposed buildings use natural ventilation and are provided with energy efficient electricity and heating systems using photovoltaic panels and air source heat pumps. Brown roofs are provided throughout and the new landscaped public realm ensures significant improvement to the ecology on the site. The scheme fundamentally encourages a low-carbon lifestyle through being car-free. High-quality cycle storage is provided, including two internal cycle hubs at ground floor with one placed at the heart of the development in the pocket garden.

Tools	Yes /No	Further Details
Biodiversity (eg Building with Nature)	No	
Car usage or Active Travel (inc Building for a Healthy Life)	No	
Embodied energy in construction	Yes	
Building energy in use (any target above Regs)	No	
Managing water use and run off (eg SuDS or water recycling)	No	