

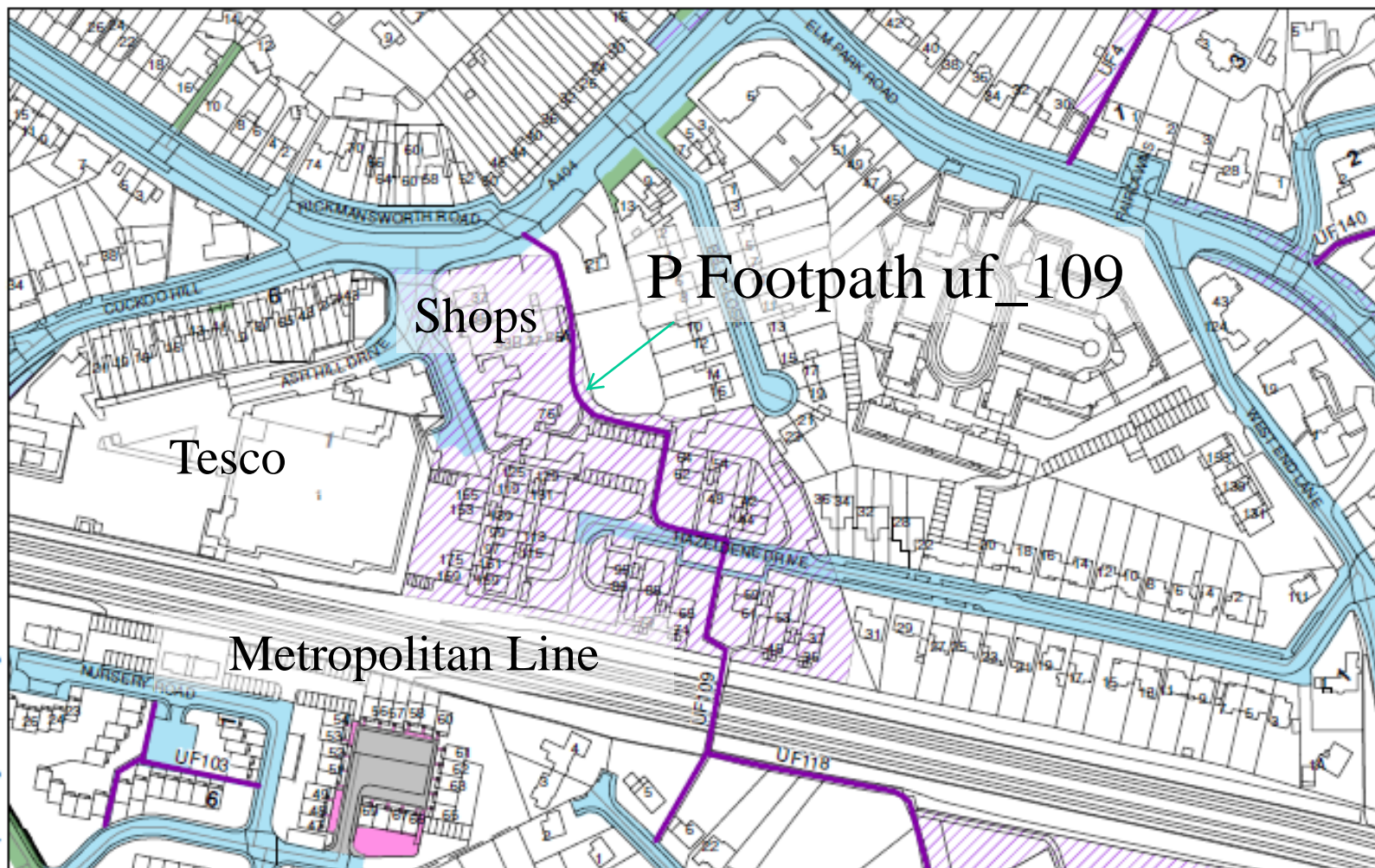
Homes for Harrow

Regeneration - Pinner Green

Pinner Green Estate Resident Consultation March 2015



33-175 Hazeldene Drive and 25-37B Pinner Green Flats & Shops



Pinner Green

Key:

Adopted - Blue

Unadopted - Red

Private or land outside of Borough - Green

Council Ownership - Purple Hatching

Unadopted section of a part adopted highway - Pink

Adopted section of a part adopted highway - Grey



*Harrow***COUNCIL**
LONDON

What You Said at Previous Consultations...

The Improvements You Would like to See...

- Warmer Homes to Save Fuel
- No damp or Condensation
- Better Block Security
- Safer Footpaths and Better Estate Lighting
- Children's Play Areas
- Refuse Recycling



continued...

Since December's Consultation

Many Options Have Been Considered: -

- Total Redevelopment – Re-evaluated, Not Viable
 - Partial Redevelopment / Remodelling - Option 1
- Full Remodelling Solutions – Evaluated, Not Viable
 - Better Homes Refurbishment – Option 2



We Investigated...

PINNER GREEN

Hazeldene Drive - Pinner Green



Existing Blocks: A, B, E and F

Partial Redevelopment & Remodelling Options 1

Includes Demolition of 44 Flats: -

- 32 Tenants Will Have to Move Home
- 12 Leaseholders Will Have to Move
- Demolition of Garages
- Demolition 'Block A' Pinner Green Shops
- Demolition 'Block' B 70-80 Hazeldene Drive
- Demolition 'Blocks E' 38-175 Hazeldene Drive
- Demolition 2 Satellite Blocks to Clusters G and H



...and Building New...

Partial Redevelopment & Remodelling Options 1

Includes Building 117 New Homes (73 Extra):

- 'Block A' 38 Flats with Shops Under
- 'Block B' 25 Flats with Shops Under
- 'Block C' 22 Flats
- 'Block E' 18 Flats
- Build 4th Storey Over Satellite Blocks
- 2- Houses off Bell Close



More Benefits...



Partial Redevelopment & Remodelling Option 1

Remodelling 64 Existing Flats Includes...

- All Flats Get Balconies
- Patio Doors & Patio Areas
- Block External Redesign with Rainscreen & Insulation
- Higher Performance Windows
- Link-Stairs Redesign with Balustrade and Glazing
- Gated Courtyard – Increased Security



More Benefits...

Partial Redevelopment & Remodelling Option 1



Partial Redevelopment & Remodelling Option 1



Partial Redevelopment & Remodelling Option 1

Additionally...

- Bigger Open Estate Space Created
- New Pinner Green Square at The Shops
- Improved Low and General Lighting
- Redesign of Estate Parking and Footpaths
- Play Areas for All Ages + Bicycle storage
- Level Access (No Steps) Across the Estate and Flats
- Similar Parking and Car Club Facility



Continued...

Partial Redevelopment & Remodelling Option 1

- Moved Tenants Get New Homes
 - 64 Remaining Flats to be Remodelled to New Standards
 - All Flats Get Balconies or Patio Areas
 - All Flats Get Secure Door Entry or Gated Courtyards
 - Insulation Values Will be to Current Standards
 - Stair-Links Will be Opened up to Make Them Safer



Partial Redevelopment & Remodelling Option 1

...Just to Recap:

- Photovoltaic Panels PV
- Bigger Wider Central Open Space in the Estate
- New Square and New Shops
 - Better Block and Estate Lighting
- Safer Estate Footpaths and Estate Areas
 - Car Club Facility for All Residents
- Play Areas for All Ages (2 to 12+)



Partial Redevelopment & Remodelling Option 1

Things to Note:

- This Option will Rejuvenate More Than Just the Blocks it will Regenerate the Whole Estate Environment and Community and Places to Play and Meet
- Option 1 is more likely to Go-Ahead Sooner than the Refurbishment Option

The Meantime....

- Whole Flat Ventilators Could be Installed to Reduced Condensation



Refurbishment – OPTION 2

Refurbishment of 108 Existing Flats Includes: -

- External Wall Insulation/Cladding
- New Windows
- Gated Entry
- Level Access to Ground floor flats Not the Estate
- Improved Estate Lighting
- Photovoltaic Panels PV Possible
- Bicycle Sheds and Tot Play Areas

Continued...

External Refurbishment Option 2 to Better Homes Standard

To Recap:

- Refurbishment Will be Phased over 5 to 10 Years
- Refurbish to Lower Standards: Pinner Green Flats will have thermal deficiencies to Construction
- No Balconies or Patio Areas
- No New Square at the Shops
- Estate not Opened up (As Existing)
- Estate Footpaths Not Improved
- Garages will be Retained



