

Homes for Harrow

Regeneration - Pinner Green

Pinner Hill Estate (Part) Resident Consultation March 2015



1-36 Deacons Close and 1-48 Howards Close



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 Parking 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: -

- 44 Tenants Will Have to Move Home
- 13 Leaseholders Will Have to Move
- Demolition of Garages
- Demolition 'Block' 19-27 Deacons Close
- Demolition 'Blocks' 1-9 and 10-18 Howards close
- Demolition 'Blocks' 19-48 Howards Close
- Demolition Garage Blocks



...and Build New...

Partial Redevelopment & Remodelling Options 1

Includes Building 90 New Homes (33 Extra):

- 'Block C' Deacons Close 20 flats
- 'Quadrant Block' B' with Roof Garden Podium
- 'St Edmonds' New Road and New Houses



More Benefits...

OPTION 1



PINNER HILL- OPTION 1-1



Deacons Close:
Existing: 36 5.93ha
Prop: 47 Affordable
Car Spaces Exg 23
Proposed: 38+2+2+4

Exsting Dwellings: 48
Proposed: 70 Area 8.2ha

St Edmonds Private Sale
17 Houses
12 2-bed Quad Flats
Total Dwellings = 29
38 Car Spaces

Quadrant: Pinner Rd/Crossway
42 Flats (27 Affordable)
37 Plus 2+2 Spaces
+ 2 Club Cars

Pinner Green Social
Greenwood Club

Rickmansworth Road

Partial Redevelopment & Remodelling Option 1

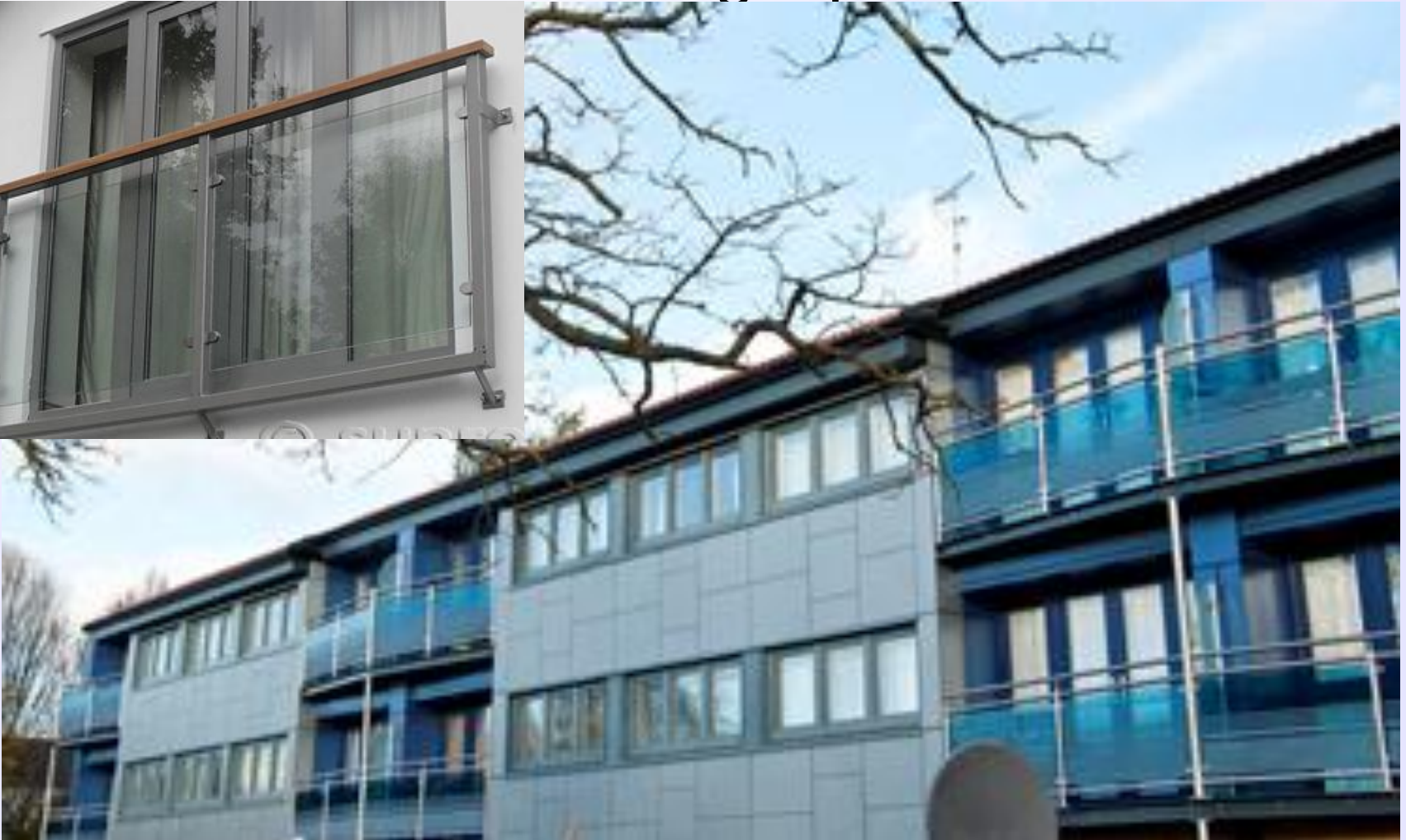
Remodelling 27 Existing Flats Includes...

- All Flats Get Balconies
- Patio Doors & Patio Areas
- Block External Redesign with Rainscreen & Insulation
- Higher Performance Windows
- New Pitched Roof Over Entire Block
- Improved Estate Parking and Landscaping



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



