

Resident

Date: 15th November 2016

Dear Resident

Update on our proposals to develop new homes on Alexandra Avenue

Further to our August postal consultation including a questionnaire on proposals to build new homes between 332 & 334 Alexandra Avenue, we have decided to progress with submitting a planning application for the development of a small block of six flats.

We received a good response to the proposals from around half of residents and other stakeholders who returned the consultation questionnaire and provided comments. Thank you very much to everyone, it was great to see so many people getting involved with proposals for the area.

Please see a summary of comments arising from the consultations and our responses to them on the following pages of this letter.

In planning terms this is classed as a minor application and as such, normally only the immediate adjoining properties are formally contacted by the Local Planning Authority and so some of you may not receive further consultation letters. You may view the plan we wish to submit online by visiting, www.harrow.gov.uk/homesforharrow and selecting the 'Alexandra Avenue' hyperlink.

The full application will also be available to view via the online Planning Portal in the next few weeks, www.harrow.gov.uk/planningportal. This will contain our proposals together with the necessary supplementary reports to support the application.

Once again we thank you for your feedback that has informed our design and decision to make better use of the land and help in some way to provide much needed affordable home for local residents.

Yours sincerely

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SUMMARY OF COMMENTS ARISING FROM CONSULTATION

<i>Our Proposal</i>	Your comments	Our action
<p>Development of a block extension providing 6 new two bedroom flats on land between 332 and 334 Alexandra Avenue.</p>	<p>Concern about noise and associated disruption from construction works →</p> <p>Concern about flood risk →</p> <p>Would like recycling facilities →</p> <p>Would like cycle storage →</p>	<p>Our contractors will be members of the 'Considerate Constructors' scheme and adhere to the rules set out in any Planning conditions. Construction activity is also controlled by Health & Safety legislation</p> <p>Flood risk assessment to be carried out</p> <p>Recycling facilities will be included as part of the new development alongside improved refuse provision generally. This is subject to comments and instructions from the refuse department.</p> <p>Cycle storage will be included as part of the new scheme and will be available to existing residents if it is not taken up by new residents. If we are willing to provide additional cycle provision based on a needs survey.</p>
<p>Additional parking provided in the slip road</p>	<p>Would like more parking as spaces are limited and regularly lost to visitors of the clinic, commuters etc. →</p> <p>Would like to see the road widened to make it easier to manoeuvre →</p>	<p>The slip road has no parking restriction or controls in place the area, therefore the area is more susceptible to non-resident parking. Some additional parking will be provided.</p> <p>Subject to highways comments, we are proposing to have bays on one side of the carriageway but there are alternatives that could be used that will in effect make it easier for vehicles to pass.</p>



<i>Our Proposal</i>	Your comments	Our action
Additional parking provided in the slip road continued/...	<p>Some in favour of making the slip road a controlled parking zone for residents only →</p> <p>Generally agree that one-way system improves safety →</p>	<p>If a majority of residents are in favour, then our highways team would carry out initial surveys for which they will require a contribution.</p> <p>We are happy to assist with this and would ask you to confirm if this is something you would like us to take forward.</p> <p>Our proposals will include for this one-way system along with the echelon parking bays.</p>
Re-alignment of the pathway leading to the rear communal area and allotments	<p>Concern around maintaining access to the allotments →</p>	<p>Vehicular access for allotment patrons will be maintained</p>
New low level shrubs leading to the allotments	<p>Wants reconsideration of access and safety of the communal rear space, preferring the area to be enclosed →</p>	<p>We will take comments from Secure by design and implement their recommendations</p>

<i>Our Proposal</i>	Your comments	Our action
General comments	Concern about disruption association with construction works →	<p>- The safety of everyone during any works is of importance to us.</p> <p>Our contractors will be members of the 'Considerate Constructors' scheme and adhere to the rules set out in any Planning conditions. Construction activity is also controlled by Health & Safety legislation</p>