

# 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.

Our new Local Plan was recently adopted, providing a strong framework for planning and regeneration in the borough 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.

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

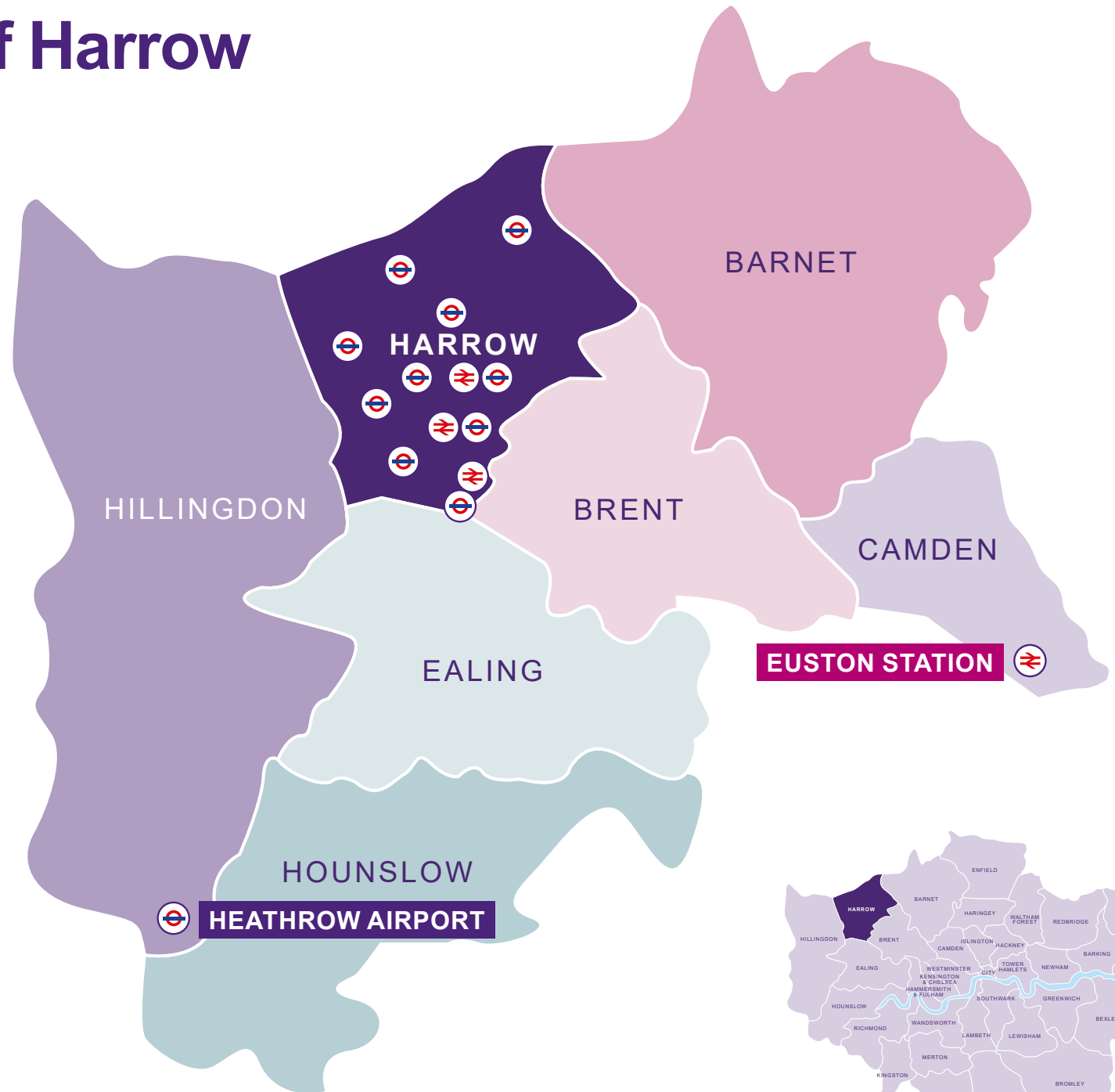
 **EUSTON STATION**  
11 minutes

 **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



## Grange Farm

A proposed comprehensive, phased regeneration of the Grange Farm Estate in South Harrow, delivering approximately 400 new affordable homes, a new community centre and enhanced external amenities.

### Phase 1 · Completed · October 2023

89 new affordable homes delivered and occupied.  
69 Social Rent homes  
20 Shared Ownership homes

### Phase 2A · In Progress · Completion late 2027

45 further affordable homes under way following planning permission granted December 2025.  
36 Social Rent homes  
9 London Affordable Rent homes

Demolition of existing blocks is complete. Contractor Thomas Sinden has been appointed under a Pre-Construction Services Agreement to finalise design and costing before construction begins. Residents were introduced to the Thomas Sinden team and a community event marked the end of demolitions in March 2025.

### Phases 2B & 3 · Coming Next

Up to approximately 400 further affordable homes are proposed across the remaining phases. Work will commence to procure a multidisciplinary team in summer 26



Proposed Poets Garden

Proposed Community Square



Proposed Masterplan for Poets Garden

## Poets Corner

Proposed development on the former Harrow Civic Centre site will deliver 1,058 new homes, in addition to a new community square, community park, commercial units and enhanced public realm. The proposals seek to transform a prominent brownfield site into a vibrant mixed-use neighbourhood with active ground floor uses, improved pedestrian connections and new public spaces designed to support both existing and future communities.

The site is located in a highly accessible location near Harrow & Wealdstone Station, which is served by fast rail connections to London Euston in approximately 11 minutes, in addition to London Overground and local bus services. The regeneration proposals aim to support town centre renewal, increase housing delivery and create a new focal point for the area. The scheme received resolution to grant planning permission in October 2025, subject to completion of the associated legal agreements.

## Byron Quarter

Byron Quarter is a residential-led development being delivered in partnership with Wates Residential on an underutilised site adjacent to Byron Park.

Phase 1 will deliver 149 new homes, comprising 34 social rent flats, 10 social rent houses, 44 private flats within a five-storey block, and 61 private terraced houses.

The scheme will also enhance access to the community leisure centre, open space, local amenities and the natural environment of the Belmont Trail, helping to strengthen local connectivity and support the wider regeneration of the area.



Byron Quarter



Byron Quarter - Central Green Looking South



Aerial View of Phase 1 Master plan

# 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 a new Masterplan for 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 through our newly adopted Local Plan. We are considering the future of our leisure offer and 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

Strategic Director Housing and Regeneration  
London Borough of Harrow



# Talk to the Team

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**Emma Talbot**

Strategic Director Housing and  
Regeneration

[emma.talbot@harrow.gov.uk](mailto:emma.talbot@harrow.gov.uk)

07707 138385



**Sharon Strutt**

Assistant Director Regeneration

[sharon.strutt@harrow.gov.uk](mailto:sharon.strutt@harrow.gov.uk)

07860 337460

# 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



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