

POST OFFICE ROAD CAR PARK, HARLOW

Welcome

Welcome to the public consultation presenting the Harlow Regeneration Partnership (HRP) proposals for the redevelopment of Post Office Road car park, Harlow Town Centre.

Post Office Road car park plays a crucial role in the Harlow Town Centre Masterplan Framework, and provides the opportunity to offer new homes while preserving the majority of mature trees on the site. The plans will also establish a new public amenity space to align with the Harlow and Gilston Garden Towns proposed Sustainable Transport Corridor and the improvements currently being delivered, reconnecting Harlow train station and the town centre, with dedicated transport routes.

This exhibition is an opportunity for you to view the plans, ask the project team questions, and submit a feedback form –

this can be completed at today's event, completed in your own time and returned to us via freepost, or completed online via our website www.hrp-ip.co.uk/

Following this round of consultation, we will reflect on all feedback received and how it can improve the proposals before submitted the planning application to Harlow Council.

Members of the project team are on hand should you have any questions.



Consultant Logos

Feilden+Mawson

guarda
landscape



kmc
transport planning

gta
Civils &
Transport

Introducing Harlow Regeneration Partnership

Harlow Regeneration Partnership (HRP) is a long-term joint venture partnership that was established in June 2023, between Harlow Council and the Hill Group, an award-winning five-star housebuilder.

HRP was set up to support the delivery of Harlow Council's plan to rebuild the town and support the regeneration of the town centre, into a thriving residential and commercial destination, and provide much needed new housing.

There are 3 live sites which have commenced with Hill Group as lead contractor:



Perry Road: 24 no. affordable flats + 1no. commercial unit on the ground floor (shell and core)



Parnall Road: 5no. affordable houses + 5no. affordable flats



Staple Tye Depot: 10no. affordable houses

As part of the Cultural Quarter, Occasio House has been demolished to deliver a further 47 key worker apartments and 39 affordable homes that are also in the pipeline to come forward. The next step in this partnership is the re-development of Post Office Road Car Park, which will deliver on the aspirations of Harlow Council's Town Centre Masterplan, delivering much-needed residential housing alongside new public space.

Working closely with local residents and Harlow Council officers, we are committed to delivering new homes which Harlow needs whilst also providing the local community with social and economic benefits.



The site

Located on a prominent corner of Fourth Avenue and Velizy Avenue, the site previously was Post Office Road car park, pedestrian and cycle underpass.

The site is currently being used as the temporary bus station until 2026, while the existing bus station is transformed to create the new Sustainable Transport Interchange and Hub.

Across the site there are a number of existing mature trees. The Design Team have worked hard to review the constraints and characteristics of the site, and sought to retain as many of these trees to be included within the proposed landscaping and open space.

As part of the proposal circa 65% of the existing mature trees are proposed to be retained, with a further 44 new trees to be planted alongside the retention of existing mature hedgerows and additional new hedgerows to assist with biodiversity measures to increase the habitat typologies on site.



Harlow Town Centre Masterplan Framework

Post Office Road car park was identified in the Harlow Town Centre Masterplan Framework as a key area to deliver new homes and public open space.

The key principles for development of this parcel of land in the framework are:

- Create a new garden square under the mature plane trees with large areas of soft planting and lawn.
- Consider incorporating sculpture/artwork and a water feature.
- Incorporate safe pedestrian crossings on Fourth Avenue.
- Improve the streets around new developments with sustainable drainage and playable streets.





Our proposals

Our proposals have been developed to provide a high-quality, well-designed scheme of residential apartments, alongside public open spaces.

The plans comprise:

- The Masterplan comprises two High Quality Buildings circa 6 Storeys in height, that have been designed to be sensitive to the site surroundings and mature trees whilst addressing Fourth Street Roundabout as a Focal Building and gateway to the Town Centre.
- Delivering of new central open space with the aspirations to deliver new public art in the form of Sculptures to complement the development and Harlow history of public art in the Town.
- Extensive landscaping throughout the site, including new tree planting, new wildflower grassland, new hedging and the inclusion of Green and Brown species rich sedum roofs.
- Circa 169 one and two bedroom apartments, providing new homes for the community
- The retention of mature existing trees across the site in line with The Harlow Town Centre Masterplan aspirations and existing character of the site.
- Co-ordination with Essex County Council new Sustainable Transport Corridor and improvement of the existing cycle and pedestrian underpasses to improve and encourage sustainable transport modes.
- The retention of part of the existing car park area to provide around 73 parking spaces for the future residents of the development as well as the provision of extensive, safe cycle storage facilities

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Design

The proposals have been designed to form two six-storey apartment buildings that bookend the public open space and sit comfortably within the tree lined boundaries.

For the larger apartment block, a prominent corner feature has been proposed that would angle towards the roundabout and the approach from Harlow Station to create a landmark gateway into the site.

The materials take inspiration from the 1950s 'New Town' aesthetic to reflect the architecture seen in the wider Town Centre.

The proposed apartment buildings have been broken up with a series of projecting bays and balconies with a contrasting material banding to provide visual interest.

Indicative materials palette



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Landscaping

The proposed development has been carefully crafted to address the Harlow Town Centre Masterplan Framework. The majority of the existing trees throughout the site are to be kept, including the boundary trees along Fourth Avenue and Velizy Avenue, to retain and enhance the character of the site.

Biodiversity net gain and ecological benefits have also played a key role in the development of the scheme, with the removal of large areas of hardstanding to be replaced with landscaped areas.

Throughout the site, new pedestrian and cycle routes have been included, and the existing underpass ramps retained, creating permeability with the wider area, and encouraging active travel.



Central public open space

As outlined in the Harlow Town Centre Masterplan Framework, we have developed our plans to deliver a central public open space within the site, under the mature tree canopy. This public open space will form a gateway through the site, linking into the sustainable transport corridor to the north and south.

We are proposing to include seated areas, extensive hedgerow, wildflower and tree planting as well as potential to include an area for play and a sculpture that links to the Harlow Sculpture Town trail.

Western and Eastern gateway

The Western and Eastern underpass gateways will form an important green link for the development that connects with the wider green spaces and planting throughout the Harlow Town Centre Masterplan.

The proposals will see new shrub, hedgerow and tree planting to line the existing retained underpass ramp, creating an attractive green access into the development.

New, enclosed private amenity space for the proposed apartments will also be included for the future residents. Hedgerow planting will also be included around the ground floor apartments.



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Key Benefits & Next Step



Indicative CGI view looking north on Post Office Road

HRP's proposed development will create:



Redevelopment of a site identified for regeneration by Harlow Council in the Town Centre Masterplan.



The creation of circa 169 new homes, featuring a mix of high-quality one- and two-bedroom apartments.



Implementation of sustainable features such as brown roofs and ample cycle parking promoting sustainable travel.



Extensive landscaping and the creation of new public open spaces and amenities for both the existing community and future residents.



Development of new wildlife habitats to enhance local biodiversity, including wildflower grasslands and other plantings.



A substantial investment in the local economy during construction and post-completion, fostering opportunities for further biodiversity improvements.



Hill delivers leading industry incentives in their communities, focusing on maximising social value and collaborating with local supply chains.

Next steps

Thank you for visiting our public exhibition on the redevelopment of the Post Office Road car park.

We want to hear your views on the plans and kindly ask that you submit a feedback form to the project team. This can be completed in your own time and returned to us via freepost, or completed online.

Contact

If you have any further questions or feedback, please contact us via email or freephone:

 feedback@consultationonline.co.uk

 020 3398 1590

Timeline

Spring 2025

Target submission of planning application

Council run statutory consultation

Autumn 2025

Council determines application

Spring 2026

If approved, target date on site

Autumn 2029

Target completion date