Project **Fairway**



Project **Fairway**

Welcome and agenda

1. Introduction and format
2. Vision for the site
3. Journey to date
4. Design evolution
5. Parking and access
6. Benefits
7. Next steps and Q&A

Our team

Hollaway

Quod

CASCADE

Project **Fairway**

Vision









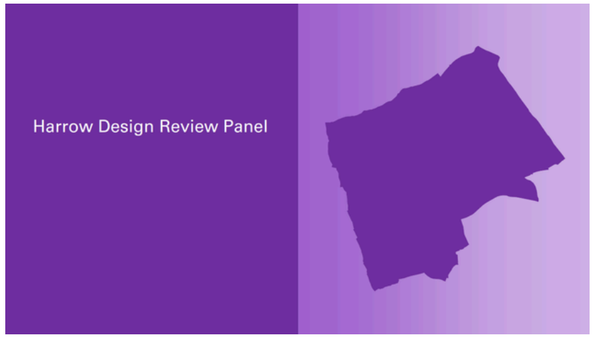



Project Fairway

Journey to date and key considerations

- Long history and association with sporting use
- Location in the Green Belt
- Proximity to ancient woodland
- Previously developed land
- Opportunity to deliver a mix of community, environmental and economic benefits

LONDON BOROUGH OF HARROW



LTA TENNIS FOR BRITAIN

SPORT ENGLAND

Project **Fairway**

The site











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Design journey - Initial massing



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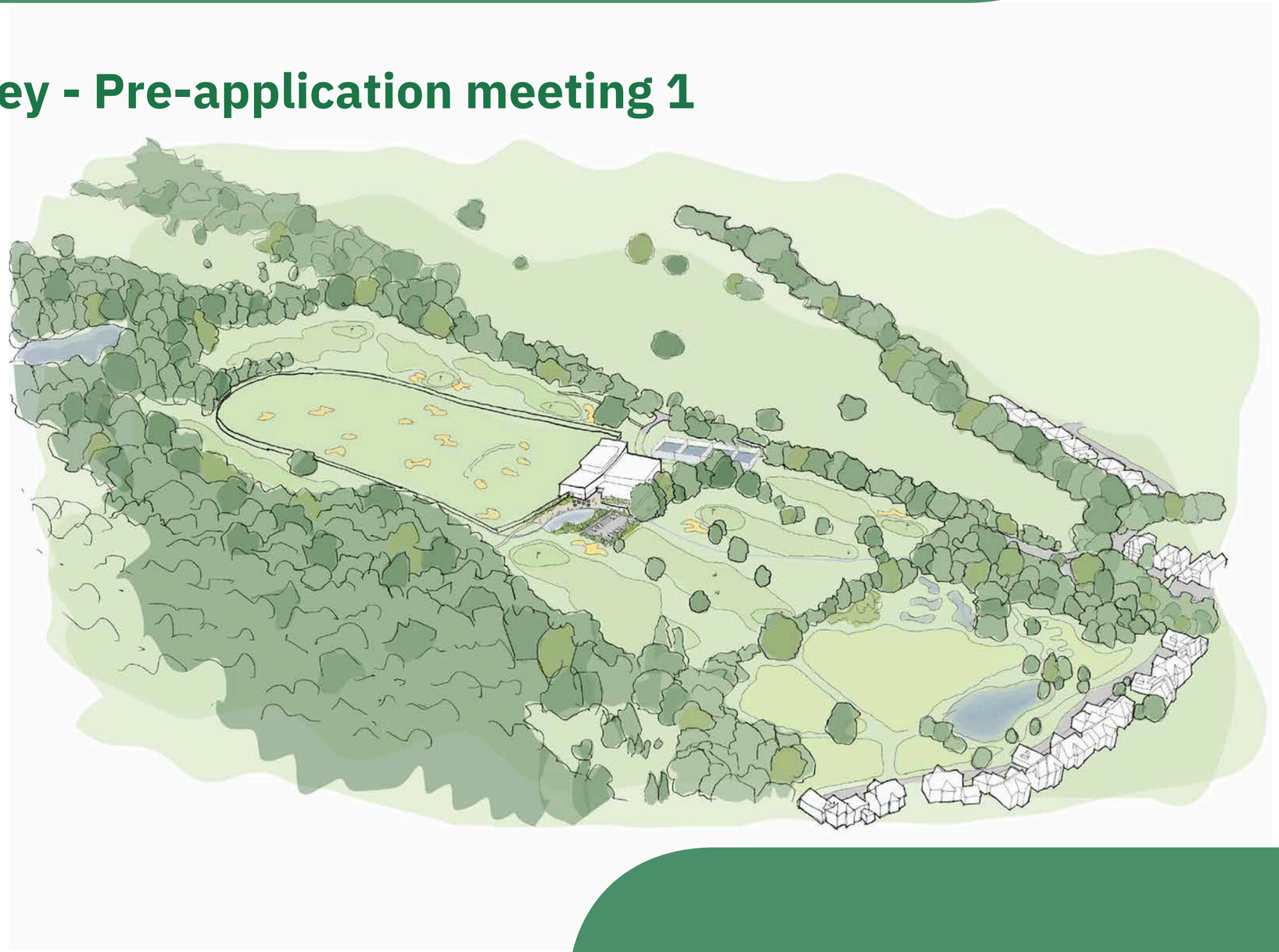
Design journey - Pre-application meeting 1



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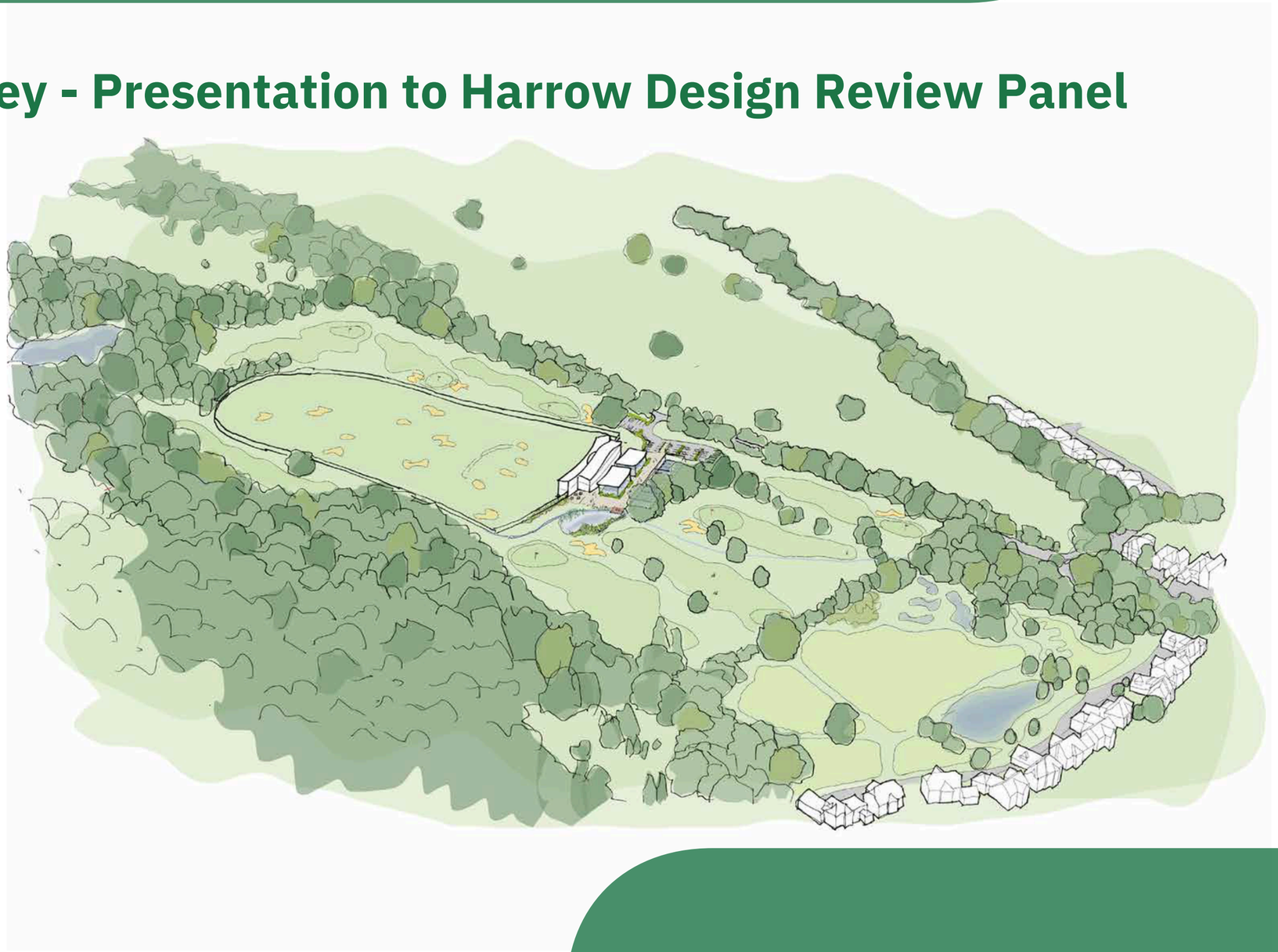
Design journey - Presentation to Harrow Design Review Panel



Project **Fairway**

Design journey - Latest proposals



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Sitewide masterplan

- 40 sheltered and 10 external driving range bays
- Golf training simulators and supporting golf facilities
- Three covered and two outdoor padel courts
- Exercise, fitness and wellbeing space
- An accessible gym and treatment rooms
- Café and clubhouse facilities
- Landscaped outdoor areas, walking routes and seating
- Visitor, staff and accessible parking

Application boundary Ownership boundary

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Public and community amenities

- Landscaped outdoor areas and seating open to the community
- Opportunity for a link with Cleopatra Close Park
- 20 metre buffer from the ancient woodland
- Outdoor table tennis tables and pétanque courts

Woodland buffer

Local walking routes

Opportunity for a link to Cleopatra Close Park

Water feature

Cafe and outdoor terrace

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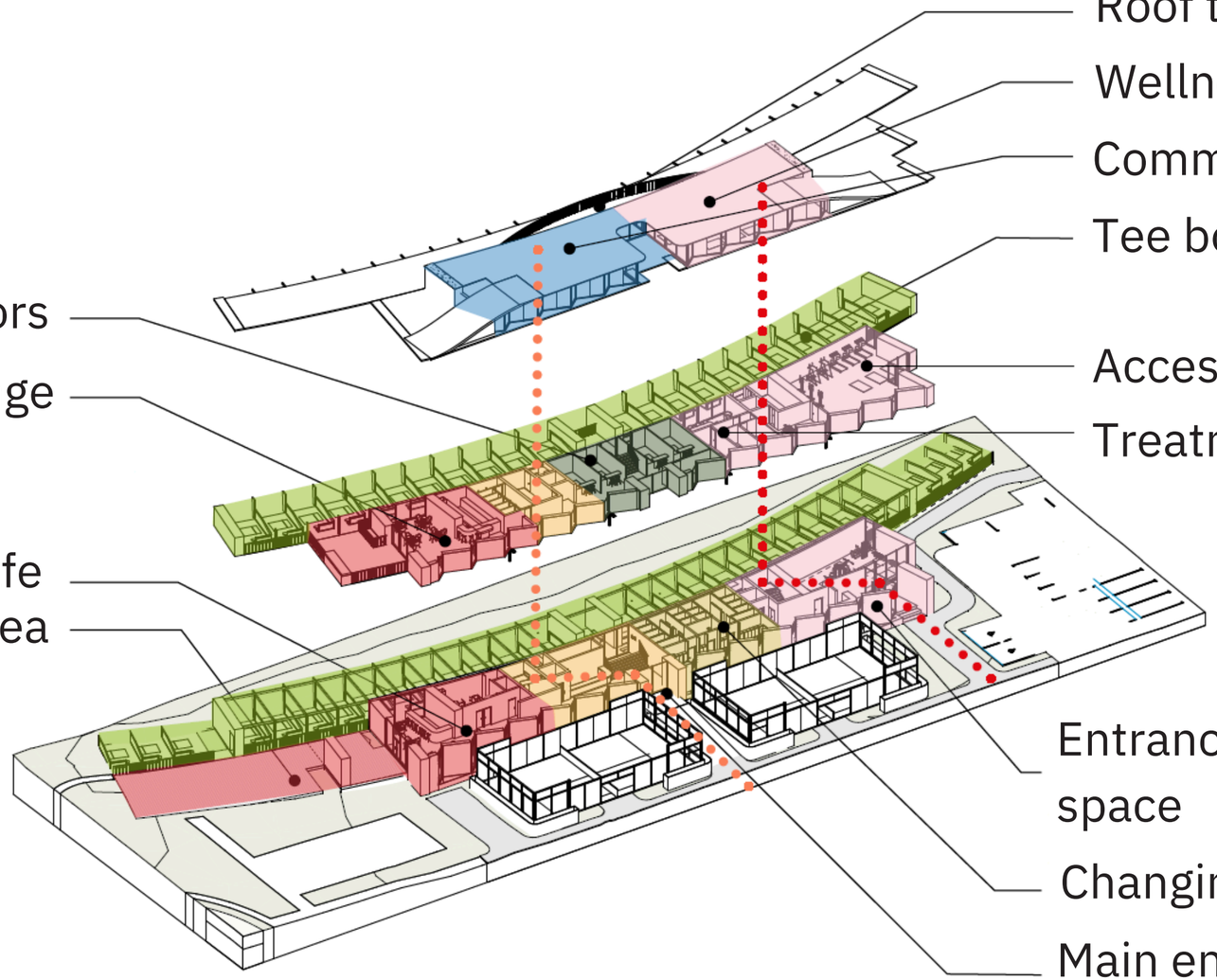

Roof terrace area
Wellness and exercise space
Community space
Tee boxes
Golf simulators
Accessible gym
Clubhouse Bar and lounge
Treatment and therapy rooms
Cafe
Terrace area
Entrance and ground floor gym space
Changing facilities
Main entrance and central hub

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View from the car park

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View of the main entrance

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View from the public landscaped area

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Bird’s eye view across the proposals

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View down the driving range

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View from the tee boxes

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Golf simulator space

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View of the exercise/community space

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View through the cafe

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The reception area

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Parking and access

- Over 100 spaces for all users
- Informed by full parking assessment
- 10% accessible spaces
- Electric vehicle charging
- Minibus parking

Main car park - 90 spaces

Overflow parking - 22 spaces

Cycle parking - 38 spaces

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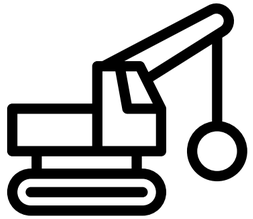
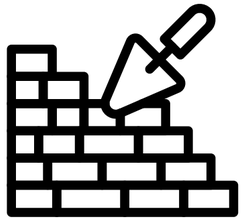
Scheme benefits



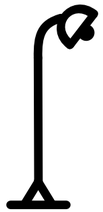
Quality design



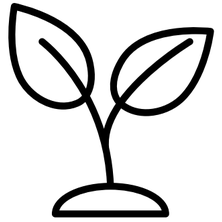
Remove derelict buildings



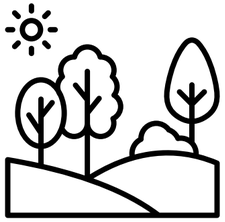
Previously developed land



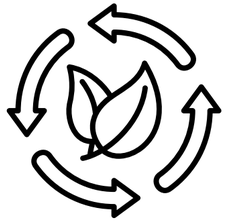
Modern, improved floodlighting



Bio-diversity net gain



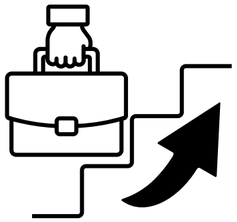
Enhanced landscaping



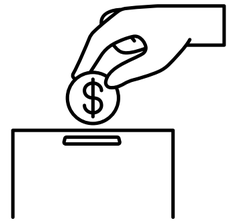
Modern sustainability measures



Supporting the local economy



Job and training oppportunities



Section 106 contributions

Questions and answers

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Next steps

- Consultation open until the end of October
- Review feedback
- Meetings with local groups and organisations
- Planning submission before Christmas
- Determination expected in Spring 2027

Scan the QR code to share your feedback



Thank you