

Asset Name	1. Canons Park car park (please see plans for more information)		Date	06.02.2018
Information about proposed disposal	Land and 'air rights' development of three NCP car parks in the London Borough of Harrow: Canons Park, Rayners Lane and Stanmore. This request is in relation to Canons Park. An amount of car parking, to be agreed with the Council, in line with usage and the Mayors Transport Strategy, will be removed in order to enable development. At Canons Park the proposal relates solely to the car park. Engineering constraints plans are provided with this request, which will also be provided to bidding developers and will be reflected in legal agreements in order to protect TfL.			
Property Name & Address	1. Canons Park car park, Whitchurch Lane, Harrow HA8 6RN <i>Amended 14/02/2018 - Other Harrow Car Park addresses taken out</i>	TfL Asset Owner	TfL (Commercial) – car parks LUL – operational land	
Unique Ref (PAR)	Rayners Lane: 9747; 9972 Stanmore: 928 Canons Park: 928	CD Team	Property Development	
Borough	London Borough of Harrow	CD Sponsor	David Wakeford	
Zone (TfL)	5	Project Manager	David Wakeford	
Site Area	Rayners Lane - Car park (TfL freehold only), 1.2 acres - Other areas, up to 0.5 acres Stanmore: - Car park, 3.8 acres - Other areas, up to 3.2 acres Canons Park: - Car park, 0.9 acres	TfL Legal Contact	David Jenkins	
Details of disposal	Long leasehold (250 years currently proposed) of spare land and air rights over retained car parking. TfL will retain the freehold to its land, as well as the retained car parking. The disposal will be subject to planning for a residential development.			
PAR plan	Appended			

3.1 Appendix 1 - PAR Plan





1.1 Author of the request

David Wakeford, Senior Development Manager
Commercial Development

Date

Jonathan Cornelius, Head of Property Development
Commercial Development

3/2/18
Date

Authority Approval Signatures Sheet – Surface Transport

Site name:

1.2 Consultee

Surface Transport confirms that we ☒ do not have any operational need or other requirements for, or existing operational interest in the asset(s).

Surface Transport

4/3/18
Date

Authority Approval Signatures Sheet – London Underground**Site name:****1.3 Consultee**

London Underground confirms that we ~~do~~/do not have any operational need or other requirements for, or existing operational interest in the asset(s).




London Underground14/03/18
Date

Please see attached observations.

2 Approval

Authority Approval: The Director of Commercial Development considers that TfL does/does not require the above asset(s) for the purpose of the discharge of any of its functions.



Graeme Craig, Director of Commercial Development22/3/18
Date**3 Appendixes –PAR & Site Constraints Plans**

Canons Park

Step Free Access

S&ND have met with the Property Development (PD) team to flag up the current position on Canons Park so they are aware of our plans and stakeholder concerns.

S&ND were reassured that in not objecting to this request, we are not foregoing the opportunity to engage. PD agreed to make our requirements/constraints clear to any potential buyer/delivery partner and will be meeting with the Accessibility Sponsorship team to that end.

There are no objections to this request but S&ND would like to set out that:

- there is a requirement to provide step-free access improvements at Canons Park, this should be made clear during negotiations, should be actively considered in any development proposals and, as a minimum, safeguarded; and
- in reconfiguring car parking, the provision of 'blue badge' parking spaces is safeguarded in an appropriate location.

