



Planning Application Note No 07

Planning Application No P / 2376 / 08
Title Request for EIA Screening Option
Date 11 June 2010
Job No K020
Employer Battlers Well Foundation
Employer Address PO Box 110, Harrow, Middlesex HA2 6RH
Project North Harrow Community Centre
34 & 36 Canterbury Road and 37 & 39 Gloucester Road, Harrow
Proposed Mixed Use Community Complex
Station Road, North Harrow HA2 6AE
To **Planning Department, London Borough of Harrow**
For the attention of **Frank Stocks, Lynn Anderson**

Frank

We refer to the Pre-Application Meeting held at your offices on 13 May 2010, regarding the submittal of an EIA Screening Option, as recorded in the minutes of the meeting.

Pursuant to that, we have attached the following documents:

1. Our letter of 11 June 10
2. A sketch showing the proposed development footprint with respect to the existing development
3. A set of architectural drawings in A3 format - showing the development proposal layouts, elevations and section.
4. Correspondence from the previous application regarding the EIA Screening Option

We trust that you will confirm the option in order to comply with the planning regulations.

Your comments and further advice on this issue will be welcome.

Thank you

Yours sincerely

Gulam Kassam

Mentor Milestones Ltd

Project Manager

Email: gulam@mentormilestones.com



11 June 2010

Planning Department
Harrow Council
P O Box 37, Civic Centre,
Station Road, Harrow
HA1 2UY

Mentor Milestones Ltd
Project & Construction Managers

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Peterborough PE1 5DT
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Mob: 07921 184319
Email: gulam@mentormilestones.com

For the attention of Mr Frank Stocks

By Post / Email

Dear Mr Stocks

North Harrow Community Centre

34 & 36 Canterbury Road (HA1 4PE), North Harrow Assembly Hall, Station Road (HA2 6AE) and 37 & 39 Gloucester Road (HA1 4PR), North Harrow, Middlesex

Proposal: Redevelopment to provide a Community Centre with Sports Hall, Gyms and small Beauty Salon, Prayer Area, Exhibition Space, ancillary Restaurant/Cafe, Library and Seminar Rooms and ancillary office and other accommodation and separate Children's Play Centre

**Environmental Impact Assessment: Regulations 1999 - Regulations 5(2) and (4)
Request for EIA Screening Opinion**

Mentor Milestones Ltd has been appointed by our Client, BWF Foundation Ltd, to manage the various interfaces with respect to the revised planning application for the above. We are working in conjunction and with the agreement of Mr Howard Green (FRICS), Planning Consultant, who had made the previous application.

On instruction by our client, we write in respect of their current proposal for the redevelopment of the above mentioned site and to request a Screening Opinion from Harrow Council as the Local Planning Authority, as set out in Regulation 5 of the Environmental Impact Assessment Regulations.

We have also attached a scanned copy of Mr Green's letter to you of 23 Oct 2007, and your response of 13 Nov 2007 for your reference.

We attach a location plan outlining the proposed development site in red and indicating the various gross individual site areas and overlaid with the current development proposals.

BWF Foundation Ltd have aspirations to redevelop this site in the following manner:-

- A Community Centre in the proposed northern building comprising a Sports Hall and Gyms with a small ancillary Beauty Salon at basement levels, a Prayer Area, Exhibition Space and ancillary Café/Restaurant at ground floor level with a Library and Seminar Rooms at first floor level and ancillary office and other accommodation at second floor level.
- A Children's Play Centre in a three storey building on the southern part of the site.
- Provision for 30 no. parking spaces accessed from Station Road via an improved vehicular entrance.
- The total gross area of the Community Centre is approximately 4,467 sq m and of the Children's Play Centre approximately 653 sq m.

Development Overview

The site has an area of approximately 0.35 ha and is currently comprised of:-

- Nos. 34 and 36 Canterbury Road; a pair of semi-detached houses with an attached self-contained residential access to the side of No. 36. The area of these plots totals 813 sq m.
- Nos. 37 and 39 Gloucester Road; again a pair of semi-detached dwelling houses but No. 39 has been extended and converted to be a Nursery. The area of these plots totals 925 sq m.
- The central part of the site is occupied by a series of Second World War prefabricated buildings known as North Harrow Assembly Hall which were used as a Community Centre by your authority. They are now in need of replacement, having out-lived their original design life. The area of this plot of land totals 1,755 sq m.
- BWF purchased the Assembly Hall in 1992 and since then have been using it for a variety of community purposes falling within Class D1 of the Use Classes Order 1987. The present use includes prayer meetings currently attended by in excess of 500 people on a Friday, since it is temporarily being used as an overflow to Harrow Mosque whilst that is being redeveloped.
- There is an underground culvert running approximately north-south through the site which accommodates the Yeading Brook.

The proposed development of the site is as summarised below:

Floor	Community Centre	Children's Play Centre
Basement – Two	1,590 sq m	- sq m
Basement – One	932 sq m	- sq m
Ground Floor	780 sq m	187 sq m
First Floor	900 sq m	222 sq m
Second Floor	265 sq m	244 sq m
Total Development	4,467 sq m	653 sq m

Following the design development in which Harrow Council has been involved in advising through correspondence and Pre-application meetings, the client has demonstrated the viability of the proposed development within the by-laws and current best practice, including compliance with the Environmental Agency's guidelines.

The vicinity of the development is characterised by residential development, including the recently completed multi-storey Genesis Housing Project across the road as well as a petrol station directly opposite the site. To the east of the site, existing estates of semi-detached housing stock form the balance of the area.

A) CHARACTERISTICS OF THE PROJECT

This is a revised proposal submitted following your authority's refusal of planning permission in July last year for a larger proposal which, amongst other things, included 8 no. residential flats and a 24 bed Nursing Home. The latter elements have been omitted and the proposed areas of the Community Centre and Children's Play Centre have been reduced.

In connection with the previous proposal your authority issued a Screening Opinion on 13 Nov 07 wherein you stated that you were of the opinion that the development (which was considerably larger than that now proposed) was not EIA development.

The present proposal is considered to fall within the description at paragraph 10(b) of Schedule 2 of the EIA Regulations 1999 (Infrastructure Projects: Urban Development Projects) but, once again, since it has a site area of only 0.35 ha it does not exceed the relevant threshold applicable to Schedule 2 development; namely an area of 0.5 ha. Nevertheless your authority is requested to undertake the necessary assessment and confirm whether an Environmental Impact Assessment is required.

The proposed area of developable land would be wholly comprised of existing developed land. The boundaries of the site are clearly defined by a number of physical features within the existing area. The northern boundary of the site is demarcated by existing residential development as is the southern boundary.

The northern and eastern areas of the site mark the commencement of the residential area and occupy a gateway location in respect of offering a sense of arrival into the development when approached along Station Road. The site offers the opportunity to accommodate a high quality development within walking distance of the centre of the North Harrow Shopping Area, which will positively contribute to the area. The potential of the site is underpinned by its gateway setting and its close proximity to key infrastructure links within the area.

Furthermore, development of the site represents a unique opportunity to achieve a wholly sustainable and integrated proposal which maximises the potential of land within the existing Harrow Council's development objectives. This high quality proposal will have a significant positive impact upon the future growth of this area.

Development of the site will make more efficient use of an existing community centre that needs replacement, and will help to maximise the gateway status of the site in defining a sense of arrival into North Harrow.

B) CHARACTERISTICS OF THE POTENTIAL IMPACT

The applicant has been mindful of the criteria which must be considered in paragraph 3 of Schedule 3 of the EIA Regulations 1999. We refer to each in turn having regard to their correct and proper application.

i) Extent of impact:

As set out in the preceding paragraphs of this letter, the extent of the impact of the proposed development upon neighbouring properties and adjacent uses is considered to be limited to within the site. Notwithstanding, a Noise Impact Assessment is being carried out.

It is acknowledged that the proposed development will involve some measures to safeguard the existing watercourse (in the form of an existing underground concrete culvert). A separate Method Statement is to be submitted to Harrow Council that will address concerns that its replacement would be affected by the development, and that the development will not impact on neighbouring uses and will be limited to within the site.

The proposed development will be supported by a flood risk assessment and a technical assessment for sustainable drainage designs undertaken by WSP Engineers, demonstrating the technical solution for the sustainable development of this land.

The development will require a modified and upgraded access to be created onto Station Road. A full transport assessment will be undertaken to support the proposed development and it is anticipated that this will show all traffic impacts can be absorbed within the existing infrastructure facilities within the area.

Ground Conditions and Contamination Investigation Report have already been carried out and indicate there are no immediate problems associated with the site. These reports will also be submitted to Harrow Council.

A considerable amount of thought and effort is being put into the sustainability of the proposed development. A Sustainability Report will be presented with the application.

ii) Transfrontier nature of the impact:

Not relevant.

iii) Magnitude and complexity of the impact:

The site is located close to existing employment and residential areas within the North Harrow catchment area, which not will impact upon the magnitude of the environmental impact.

A prominent part of the site sits within the suburban area and represents an appropriate and sustainable development in order to meet the development objectives identified by the Council through its emerging Local Development Framework Core Strategy and Site Allocations Development Plan Document. This development has been shown to be sustainable and accessible development on Station Road.

In addition, the proposed development will be supported by a full landscape and visual impact assessment which will inform the application process and should be read in conjunction with the supporting Design and Access Statement.

iv) Probability of the impact:

The probable impact from the proposed development is considered to be largely positive to the local area and wider Council's jurisdiction. The development will help contribute to the area's employment delivery targets as set out in the Local Development Plan, as well as contributing towards sustainable and community engagement objectives, and which would meet an identified need within Harrow.

v) Duration, frequency and reversibility of the impact:

As with all development, there would be a construction impact which would be phased, temporary and within usual limits. A construction method statement overview will be provided prior to commencement of the construction works and in adherence with Building Regulations. These impacts can be mitigated through careful construction techniques and programmed working hours.

The long term impacts of the development would be visually and aesthetically contemporary, and largely beneficial for the reasons stated above.

In conclusion, the development is not in an environmentally sensitive area and is in proximity of a fairly built-up locality of North Harrow. Furthermore, having regard to the character of the site and the surrounding area, the intensity of the current lawful uses, the form and built quality of existing properties on the site and within the vicinity as well as the nature and scale of the proposed development, it is considered that this proposal would not have a significant effect on the environment.

In respect of all the above, and in accordance with the Regulations, we would be grateful if you would undertake the necessary assessment and confirm whether an Environmental Assessment is required for the proposed development.

We have also attached a copy of the proposed development sketch as well as the updated architectural drawings – which set the clear parameters for the proposed building and extent of the development area.

Please do not hesitate to contact us should you require clarification of any of the above points.

We look forward to hearing from you.

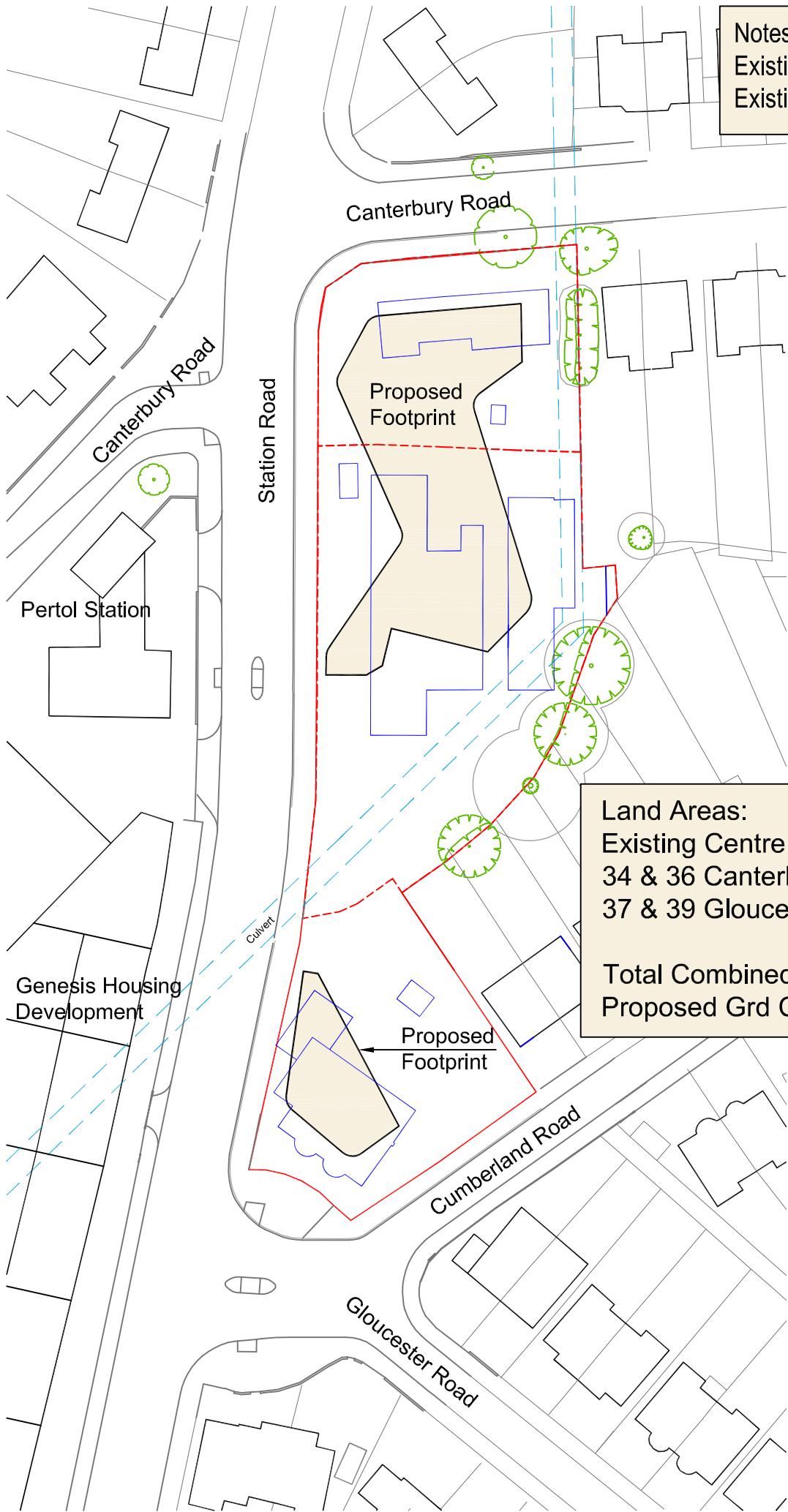
Yours sincerely

Gulam Abbas Kassam
BSc, CEng, MICE, MStructE

For and on behalf of:
Mentor Milestones Ltd

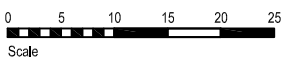
Encl. Site Plan
Application Drawings (Work in progress)
Correspondence from previous application

Notes:
Existing Structures: Blue
Existing Boundaries: Red



Land Areas:
Existing Centre: 1,755 m²
34 & 36 Canterbury Rd: 813 m²
37 & 39 Gloucester Rd: 925 m²

Total Combined Area: 3,493 m²
Proposed Grd Coverage: 978 m²



Abbas Kassam

From: Frank Stocks [frank.stocks@harrow.gov.uk]
Sent: 05 July 2010 15:56
To: gulam@mentormilestones.com
Cc: nizar@bwfoundation.co.uk; Beverley Kuchar; Stanley Lau
Subject: EIA Screening Opinion - North Harrow Assembly Halls, Station Road, North Harrow

Attachments: North Harrow Assembly EIA Screening Opinion 5.7.10.doc



North Harrow
Assembly EIA Scre..

Dear Mr Kassam

I refer to your request for an EIA Screening Opinion in respect of the above site and enclose my formal response.

Regards

Frank Stocks
Design & Conservation Manager
Harrow Place Shaping
PO Box 37, Civic Centre
Station Road, Harrow HA1 2UY
Tel: 020 8736 6144
Fax: 020 8736 6609
email: frank.stocks@harrow.gov.uk

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Place Shaping
Andrew Trehern
Corporate Director

Mentor Milestones Ltd
Project & Construction Managers
123 Kesteven Walk
Peterborough PE1 5DT

Date: 5 July 2010

Our Ref: EIA Screening Opinion/North Harrow Assembly Rooms

Your Ref: K020

Dear Mr Kassam

Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999

North Harrow Assembly Hall, Station Road, North Harrow
Redevelopment to provide a community centre with sports hall and
gyms with a small beauty salon, prayer area, exhibition space, ancillary
restaurant / café, library and seminar rooms and ancillary office and
other accommodation, and separate children's play centre

I refer to your letter dated 11 June 2010 and enclosures, received 15 June 2010, requesting a Screening Opinion in respect of the proposed redevelopment of the above site.

I confirm that the 21-day period for compliance with the above regulations is Tuesday 6 July 2010.

The development proposed is considered to fall within the description at paragraph 10b) of Schedule 2 of the above Regulations (Infrastructure projects: urban development projects) but has a site area of only 0.35ha and therefore does not exceed the relevant threshold applicable to Schedule 2 development, namely an area of 0.5ha.

The development is within a category 3B Flood Zone, but is not acknowledged as an "...environmentally sensitive area...". Any future planning application would also be supported by a full Flood Risk Assessment.

Having regard to the character of the site and surrounding area, the intensity of the current lawful uses, the form and built quality of existing properties on the site and in the vicinity, and the nature and scale of the proposed development, the Local Planning Authority does not consider that the proposal would have a significant effect on the environment.

Accordingly, the Local Planning Authority is of the opinion that the development proposed is not EIA development.

Yours sincerely

Frank Stocks
Design & Conservation Manager
on behalf of Harrow Council

A handwritten signature in black ink that reads "Frank Stocks". The signature is written in a cursive style with a large initial "F" and "S".

Tel: 020 8736 6144
Fax: 020 8736 6609
email: frank.stocks@harrow.gov.uk

Howard J Green FRICS
30 Lyndhurst Road
Highams Park
London E4 9JU



Date: 13 November 2007

Our Ref: EIA Screening Opinion/North Harrow Assembly Rooms

Your Ref: 897/HJG/jg

Dear Mr Green

**Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999**

**North Harrow Assembly Hall, Station Road, North Harrow
Redevelopment to provide a community centre with sports hall and gym
at basement level, a library, seminar rooms and a restaurant / café at
ground floor level, a 'Topsy Turvy' nursery at basement and ground
floor, 37 flats, 46 basement parking spaces**

I refer to your letter dated 23 October 2007, received on 25 October,
requesting a Screening Opinion in respect of the proposed redevelopment of
the above site.

I confirm that the 21-day period for compliance with the above regulations is
Thursday 15 November 2007.

The development proposed is considered to fall within the description at
paragraph 10b) of Schedule 2 of the above Regulations (Infrastructure
projects: urban development projects) but has a site area of only 0.35ha and
therefore does not exceed the relevant threshold applicable to Schedule 2
development, namely an area of 0.5ha.

The development is not in an "...environmentally sensitive area...". Further,
having regard to the character of the site and surrounding area, the intensity
of the current lawful uses, the form and built quality of existing properties on
the site and in the vicinity, and the nature and scale of the proposed
development, the Local Planning Authority does not consider that the
proposal would have a significant effect on the environment.

Accordingly, the Local Planning Authority is of the opinion that the development proposed is not EIA development.

Yours sincerely



Frank Stocks
Senior Professional - Development Management
on behalf of Harrow Council

Tel: 020 8736 6144
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Howard J Green FRICS

30 Lyndhurst Road
Highams Park
London E4 9JU

Chartered Surveyor

Telephone 020 8531 3878

Fax 020 8503 2096

Planning Consultant

VAT Reg. No: 410 1939 87

My Ref: 897/HJG/jg

23rd October 2007

Head of Planning
London Borough of Harrow
Civic Centre
Station Road
Harrow
HA1 2UY

Dear Sir

Environmental Impact Assessment Regulations
North Harrow Assembly Hall, Station Road, North Harrow

We are going to have a further pre-application meeting about the proposed development on 5th November.

Prior to that, however, I am writing on behalf of the Battler Wells Foundation (BWF) to request confirmation from your authority that there is no need to undertake an Environmental Impact Assessment.

The proposal that will be presented at the meeting has been reduced in scale as suggested by you at previous meetings in that 4no flats have been omitted at high level on the north and south blocks and as a direct result of the Public Consultation it has been decided to incorporate a further basement level to provide a total of 46no parking spaces.

The scheme as shown on the attached 1:500 scale drawings proposes:-

- A Community Centre with a sports hall and gym at basement level and a prayer room capable of accommodating up to 200 people, a library, seminar rooms and a restaurant/café at ground floor level; the latter being ancillary to the Community Centre.

- A 'Topsy Turvy' Nursery with accommodation in the basement and ground floor level.
- A Total of 37 no. flats; comprising 13 no. one-bedroom units and 24 no. two-bedroom units.
- Basement parking for 46 no. cars in the southern section of the site.
- The total gross area of the Community Centre and Nursery is approximately 4,200 sqm. The lower level of car parking is approximately 900 sqm and the upper level approximately 850 sqm.

The site is currently comprised of:-

- Nos. ~~32~~³⁴ and ~~34~~³⁶ Canterbury Road; a pair of semi-detached houses with an attached self contained residential annex to the side of No. ~~32~~³⁶.
- Nos. 37 and 39 Gloucester Road; again a pair of semi-detached dwellinghouses but No. 39 has been extended and converted to be a Nursery.
- The central part of the site is occupied by a series of Second World War Nissan huts known as the North Harrow Assembly Halls which were used as a Community Centre by your authority.
- BWF purchased the Assembly Halls in 1992 and since then have been using it for a variety of community purposes falling within Class D1 of the Use Classes Order 1987. The present use includes Prayer meetings currently attended by in excess of 500 people on a Friday, since it is temporarily being used as an overflow to Harrow Mosque whilst that is being redeveloped.

Considering the proposal against the EIA Regulations:-

- (a) The development is certainly not a Schedule 1 development; and
- (b) Falls outside the criteria listed in Schedule 2 of the Regulations ie :-
 - It is not situated in a "sensitive Area" as defined in Regulation 2 (1) (paragraph 36); and
 - The site has an area of 0.35 ha; below the 0.5ha criteria set out in Category 10(b) of Schedule 2 "Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas".

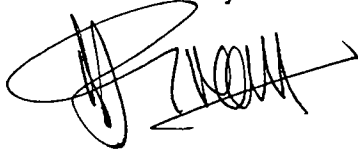
You will be aware that BWF have instituted and commissioned a number of Specialist Reports. Some of these, of course, are required in any case but in our opinion they will deal thoroughly with the local environmental effects of this proposal. They include:-

- **Traffic Statement and Framework Green Travel Plan** being prepared by Colin Buchanan & Partners.
- **Sequential Test and Flood Risk Assessment** being prepared by Icen Projects Ltd and WSP Developments respectively.
- **Design and Access Statement** prepared by the Architects, Mangera Associates. A draft was submitted to the pre-application meetings.
- **Sustainability Report by Zef (UK) Ltd.** A considerable amount of thought and effort is being put into the sustainability of the proposed building and we are aiming for Level 1 of the Code for Sustainable Homes. This approach received a lot of positive feedback from people visiting the exhibition.
- **Soil Conditions and Contamination Report** already undertaken by Soiltechnics.

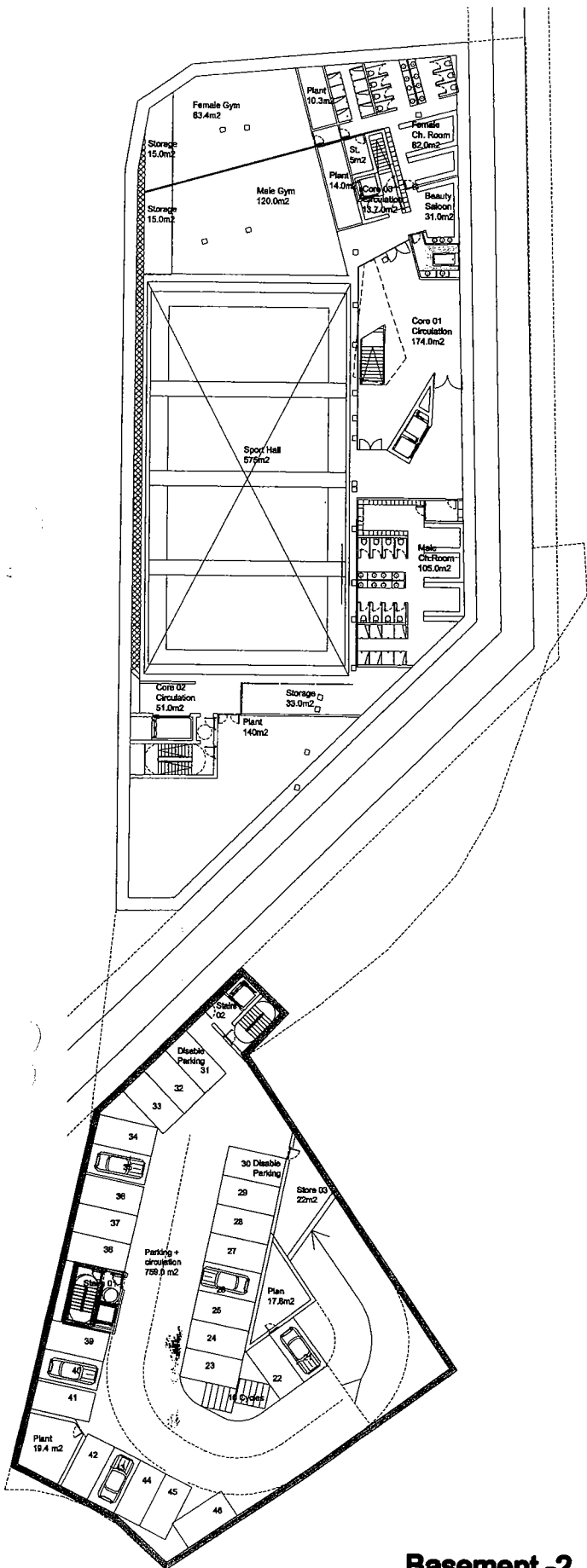
Since the proposal clearly falls outside the parameters of the Regulations it is our opinion that an Environmental Impact Assessment is not required but to put the matter beyond doubt this letter is to ask you to confirm this formally, in the form of a screening opinion in accordance with Regulation 5 of the 1999 Regulations.

I am enclosing 3 no. copies of this letter and of the 1:100 A4 drawings at 1:500 scale together with copies of the drawings enlarged to A3 size but *not to scale*.

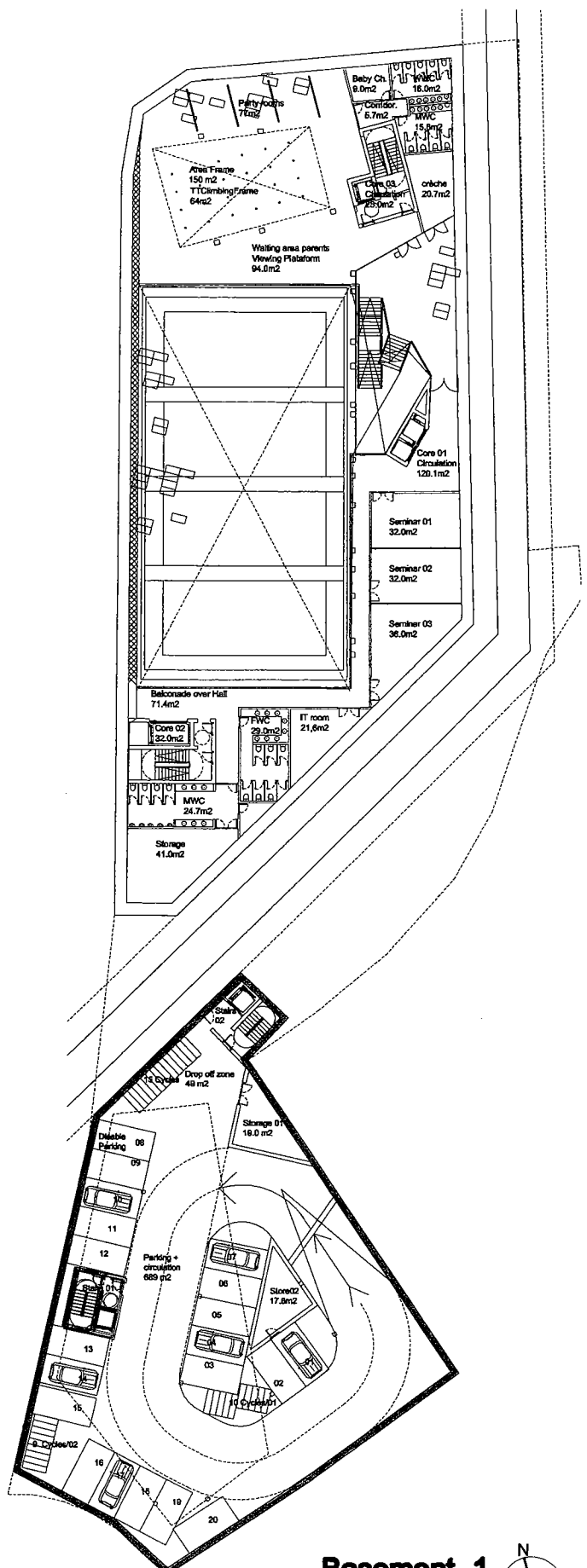
Yours faithfully

A handwritten signature in black ink, appearing to read 'Howard J Green', written over a large, stylized circular flourish.

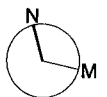
Howard J Green FRICS

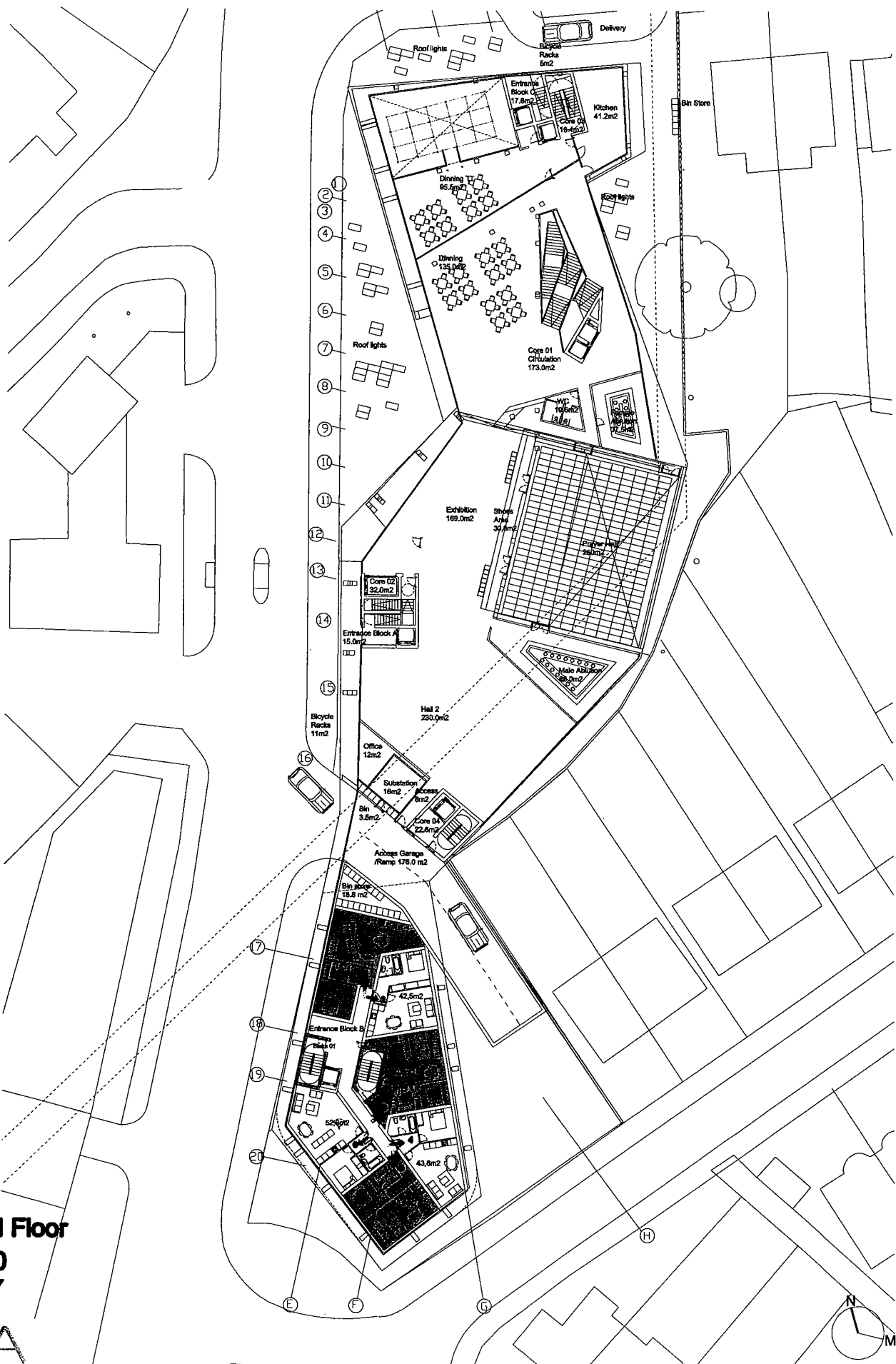


Basement -2
E 1:500



Basement -1
E 1:500
09.10.07





Ground Floor
E 1:500
 09.10.07



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