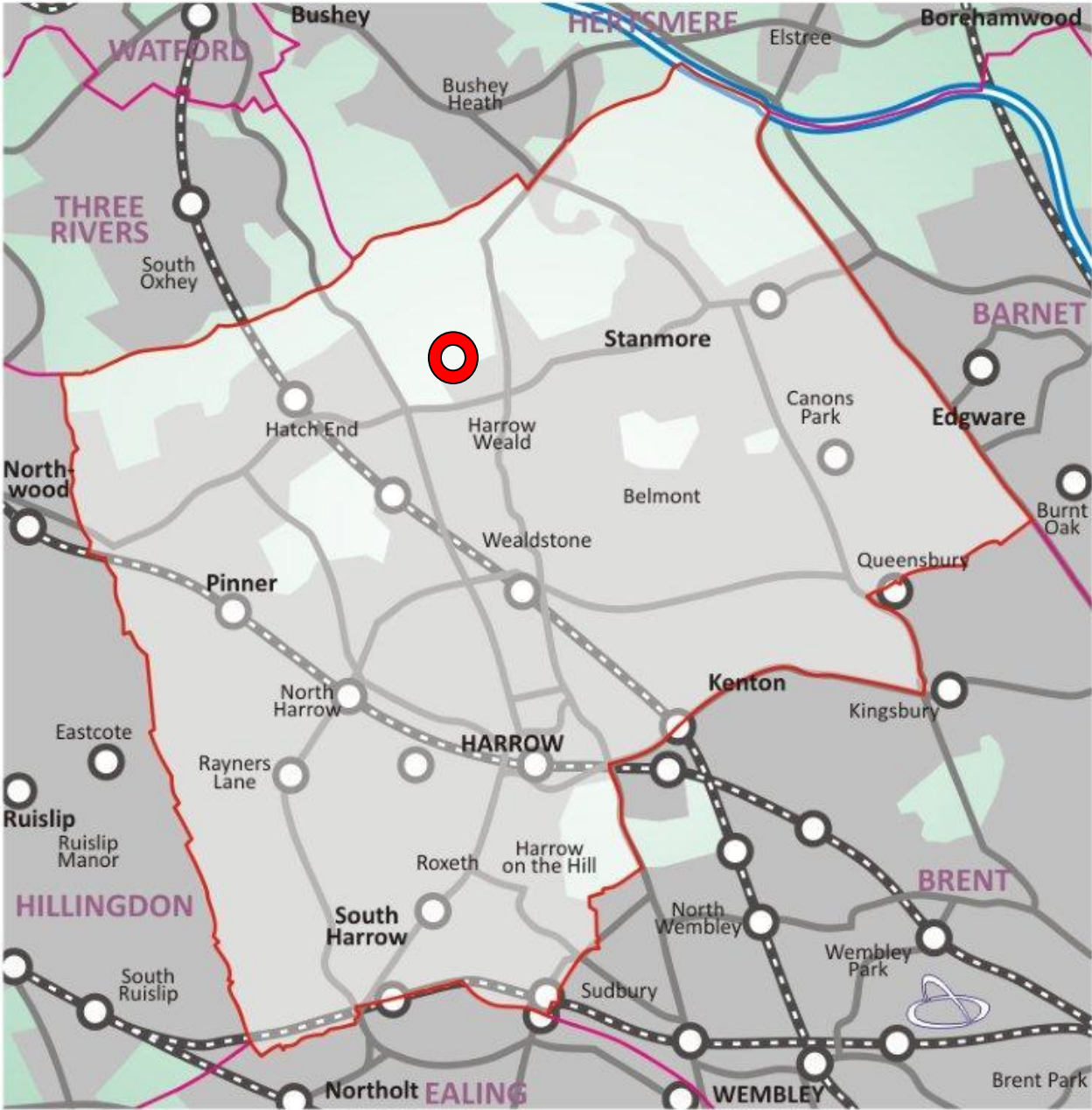
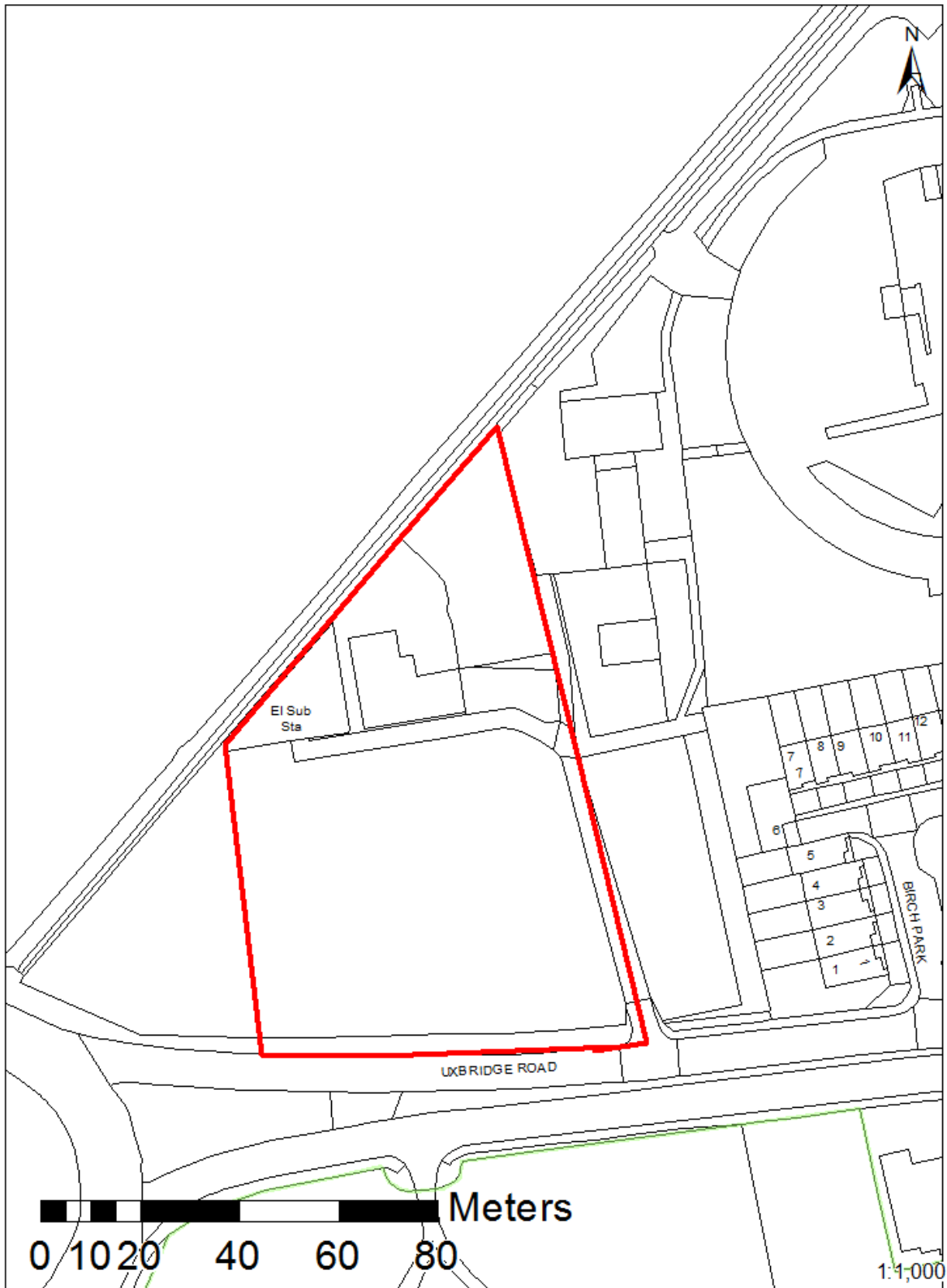


 = application site



Former Civil Defence Building, Roger Bannister Sports Centre	P/3823/19
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Former Civil Defence Building, Roger Bannister



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd January 2020

APPLICATION NUMBER: P/3823/19
VALIDATE DATE: 03/10/2019
LOCATION: FORMER CIVIL DEFENCE BUILDING, ROGER BANNISTER SPORTS CENTRE,
WARD: HARROW WEALD
POSTCODE: HA3 6SW
APPLICANT: HARROW COUNCIL
AGENT: E.A.R ARCHITECTURE LTD
CASE OFFICER: NABEEL KASMANI
EXTENDED EXPIRY DATE: 31/01/2020

PROPOSAL

Conversion of Former Civil Defence Building (Sui Generis) To Café with Incidental Function Room (Use Class A3); External Alterations; Cycle Parking

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The proposal would revive the use of the derelict civil defence building with a new café that would enhance the character and appearance of the locality and provide a complimentary supporting role to the adjacent sports and recreational land uses. Furthermore, the proposal would not constitute inappropriate development in the Green Belt and would have an acceptable impact on the residential amenity of adjoining occupiers and in relation to the functioning and safety of the public highway. Officers conclude that the proposed development is worthy of support.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed development is worthy of support.

PROCEDURAL ISSUES

The application is also made under Regulation 3 of the Town and Country Planning Regulations 1992 (as amended). Regulation 3 permits a local authority to make an application to itself for planning permission to develop land within its area and to then also determine the application

INFORMATION

This application is reported to Planning Committee as it relates to land owned by the Council and would result in the change of use of more than 100m² of floorspace. The proposal therefore falls outside category 1(h) of Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	(E)20 Change of Use
Council Interest:	The land is owned by the Council
Net Additional Floorspace:	n/a
GLA Community Infrastructure Levy (CIL):	£29,200
Local CIL requirement:	£17,520

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the proposed access does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The application site consists of the former civil defence building located within the Roger Bannister Sports complex. The building is currently vacant.
- 1.2 The application site is adjoined to the south by grassed open space which formerly served as an overspill car park area during events at the Roger Bannister Stadium on an ad-hoc basis. Planning permission (reference P/0672/18) was granted on 23rd September 2019 for the creation of an 18 hole adventure golf experience on the open space.
- 1.3 To the east of the application site is the lodge and changing rooms. Beyond this is the Roger Bannister athletics track. Immediately to the west of the application site is an electric substation.
- 1.4 The application site adjoins playing fields to the north/west. Planning permission (reference P/4748/18) was granted on 2nd August 2019 for the upgrading of the sports field to provide two natural grass pitches and one 3G synthetic pitch with floodlights. A further two grass pitches would be provided to the east of the athletics track
- 1.5 The application site is located within the Green Belt and Harrow Weald Ridge Area of Special Character. The application site is also within a Critical Drainage Area
- 1.6 The application site has a Public Transport Accessibility Level (PTAL) of 2. Vehicular access is provided to Bannister Sports Ground via a designated crossover from Uxbridge Road and the main parking area is located to the south-east of the application site.

2.0 PROPOSAL

- 2.1 The application seeks to convert the former civil defence building (sui generis) to a café (use class A3). The café is intended to serve users of the facilities within the Bannister Sports Centre

3.0 RELEVANT PLANNING HISTORY

There are no previous planning applications related to the subject building.

Other relevant planning application within the wider site

P/0672/18: Creation of an 18 hole golf adventure experience facility including theme props and ancillary kiosk; refuse storage in car park area
Grant: 23/09/2019

P/4748/18: Upgrading and regrading of existing sports pitches to create four natural grass pitches and one 3g synthetic pitch with floodlights maintenance equipment store & two team dugouts;
Grant: 02/08/2019

P/3959/19: Creation of 49 additional car parking spaces (inclusive of 2 disabled spaces); replacement of path
Under Consideration

4.0 CONSULTATION

4.1 A total of 96 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 24th October 2019.

4.2 A general site notice was placed outside the entrance on 14th October 2019.

4.3 No responses have been received following the public consultation.

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

LBH Highways

As the proposed use is really only associated with the operations already proposed on-site, Highways do not consider this proposal likely to result in any specific impact for the surrounding highway network. Highways have no objection.

LBH Drainage

No Objection subject to conditions

LBH Environmental Health

No Comment

Planning Policy

No Comment

Cadent Gas

The proposal will not affect the pipeline

5.0 **ASSESSMENT**

5.1 The main issues are:

- Principle of the Development
- Character and Appearance
- Residential Amenity
- Transport and Parking
- Flood Risk and Drainage
- Planning Obligations

5.2 **Principle of Development**

5.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.16
- The Draft London Plan (Consolidated Suggested Changes Version July 2019):G2,
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM6, DM16, DM17, DM48

5.2.1 The application site is located within the Green Belt. Paragraph 143 of the National Planning Policy Framework (2019) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 146 of the NPPF states that certain forms of development are not inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it. Included within this category is the re-use of buildings provided that the buildings are of permanent and substantial construction.

5.2.2 As the proposal would consist of the change of use of the former civil defence building and would not result in the construction of new buildings, the proposal would not constitute inappropriate development in the Green Belt and would preserve its openness. The proposed change of use would therefore accord with the relevant policies in this regard.

5.2.3 The civil defence building ceased operations as a control centre in 1968. It was thereafter used for storage purposes by Harrow Council until 2008. The building is currently in a derelict state. The proposed change of use to a café would reinvigorate the building and provide a complimentary use to the existing and forthcoming sports and recreational facilities within the Roger Bannister Complex. The proposal would therefore accord with Policy DM48 of the Harrow Development Management Policies (2013)

5.2.4 The submitted floorplans show the provision of a function room in the northern part of the building. The submitted planning statement notes that this would be a flexible space to include community and commercial hire and event space. While the function room may serve as an incidental use to the café on an ad-hoc basis, there would be a need to safeguard against any alternative uses of the function room which would not be incidental and would constitute a material change in use of the land. A condition has therefore been attached to this effect.

5.2.5 For these reasons, officers consider that the principle of development would comply with the relevant policies in this regard.

5.3 Character and Appearance

5.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, 7.6
- The Draft London Plan (Consolidated Suggested Changes Version July 2019): D1, D2
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1, DM22

5.3.2 The former civil defence building has been vacant for 10 years and was primarily used as storage by Harrow Council prior to this. The dilapidated state of the building is visibly reflected in its external appearance. Although not visible from Uxbridge Road, the existing derelict building does not respond positively to the local context. The proposed use would bring life to the existing building and provide active and attractive frontages. The proposed external seating would complement the café use and provide an appropriate setting to the building during the summer months.

5.3.3 The new window and door openings are considered to be minor alterations that would not harmfully detract from the character or appearance of the host building or locality. The proposed external tables and chairs would not be permanent fixtures and used during opening hours, weather permitting. It is therefore considered that the proposed seating and tables would not introduce undue clutter to the streetscene.

5.3.4 No details of refuse storage have been provided. However, it is considered that a designated refuse store could be accommodated integrally within the building. A condition has therefore been attached to secure details of refuse storage.

5.3.4 The land adjacent to the subject building consists of areas of hard surfacing and overgrown shrubbery/lawn. It is considered that there is scope to provide an attractive landscaped setting to the building which would accord with the aims of Policy DM22 of the Harrow Development Management Policies. A condition is therefore attached to this effect.

5.3.6 For these reasons, officers consider that the proposal complies with the respective policies in this regard.

5.4 Residential Amenity

5.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6,
- The Draft London Plan (Consolidated Suggested Changes Version July 2019): D2, D4
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

5.4.2 The nearest residential properties (within Birch Park) are located approximately 50m to the east of the application site. Given the separation distance, officers consider that the proposal would not have a detrimental impact on the residential amenities of the nearest occupiers and would therefore comply with the respective policies in this regard.

5.5 Traffic and Parking

5.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Draft London Plan (Consolidated Suggested Changes Version July 2019): T4, T5, T6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44

5.5.2 The proposal does not include the provision of any additional car parking, as the cafe is intended to serve users of the facilities within the Bannister Sports Centre site. The approved planning application for the football pitches (reference P/4748/18) will formalise the existing hardstanding car parking area to 47 marked bays. Furthermore, the adventure golf application (reference P/0672/18) would provide 50 parking spaces for the use of that facility, with any unused capacity being available for the sport stadium primarily on event days. Application reference P/3959/19 proposes an additional 49 marked spaces as an overflow car park.

5.5.2 Refuse collection and servicing would be undertaken from the hardstanding adjacent to the frontage of the cafe. A total of 2 long stay cycle parking spaces are required for staff and 8 cycle parking spaces for visitors in accordance with the London Plan (2016) which would be provided.

5.5.3 As the proposal would be largely associated with the existing and forthcoming uses on site, the proposed change of use is not likely to result in any specific impact for the surrounding highway network. The Council's Highways Officer has therefore raised no objection to the proposal.

5.6 Flood Risk and Drainage

5.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.13
- The Draft London Plan (Consolidated Suggested Changes Version July 2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

5.6.2 The application site is located within a Critical Drainage Area. The Council's Drainage Officer has reviewed the proposal and raised no objection to the proposal, subject to safeguarding conditions and informative. The proposal would therefore comply with the relevant policies in this regard.

6.0 CONCLUSION AND REASONS FOR APPROVAL

6.1 The proposal would result revive the use of the derelict civil defence building with a new café that would enhance the character and appearance of the locality and provide a complimentary supporting role to the adjacent sports and recreational land uses. Furthermore, the proposal would not constitute inappropriate development in the Green Belt and would have an acceptable impact on the residential amenity of adjoining occupiers and in relation to the functioning and safety of the public highway. Officers conclude that the proposed development is worthy of support.

6.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans and documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

PS001, PS002, SP004 Rev B, PS005 Rev A, PS006, PS007, SP/004, SP/004/1, Design and Access Statement, Heritage Statement, Transport Technical Note (August 2019), Revised Planning Statement (received 23/12/2019)

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Landscaping

Notwithstanding the details shown on the approved plans, before the first use of the café hereby approved, a landscape masterplan and scheme for the hard and soft landscaping of the development shall be submitted to, and agreed in writing by, the local planning authority. Details shall include

- planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme;
- details of hard surface materials
- landscaping implementation programme
- boundary treatment

The development shall be carried out in accordance with the approved scheme or any amendment or variation to it as may be agreed in writing by the local planning authority prior to the use of the café in accordance with the approved details, and maintained in accordance with the approved scheme.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy 7.4B of The London Plan (2016) and policies DM1, DM2 and DM22 of the Harrow Development Management Policies (2013). This is a pre-commencement condition to ensure that measures are agreed and built-in to the development to provide a satisfactory form of development

4. Landscaping Implementation

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme that has been submitted to and agreed in writing by the Local Planning Authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the residential parts of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the locality, in accordance with Policy DM1 of the Development Management Policies Local Plan 2013

5. Surface Water Disposal

The development hereby permitted shall not commence until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

6. Refuse Storage

The development hereby permitted shall not be occupied until details of refuse storage have been submitted to an approved in writing by the local planning authority. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area to be agreed. The development shall be carried out in accordance with the details so agreed and available for use prior to occupation of the development and shall be retained as such thereafter.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy 7.4.B of The London Plan (2016) and policy DM1 of the Development Management Policies Local Plan (2013).

7. Hours of Operation

The use hereby permitted including the outdoor seating area shall not open to customers outside of the following times:

- a) 08.00 to 21.00 hours, Monday to Friday
- b) 09:00 to 18:00 hours, Sundays, Public or Bank Holidays

REASON: To be consistent with the opening hours of the adjacent sports and recreational facilities.

8. Control of Use

The premises shall be only be used as a café and for no other purpose, including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON: To safeguard the amenity of neighbouring residents, the character of the locality and in the interests of highway safety in accordance with policies DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013)

9. Music and Amplified Sound

No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents, in accordance with policy DM1 of the Harrow Development Management Local Policies Plan (2013).

10. Ancillary use of function room

The function room hereby permitted shall not be used at any time other than for purposes that are incidental to the Café unless otherwise agreed and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents, the character of the locality and in the interests of highway safety in accordance with policies DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013)

Informatives

1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019) (NPPF)

London Plan: 5.13, 6.3, 6.9, 6.13, 7.4, 7.6, 7.16

Draft London Plan: D1, D2, D4, SI13, G2, T4, T5, T6,

Core Strategy: CS1

Development Management Policies: DM1; DM6, DM10, DM16, DM17, DM22, DM42, DM44, DM48,

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3. The Party Wall etc. Act 1996

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236 Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: Ucommunities@twoten.comU4T

4. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

5. Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

6. Crime prevention

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

7. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as

closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information

8. Mayoral Community Infrastructure Levy (provisional)

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £17,520. This amount excludes indexation. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planningportal website where you can download the appropriate document templates. Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.
https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

9. Harrow Community Infrastructure Levy (provisional)

Harrow has a Community Infrastructure Levy which applies Borough wide for certain developments of over 100sqm gross internal floor space.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis) - £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4)

Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Provisional Harrow CIL liability for the application, based on the Harrow CIL levy rate for Harrow of £110/sqm is £29,200

This amount excludes indexation. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

The CIL Liability is payable upon the commencement of development.

You are advised to visit the planningportal website where you can download the relevant CIL Forms.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

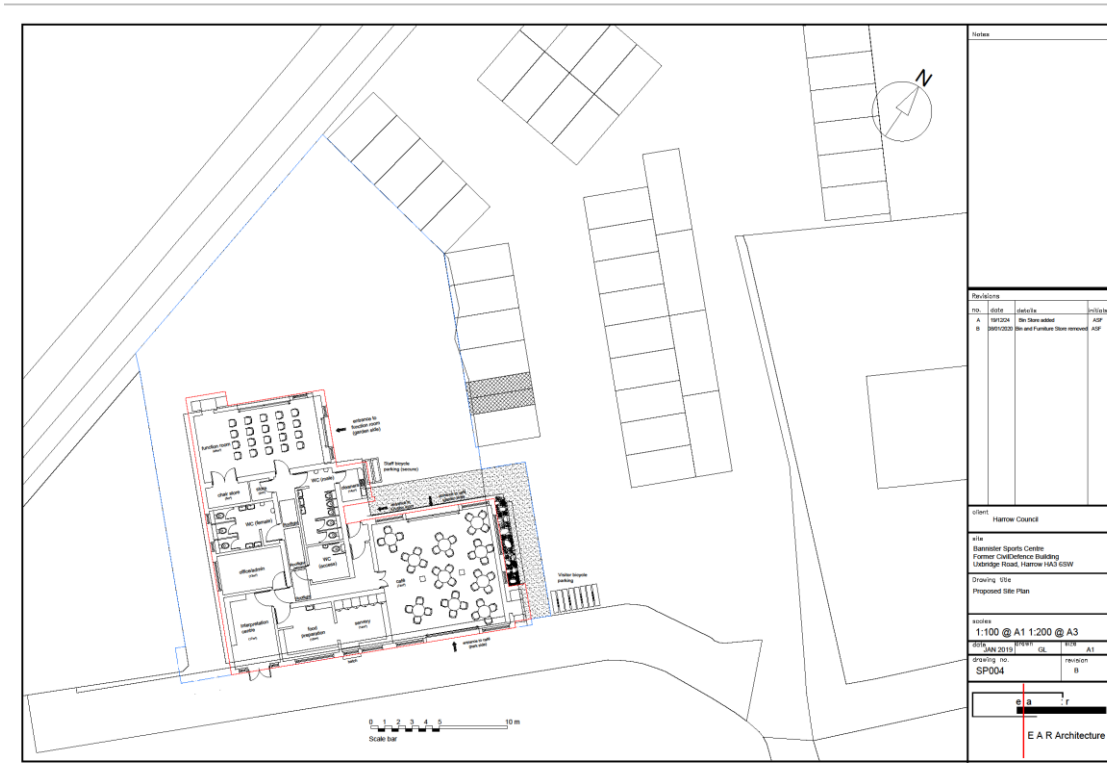
The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges

CHECKED

Interim Chief Planning Officer	Beverley Kuchar	
Corporate Director	Paul Walker	

APPENDIX 2: SITE PLAN



Revisions			
No.	Date	Description	By/Checked
A	10/10/20	Site plan added	ADP
B	09/01/2020	Site and Furniture plan removed	ADP

Client	Harrow Council
Site	Blakesley Sports Centre Former CW Excellence Building Uxbridge Road, Harrow HA1 1SSW
Drawing Title	Proposed Site Plan
Scale	1:100 @ A1 1:200 @ A3
Date	20/11/19
Drawing No.	SP004
Revision	B

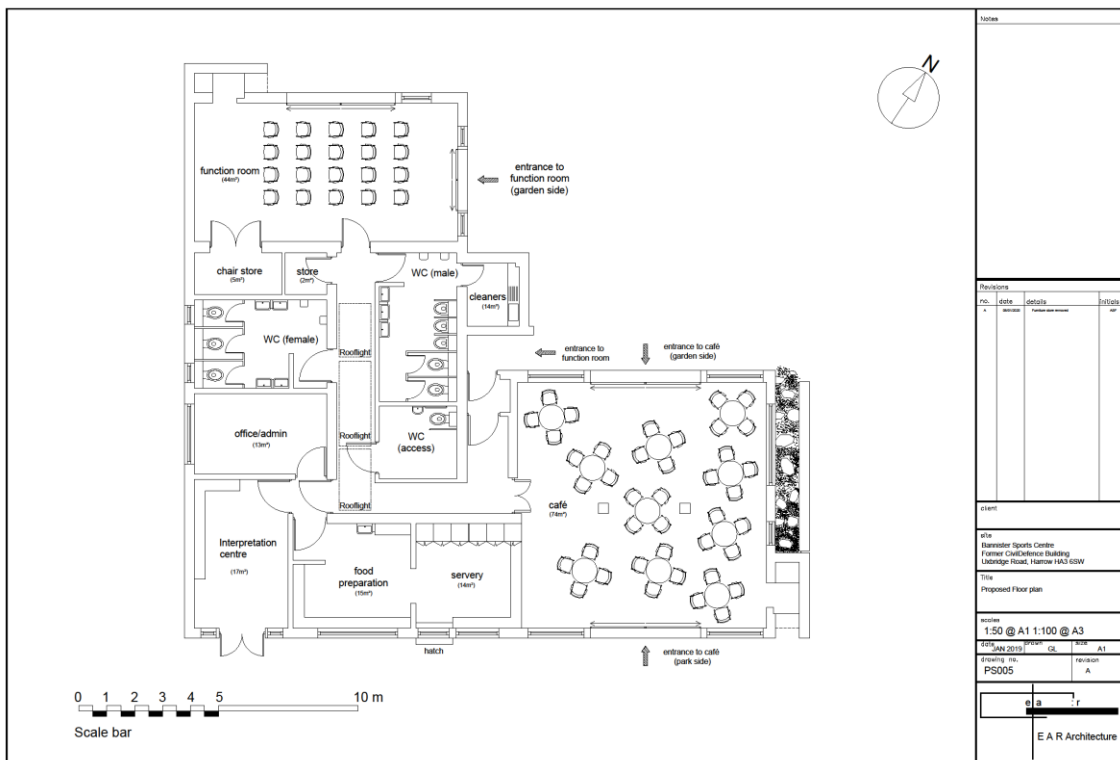
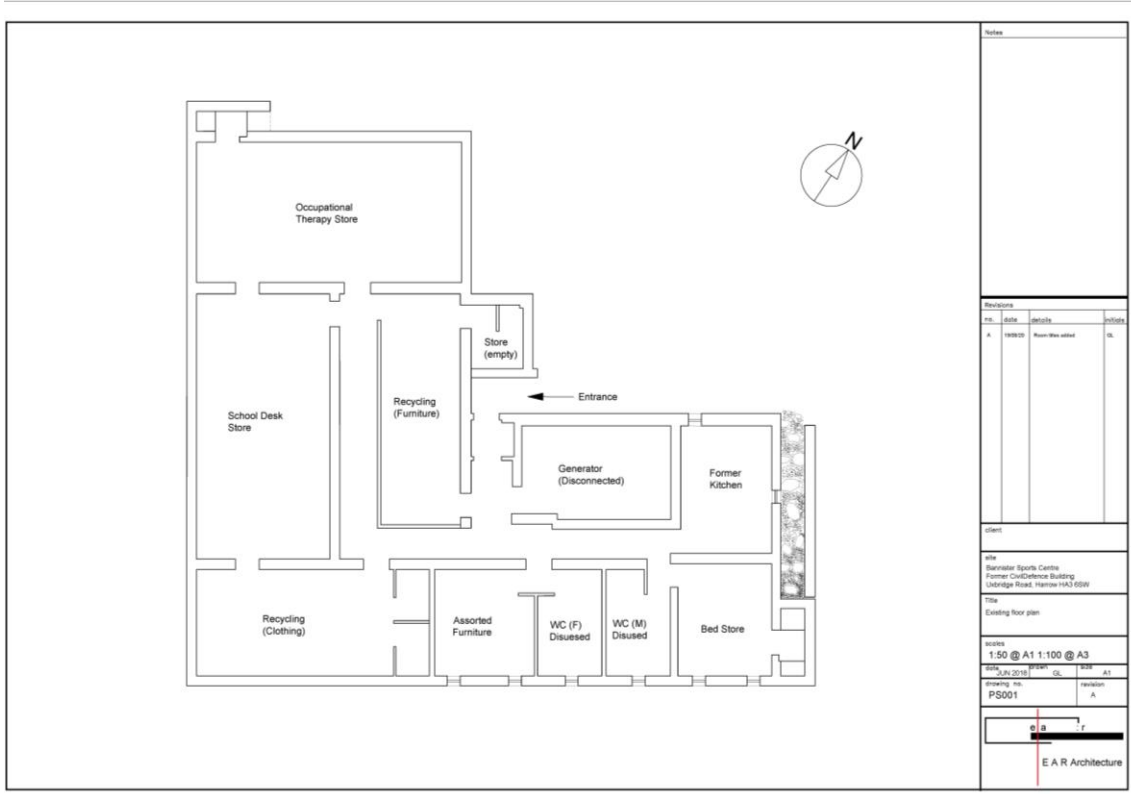
E A R Architecture	
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APPENDIX 3: SITE PHOTOGRAPHS





APPENDIX 4: PLANS AND ELEVATIONS



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