

## 1.0 Brockley Hill Sequential Site Assessment – Supplementary Note

September 2020

- 1.1 This Supplementary Note has been prepared by hgh Consulting to provide further research to support the Sequential Site Assessment (SSA) submitted alongside a planning application at the former Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR. The proposed development is for:

*“Demolition of existing golf club buildings (Use Class D2) and construction of a new banqueting facility (Use Class D2), widening of existing vehicular access from Brockley Hill, car and cycle parking, waste / recycling storage, landscape enhancements and associated works”*

- 1.2 In response to further advice from LB Harrow, the additional criteria for the site assessment is to include existing sites with 1,000 sqm of floorspace on one floor, in B1/D1/D2 use and within 250m of a public car park with a capacity of 50-100 parking spaces.

### Methodology

- 1.3 As with the original SSA, this supplementary note addresses the following factors:

#### Area of search

- The focus of the SSA is to establish whether there are any previously developed sites in the Borough of Harrow which are suitable and available, that would meet the (updated) assessment criteria and could accommodate the proposed development.
- A replacement venue within the London Borough of Harrow is critical to business continuity and maintaining the client base that the applicant has built up over the years. The current venue provides a leisure facility for the multi-cultural communities within Harrow. The applicant has spent a number of years building an established client base within Harrow. If they move out of Harrow they will lose their market and established client base. The applicant also employs a number of staff that reside within the Borough, if they move out of the Borough these jobs could be lost. Local suppliers in the Borough include: All Seasons Fruit and Veg (HA3 6TY); Madina supermarket & Halal meat (HA1 2TY), Jenpack Limited (HA7 1NL); Makebros Ltd (HA7 1BU); Ramesh Popat (HA2 0RP); Phoenix Developments (HA1 2SP). As such, the site needs to be located in the London Borough of Harrow.

#### Size of Site

- 1.4 The original search assessment criteria sought, due to the nature of the use, a site of 0.6 hectares (1.5 acres) or more with space for 100 parking spaces. However, the requirement for parking on-site was increasing the site size and therefore potentially limiting the number of alternative locations.
- 1.5 At the request of the case officer, the site search has been amended to reduce the site area criteria of 0.6ha and for the revised assessment to be based principally upon buildings with a minimum floorspace of 1,000sqm (on one floor) with access to off-site parking facilities for between 50-100

spaces within a 250m radius (being the limit that a guest of the banqueting facility may be prepared to walk in wedding attire and/or poor weather).

### Sources for Identifying Potential Alternative Sites

1.6 The following sources of information have been used and further consulted to identify potential alternative sites for the proposed development:

#### Harrow Local Plan Site Allocations (LPSA) (July 2013)

1.7 Sites below 0.6 hectares have been assessed. This assessment looks at previously developed sites, so therefore open space sites in the LPSA have been omitted from this assessment.

#### Property Websites

- Right Move;
- Zoopla;
- Estates Gazette;
- Businesses for Sale;
- On the Market; and
- Rella.

#### Commercial estate agents

- Tony Chamberlain;
- David Wilson;
- Bernard Gordan; and
- David Charles

1.8 The purpose of the supplementary note is to establish whether there are any 'available' and 'suitable' sites that could accommodate the proposed banqueting development based upon the revised search criteria.

### Harrow Local Plan Site Allocations (July 2013)

LPSA Ref	Site name	Site area (ha)	Commentary
R1	Units south of Rayners Lane Station on Alexandra Avenue, Rayners Lane	0.11	<p>Site has a PTAL 5 and is in Flood Zone 1.</p> <p>The site allocation states that it has potential for retail floorspace for 500m<sup>2</sup>. However, this is too small for the proposed development. The existing site has existing five single storey units below 1000sqm. Rayners Lane Station car park is located adjacent to the site (however, this is also</p>

			<p>allocated for redevelopment and reprovision of station car parking spaces). The existing floorspace on site is too small for the proposed development.</p> <p><b>Not Suitable</b></p>
R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	0.19	<p>The site has a PTAL 4 and is in Flood Zone 1.</p> <p>The site allocation states that the site should be treated as 'edge of centre' for retail purposes and is suitable for multiple small retail units or a single convenience goods retailer (potential retail floorspace of 1,000qm). The existing buildings don't have a ground floor area of 1,000sqm. There is no public car park nearby. The site is also adjacent to residential dwellings (sensitive receptor).</p> <p><b>Not Suitable</b></p>
R3	Roxeth library and clinic, Northolt Road, South Harrow	0.165	<p>The site has a PTAL 3 and is in Flood Zone 1.</p> <p>Site allocation states that the site is suitable for 1,000sqm of retail floorspace being located in South Harrow district centre. Redevelopment proposals would need to reprovide the existing library and healthcare centre which would conflict with the proposed use. Existing floorspace also below 1000sqm and too small for the proposed development. Sainsburys car park adjacent to the site which has a one and a half hour parking time restriction.</p> <p><b>Not Suitable</b></p>
H2	205-209 Northolt road, South Harrow, HA2 0NG	0.027	<p>The site has a PTAL 4 and is in Flood Zone 1.</p> <p>Site is allocated for 10 homes. South Harrow Station car park in close proximity to the site. Existing floorspace is below 1000sqm and too small for the proposed development. Proposed use would compromise allocated use on site.</p> <p><b>Not Suitable</b></p>
H3	1 & 1a Silverdale Close, Northolt, UB5 4BL	0.092	<p>Planning permission already granted for change of use for 7 dwellings.</p>

			<b>Not available</b>
H4	Former Matrix p.h., 219 Alexandra Avenue, South Harrow, HA2 9DL	0.28	Site is already developed for residential use.  <b>Not available</b>
H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane, HA2 7LX	0.32	The site has a PTAL 4 and is in Flood Zone 2/3A.  Part of the site is already developed for residential use. The site is at flood risk. Existing public house below 1,000 sqm and too small for the proposed development.  <b>Not suitable</b>
H7	Enterprise House, 297 Pinner Road, North Harrow, HA1 4HS	0.137	Site already developed for residential use.  <b>Not available</b>
H8	Rear of 57-65 Bridge Street, Pinner, HA5 3HZ	0.118	Site already developed for residential use.  <b>Not available</b>
H9	Jubilee House, Merrion avenue, Stanmore, HA7 4RS	0.57	The site has a PTAL 2-3 and Flood Zone 1.  Site already developed. Recently completed for residential care scheme.  Stanmore station car park in close proximity to the site.  Application approved for demolition of existing office building and four semi-detached houses and comprehensive redevelopment of the site to provide a mixed-use development. Proposed development would compromise the allocated use on site.  <b>Not suitable or available</b>
H12	Gillian House, Elms Road, Harrow Weald, HA3 6BU	0.253	The site has a PTAL 1a-1b and is in Flood Zone 1.  The site is allocated for replacement sheltered housing. The existing floorspace is below 1,000 sqm and is too small. The site is also located in residential area (sensitive receptor) and has a low public transport accessibility. There is no public car parking nearby.  <b>Not suitable</b>

H13	Wolsrenholme, Rectory Lane, Stanmore, HA7 4AQ	0.251	<p>The site has a PTAL of 1-1b and is in Flood Zone 1.</p> <p>Planning permission has already been approved for a 57 extra care home flats. The site is also located in a residential area (sensitive receptor) and access to site through residential road. The site also has a very low public transport accessibility.</p> <p><b>Not suitable or available</b></p>
H15	Hill's Yard, Bacon Lane, Edgware, HA8 5AR	0.26	<p>Site has a PTAL 2-3 and is in Flood Zone 1.</p> <p>Site is allocated for 28 homes. Existing floorspace below 1,000 sqm and site bounded by residential dwellings on either side (sensitive receptors). Proposed development would compromise allocated residential use.</p> <p><b>Not suitable</b></p>
H16	19 Buckingham Road, Edgware, HA8 6LY	0.128	<p>The site is already in use for a nursery after approved change of use application from offices to nursery/educational centre and 2 storey rear extension.</p> <p><b>Not available</b></p>
H17	Land at Canons Park Station, Donnefield Avenue, Canons Park, HA8 6RN	0.41	<p>The site has a PTAL of 3 and is in Flood Zone 1.</p> <p>Site allocated for 17 homes as partial redevelopment. Opposite residential properties. Site to be retained for appropriate replacement of station car parking.</p> <p><b>Not suitable</b></p>
H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone, HA1 4UQ	0.22	<p>Site is already being redeveloped for a 41 bed care home.</p> <p><b>Not available</b></p>
H19	16-24 Lowlands Road, Harrow, HA1 3AT	0.07	<p>The site allocation states that the site is suitable for residential development only. And has extant planning permission for 9 dwellings. The proposed development, site area and adjacent use would not be suitable for a banqueting facility on this site.</p>

			<b>Not suitable.</b>
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### Search on Property Websites and Sites Marketed by Commercial Estate Agents

- 1.9 Searches of leading property websites were undertaken and commercial estate agents were contacted to identify whether there were any sites in the Borough of Harrow that met the revised criteria and suitable and available on the open market. Details of those consulted are set out below.

#### Property Websites

Site	Property Website	Commentary
Former Kodak HQ Building, Headstone Drive	Right Move, Estates Gazette	<p>The site has a PTAL 3 and is in Flood Zone 1.</p> <p>The site is designated as a Strategic Industrial Location and is therefore not suitable for the proposed use. Existing site is over 1,000sqm but the layout (with internal courtyard) is not suitable for the proposed use. 45 existing car parking spaces is insufficient for the proposed use.</p> <p>Site forms part of the Harrow View East Master Plan and is a site allocation for comprehensive redevelopment in the Harrow and Wealdstone Area Action Plan. Planning permission has already been secured in 2015 for the wider site where the site is promoted for office employment use (small medium enterprises). As part of the wider masterplan, the site will be adjacent to residential use (sensitive receptor).</p> <p><b>Not Suitable</b></p>
The Power House Chantry Place, HA3 6NY	Zoopla, Estates Gazette	<p>The site has a PTAL 3 and is in Flood Zone 1.</p> <p>The site is designated as an Industrial and Business Use Area and is therefore not suitable for the proposed use. Site has also received approval for change of use from office to residential in 2018.</p> <p><b>Not Suitable</b></p>
Brember Road	Zoopla	<p>The site has a PTAL 2 and is in Flood Zone 1.</p> <p>The site is designated as an Industrial and Business Use Area and is therefore not suitable for the proposed use. The site also has a low public transport accessibility.</p> <p><b>Not Suitable</b></p>
Lyon Road	Zoopla	<p>The site has a PTAL 6a and is in Flood Zone 1.</p>

		<p>Ground floor floorspace is below 1,000 sqm and located beneath residential units (residential receptor) which would not be suitable. This space is being marketed online for office, education, gym, retail, restaurant or medical use.</p> <p><b>Not suitable</b></p>
Qualitas House	Zoopla	<p>The site has a PTAL 2 and is in Flood Zone 1.</p> <p>The site is designated as an Industrial and Business Use Area and is therefore not suitable for the proposed use.</p> <p><b>Not suitable</b></p>
Tudor Road, HA3 5JF	Rella, Zoopla	<p>The site has a PTAL 2 and is in Flood Zone 1.</p> <p>The site is designated as an Industrial and Business Use Area and is therefore not suitable for the proposed use.</p> <p><b>Not Suitable</b></p>

- 1.10 Properties were found on the above website for sites under 0.6 ha and with the capability to provide 1,000sqm+ floorspace on one level in the current market. For the reasons set out, these were all found to be unsuitable. The search results from 17<sup>th</sup> September 2020 are shown in **Appendix 1**.

#### Commercial Estate Agents

- 1.11 All of the commercial estate agents listed in section 2 of this assessment were contacted again by telephone with a follow up via email.
- 1.12 Discussions with all of these agents revealed only one available site (see **Appendix 2**). However, this was not found to be suitable as outlined in the table below.

Site	Site Size (ha)	Commentary
The Old Lyonian Sports Ground, Pinner View, HA1 4QF	2.5	<p>The site has a PTAL 1b/3 and is in Flood Zone 1.</p> <p>The site is designated open space and will thus be protected under NPPF and Sport England guidance.</p> <p>Site is surrounded by residential dwellings in a residential neighbourhood (sensitive receptors). There is no public car park nearby and the site also has a low public transport accessibility.</p> <p><b>Not Suitable</b></p>

#### Summary and Conclusion

- 1.13 As sought by the case officer at LB Harrow, this Supplemental Note to the original Alternative Site Assessment has been prepared to objectively consider if there are any additional alternative sites based upon the suggested amended criteria: that the site / building has a minimum floor area of 1,000sqm on a single floor and within 250m of a public car park with 50 to 100 car parking spaces. The site(s) must meet these criteria to be considered as suitable for the proposed use in a town centre or edge of centre location(s) and therefore more locationally favourable compared with the subject application site.
- 1.14 The further assessment has demonstrated that there are no alternative suitable or available sites for the proposed development in a town centre or edge of centre locations within the Borough of Harrow. The findings therefore clearly demonstrate that the proposed site at the Former Stanmore and Edgware Golf Centre is the most suitable, available and deliverable site for a replacement banqueting facility.



## Appendix 1: Property Website Searches

Zoopla
My enquiries
My home
Sign in

For sale
To rent
House prices
New homes
Commercial
Overseas
Find agents
Discover

Property type
£ Any price
10k min ft<sup>2</sup>
Search

Zoopla > Commercial to let > London > Harrow (London Borough) property to let

### Commercial property to let in Harrow (London Borough)

1 - 8 of 8
96
Lowest price
Filter results

8

£68,400 pa (£6.84/sq. ft. pa)

10,000 sq. ft\*

8

£130,000 pa (£8.64/sq. ft. pa)

15,041 sq. ft\*

8

£136,800 pa (£13.68/sq. ft. pa)

10,000 sq. ft\*

MARKETING SUITE NOW OPEN

Find out more

Create email alert

Save this search

Draw your search

Check your Experian Credit Score

4

£178,000 pa (£14.55/sq. ft. pa)

12,237 sq. ft\*

Tudor Road, Harrow HA3

Stimpsons
Contact

★ Save
⊘ Hide

7

£276,000 pa (£27.60/sq. ft. pa)

From 10,000 - 21,300 sq. ft\*

Chantry Place, Harrow HA3

Ferrari
Contact

★ Save
⊘ Hide

36

Non-quoting

From 2,599 - 10,258 sq. ft\*

Lyon Road, Harrow-On-The-Hill, Harrow HA1

Chamberlain
Contact

★ Save
⊘ Hide

8

Non-quoting

From 11,665 - 14,751 sq. ft\*

South Harrow Industrial Estate, Brember Road, Harrow South, ...

Chamberlain
Contact

★ Save
⊘ Hide

15

Non-quoting

16,093 sq. ft\*

Qualitas House, Elmgrove Road, Harrow, Greater London HA1

Chamberlain
Contact

★ Save
⊘ Hide

Sky TV and Netflix

Sky Ultimate TV Only

£29

a month

Buy online

Set-up fees: up to £119  
 Click for legals

\* Sizes listed are approximations. Please contact the agent to verify actual sizes.

rightmove [Buy](#) [Rent](#) [Find Agent](#) [House Prices](#) [Commercial](#) [Inspire](#) [Overseas](#) [Sign In](#)

Harrow + 0 miles sq. ft. 1,000 to Max Size Min Price to Max Price Property Type (32) Filters

Commercial Properties For Sale in Harrow (London Borough), 32 property types

1 results Sort: Relevance List Map

**Office for sale**  
 3312 Headstone Drive, London, HA1  
 The former Kodak HQ building situated on Headstone Drive, Harrow is available immediately with vacant possession. The property is available on a long leasehold basis and benefits from

**COMMERCIAL**  
 Marketed by Lambert Smith Hampton, London

Lambert Smith Hampton 020 8012 7703 Local call rate Email agent

**POA**  
 36,951 sq. ft.

Additional commercial listings

→ See commercial properties to let in Harrow

rightmove [Buy](#) [Rent](#) [Find Agent](#) [House Prices](#) [Commercial](#) [Inspire](#) [Overseas](#) [Sign In](#)

Harrow + 0 miles Size & Price Property Type (1) Filters

Land For Sale in Harrow (London Borough)

**We couldn't find what you're looking for right now**

Realla. [Sign in or Sign up](#) [Start a CoTour](#) [List space](#)

TRANSACTION: To rent PROPERTY TYPE: Any SUB TYPE: Any USE CLASS: Any RENT (PSF): Any SIZE: 10763.9 to max sq ft DATE UPDATED: Any FEATURES: Any Show full listings

Harrow, London

1 commercial property to rent in Harrow, London

Setup email alerts ☆ Sort by: Relevance / Latest / Size

**Tudor Rd, Harrow**  
 Industrial to rent - B8  
 £14.79 psf  
 544 to 12,039 sq ft  
 18 days ago.

HARROW, LONDON COMMERCIAL PROPERTY TO RENT NEAR YOU

OTHER TYPES OF PROPERTY IN HARROW, LONDON

Shops for sale in Harrow, London Offices for sale in Harrow, London Industrial units for sale in Harrow,

**nTheMarket** Value my home Buy Rent Agents New homes Commercial Overseas Sign in

Location: Harrow + 4 mi Min price: Any Max price: Any Bedrooms: Any Filters: 1 selected

Showing 10 results - Land for sale within 4 miles of Harrow (± rentals)

Create alert

Show online viewings first Most recent Added any time

No properties currently match your precise search. Below are properties within 4 miles of your search area that may be of interest.

Create alert for precise search

**EC Propertylink** FIND A PROPERTY FIND A SERVICE JOIN SIGN IN DISCOVER EG

For sale Harrow london borough Industrial, Retail, Licens... From 1,000 sqm CREATE ALERT REFINER SEARCH

**mapic** 17-19 Nov. 2020 Cannes - France **LIVE** The leading international retail property event to build the ultimate lifestyle destinations

**3 commercial properties for sale in Harrow (London Borough)** Most recent Grid Map

<p><b>FOR SALE / TO RENT</b> <b>SIZE</b> 21300 Sq Ft</p> <p>For sale: £3,500,000.00 To rent: ROA</p> <p><b>ADDRESS</b> <b>TYPE</b> The Power House, Chantry Place, Headstone Lane... General Industrial, Office, Industrial, Offices</p> <p>Great Hall Wood 020 7629 8501 EMAIL AGENT</p>	<p><b>FOR SALE / TO RENT</b> <b>SIZE</b> 21300 Sq Ft</p> <p>For sale: £3,500,000.00 To rent: ROA</p> <p><b>ADDRESS</b> <b>TYPE</b> The Power House, Chantry Place, Headstone Lane... General Industrial, Office, Industrial, Offices</p> <p>No logo provided EMAIL AGENT</p>	<p><b>FOR SALE</b> <b>SIZE</b> 36951 Sq Ft</p> <p><b>ADDRESS</b> <b>TYPE</b> 3312 Headstone Drive, London, HA1 4TY Office, Land, Mixed Use, Land, Offices, Commercial Land...</p> <p>Lambert Smith Hampton EMAIL AGENT</p>
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**BFS** 

[Sell now](#)

 MENU

✖
Search

 Create alert
  Advanced Search

### Sorry, no results found

**We haven't found any Businesses in Harrow that matched your search.**

However the following 'banquetting facility' businesses may be of interest:

- [Businesses in Leicester](#) (1)
- [Businesses in Daventry](#) (1)
- [Businesses in Hexham](#) (1)
- [Businesses in Redcar](#) (1)

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<b>Buy a Business</b>	<b>Buy a Franchise</b>	<b>Sell a Business</b>	<b>For Brokers</b>	<b>Advice &amp; Features</b>
<a href="#" style="color: white; text-decoration: none;">All Listings</a>	<a href="#" style="color: white; text-decoration: none;">Franchise Home</a>	<a href="#" style="color: white; text-decoration: none;">Create Listing</a>	<a href="#" style="color: white; text-decoration: none;">Sign Up</a>	<a href="#" style="color: white; text-decoration: none;">All Articles</a>
<a href="#" style="color: white; text-decoration: none;">Advanced Search</a>	<a href="#" style="color: white; text-decoration: none;">All Franchises</a>	<a href="#" style="color: white; text-decoration: none;">Selling Guides</a>		<a href="#" style="color: white; text-decoration: none;">For Buyers</a>
<a href="#" style="color: white; text-decoration: none;">Register</a>	<a href="#" style="color: white; text-decoration: none;">A-Z</a>	<a href="#" style="color: white; text-decoration: none;">Services Directory</a>		<a href="#" style="color: white; text-decoration: none;">For Sellers</a>
<a href="#" style="color: white; text-decoration: none;">Email Alerts</a>	<a href="#" style="color: white; text-decoration: none;">Resales</a>	<a href="#" style="color: white; text-decoration: none;">Valuation</a>		<a href="#" style="color: white; text-decoration: none;">By Industry</a>
<a href="#" style="color: white; text-decoration: none;">Services Directory</a>	<a href="#" style="color: white; text-decoration: none;">Advertise</a>			<a href="#" style="color: white; text-decoration: none;">Small Business Big Heart</a>



## Appendix 2: Correspondence with Commercial Agents

### Chamberlain Commercial



Rudra Rhodes <rrhodes@hghconsulting.com>

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#### Available site for banqueting facility in Harrow

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Rudra Rhodes <rrhodes@hghconsulting.com>  
To: info@chamberlaincommercial.com

16 September 2020 at 16:37

Dear Tony,

Thank you for your time on the phone earlier today.

You said you had no sites available that meet the criteria set out below, but wanted to confirm that this is still the case?

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)  
**Parking:** Min of 100 car spaces  
**Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)  
**Accessibility:** PTAL 3 - 6  
**Location:** urban and previously developed land  
**Drainage:** Not in Flood Zone 2 or 3  
**Availability:** 1 - 2 years  
**Use Class:** D2 or B1 (subject to change of use to D2

or

An existing site with over 1,000sqm of existing ground floor floorspace, in B1/D1 use, and has public car park within 250m of the site.

Kind regards,  
[Quoted text hidden]



Rudra Rhodes <rrhodes@hghconsulting.com>

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#### Available site for banqueting facility in Harrow

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Chamberlain Commercial <info@chamberlaincommercial.com>  
To: Rudra Rhodes <rrhodes@hghconsulting.com>

17 September 2020 at 15:53

Hi Rudra,

Thanks for your email but I don't have anything that meets this criteria.

Sorry.

Tony.

**Tony Chamberlain**

07817 077077

tony@chamberlaincommercial.com

Unit 10 Bradburys Court, Lyon Road, Harrow, HA1 2BY

020 8429 6899 / 020 7148 9000

www.chamberlaincommercial.com



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**From:** Rudra Rhodes <rrhodes@hghconsulting.com>  
**Sent:** 16 September 2020 16:38  
**To:** Chamberlain Commercial <info@chamberlaincommercial.com>  
**Subject:** Re: Available site for banqueting facility in Harrow

Dear Tony,

Thank you for your time on the phone earlier today.

You said you had no sites available that meet the criteria set out below, but wanted to confirm that this is still the case?

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)

Bernard Gordon

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**Available site for banqueting facility in Harrow**

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Rudra Rhodes <rrhodes@hghconsulting.com>  
To: sales@bernardgordon.co.uk

17 September 2020 at 12:24

Hi there,

Thank you for your time on the phone earlier today. Please could you confirm if you now have any sites that meet the criteria below?

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)  
**Parking:** Min of 100 car spaces  
**Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)  
**Accessibility:** PTAL 3 - 6  
**Location:** urban and previously developed land  
**Drainage:** Not in Flood Zone 2 or 3  
**Availability:** 1 - 2 years  
**Use Class:** D2 or B1 (subject to change of use to D2)

or

An existing site with over 1,000sqm of existing ground floor floorspace, in B1/D1 use, and has public car park within 250m of the site.

I would be grateful if you could get back to me today.

best,

Rudra

On Mon, 17 Aug 2020 at 13:22, Rudra Rhodes <rrhodes@hghconsulting.com> wrote:

Hi there,

Just following up to see if you have any sites available that meet the criteria below?

Would be grateful if you could get back to me today.

best,

On Fri, 14 Aug 2020 at 11:44, Rudra Rhodes <rrhodes@hghconsulting.com> wrote:

Hi there,

Thank you for your time on the phone earlier this week.

We are just following up to confirm that you still have no available sites in the London Borough of Harrow suitable for a banqueting facility that meets the following criteria:

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)  
**Parking:** Min of 100 car spaces  
**Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)  
**Accessibility:** PTAL 3 - 6  
**Location:** urban and previously developed land  
**Drainage:** Not in Flood Zone 2 or 3  
**Availability:** 1 - 2 years  
**Use Class:** D2 or B1 (subject to change of use to D2)

Please could you kindly provide confirmation of the above upon receipt of this email,

Kind regards,

**Rudra Rhodes**  
Assistant Planner



David Wilson



Rudra Rhodes <rrhodes@hghconsulting.com>

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**Fw: The Old Lyonian Sports Ground - Title**

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**David Blake-Wilson** <david@davidwilsonproperty.com>  
To: "rrhodes@hghconsulting.com" <rrhodes@hghconsulting.com>

16 September 2020 at 14:05

herewith as discussed  
circa 6.2 acres at circa 4.5 million  
do let me know  
regards

David Blake-Wilson  
F.N.A.E.A.  
F.I.C.B.A.

David Wilson Commercial Limited  
PO Box 715,  
Pinner,  
Middlesex,  
HA5 9PU

David Charles



Rudra Rhodes <rrhodes@hghconsulting.com>

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**Available site for banqueting facility in Harrow**

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**Rudra Rhodes** <rrhodes@hghconsulting.com>  
To: George Moriarty <george@davidcharles.co.uk>

17 September 2020 at 15:25

Hi George,

I tried to give you a call yesterday. Do you still not have any sites that meet the below criteria?

Or any site with over 1,000sqm of existing ground floor floorspace, in B1/D1 use, and has public car park within 250m of the site.

Could you let me know today?

best,

Rudra  
[Quoted text hidden]