

PPG EIA Screening Checklist for 1-8 Capitol Way

		Is this likely to result in a significant effect?	
Questions to be considered	Likely / Unlikely – briefly describe	Yes / No – why?	
1	<p>Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?</p>	<p>Likely.</p> <p>There will be changes to the existing ground levels to accommodate the basement car park, cycle spaces.</p> <p>All works will be contained within the site boundary.</p>	<p>No.</p> <p>The potential for archaeological survival onsite is poor and the potential for contamination risk would be dealt with through the implementation of appropriate mitigation in the demolition and construction phase (secured by a standard planning condition).</p> <p>The Proposed Development will not result in effects to the identified watercourses, which are over 500m away from the nearest site.</p>
2	<p>Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?</p>	<p>Likely.</p> <p>During the operational phase, natural resources such as energy (including some renewable energy) and water will be consumed. It is proposed that the use of natural resources would be consumed in a sustainable manner, in line with industry best practice and regulatory requirements.</p>	<p>No.</p> <p>The Proposed Development will be built and operated in line with current legislation, sustainability policy and guidance. Construction techniques will be employed that make use of local sustainable resources where possible.</p>
3	<p>Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?</p>	<p>Unlikely.</p> <p>Harmful substances and materials are not expected to be present within the residential / commercial element of the Proposed Development.</p>	<p>No.</p> <p>During the demolition and construction phase measures to control any materials or substances which could harm human health or the environment would be agreed with LBB and documented in a Construction Environmental Management Plan (CEMP).</p>
4	<p>Will the Project produce solid wastes during construction or operation or decommissioning?</p>	<p>Likely.</p> <p>Solid wastes will be produced during demolition, construction, occupation and decommissioning of the building (including by residents and businesses</p>	<p>No.</p> <p>Solid wastes will be managed at each stage of the project in line with current legislation, policy and guidance.</p> <p>An operational waste management strategy will be developed to ensure that the</p>

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	<p>occupying the commercial space) at all defined project stages.</p> <p>During demolition there will be some solid waste associated with demolition of existing buildings and excavation of basement including some dust generating waste material comprising concrete and soil.</p> <p>Once operational there will domestic waste containing food, liquid, organic matter.</p>	development proposals will meet waste objectives and targets outlined in national, regional and local planning policy, including those in Brent's Householder Waste Collection Strategy.	
5	<p>Will the Project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>Unlikely.</p> <p>During construction phase, there is potential for dust generation. Appropriate measures derived from the land contamination investigations will be identified in order to avoid or mitigate impacts to surrounding receptors.</p> <p>It is not expected that there will be any hazardous, toxic or noxious substances generated by the Proposed Development once operational.</p>	<p>No.</p> <p>Dust generated during the construction phase will be managed in accordance with best practice measures and included with the CEMP and agreed with LBB prior to commencement of construction works.</p>
6	<p>Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p>Likely.</p> <p>The Proposed Development is likely to result in noisy activities during its construction, along with the presence of security lighting.</p> <p>Light spill from the site may also arise, e.g. associated with the new residential units.</p> <p>Significant heat energy and electromagnetic radiation are not anticipated during any stage of the project given the predominantly residential nature of the development.</p> <p>The foundation strategy is yet to be finalised, however there maybe vibration resulting from piling activities</p>	<p>No.</p> <p>Vibration and noise will be managed via standard planning conditions requiring , a piling method statement</p> <p>Any impact would be temporary and is typical of construction sites in urban environments.</p> <p>Proposed lighting within the site will be designed and sited so as to minimise light spillage and any associated visual impact.</p> <p>The additional traffic movements generated by the Proposed Development would not be significant on Stag Lane or Edgware Road due to the existing level of traffic. Noise and vibration assessment will set out for glazing requirements for the Proposed Development to mitigate any adverse noise impacts on new residential units</p>

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		during the construction	A delivery and servicing plan will produced to proactively manage deliveries to reduce the number of delivery and servicing trips, particularly in the morning peak.
7	<p>Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>Unlikely.</p> <p>There is limited risk during the demolition and construction phases given the nature of the existing use and the proposed uses.</p> <p>Appropriate mitigation measures would be implemented should localised contamination be encountered.</p>	<p>No.</p> <p>Mitigation measures and compliance with regulatory waste disposal controls and hazardous material management. This would be set out in a CEMP.</p> <p>The proposal will include integration of sustainable drainage techniques within the site's drainage system</p>
8	<p>Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	<p>Unlikely.</p> <p>The site is not within an area of pollution or environmental damage</p> <p>The site is located near to an Air Quality Management Area along Edgware Road</p>	<p>No</p> <p>During the demolition and construction phase appropriate and standard best practice site controls will be adhered to such as covering vehicles entering the site, site hoarding and dust monitoring.</p> <p>Any building services plant / energy centre will be designed to minimise NO_x emissions rates as recommended by Mayor's Sustainable Design and Construction Supplementary Planning Guidance.</p> <p>The potential level of traffic emissions to air that are likely to be generated during the operational phase of the Proposed Development would be low in the context of existing traffic emissions along Stag Lane and Capitol Way.</p> <p>An air quality assessment will be submitted in support of the planning application to determine the likely effects and determine whether further site specific mitigation measures are required for the operation of the Proposed Development.</p>

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9	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Unlikely. During the demolition and construction phase appropriate and standard best practice site controls will be implemented. This would be set out in a CEMP.	No. The Applicant will ensure that during demolition/construction, contractors will implement measures in accordance with Health and Safety requirements and best practice. A construction environmental management plan will be implemented, including mitigation measures to be adopted to prevent or in the event of an accident or emergency.
10	Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Likely. The Proposed Development would add to the existing residential population in the local area. There will also be jobs created by the Proposed Development during demolition and construction and during the operational phase, through the commercial element.	No. The likely size of the residential population generated in the local area, and the impact on social infrastructure (i.e. schools, health) is not likely to be significant at a local level and mitigated via financial contributions (CIL, s106). Potential employment generated by the Proposed Development is considered to be beneficial to the area

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11	<p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?</p>	<p>Unlikely.</p> <p>There are no international, national or local protected ecological areas either in or around the site which are likely to be affected by the Proposed Development.</p> <p>The Roe Green Village Conservation Area is approximately 180m to the south of the Site.</p> <p>There is an area of distinctive residential character to the west of the Site.</p> <p>The site does not lie within an Archaeological Priority Area.</p> <p>There is a Tree Preservation Order on the southern plot of the Site.</p>	<p>No</p> <p>The design of the Proposed Development is being developed in full consultation with LBB and GLA to ensure it provides a high quality mixed use development that respects its context and complements local townscape and historic character. This includes a full townscape study.</p> <p>The Trees on Plot 2 subject of TPO will be considered as part of an Arboriculture Impact Assessment (AIA) will be undertaken to support the future planning application.</p>
12	<p>Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?</p>	<p>Unlikely.</p> <p>There are no international, national or local protected ecological areas either in or around the site which are likely to be affected by the Proposed Development.</p> <p>The nearest watercourse is the Silk Stream and located approximately 0.5 km to the east of the Site.</p>	<p>No.</p> <p>There are no other areas on or in proximity of the site which are important or sensitive for reasons of their ecology that would be impacted by the Proposed Development due to the nature of works carried out and the lack of ecological connectivity to statutory and non-statutory sites.</p> <p>Due to the distance from the Site, it not expected that the Proposed Development will result in effects to the identified watercourses.</p>
13	<p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting,</p>	<p>Unlikely.</p> <p>There are no international, national or local protected ecological areas either in or around the site which are likely to be affected by the Proposed Development.</p> <p>Recent ecological investigations on the site have identified the potential for nesting birds</p>	<p>No.</p> <p>The Site contains habitat for nesting birds due to the trees on the southern plot.</p> <p>Any vegetation clearance or demolition of buildings should occur outside the core nesting period (March to August inclusive) to avoid the destruction or disturbance of any active nests. If vegetation removal is required during the period March to August, it should be preceded by a nesting bird check undertaken by a suitably qualified</p>

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	overwintering, migration, which could be affected by the project?	No other protected flora or fauna have been recorded as using the site.	ecologist to confirm the absence of active bird nests. The bat roosting potential of these trees is considered to be negligible. Surveys are being completed and if required construction methods will be implemented as part of a CEMP in order to avoid construction activities resulting in potential indirect impacts (e.g. dust deposition, pollution/spillage during construction, noise or construction lighting) on adjacent sites and surrounding habitats during construction.
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Unlikely. There are no coastal or marine waters within or near to the site. Silk Stream is located approximately 0.5 km to the east of the Site; however, there is no hydrological connection from the site to this waterbody.	No. A flood risk assessment will be submitted with the planning application, including a conceptual surface water drainage strategy. The integration of sustainable drainage techniques within the site's drainage system will mitigate the risk of flooding and protect vulnerable areas within the site; therefore it is unlikely that significant effects will arise as a result of the Proposed Development.
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Unlikely. The site is located in an urban suburb of London. The site is not within a 'protected view', as defined by the London Plan and the London View Management Framework (LVMF) Supplementary Planning Guidance (2012).	No. From public viewpoints, the Proposed Development will be largely screened by existing developments. The existing townscape quality of the Site is poor. The completed scheme is proposed to be of high architectural and spatial design quality that will enhance the surrounding area, such that the likely overall effect of the Proposed Development on townscape would be beneficial.

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16	Is the project in a location where it is likely to be highly visible to many people?	<p>Likely.</p> <p>The Proposed Development will be visible in both short and long distance views.</p> <p>Verified views will be used to illustrate the visual effect of the Proposed Development from locations agreed in consultation with the London Borough of Brent.</p>	<p>No.</p> <p>The Proposed Development is situated in an area populated by industrial and retail buildings and low rise residential dwellings. The height of residential buildings in the surrounding area varies from mainly 2-storey to the north and west. The TNQ1 development to the east is 4-storey and 6-storeys above two-storey podium decks with a block of 17 storeys above podium on which abuts Edgware Road.</p> <p>The buildings comprising the Proposed Development, varying in height from 3-storeys to a maximum of 9 storeys. ,</p> <p>From public viewpoints, the tallest elements of the Proposed Development will be partly screened due to the enclosure provided by existing surrounding buildings.</p> <p>. The Proposed Development will be of high architectural and spatial design quality that will enhance the surrounding area, so the overall effect on townscape will be beneficial. As such, no significant adverse visual or townscape impacts are anticipated.</p>

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17	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	<p>Unlikely.</p> <p>The site is currently an unused warehouse not used by the public to access recreational facilities.</p> <p>The closest open space is Grove Park located approximately 210m south east of the Proposed Development. There are other open spaces further from the development, notably. Fryent Country Park which is located 1270m south from the Proposed Development.</p>	<p>No.</p> <p>There are no routes in the surrounding area that likely to be affected by the Proposed Development.</p>
18	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	<p>Likely.</p> <p>The main traffic routes are Capitol Way, Stag Lane A5 Edgware Road.</p> <p>Key junctions potentially affected include:</p> <ul style="list-style-type: none"> • Mini-roundabout of Stag Lane/Capitol Way • Signalised Junction of Edgware Road/Capitol Way 	<p>No.</p> <p>Demolition and construction traffic generated for a development of this size is not anticipated to result in a significant number of Heavy Good Vehicles (HGVs) using the surrounding road network. No significant transport effects are therefore anticipated during demolition or construction of the Proposed Development.</p> <p>A Transport Assessment will be produced in consultation with LBB and TfL outlining the highway and local transport network considerations of relevance and will address any highway network implications as a result of the Proposed Development. Junction capacity analysis will be undertaken on key junctions as part of the TA.</p>
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	<p>Unlikely.</p> <p>The Site is not located within a conservation area and does not comprise any statutorily listed buildings.</p>	<p>No. The Site is not located within a conservation area and does not comprise any statutorily listed buildings.</p> <p>Due to separating distance from the Site, the scale and/or nature of heritage assets and/or interposing development, the Proposed Development is not likely to result in significant harm to heritage assets.</p>

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20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Unlikely. The whole site is located on brownfield land that has been developed for commercial/industrial land use activities. Established trees on the site will be retained.	No. The proposed development will include beneficial ecological enhancements with a landscaping and planting strategy for the site. The majority of the site is currently hard standing and this will change significantly with the inclusion of the landscaped courtyards and additional planting.
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Unlikely. Existing residential properties and private gardens are located to the west and north west of the site, along with Meera House Nursing Home on Stag Lane. Industrial uses are immediately north and north facing away from the site. To the east there is the TNQ residential development. To the south is a mix of industrial and light industrial uses.	No. A small number of properties may experience temporary visual impacts of development and minor noise and air quality impacts during demolition and construction. These effects are not expected to be significant and will be reduced as far as possible through careful siting of plant, screening and adherence to good construction practices. The design of the proposed development is being developed to ensure it provides a high quality mixed use development that respects its context and complements the local character and townscape. The development is being designed in accordance with the LBB and GLA housing and amenity standards and BRE sunlight, daylight and overshadowing assessments will be completed.
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Unlikely. The existing area is a mix of sub-urban housing and more densely populated flats. Existing residential properties and private gardens are located to the west of the site, along with Meera House Nursing Home on Stag Lane. Commercial uses are immediately north with residential uses beyond. To the east there is the TNQ1 residential development.	No. The proposed land uses will complement the current residential and commercial mix in the local area, delivering new homes, jobs and public realm improvements. . Any perceived additional demand on social infrastructure will be managed via Section 106 agreement and CIL contributions with LBB and GLA.
23	Are there any areas on, or around, the location which are occupied by sensitive	Unlikely. The closest is Meera House nursing home is located	No. The Proposed Development will create new homes and improve the local public

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	land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	approximately 30m of the Site boundary. Stag Lane Medical Centre (NHS General Practice) and a place for Sikh worship (Brent Sikh Centre) is located 90m south-east of the Site.	realm. Any increase in demand for social infrastructure will be addressed via any future Section 106 agreement with LBB. The Proposed Development will have a Demolition and Construction Environmental Management Plan (CEMP) to mitigate and limit any impact from the demolition and construction.
24	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Unlikely. There are no designated areas of important, high quality or scarce resources in proximity of the site that is likely to be affected by the Proposed Development. The Site is not located within a Groundwater Source Protection Zone The closest surface water feature is the Silk Stream, located approximately 0.5km to the east of the site.	No. Compliance with regulatory waste disposal controls and hazardous material management will be incorporated into the CEMP. No significant adverse effects are anticipated during once the Proposed Development is completed and occupied.
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely The Site is located within Flood Zone 1 (very low risk) the LBB Surface Water Management Plan states that the Site is located in a Critical Drainage Area (CDA) due to surface water ponding on Stag Lane and Roe Green.	No. The site is identified as low risk of flooding from fluvial and/or tidal sources with an annual exceedance probability (AEP) of less than 0.1% (1 in 1000) in any given year. Based on this information the site is considered to be at low risk of flooding from fluvial and tidal sources. Whilst the LBB Surface Water Management Plan states that the Site is located in a Critical Drainage Area (CDA) due to surface water ponding on Stag Lane and Roe Green, the majority of the site is considered to be at 'very low' risk of flooding from surface water. A flood risk assessment report will be submitted with the planning application. The implementation of sustainable drainage techniques within the site's drainage system will mitigate the risk of flooding and protect vulnerable areas within the site. Therefore it is unlikely that significant effects will arise as a result of the Proposed Development.

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26	<p>Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>Unlikely.</p> <p>There are a number of known consented developments of similar size and scale (or greater) in the surrounding area as follows:</p> <p>TNQ1 (Capitol Way); Oriental City; Silver Works/Serena House; Colindale Hospital; British Library Newspapers; Burnt Oak Broadway; and Green Point</p>	<p>No.</p> <p>A Demolition and Construction Environmental Management Plan (CEMP) will be prepared in order to control environmental effects such as dust emissions and construction noise.</p> <p>As the potential level of traffic likely to be generated during the operational phase of the Proposed Development would be low in the context of existing traffic flows along Edgware Road it is not considered that there is likely to be a significant effect which could cause nuisance to users of other nearby planned developments in the area</p>
27	<p>Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?</p>	<p>Unlikely.</p> <p>There are a number of known consented developments of similar size and scale (or greater) in the surrounding area as follows:</p> <p>TNQ1 (Capitol Way); Oriental City; Silver Works/Serena House; Colindale Hospital; British Library Newspapers; Burnt Oak Broadway; and Green Point</p> <p>See Figure 2 for the location of the above schemes.</p> <p>The majority of these consented developments are already under construction.</p>	<p>No.</p> <p>Any future planning applications will likely consider the future traffic and transportation trips associated with other developments in the area, and therefore the cumulative effects from combined impacts upon traffic and transport networks will be considered. It is not anticipated at this stage that the Proposed Development will result in any significant effects when combined with effects from other projects that are planned in the vicinity.</p> <p>Changes in the townscape and views as a result of a number of new schemes coming forward which will be reviewed within the Heritage, Townscape and Visual Impact Assessment but it would be expected that each development scheme would also be suitably designed to the local townscape, improving the wider public realm. Overall, the cumulative impact of new schemes coming forward in the local area would be expected to be beneficial.</p>

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28	Will the Project give rise to daylight, sunlight and/or overshadowing impacts to neighbouring properties?	<p>Unlikely</p> <p>The site was previously tested against daylight, sunlight and overshadowing impacts and was found to be in a very high level of compliance with BRE guidance and found acceptable in planning terms.</p> <p>The Project follows a similar layout to the previous consent. The particular increase to height is to block E rising from nine to twelve storeys. This block is on the eastern side of the Project Site whereas the properties requiring previous testing were to the west of the project site along Stag Lane.</p>	<p>No.</p> <p>Any future planning applications will retest the enlarged development against daylight, sunlight and overshadowing impacts. It is not anticipated that the marginal enlargement of the development will give rise to daylight, sunlight or overshadowing factors given the scale of development previous approved and the high level of compliance of the former consent.</p>
29	Will the Project meet the challenge of Climate Change/Climatic Factors	<p>Likely</p> <p>The Project is located on brownfield land within an identified redevelopment/intensification area. The existing land comprises a large warehouse and hard landscaping. The development proposal will increase the amount of soft landscaping and biodiversity opportunities.</p> <p>The Project site is located in Flood Risk Zone 1, meaning a less than 1 in 1,000 annual probability of river flooding. While the site is located in a Critical Drainage Area the proposal incorporates sustainable drainage systems to mitigate these impacts. Incidences of flooding or storm surges are therefore unlikely to impact on users or be exacerbated by climate change.</p> <p>The Project site has moderate accessibility (PTAL 2/3) and encourages sustainable modes of travel with a reduced car parking ratio to a total of 0.22 based on</p>	<p>No.</p> <p>The proposed development will be built in line with current sustainability policy. The Project will be supported by multiple documents designed to meet the challenges of climate change including:</p> <ul style="list-style-type: none"> Flood Risk and SUDS Assessments Sustainability and Energy Statements Transport Assessment Ecology and Biodiversity Assessments Wind Assessments Construction Environmental Management Plan

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		<p>502 units. The Project is a mixed land-use discouraging the need to travel further distances.</p> <p>The Project will follow the principals of Be Lean, Be Clean, Be Green, built to modern standards. The existing building is of low environmental quality owing to its previous use as a warehouse.</p>	
30	Will the Project give rise to a local wind microclimate?	<p>Unlikely</p> <p>A pedestrian level wind desk based assessment was provided against the previous development proposals. The assessment deemed the microclimate to be acceptable for the intended use, even during the windiest seasons, requiring no mitigation and being suitable for the comfort of pedestrians.</p>	<p>No</p> <p>The Project follows a similar layout to the previous consent with marginal increases in height. The highest part of the proposal rises from nine storeys to twelve storeys which is unlikely to impact on wind currents.</p>