

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

| | | | | | |
|---|--------------------------------------|-------------------|--------|----------|--------|
| Title: | Mr | First Name: | Kieran | Surname: | Poland |
| Company name: | London Borough of Hillingdon | | | | |
| Street address: | London Borough of Hillingdon Council | | | | |
| | 2 E/10 Civic Centre | Telephone number: | | | |
| | High Street | Mobile number: | | | |
| Town/City: | Uxbridge | Fax number: | | | |
| Country: | | | | | |
| Postcode: | UB8 1UW | Email address: | | | |
| Are you an agent acting on behalf of the applicant? | | | | | |
| <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | |

2. Agent Name, Address and Contact Details

| | | | | | |
|-----------------|-------------|-------------------|------------------------------|----------|-------------|
| Title: | Mr | First Name: | Paul | Surname: | Tsangarakis |
| Company name: | ARCADIS LLP | | | | |
| Street address: | 34 York Way | | | | |
| | | Telephone number: | 07917557247 | | |
| | | Mobile number: | | | |
| Town/City: | LONDON | Fax number: | | | |
| Country: | | | | | |
| Postcode: | N1 9AB | Email address: | paul.tsangarakis@arcadis.com | | |

3. Description of the Proposal

Please describe the proposed development including any change of use:

New two-storey extension comprising 8no new classrooms, staff room, library/ICT suite, technology suite, studio, breakfast club plus toilets and ancillary spaces. Alterations to the existing parking arrangements to increase capacity. Removal of existing modular building and demolition of existing breakfast club building. Rearrangement of sports pitches and provision of new multi-use games area together with associated steps and ramp.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

1.6m chainlink fencing to perimeter of site

Description of *proposed* materials and finishes:

No change to site boundary. New 1.8m weldmesh fencing proposed within site to form secondary secure line between visitors and pupils. Various 1.2m fences internally.

Doors - description:

Description of *existing* materials and finishes:

White uPVC doors and frames, with double glazed infill panels

Description of *proposed* materials and finishes:

White uPVC on existing building where repairs are required.
Dark grey powder coated aluminium frame with double glazed units to new buildings - plant room louvred

Lighting - description:

Description of *existing* materials and finishes:

Street lamp at front of school. Additional wall lighting fixed at high level around buildings.

Description of *proposed* materials and finishes:

New wall mounted low light spill lighting to be fixed high level to all sides of the new building

Roof - description:

Description of *existing* materials and finishes:

Bituminous felt over ply and wood wool decking

Description of *proposed* materials and finishes:

Single ply membrane on structural deck - dark grey.

Vehicle Access - description:

Description of *existing* materials and finishes:

Macadam footpath and access road

Description of *proposed* materials and finishes:

Extensions to hardstanding and staff car park to match existing with macadam surface - area to front of school to be refurbished with directional paving to emphasise entrances and access points..

Walls - description:

Description of *existing* materials and finishes:

Various cladding panel systems including timber (stained dark brown) and composite infill panels; some masonry

Description of *proposed* materials and finishes:

Masonry to ground floor with insulated render above to parapet. Render to be visually reduced by introduction of colour as shown on elevation drawings.

Windows - description:

Description of *existing* materials and finishes:

white uPVC with double glazed units

Description of *proposed* materials and finishes:

matching existing where repairs are required; dark grey powder coated aluminium to new building with double glazed units

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A-10000 - Proposed Site Plan
A-10100 - Proposed tree retention plan
A-12000 - Proposed building plan
A-20100 - Proposed building elevations
A-30100 - Proposed Site Sections & 3D images
Design & Access Statement Warrender

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

10. Vehicle Parking

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-------------------|---------------------------|--|----------------------|
| Cars | 11 | 20 | 9 |
| Cycle spaces | 0 | 40 | 40 |
| Disability spaces | 1 | 2 | 1 |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Awaiting receipt of survey information and repose to consultation with utility provider

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

D1 Education: The site contains Warrender Primary School, which consists of a series of single storey buildings. The main building is a single storey steel-framed structure with various cladding panels on the external face. A double height hall is located in the centre of the building, with high level glazing providing light into the space. All external windows and doors at ground level are double glazed with white uPVC frames - some with solid infill panels. A number of smaller structures have been built around the main building in order to cater for its growing needs since its original inception, including a modular nursery, a temporary modular reception class, plus 2no. brick buildings. These smaller buildings have been quick fix solutions. The modular building and one of the brick buildings will be removed as part of these design proposals.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

| Market Housing - Proposed | | | | | |
|---------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total

| Market Housing - Existing | | | | | |
|---------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Market Housing Total

| Social Rented Housing - Proposed | | | | | |
|----------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |

| Social Rented Housing - Existing | | | | | |
|----------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |

17. Residential Units

| Social Rented Housing - Proposed | | | | | |
|----------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Social Housing Total

| Intermediate Housing - Proposed | | | | | |
|---------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Intermediate Housing Total

| Key Worker Housing - Proposed | | | | | |
|-------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Key Worker Housing Total

| Social Rented Housing - Existing | | | | | |
|----------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Social Housing Total

| Intermediate Housing - Existing | | | | | |
|---------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Intermediate Housing Total

| Key Worker Housing - Existing | | | | | |
|-------------------------------|--------------------|---|---|----|---------|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

| Use Class/type of use | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------------------|--|---|---|--|
| D1 - Non-residential institutions | 1,232 | 117 | 1,230 | 1,113 |
| Total | 1,232 | 117 | 1,230 | 1,113 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class/types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|------------------------|--|---|----------------------|
| | | | |

19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 19 | 8 | 23 |

19. Employment

| | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Proposed employees | 26 | 12 | 32 |

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

25. Certificates (Certificate B)

| Owner/Agricultural Tenant | | Date notice served | | | |
|---------------------------|--|--------------------|-------------|-------------------------------------|------------------|
| Name: | Governing Body of Warrender Primary School | 22/11/2016 | | | |
| Number: | Suffix: | | House name: | | |
| Street: | Old Hatch Manor | | | | |
| Locality: | | | | | |
| Town: | Ruislip | | | | |
| Postcode: | HA4 8QG | | | | |
| Title: | Mr | First name: | Paul | Surname: | Tsangarakis |
| Person role: | AGENT | Declaration date: | 22/11/2016 | <input checked="" type="checkbox"/> | Declaration made |

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

22/11/2016