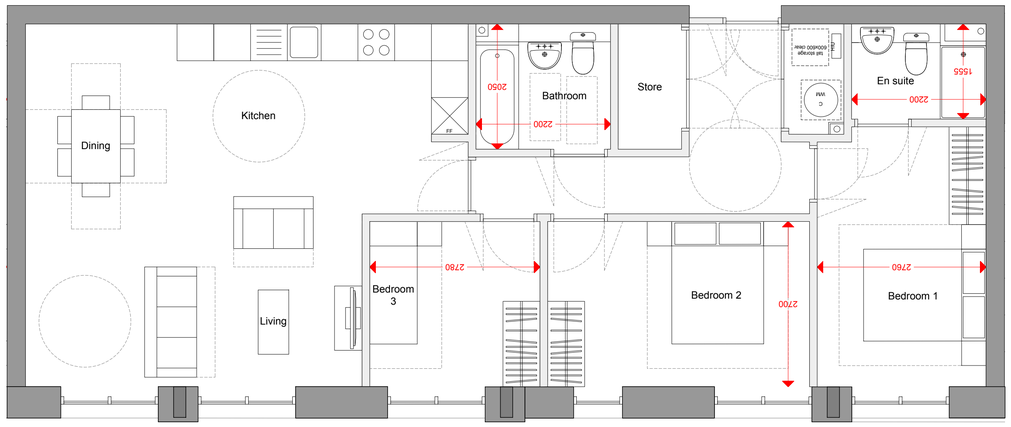
3 BEDROOM FLAT

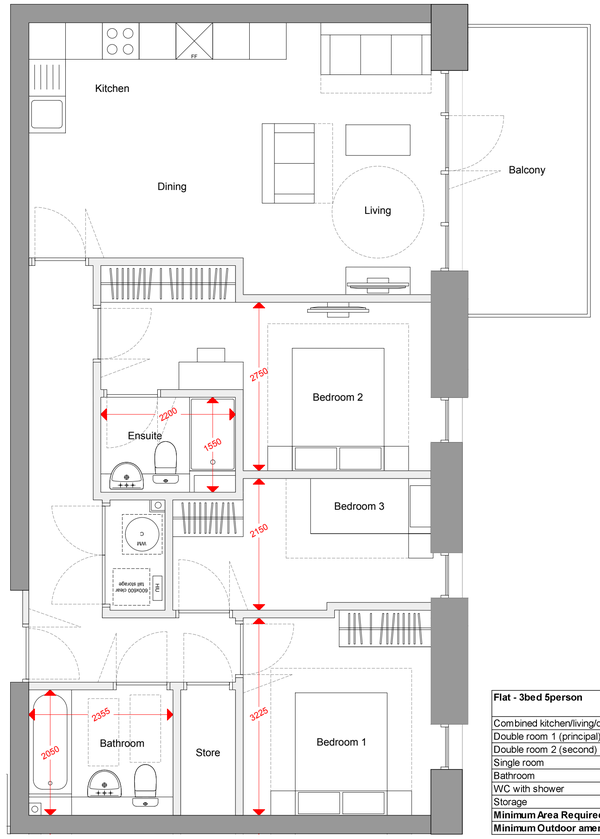
Flat - 3bed 5person	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	As per Appendix D	✓	See Plan
Double room 1 (principal)	11.50 m2 | w=2.75 m	✓	11.60 m2 | w=2.76 m
Double room 2 (second)	11.50 m2 | w=2.55 m	✓	11.50 m2 | w=2.70 m
Single room	7.50 m2 | w=2.15 m	✓	7.50 m2 | w=2.78 m
Bathroom	As per Diagram 2.5	✓	See Plan
WC with shower	As per Diagram 2.5	✓	See Plan
Storage	2.5 m2	✓	2.93
Minimum Area Required (m2)	**86**	✓	**94.20**
Minimum Outdoor amenity space (m2)	**7**	✓	**Internalised Balcony**

TYPE C

Block F1
94.20 sqm

F1-91
F1-93
F1-116
F1-118



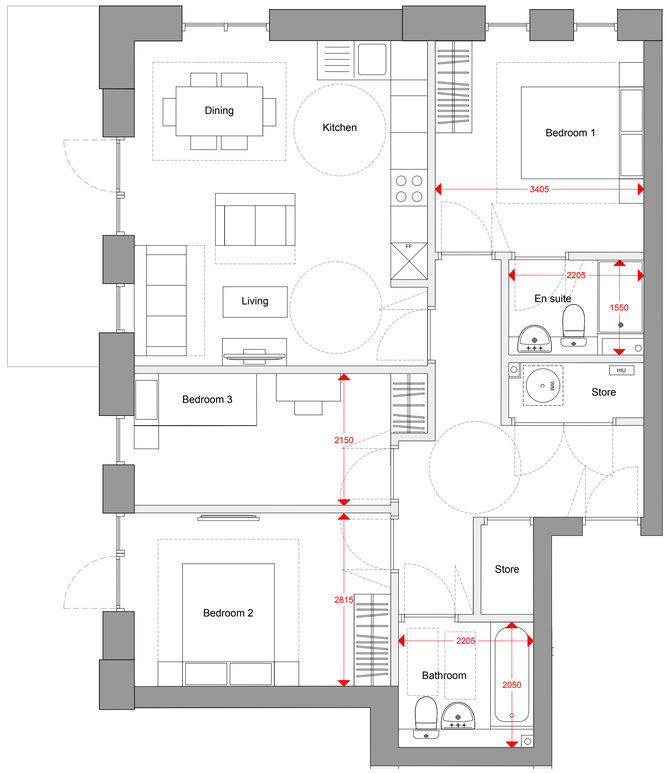


TYPE D

Block F2
86.00 sqm

F2-13
F2-16
F2-23
F2-26

Flat - 3bed 5person	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	As per Appendix D	✓	See Plan
Double room 1 (principal)	11.50 m2 | w=2.75 m	✓	13.11 m2 | w=3.23 m
Double room 2 (second)	11.50 m2 | w=2.55 m	✓	13.10 m2 | w=2.75 m
Single room	7.50 m2 | w=2.15 m	✓	8.50 m2 | w=2.15 m
Bathroom	As per Diagram 2.5	✓	See Plan
WC with shower	As per Diagram 2.5	✓	See Plan
Storage	2.5 m2	✓	2.65
Minimum Area Required (m2)	**86**	✓	**86.00**
Minimum Outdoor amenity space (m2)	**7**	✓	**7.00**

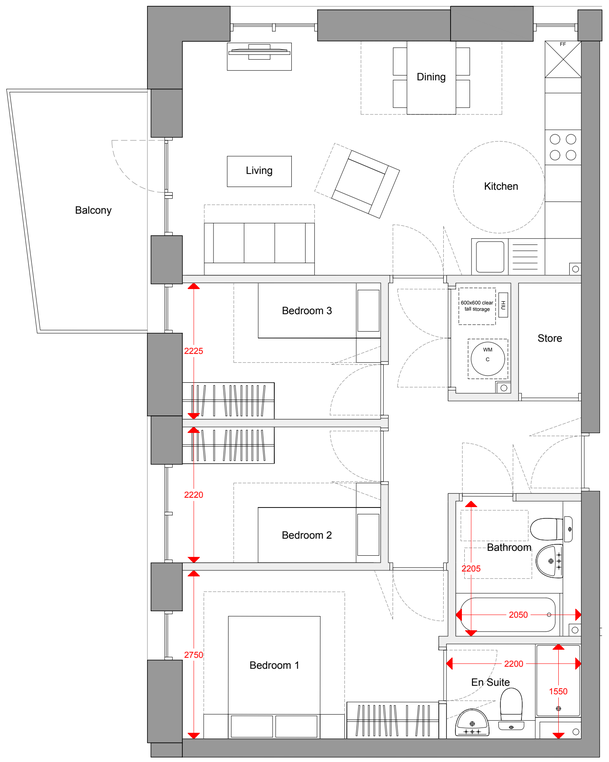


TYPE E

Block F3
86.00sqm

F3-01

Flat - 3bed 5person	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	As per Appendix D	✓	See Plan
Double room 1 (principal)	11.50 m2 | w=2.75 m	✓	13.26 m2 | w=3.40 m
Double room 2 (second)	11.50 m2 | w=2.55 m	✓	11.50 m2 | w=2.81 m
Single room	7.50 m2 | w=2.15 m	✓	9.57 m2 | w=2.15 m
Bathroom	As per Diagram 2.5	✓	See Plan
WC with shower	As per Diagram 2.5	✓	See Plan
Storage	2.5 m2	✓	2.60
Minimum Area Required (m2)	**86**	✓	**86.00**
Minimum Outdoor amenity space (m2)	**7**	✓	**7.00**



TYPE F

Block F3
75.30sqm

F3-07
F3-15
F3-23
F3-31
F3-39
F3-47
F3-55
F3-63
F3-71
F3-79

Flat - 3bed 4person	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	As per Appendix D	✓	See Plan
Double room 1 (principal)	11.50 m2 | w=2.75 m	✓	11.60 m2 | w=2.75 m
Single room 1	7.50 m2 | w=2.15 m	✓	7.50 m2 | w=2.22 m
Single room 2	7.50 m2 | w=2.15 m	✓	7.50 m2 | w=2.22 m
Bathroom	As per Diagram 2.5	✓	See Plan
WC with shower	As per Diagram 2.5	✓	See Plan
Storage	2.5 m2	✓	2.80
Minimum Area Required (m2)	**74**	✓	**75.30**
Minimum Outdoor amenity space (m2)	**7**	✓	**7.00**

BARRATT LONDON
SEGRO

DATE	REV	DESCRIPTION	CHK
17.01.24	02	DF2 - UPDATED DRAWINGS	AW
17.01.24	03	DF3 - UPDATED DRAWINGS	AW
17.02.13	04	DF4 - UPDATED DRAWINGS	AW
17.02.17	05	DF5 - UPDATED DRAWINGS	AW
17.02.17	06	DF6 - UPDATED DRAWINGS	AW
17.04.21	P1	P1 - PLANNING APPLICATION	AW

dMFK
The Old Library, 110 Cholmley Gardens, London, NW6 1AA
telephone +44 (0)20 7435 1144
info@dmfk.co.uk

FORMER NESTLE FACTORY, HAYES
Unit Types - 3B Flats

SCALE 1:50 @ A1

DM-5-31

ISSUE P1