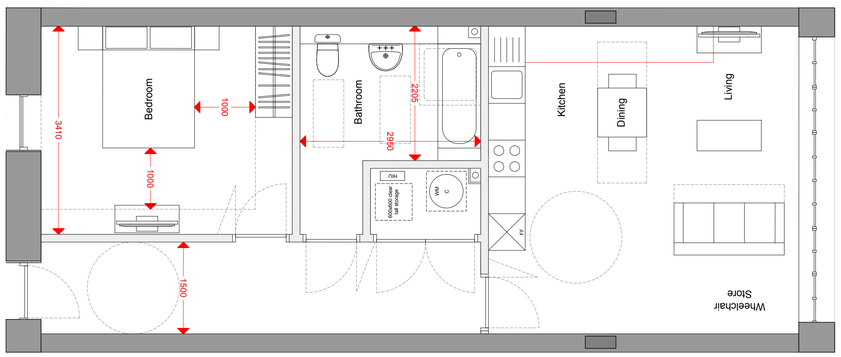
ACCESSIBLE UNITS

Flat - 1bed 2person dwelling - M4(3)	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	25 m2	✓	25.57 m2
Worktop kitchen (length)	6.13 m	✓	6.13 m
Transfer space at entrance	1.10x0.70 m2	✓	4.65 m2
Double room 1 (principal)	13.50 m2 | w=3.00 m	✓	14.02 m2 | w=3.41 m
Bathroom	As per Diagram 3.1	✓	See Plan
Storage	1.5 m2	✓	1.69
Minimum Area Required (m2)	**55**	✓	**62.40**
Minimum Outdoor amenity space (m2)	**5**	✓	**Internalised Balcony**

TYPE C

Block F1
62.40 sqm

F1(15-24)
F1(41-50)
F1(69-78)
F1(97-103)

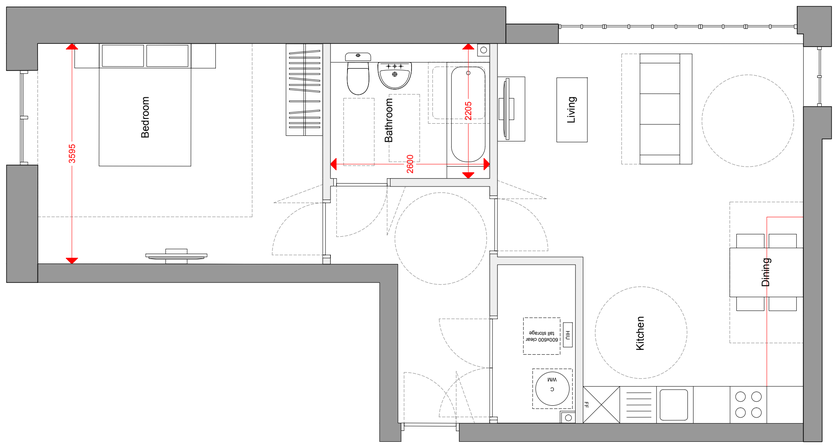


Flat - 1bed 2person dwelling - M4(3)	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	25 m2	✓	25.00 m2
Worktop kitchen (length)	6.13 m	✓	6.53 m
Transfer space at entrance	1.10x0.70 m2	✓	1.79 m2
Double room 1 (principal)	13.50 m2 | w=3.00 m	✓	13.50 m2 | w=3.59 m
Bathroom	As per Diagram 3.1	✓	See Plan
Storage	1.5 m2	✓	4.10
Minimum Area Required (m2)	**55**	✓	**62.40**
Minimum Outdoor amenity space (m2)	**5**	✓	**Internalised Balcony**

TYPE D

Block F1
62.40 sqm

F1-105

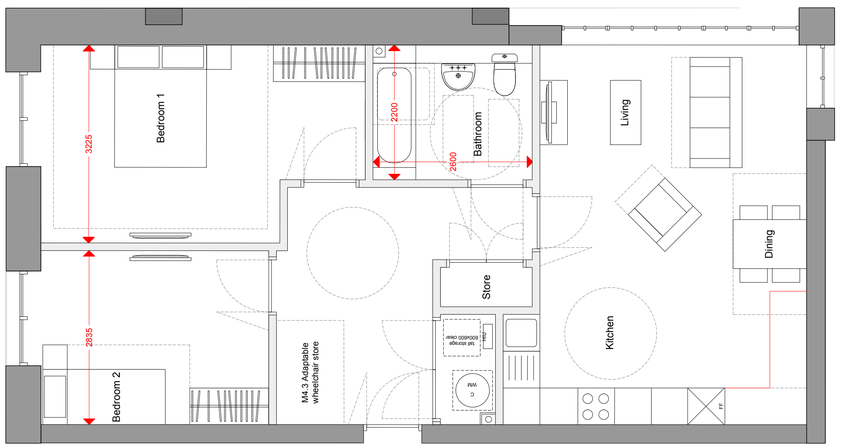


Flat - 2bed 3person - M4(3)	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	27 m2	✓	28.06 m2
Worktop kitchen (length)	6.53 m	✓	6.53 m
Transfer space at entrance	1.10x0.70 m2	✓	7.24 m2
Double room 1 (principal)	13.50 m2 | w=3.00 m	✓	15.63 m2 | w=3.23 m
Single room	8.50 m2 | w=2.40 m	✓	10.56 m2 | w=2.84 m
Bathroom	As per Diagram 3.1	✓	See Plan
WC with shower	As per Diagram 3.1	✓	See Plan
Storage	2 m2	✓	2.00
Minimum Area Required (m2)	**67**	✓	**78.10**
Minimum Outdoor amenity space (m2)	**6**	✓	**Internalised Balcony**

TYPE E

Block F1
78.10 sqm

F1-52
F1-80

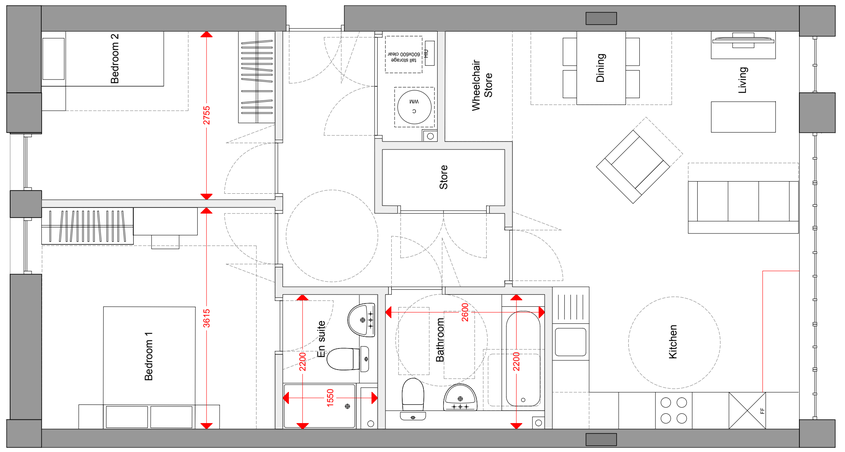


Flat - 2bed 3person - M4(3)	LHDG Requirements	Compliant	Former Nestlé Factory
Combined kitchen/living/dining	27 m2	✓	30.88 m2
Worktop kitchen (length)	6.53 m	✓	6.53 m
Transfer space at entrance	1.10x0.70 m2	✓	2.66 m2
Double room 1 (principal)	13.50 m2 | w=3.00 m	✓	13.80 m2 | w=3.61 m
Single room	8.50 m2 | w=2.40 m	✓	10.50 m2 | w=2.75 m
Bathroom	As per Diagram 3.1	✓	See Plan
WC with shower	As per Diagram 3.1	✓	See Plan
Storage	2 m2	✓	2.66
Minimum Area Required (m2)	**67**	✓	**80.70**
Minimum Outdoor amenity space (m2)	**6**	✓	**Internalised Balcony**

TYPE F

Block F1
80.70 sqm

F1-51
F1-79
F1-104



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
17.02.21	06	DF6 - UPDATED DRAWINGS	AW
17.04.21	P1	P1 - 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 - M4.3 Adaptable Flats

DM-5-41

SCALE 1:50 @ A1

ISSUE P1