

Nestle Hayes  
Schedule 2 - Response to Consultation  
17 August 2017

LBH Feedback	Description	Change	Clarify	Addendum Response Pack	Amend Planning Drawings	Document/Drawing Reference
<b>ARCHITECTURE - RESIDENTIAL</b>						
<b>dMFK</b>						
F1 TRUSCON	To make top floors in light/white brick	YES				DM-2-00, DM-6-00
F2 SANDOW	To make top floors in metal, perhaps shingles, but must be subservient to main brick façade Signage, in line with cornice and extend tops of letters above parapet; letters aligned to piers To issue elevations with revised window and cill proportions to create asymmetry Agree to keep parapet at current height Sandow lettering Parapet: (i) Corner return, (ii) perforate Sandow setback material: Metal AVR to prepare updated 3d visual for the changes above	YES YES YES YES YES YES		YES YES YES YES	YES YES YES YES	DM-2-00, DM-6-01 DM-2-00, DM-6-01 DM-2-00, DM-6-01 DM-2-00, DM-6-01 DM-2-00, DM-6-01 DM-2-00, DM-6-01 DM-2-00, DM-6-01
F3 CANAL TOWER	LBH likes the 'tiramisu' banding and dotting of brick shades. Lightest brick to be white to match Truscon. Consider light mortar for dark bricks.	YES				To follow DM-2-01, DM-2-02, DM-6-03
G WALLIS GARDEN	Agreed on white bricks - see cost query Panels in green brick - TBC - to match Truscon/H block AVR preparing quote to update 3d visual Details of relationship between Block G and industrial unit 1.	YES	YES	YES		DM-2-03, DM-6-02
H CANTEEN	To keep existing colonnade, show on drawings	YES		YES	YES - PLANS & ELEVATIONS	DM-4-50, DM-4-51, DM-4-52, DM-4-53, DM-4-54, DM-4-55, DM-4-56
Drawing Discrepancies	Discrepancies between demolition drawings, A50 and F_A55 regarding retention of full southern facade of main factory building		YES			See revised demolitions report
Façade Retention	Provide annotated detail(s) of historic factory façade retention – demolition and finished product - at sufficient scale.		YES	YES		See revised demolitions report for details. dMFK to provide planning drawings to follow.
<b>Hawkins Brown</b>						
Raise parapets - C&D	Raise parapet to hide PV panels	YES			YES	Parapets raised to 1100mm above roof level - solar panels obscured. See revised elevations. 20_401 -20_408, 20_502, 20_507, 20_508, 20_513, 20_700, 20_703, 20_704, 20_705, 20_707, 20_708 - Revision C2
Entrance bay - Block C6	The ground floor stepped entrance detail is well-liked, but need to add more 'celebratory' detail to the upper section.	YES		YES		Central bay increased in height slightly, and re-worked with patterned brick, referencing the projecting bay windows. See elevation study. 20_712 - Revision C2
Ceramic entrances	-Concerns the entrances are too flat- rework the entrances to have more glazing area (eg window to stair landing) and bring glazed brick further into the lobby space	YES		YES	TBC	Entrances to all blocks with exposed grid reworked with additional window to stairwell, incorporating building name / no, pistachio coloured glazed brick referencing the heritage canteen building and dMFK's blocks, contrasting dado in darker glazed brick referencing adjacent boundary heights. See revised CGI study. 20_101, 20_110, 20_200 - 20_204, 20_206 - 20_210, 20_401 - 20_403, 20_405, 20_502, 20_512, 20_700, 20_701, 20_703, 20_705, 20_712 - Revision C3
Building naming	Considering naming of buildings at entrances	YES		YES		Building naming contained within glazing to lobbies / stairwells. This allows for finalisation of addresses with the Post Office later in the construction programme. See CGI study above. Shown on Drawings 20_712 and 20_700
<b>Makower Architects</b>						
Breaking down facades (material diversity)	Concerns re flat / wire cut bricks - request to consider more stock and multi bricks to 'soften' the palette.		YES	YES	MA751 amended	MA616: Block B - Bay Study Elevations MA751: Block B - Brick Types
Block B4 - light mortar	Detail to be provided	YES			No	MA614: Block B - Bay Study 4 MA613: Block B - Bay Study 3
Block B8 - review materials	Alternatives to be confirmed	YES		YES	MA810 amended	MA806: Block B podium garden view facing north MA810: View from Coffee Park looking towards Block B MA613: Block B - Bay Study 3 MA803: Block B
Block B8 lantern - review top	Add frame with reglit	YES		YES	MA810 amended	MA810: View from Coffee Park looking towards Block B
Block B3 top corner balconies	Amends front to vertical rods - view to be amended	YES		YES	MA802 amended	MA802: Block B - Balcony types along Sandow Square
B7	Façade stripe to be varied between two halves	YES		YES	MA805 amended	MA616: Block B - Bay Study Elevations MA805: Block B corner accent balconies MA806: Block B entry porches along Milk Street
<b>ARCHITECTURE - INDUSTRIAL</b>						
<b>MSA</b>						
Façade retention	Provide annotated detail(s) of historic factory façade retention – demolition and finished product - at sufficient scale.					See revised demolitions report
Elevation/Material queries	Review of elevations, render proposals and potential to include parapets. Also seek to incorporate pistachio colouring - similar to that used in the canteen					To follow
Roofscape - Barrell Roofs	MSA to provide clarification of why Barrell Roofs are required		YES			To follow
Block G/Unit 1	Liaise with dMFK to provide details between both buildings	YES				To follow
<b>LANDSCAPE / MASTERPLAN</b>						
<b>Makower Architects</b>						
Gates	Status of gates to be clarified on proposed canal street. LBH concern is that they could be shut and officers do not want a gated community.		YES	YES		See amended Masterplan Drawing MP100 - Existing Gate posts to be retained. No gates proposed.
Bus layby	Amended landscape/masterplan/technical drawings to show potential location of bus layby to address TfL requirements. Markides and Gillespies also to input.		YES		NO	Commentary provided in Markides Associates technical note.
M43 units	Location of units		YES	YES		Details of location of M43 units shown on DAS excerpt - Pages 349-365
Railings	Extent of Locally Listed Rail to be shown on drawing		YES	YES		Extent of railings shown at Appendix D of Markides note.
Car Parking Expansion	Showing day one and car parking expansion		YES	YES		See Drawing MP 722
Canal Usage Statement	Team to provide a statement of all the options explored to create activity/usage of the canal. Officers weren't convinced that the canoe club was enough, as Silverdale Road scheme is now providing a facility for the Sharks					The canal will be opened up to the public for the first time in the site's history, providing access to the amenity that the canal offers. The proposed trim trail and landscaped areas adjacent to the canal will provide workers, residents and members of the public the opportunity to benefit from the canal. The landscaped area adjacent to the canal allows access directly to it and provision has been made within the scheme for the Sharks canoe club to store its equipment and have the ability to use the canal. The applicants are meeting with the Canals and Rivers Trust to confirm whether there is any further opportunity to provide other methods of using the canal.
Moorings	Team to explain process that has been engaged to accommodate moorings and justify what is proposed.					Further meeting to be held with Canals and Rivers Trust - response to follow.
<b>Gillespies/TALA</b>						
Canal	Team to provide sections of relationship of landscaped area with canal		YES	YES		See TALA drawing 642.11.02
Trees in Wallis Gardens	Gillespies/Aspect to respond on concern with the retention/impact on trees adjacent to the south west part of Block G.					See Gillespies sketchbook 12 pack
Tree Pits	Gillespies to provide tree pit details					See Gillespies sketchbook 12 pack
Greening of Industrial Scheme	TALA to respond on the concern that the commercial service yards aren't green enough. LBH has also asked for living walls and living roofs. We need a comprehensive response on these matters as it was clear that officers were of the view that more could be done to "green" the commercial proposals. This point was reiterated in the context of the proposed data centre use. LBH members are switched on to the fact that ~10% of the carbon footprint of the Borough is created by datacentres, so in order to ensure the commercial scheme is sustainable, the proposals should "go over and above" to ensure its green credentials					Response to follow
Industrial Entrance	Consideration to be given to layout of entrance to the commercial estate – the pedestrian crossing for the trim trail is convoluted		YES	YES	YES	See TALA planting drawings 642.29.03 and 642.39.03. These have been amended to reflect the boundary modification at the sub-station and additional planting beside the pedestrian crossing to allay concerns of random crossing points by trim trail users.
Trim Trail	Cross sections/views of trim trail at the east of the site to be provided – officers were concerned at the quality of the environment and whether pedestrians would be able to navigate to the canal		YES	YES		See TALA drawing 642.11.01
<b>Markides</b>						
Bus layby	See above in Landscape/Masterplan					Commentary provided in Markides Associates technical note.
Cumulative Assessment	LBH to confirm quantum of development on adjacent sites to verify assumptions made in the cumulative assessment					Commentary provided in Markides Associates technical note.
Starion/Clayton Road Improvements	MA to review the potential for improvements to junction at Station Road and Clayton Road					Commentary provided in Markides Associates technical note.
Traffic Flow diagrams	MA to provide further clarification in relation to traffic flow diagrams					Commentary provided in Markides Associates technical note.
Appendix W	To provide					Sent by email dates 8 August 2017
Car club	Consider potential to increase car club bay numbers – officers felt that 5 spaces was insufficient					Commentary provided in Markides Associates technical note.
<b>FLOOD RISK AND DRAINAGE</b>						
Foul Water Capacity	Hydrock to provide confirmation from Thames Water that there is enough capacity for foul water					
SUDS	Hydrock/Gillespies to provide information on how the SUDS strategy ties in with the proposed landscaping design.					
Drainage catchment	Hydrock to show where drainage catchments are					
CRT	Review consultation response from CRT					
Policy Assessment	Both Hydrock and Capita's FRA and drainage assessments need to consider LBH's policies in greater detail – such as greenfield run off rates, climate change assumptions etc. (addressing this point is fundamental for LBH flooding officers removing their objection) Capita to provide details of the condition of the canal wall					See enclosed technical notes prepared by Capita and Hydrock
Canal Wall	Hydrock to provide details of existing infrastructure that the proposals will be reliant on					
Infrastructure	Capita & Hydrock need to explore rainwater harvesting/explain why not being used					
Rainwater Harvesting	Hydrock to explain why only parts of the car parking area are permeable treatments					
Permeable Car Parking	Capita & Hydrock to look at mitigation for exceedance events – 1 in 200 year storm					
Exceedance						
<b>SUNDRY</b>						
Check drawing number of the Nestles Ave long elevation						