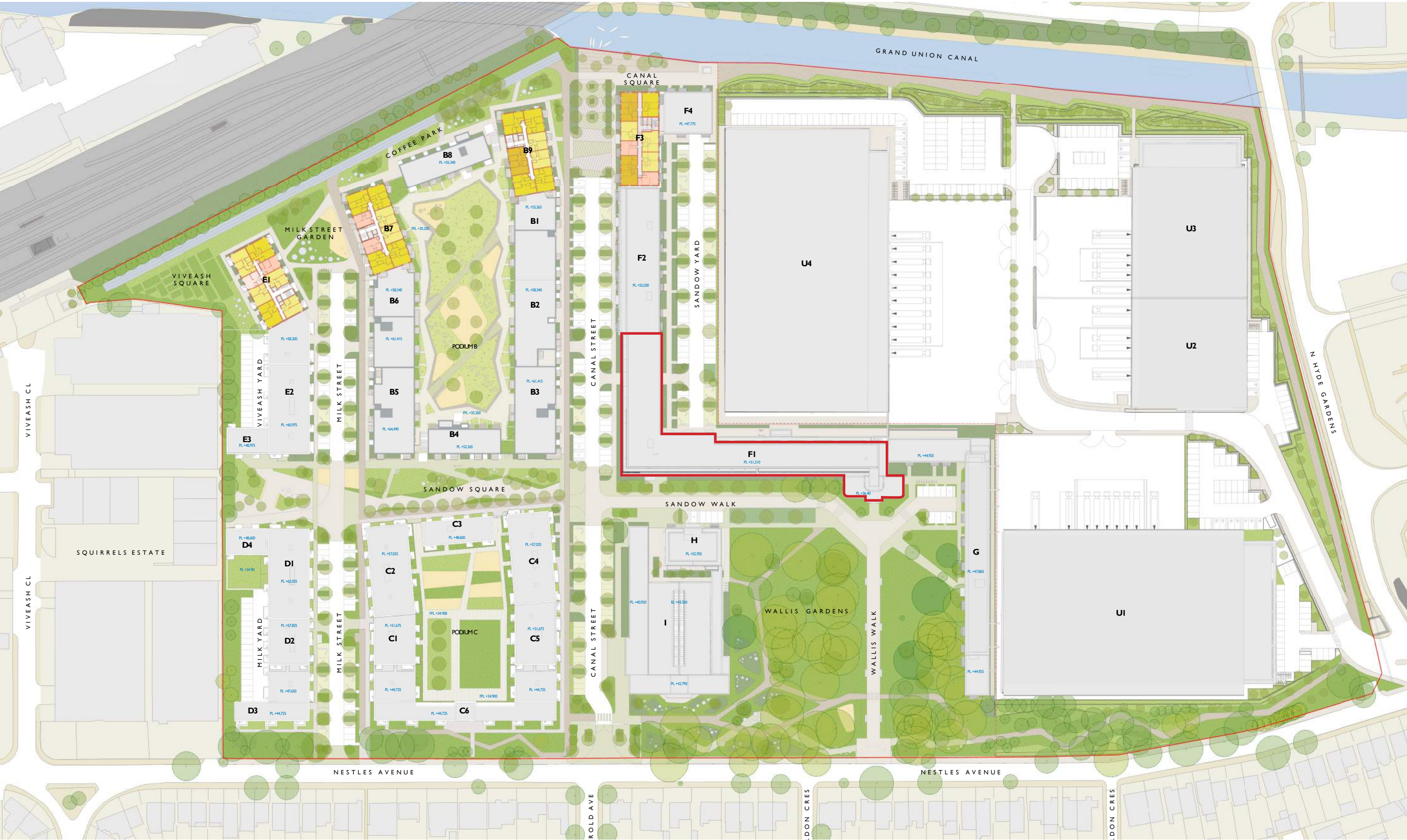


Former Nestle Factory
Conditions 41, 42, 54 – S96 update
August 2023

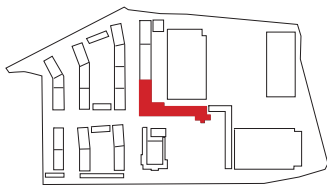


Consented masterplan

This document relates to block F1 conditions 41, 42, & 54 (previously approved together under a shared application with reference 1331/APP/2019/2386), outlining the relevant amendments which have since been made as part of the approved S96 application (reference 1331/APP/2021/4497).



F1 visual - south elevation

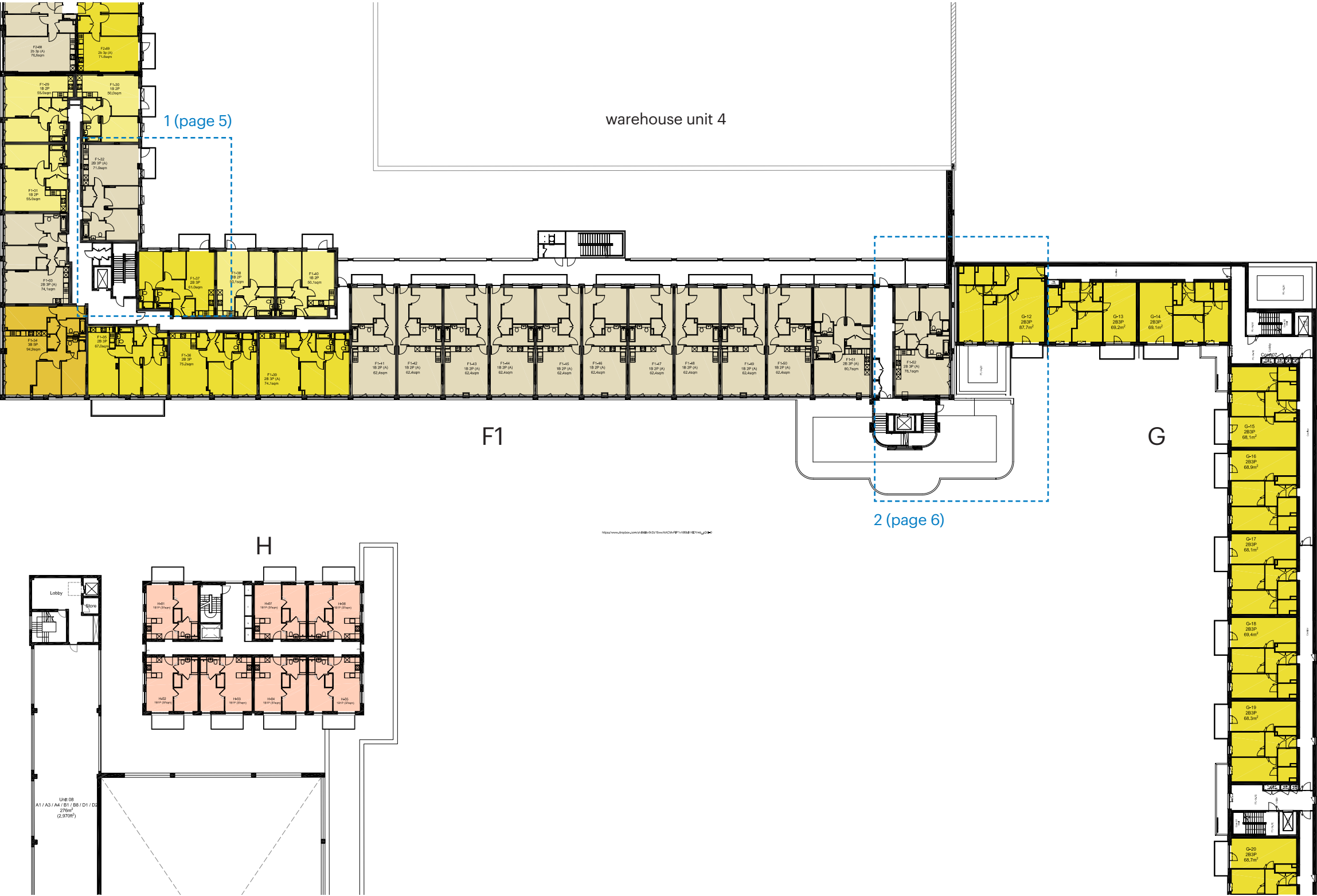


Condition 41: overlooking

This section reviews internal corners within or between blocks F1 and G, and proposes measures to reduce overlooking between apartments where deemed necessary.

The proposed mitigation measures are as previously approved under condition 41, 42, & 54 application reference 1331/APP/2019/2386, except where relevant drawings have been updated to reflect the latest revisions of the approved S96 application (reference 1331/APP/2021/4497).

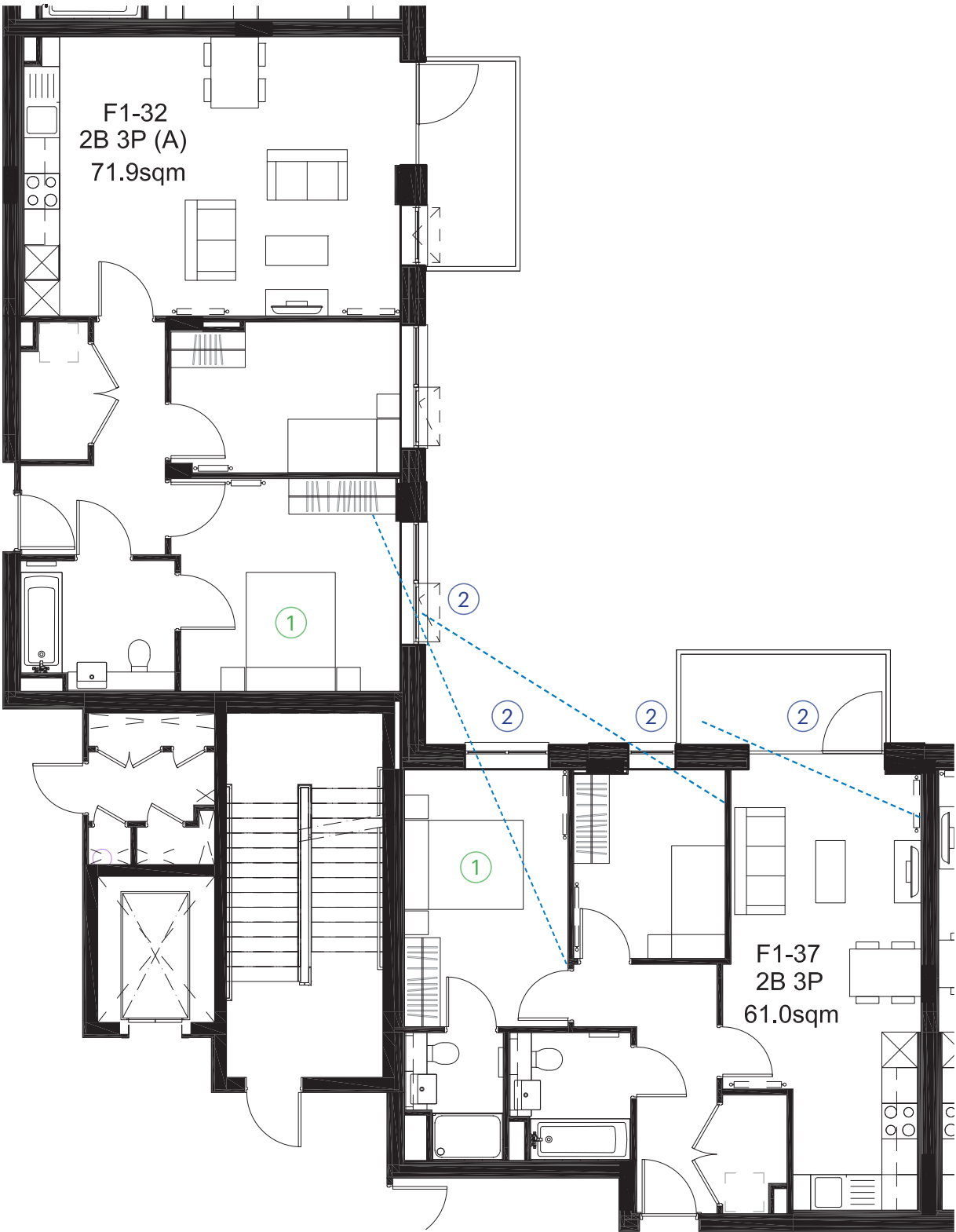
Locations with risk of overlooking



Sitewide First Floor Plan
DM-1-02_P7

Overlooking - location 1

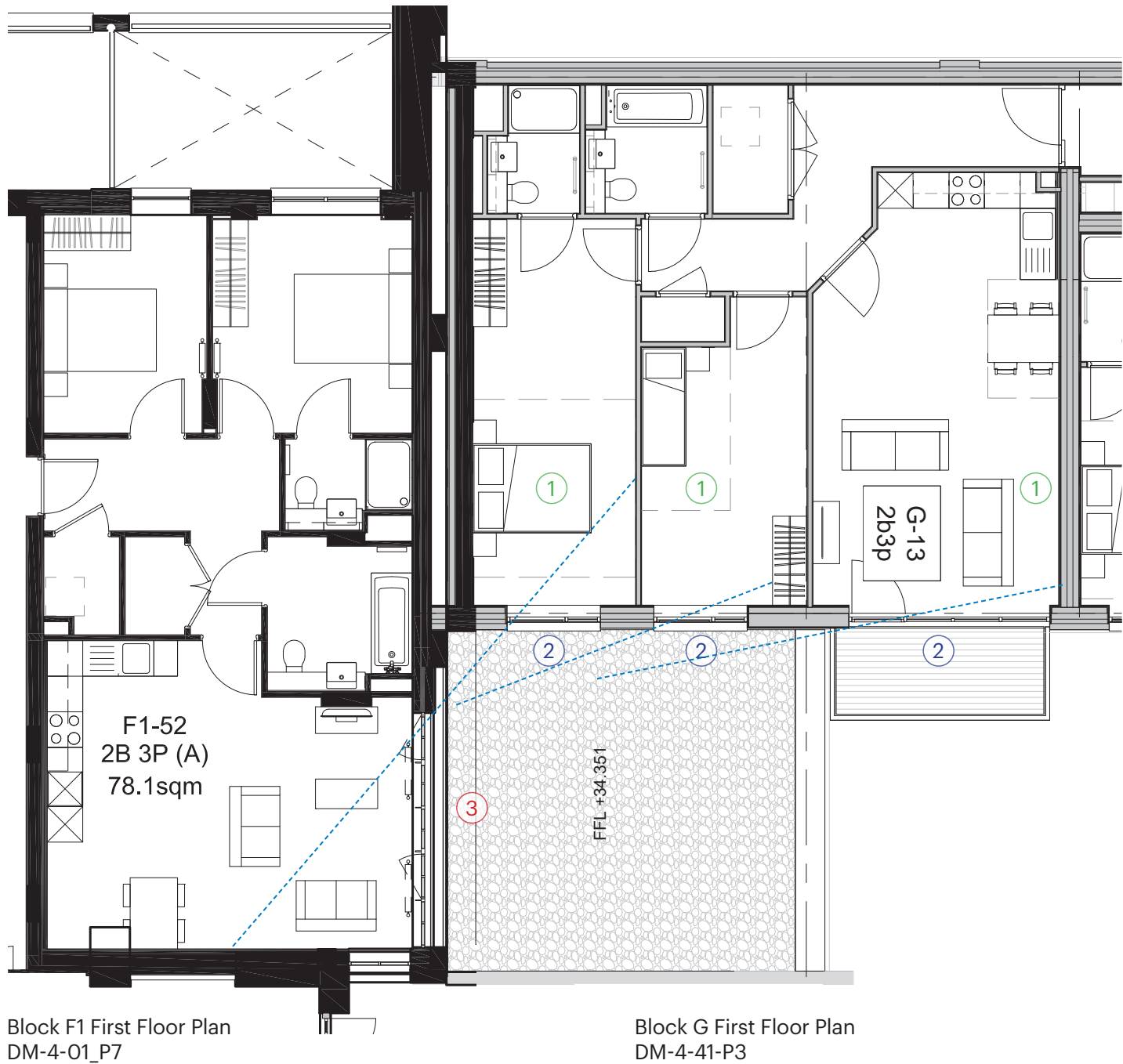
- Internal corner between east/north elevations
- 1. Power and tv aerial ports located to encourage owners to locate bed as shown on architects plans, to naturally look away from adjacent apartment.
 - 2. No measures proposed to windows due to minimal level of overlooking, which is considered appropriate within its urban context.



Block F1 First Floor Plan
DM-4-01_P7

Overlooking - location 2

- Internal corner between F1/G, east/south elevations
- 1. Power and tv aerial ports located to encourage owners to locate bed/sofa as shown on architects plans, to naturally look away from adjacent apartment.
 - 2. No measures proposed to windows due to minimal level of overlooking, which is considered appropriate within its urban context.
 - 3. Retained facade – 1.1m tall sill provides natural privacy.



Condition 42: materials & schedule of repairs

This section provides details of all materials, external finishes, colours, and window types used to the retained and new facades of block F1, and outlines the vehicle access route to the building.

Refer to condition 54 for further details and a schedule of all materials, external finishes and colours to the building, including samples of bricks, ceramic tiles and details of balconies.

Also refer to the following reports on the entrance tower and concrete facade repair methodology:

- FNF-A-F1-dMFK Entrance Tower Scoping Works - NMA updates 25.04.2022
- Concrete Restoration Ltd - Facade Repair Report 15.01.2020

The proposals are as previously approved under condition 41, 42, & 54 application reference 1331/APP/2019/2386, except where relevant drawings have been updated to reflect the latest revisions of the approved S96 application (reference 1331/APP/2021/4497).

Rectified photography

Rectified photography undertaken by Mola in July 2018, providing a detailed record of the existing building prior to site clearance.



West elevation



South elevation



East elevation

Proposed elevations

Existing facade

External render finish
To existing & new concrete facades

Product: Sikagard 550W Elastic
Colour: RAL 9016, Traffic White
(as approved to Segro warehouse U4)

Refer to condition 75 application for approved East elevation of Segro warehouse U4. Drawing referenced: MS202 Illustrative Elevations Unit 4 P6.



West elevation



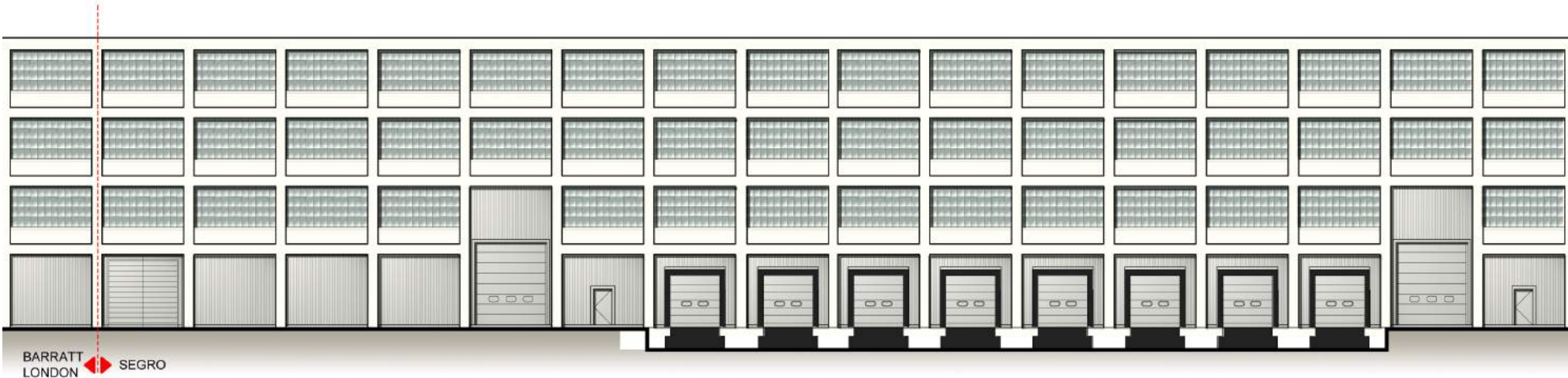
South elevation



East elevation

Block G

Barratt Segro

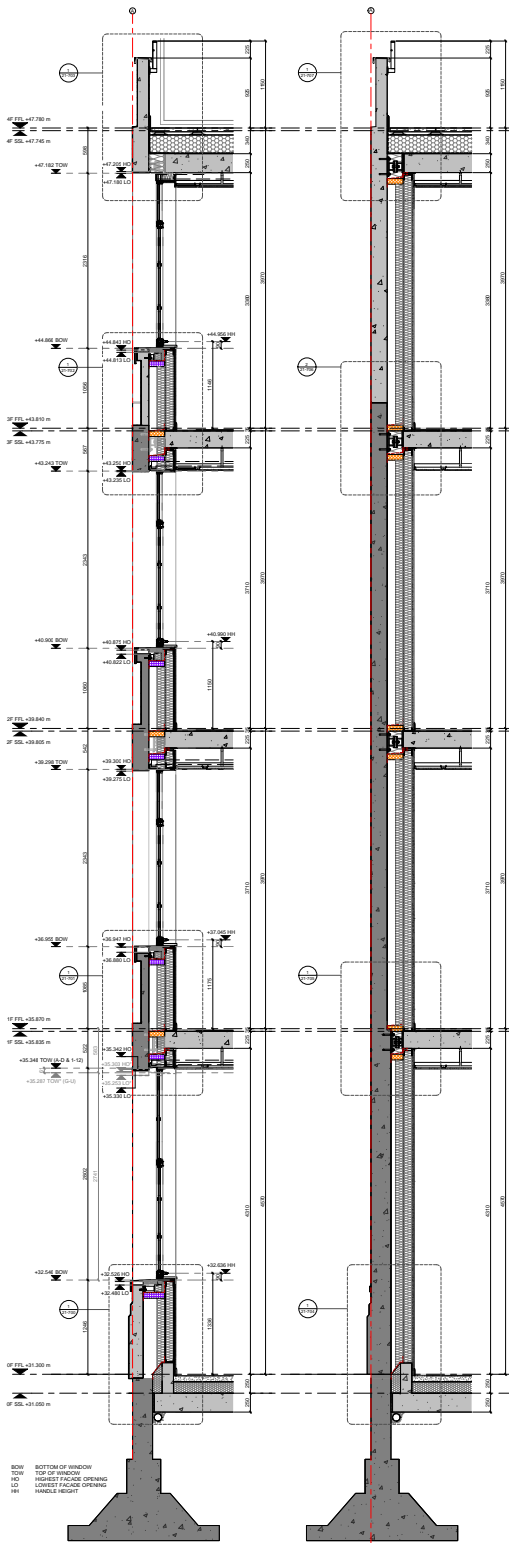


Retained facade & new structure

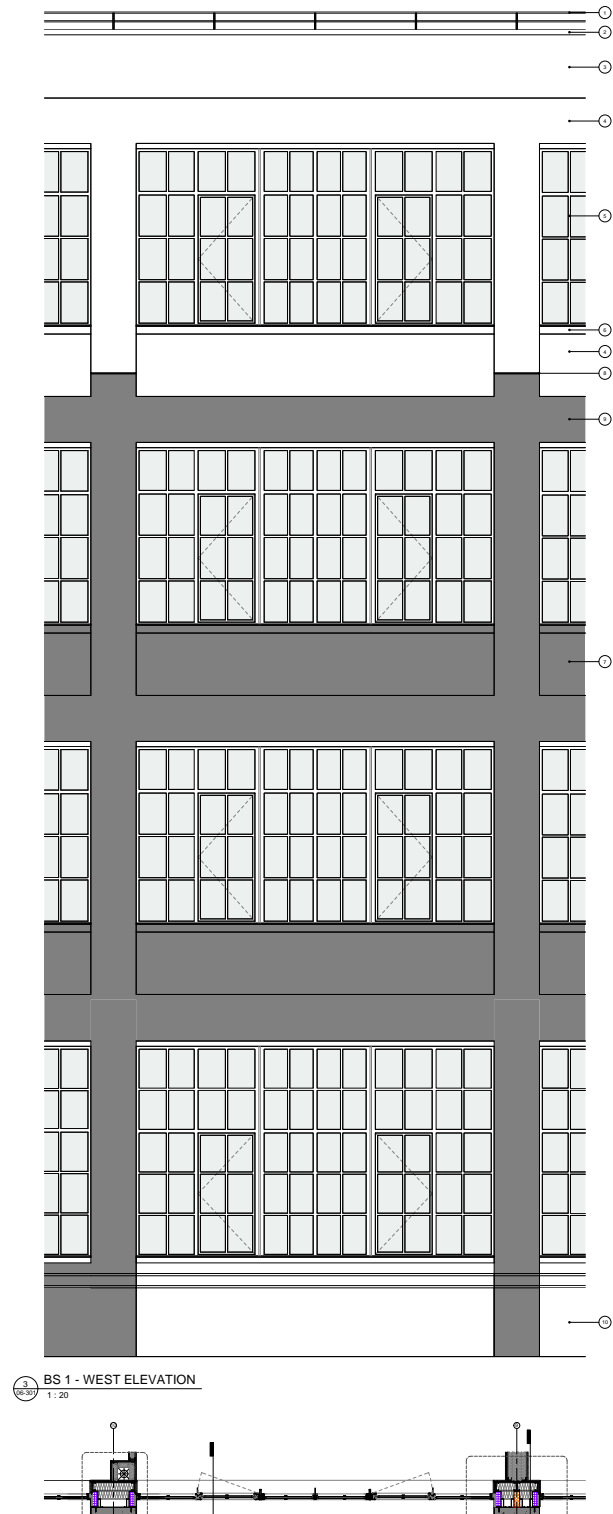
FNF-A-F1-dMFK-DR-21-500 [G] Bay Study 01

FNF-A-F1-dMFK-DR-21-502 [F] Bay Study 03

11

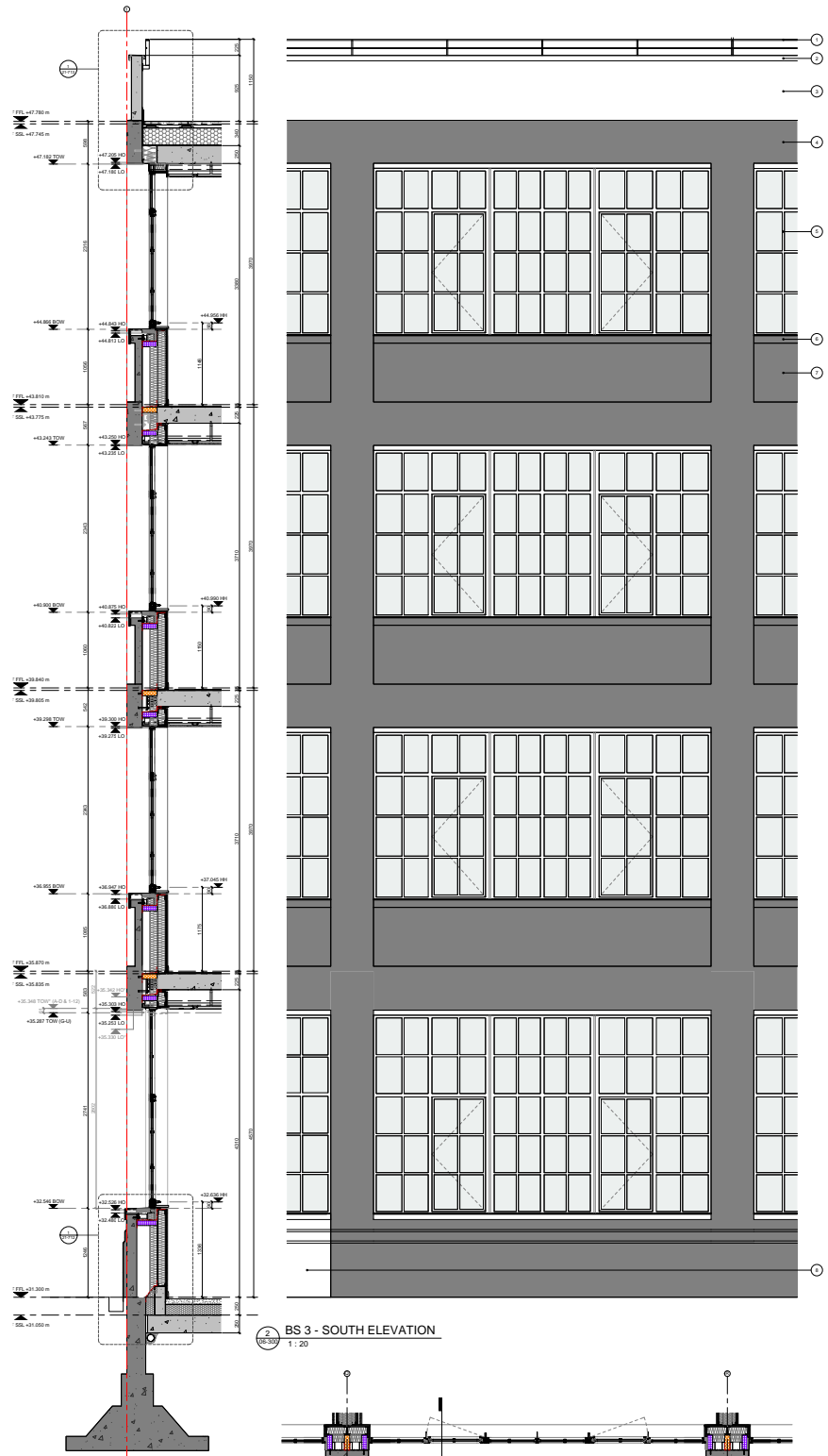


1. Balustrade (L30/550)
2. Aluminium coping (H72/480)
3. RC parapet to height of existing entrance tower
4. RC facade extension to match existing facade profile
5. Aluminium window (L10/325)
6. PPC metal sill (L10/325)
7. Existing spandrel panel
8. Shadow gap
9. Existing concrete facade
10. RC infill panel to match existing facade profile



1 : 20

1:20



1 : 20

1 : 20