

Block B, Former Nestle Factory

Hayes, London

Pre-Application Presentation

9TH MARCH 2023



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BARRATT
LONDON

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Introduction

Introduction

The purpose of this document is to illustrate and highlight the post planning design development and co-ordination that has been undertaken on Block B.

The scheme design has been developed to address buildability issues, regulatory compliance issues, fire compliance issues and to resolve conflicts and inconsistencies in the consented information.

Key Amendments

1. Balconies

Layouts and sizes have been standardised to maximise usable space and ensure compliance with London Plan area standards.

Balcony design and position relative to the balcony doors amended as per previously completed masterplan phases; to enable safe window cleaning from the balconies and rationalise the interface with the façade.

2. Core Design

All stair and lift cores have been fundamentally re-designed to comply with the fire strategy and NHBC / LFB requirements. Separation is now provided between car park levels and stairs serving residential accommodation. Developed design allows for final exit routes at ground floor from all stairs to discharge directly to outside rather than through another internal area.

3. Fenestration

Window and balcony door positions rationalised to suit apartment types to ensure internal layouts by type are correct and M4(2) / M4(3) and London Plan compliant.

4. Car Park Smoke Extract System

As part of the fire strategy, a plant housing was necessary at podium to enclose the fan sets required for the car park smoke clearance system.

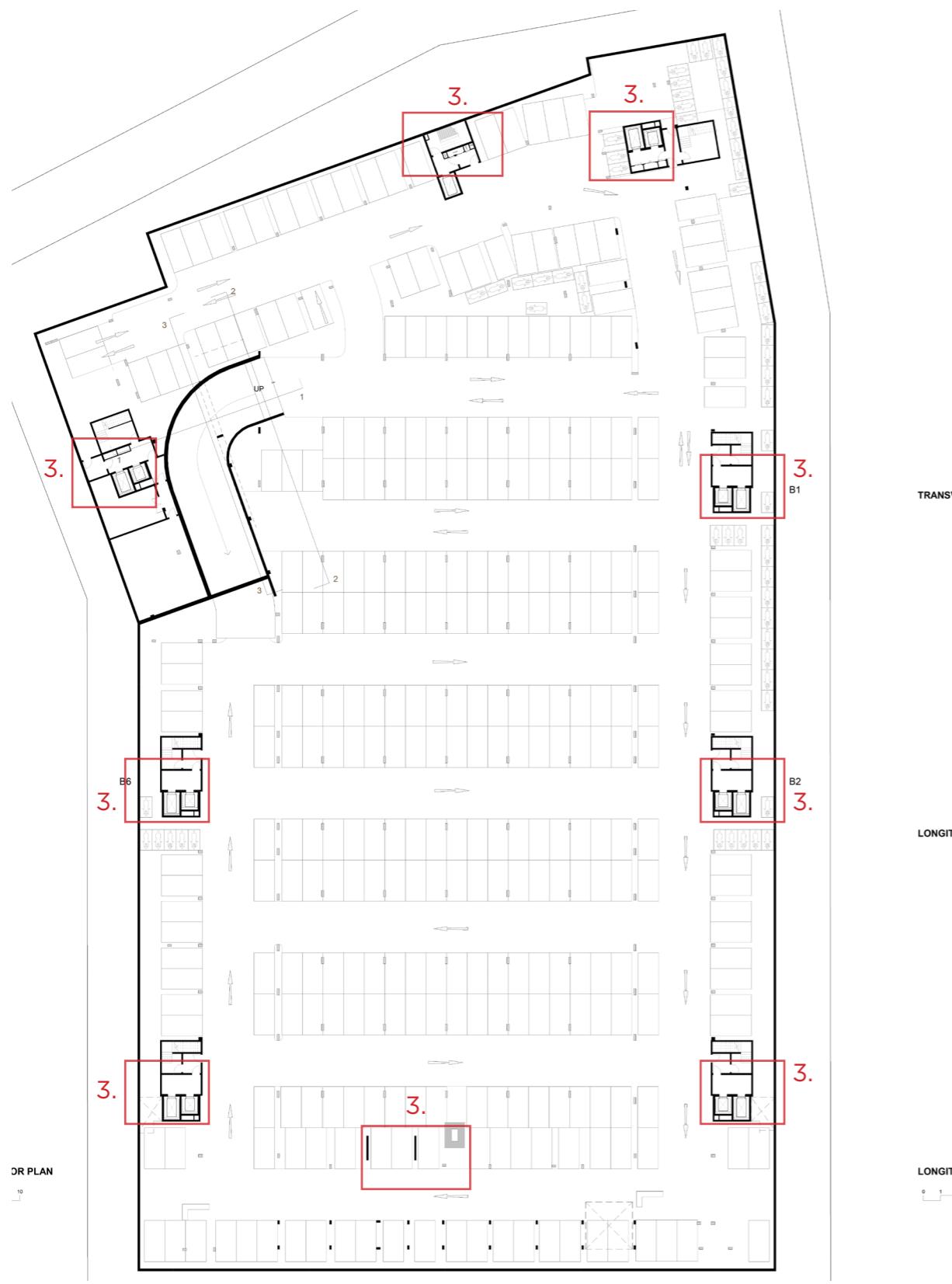
Illustrative 3D Site Perspective



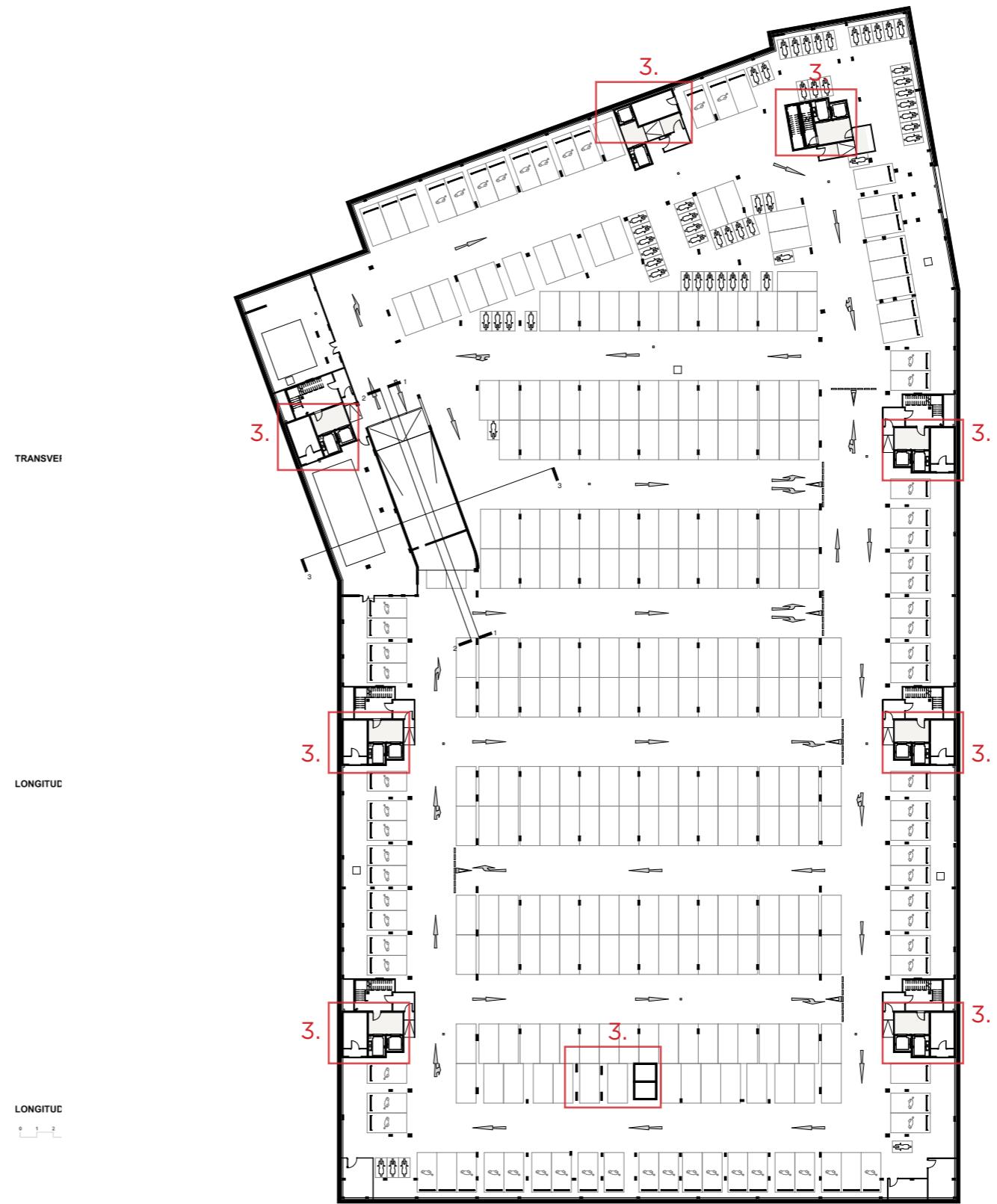
01 Floor plans

Basement Level Floor Plan

1. Omission of podium entrance canopies; security risk to adjacent apartments at first floor.
2. Addition of plant housing for car park smoke extract fans as per developed fire strategy
3. Updated core layout as per developed fire strategy; evacuation lifts added to Blocks 4 and 8
4. Reconfiguration of apartment layout. Overall mix remains as consented.



Consented Design - GA Level B1

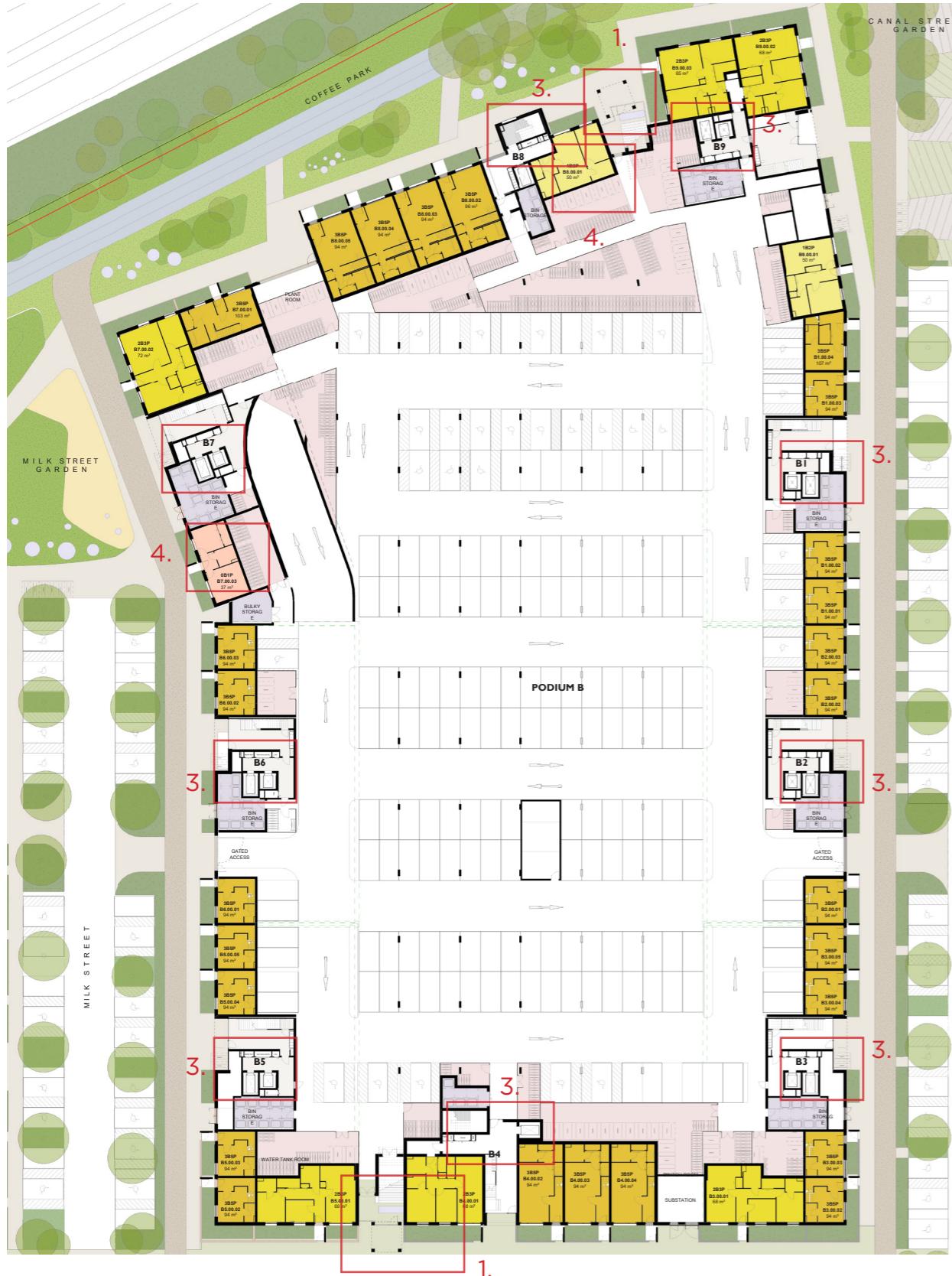


Proposed Design - GA Level B1

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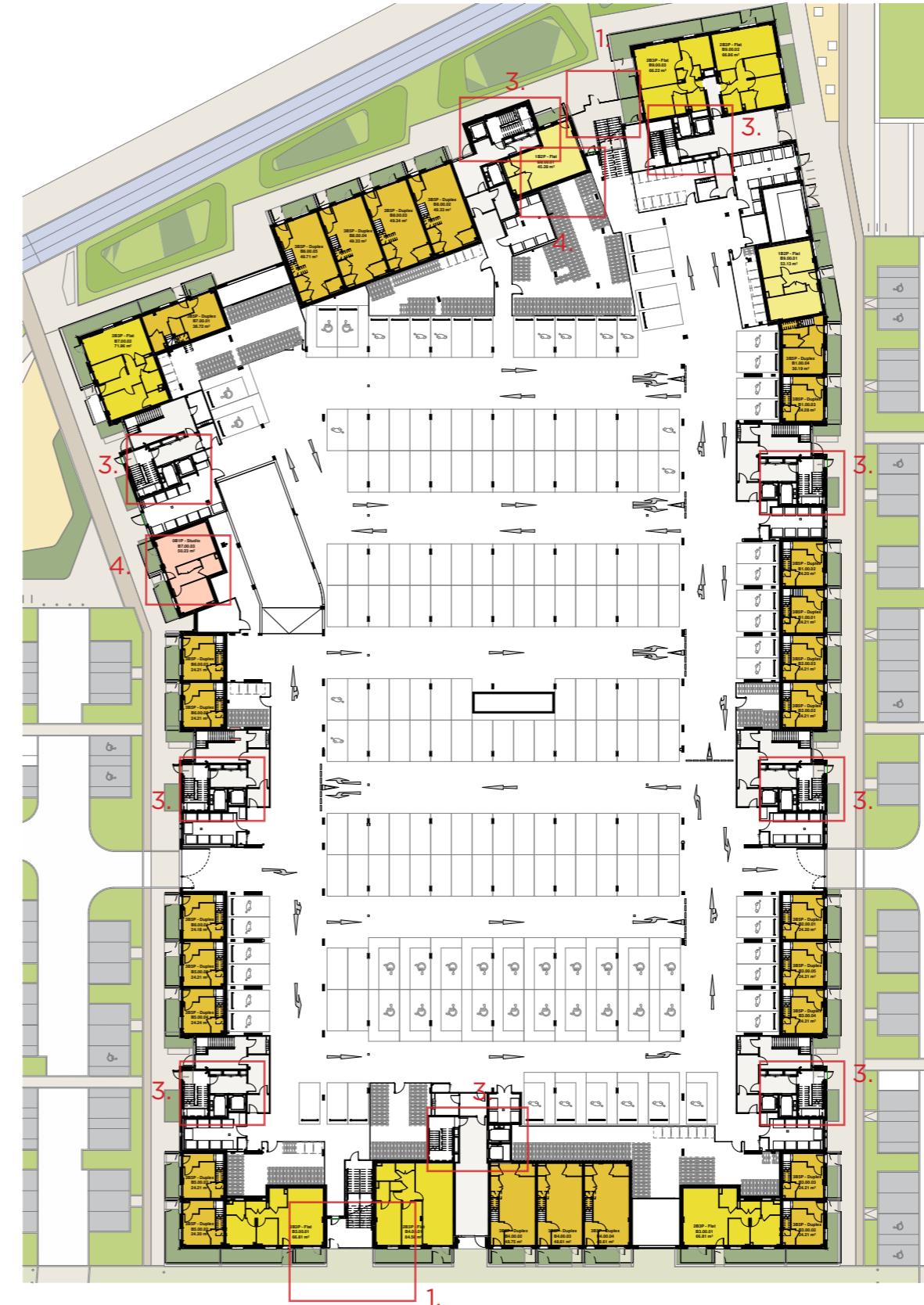
01 Floor plans

Level 00 Floor Plan



Consented Design - GA Level 00

- Omission of podium entrance canopies; security risk to adjacent apartments at first floor.
- Addition of plant housing for car park smoke extract fans as per developed fire strategy



Proposed Design - GA Level 00

- Updated core layout as per developed fire strategy; evacuation lifts added to Blocks 4 and 8
- Reconfiguration of apartment layout. Overall mix remains as consented.



1. View of podium entrance with canopy feature as consented



1. View of podium entrance without canopy feature as proposed

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