

FORMER NESTLE FACTORY, HAYES

REVISED MASTERPLAN - SUPPORTING LANDSCAPE STRATEGY- DECEMBER 2024

PROJECT NAME	Former Nestle Factory, Hayes
CLIENT	Barratt London
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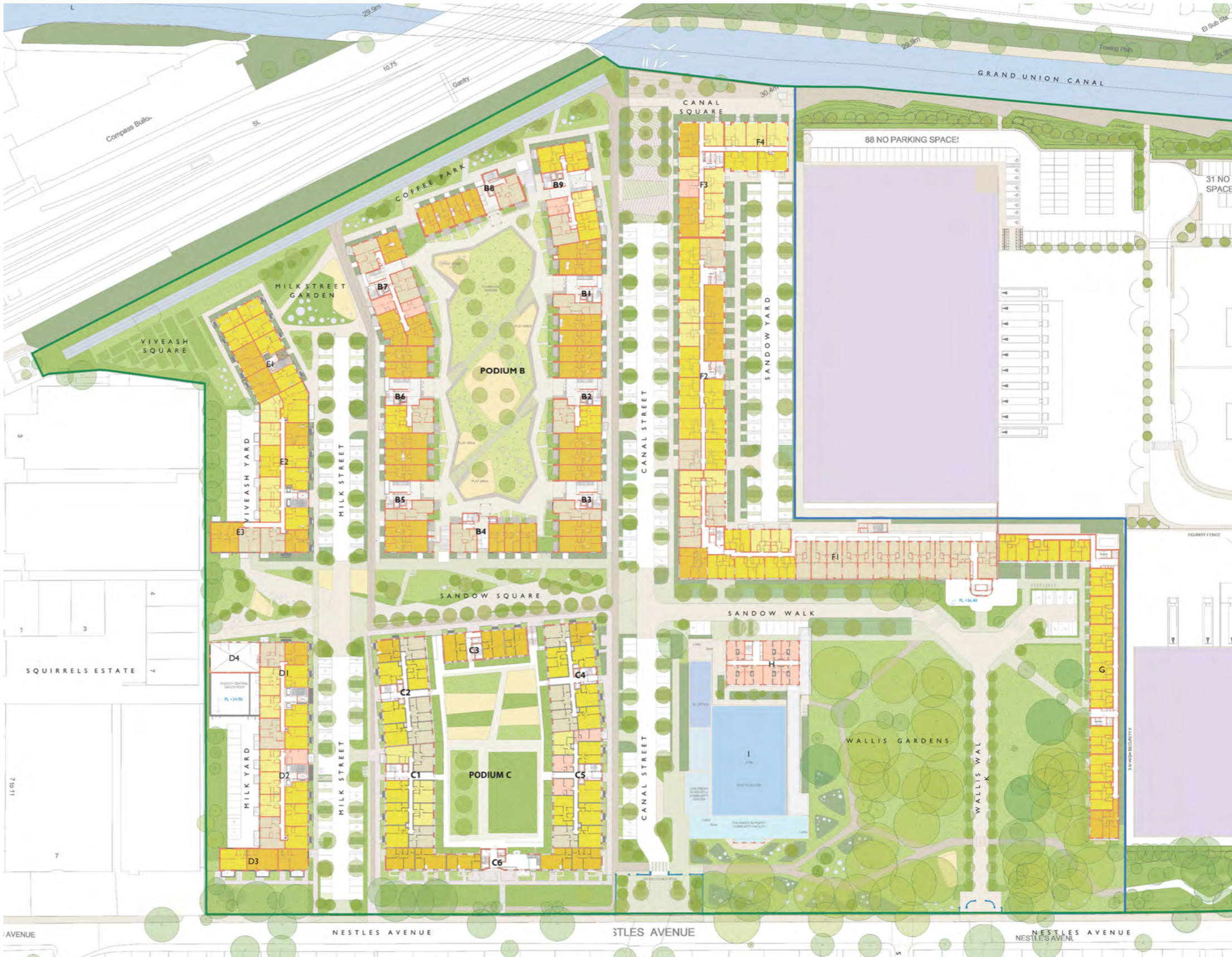
REVISION	DATE	REASON	AUTHOR	CHECKED	APPROVED
00	03-12-2024	Initial Submission	RC	OM	PF
P01	11-12-2024	Updated following internal review	RC	OM	PF
P02	10-01-2025	Planning issue	RC	PF	PF
P03	31-03-2025	Updated following feedback from the Planning Authority	RC	PF	PF
P04	07-04-2025	Updated following feedback from the Planning Authority	RC	PF	PF

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1.1 INTRODUCTION

This document has been prepared by Studio Bosk, Chartered Landscape Architects, to describe the new landscape masterplan for the Former Nestle Factory Development in Hayes, London.



AUS MASTERPLAN



1.2 THE DEVELOPMENT

SITE LOCATION

The site is located at the Former Nestle Factory, Nestles Avenue, Hayes, UB3 4RF, in the southern part of London Borough of Hillingdon (LBH), West London.

The site is located approximately 500 metres to the south-east of Hayes Town Centre. Bounded to the north by the Great Western Railway Line and Grand Union Canal and to the south by Nestles Avenue. To the west, is the existing Squirrels Industrial Estate, accessed from Vivesh Close and to the east is North Hyde Gardens, which is a public road. To the north-east of the site is Hayes and Harlington Railway Station.

A residential area lies immediately to the south of the site, on the opposite side of Nestles Avenue. The A312 (North Hyde Road) is located approximately 140m to the south of the Application Site and the M4 motorway is a further 1km away. Heathrow is approximately 4km to the south of the Application Site.

Railings enclose the Application Site, with mature trees along the southern frontage of Nestles Avenue and green spaces that were once part of the Application Site’s “factory in a garden” setting.

PLANNING HISTORY

In January 2015 SEGRO acquired the site and partnered with Barratt London to develop a high quality, urban renewal project that will deliver new homes, jobs and public spaces for Hayes to enjoy.

The site has been subject to three major planning applications in recent years, the below sets out the principles of the three applications.

1331/APP/2017/1883 INITIAL PLANNING APPLICATION

In 2017 the initial planning application for the site was submitted. The overall masterplan proposal seeks to strike a balance between the re-use of existing buildings, protecting its heritage value, and redevelopment to maximise the potential to deliver jobs, homes, affordable housing and community facilities. The planning permission was granted in June 2018 - Ref: 1331/APP/2017/1883. The application included a sitewide parking provision but was later superseded by the Additional Unit Scheme (AUS) application set out below.

1331/APP/2019/2314 AUS PLANNING APPLICATION

In 2019 an detailed full planning application was submitted to increase the number of residential units on the scheme. The application focused on 4 parcels of the originally approved scheme: Block B, Block C, Block F3/F4 and Block H.

1331/APP/2022/2553 CANTEEN BUILDING PLANNING APPLICATION

In 2022 a detailed planning application was made for the redevelopment of the former canteen building to provide healthcare facilities, a commercial unit, nursery and reconfigured residential building (Block H) and associated landscaping and access.



CGI VIEW OF THE DEVELOPMENT FROM THE CANAL TOW PATH



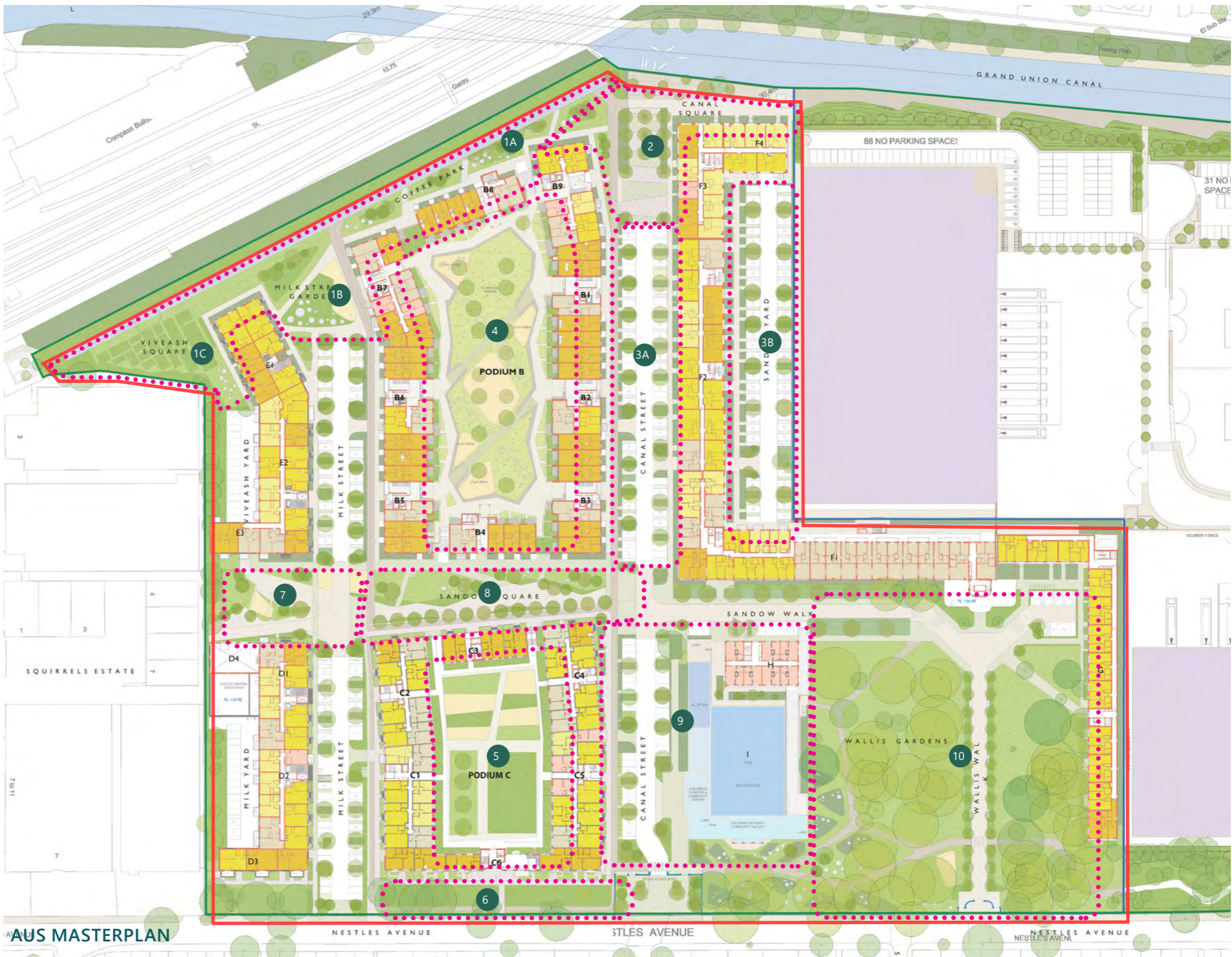
2.0 DESIGN COMPARISON

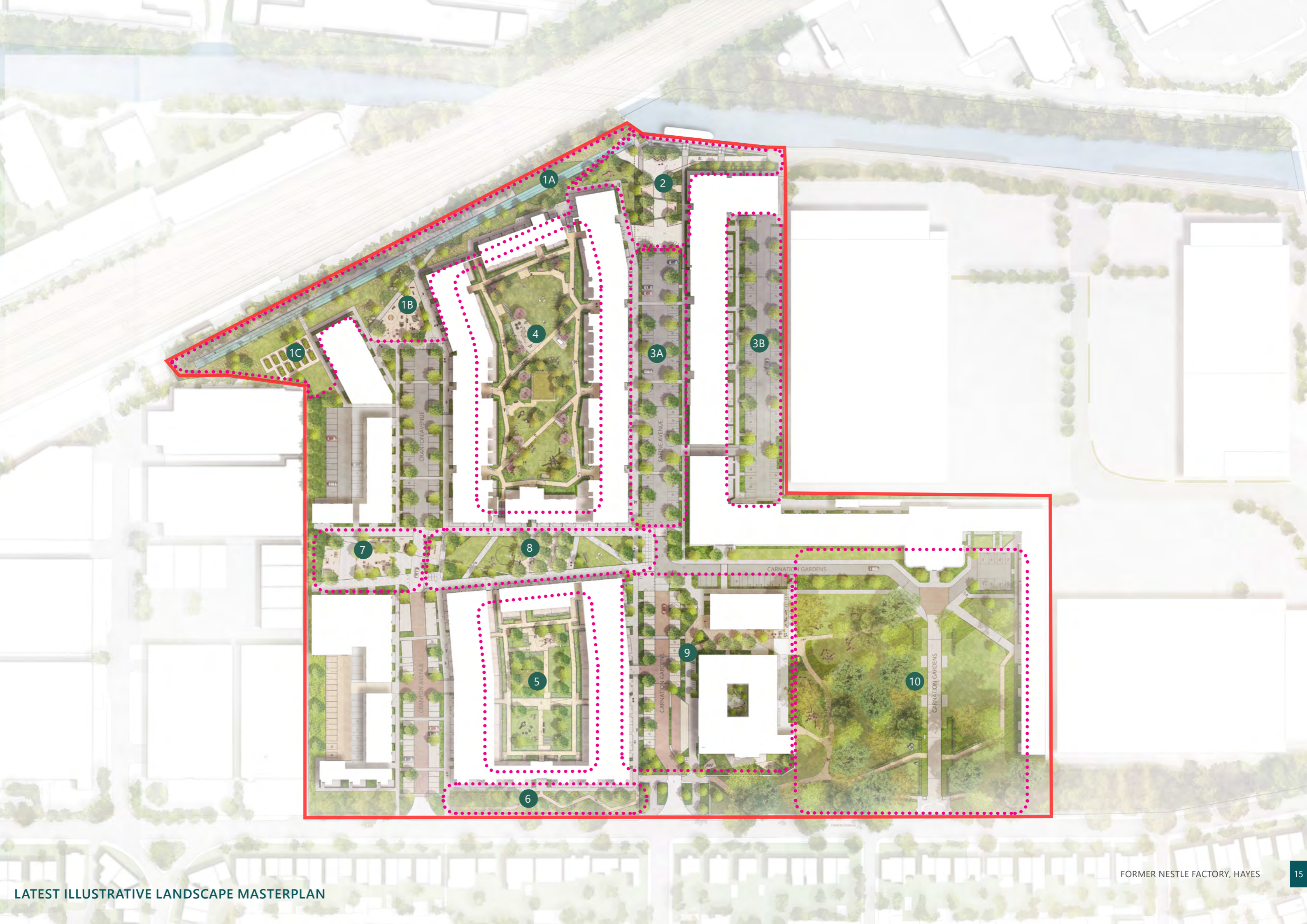
2.1 NESTLE MASTERPLAN DESIGN DEVELOPMENTS

The plan shows the different areas on the site that are going to be reviewed as part of this document. The following pages illustrate in detail the changes made and the rationale behind these changes.

The areas that have been developed as part of the revised masterplan are as follows:

- 1A: Coffee Park
- 1B: Milk Street Gardens
- 1C: Growing Gardens
- 2: Canal Square
- 3A: Farine Avenue
- 3B: Block F Parking
- 4: Block B Podium
- 5: Block C Podium
- 6: Block C Frontage
- 7: Block D&E Play
- 8: Sandow Square
- 9: Block H
- 10: Carnation Gardens

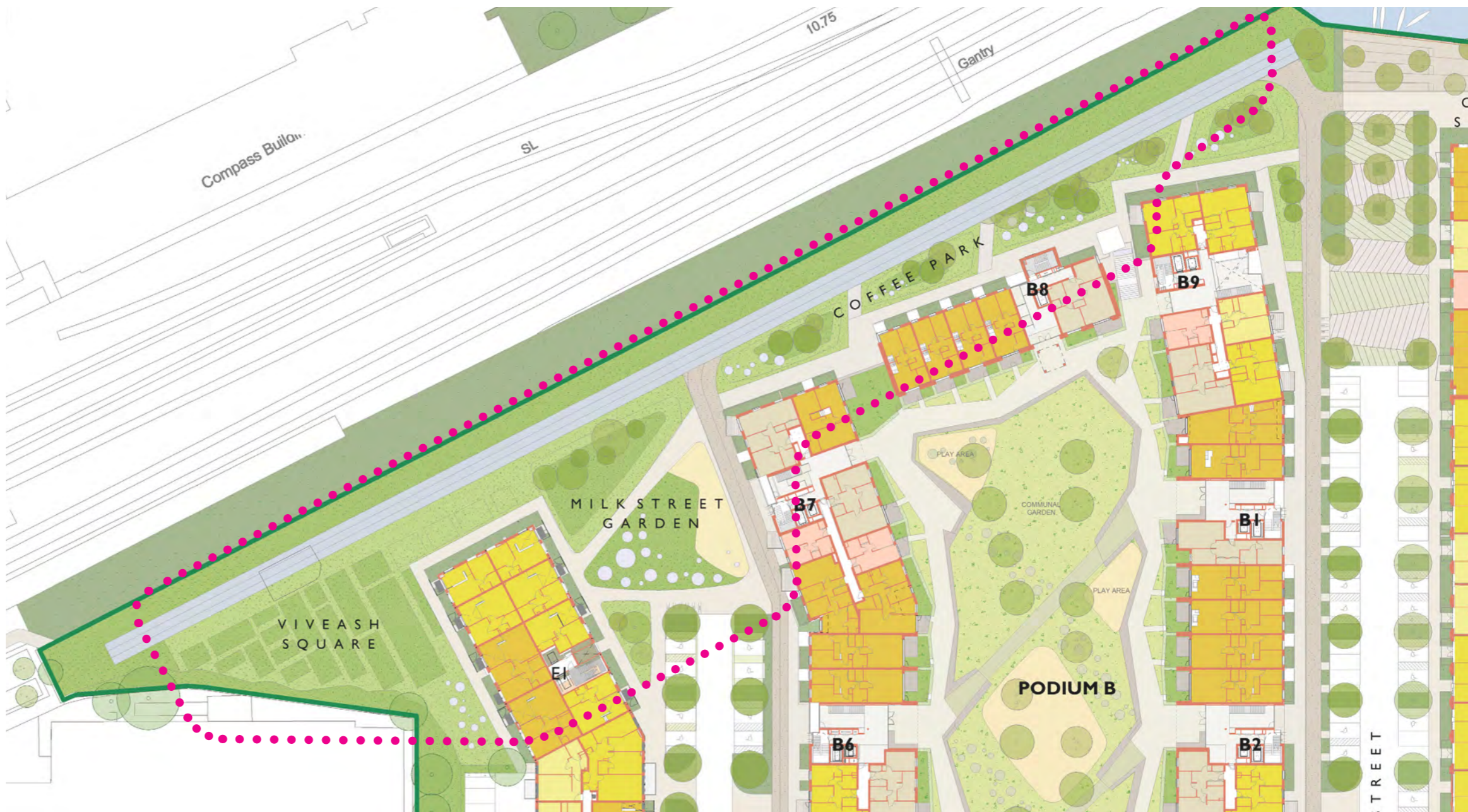
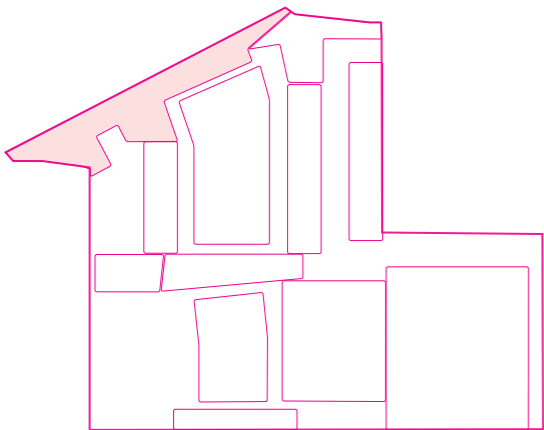




2.2 MILK STREET GARDEN, COFFEE PARK AND ALLOTMENTS

The design changes follow the principles of the original scheme. Further detail has been developed for the different areas to define how they are used.

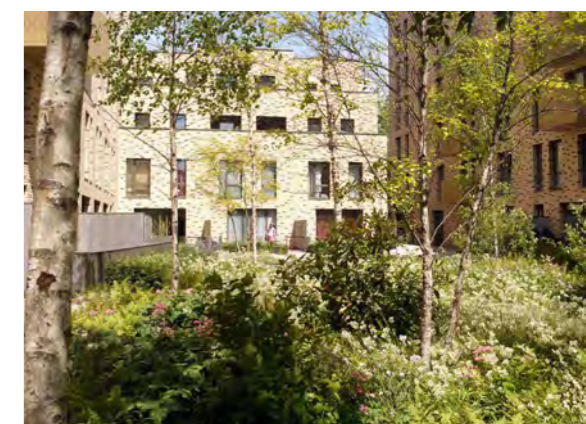
1. New steps and ramps provide compliant access between the lower running track and the raised path around the buildings. The steps will be constructed in the same finish to match the podium gardens and canal square.
2. The tree positions have been updated to avoid the drainage pipe locations.
3. Milk street play area has been developed with rubber crumb surfacing to allow all year round use. Formal play equipment has been included for improved play value.
4. Additional tree and ornamental planting within the play area.
5. The running track has inlaid markings to highlight the start of the track at each end and then distance markers every 50m to highlight to users how far they have travelled.
6. Planting is proposed around the drainage access chambers to hide them from view on the banks.
7. Additional access from Block E onto the running track, reduction of access points from block B onto the running track.



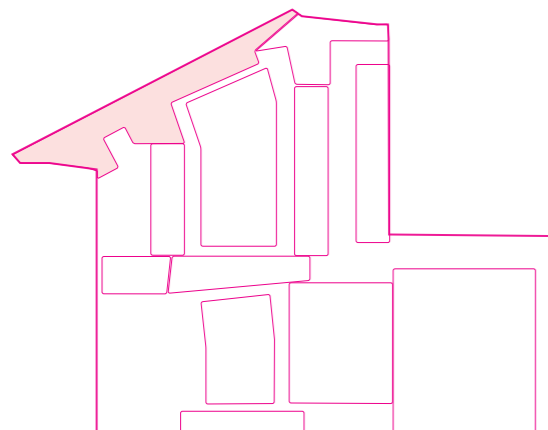
AUS MASTERPLAN



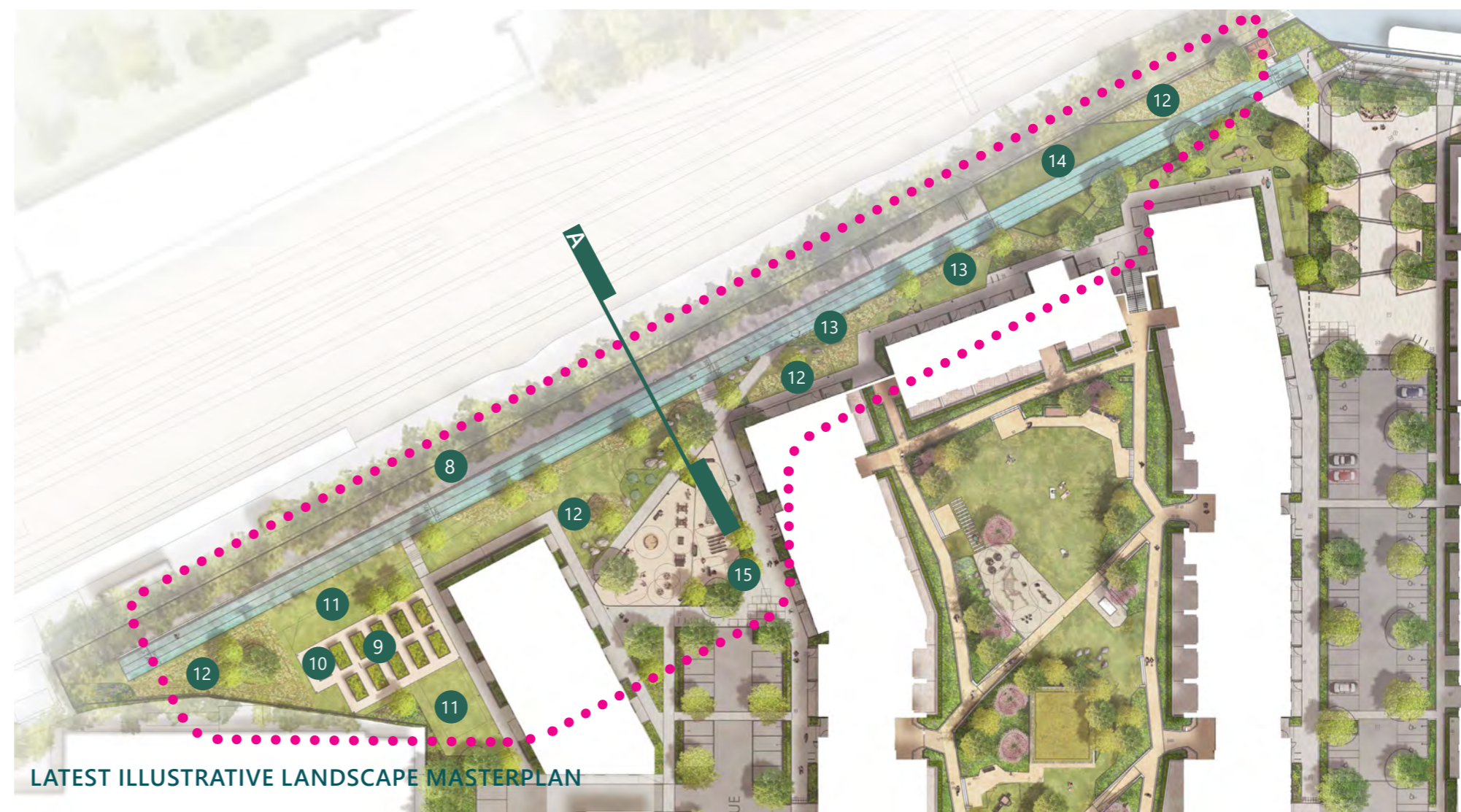
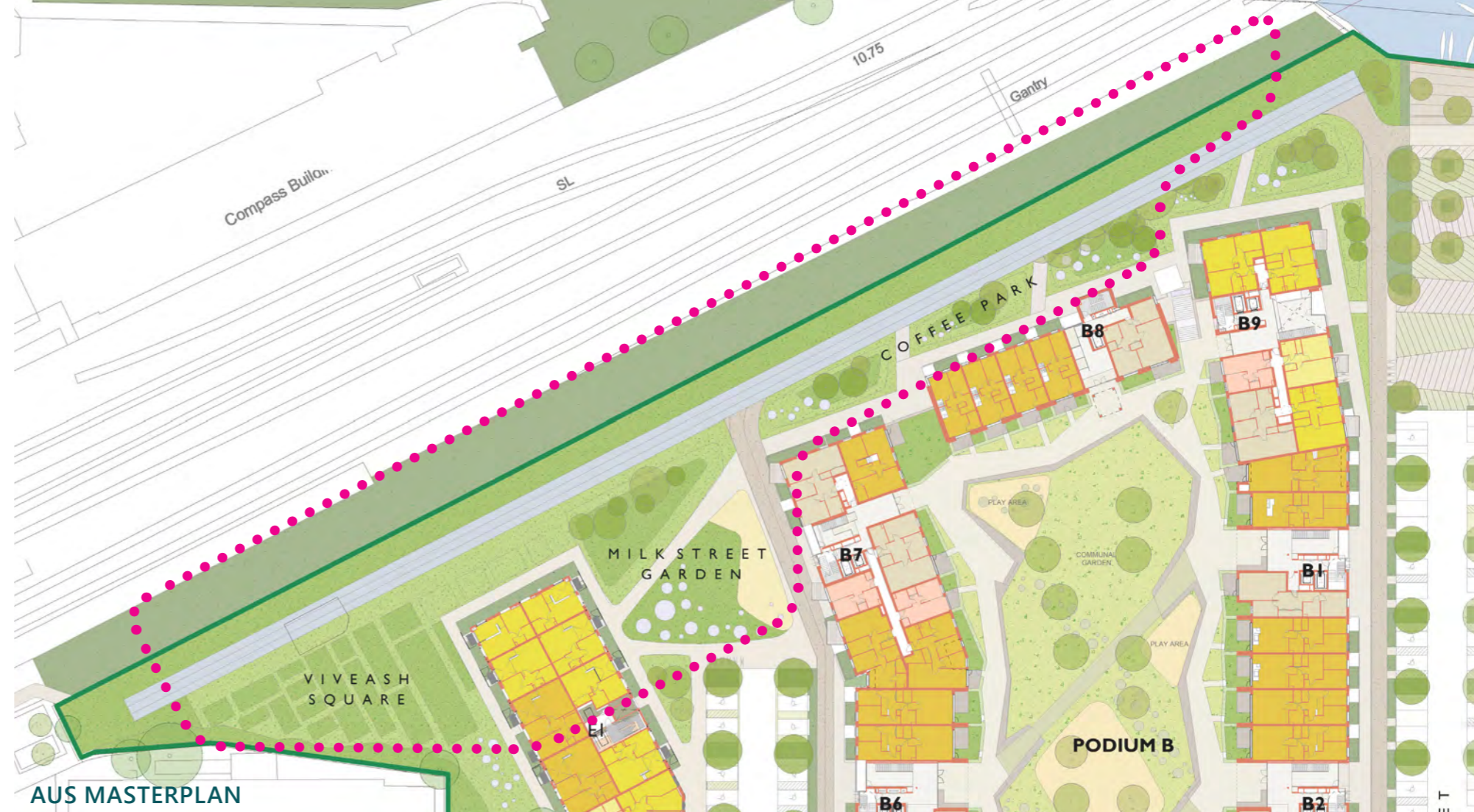
LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN



8. The existing trees and concrete paving flags on the slope next to the network rail boundary is retained. The flags will be repaired as required and all weeds removed.
9. The growing gardens have been redesigned to provide a more usable layout. The grass paths have been removed and replaced with compacted gravel to provide a robust year round access.
10. The growing beds have been rationalised in size so they are easily accessible from both sides. A variety of flush and raised beds are proposed.
11. Additional area for expansion of the growing beds should there be sufficient demand from residents.
12. Wildflower meadow included at key locations within the space.
13. Integration of the new art strategy proposals.
14. Incorporation of an Emergency vehicle turning area to maintain access to the B8 core on Block B. Turning area to have reinforced grass surface to minimise its visual impact.
15. Exercise area retained.

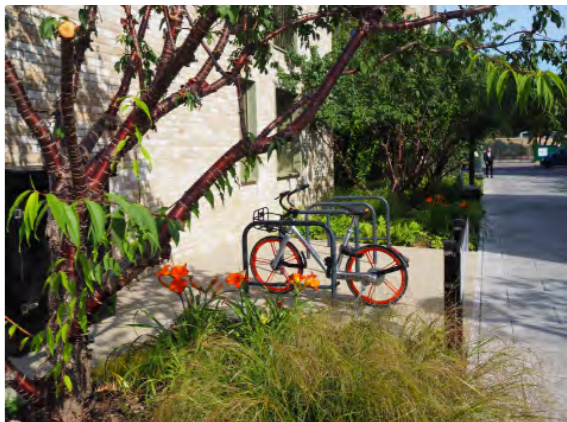


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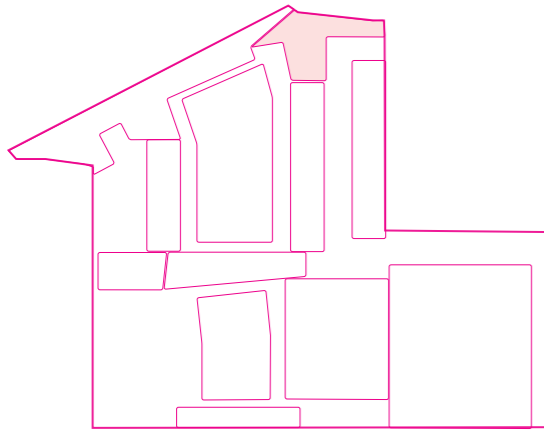


SECTION A PROPOSED

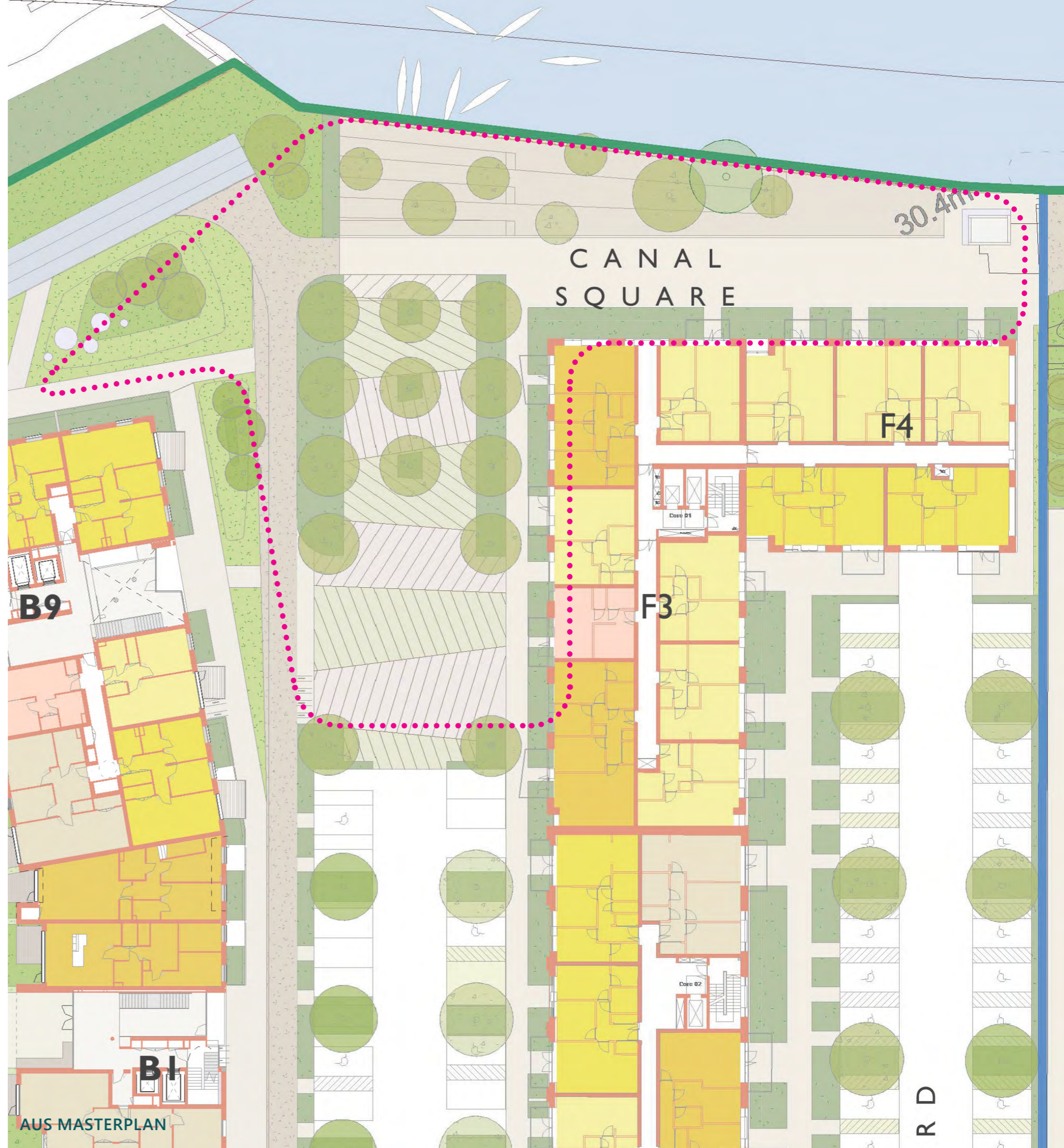


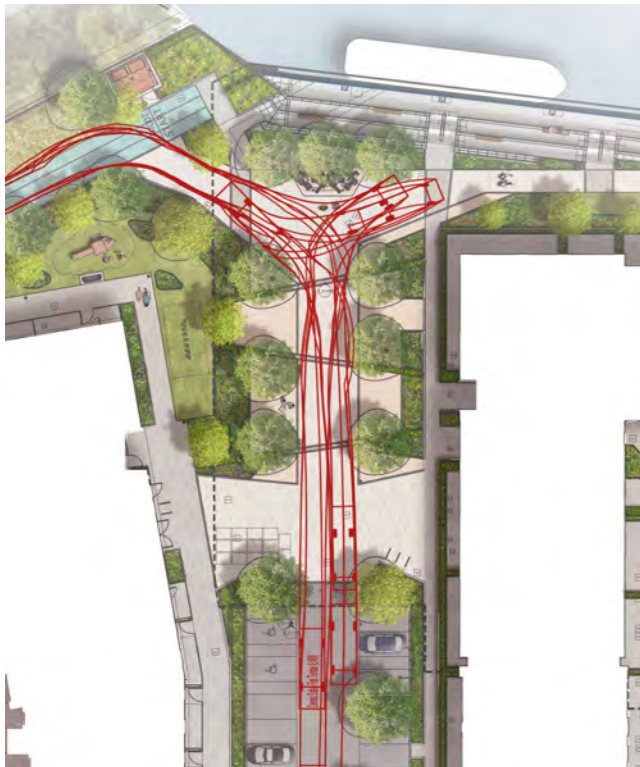
2.3 CANAL SQUARE

1. Paved areas reduced to ensure they are delivering the required function whilst minimising extent of paving.
2. Gravel zones with hedges and informal planting to create a series of more personal spaces for residents.
3. Play area increased in size to the east to accommodate the emergency access into the rear of Block B. Formal play equipment included to increase play value.
4. Barge location
5. Informal stepped seating areas at waters edge with timber benches.
6. Formal steps with handrail providing access to the waters edge
7. Trees removed from close proximity to the canal edge following consultant feedback from the Canal and Rivers Trust during the planning process.
8. Removal of the Gas Governor Housing
9. Timber bin store for canal users, planting to minimise its visual impact from the new square and Block B & F.
10. Incorporation of new ramped access to waters edge to allow access for all. Not included in original scheme.

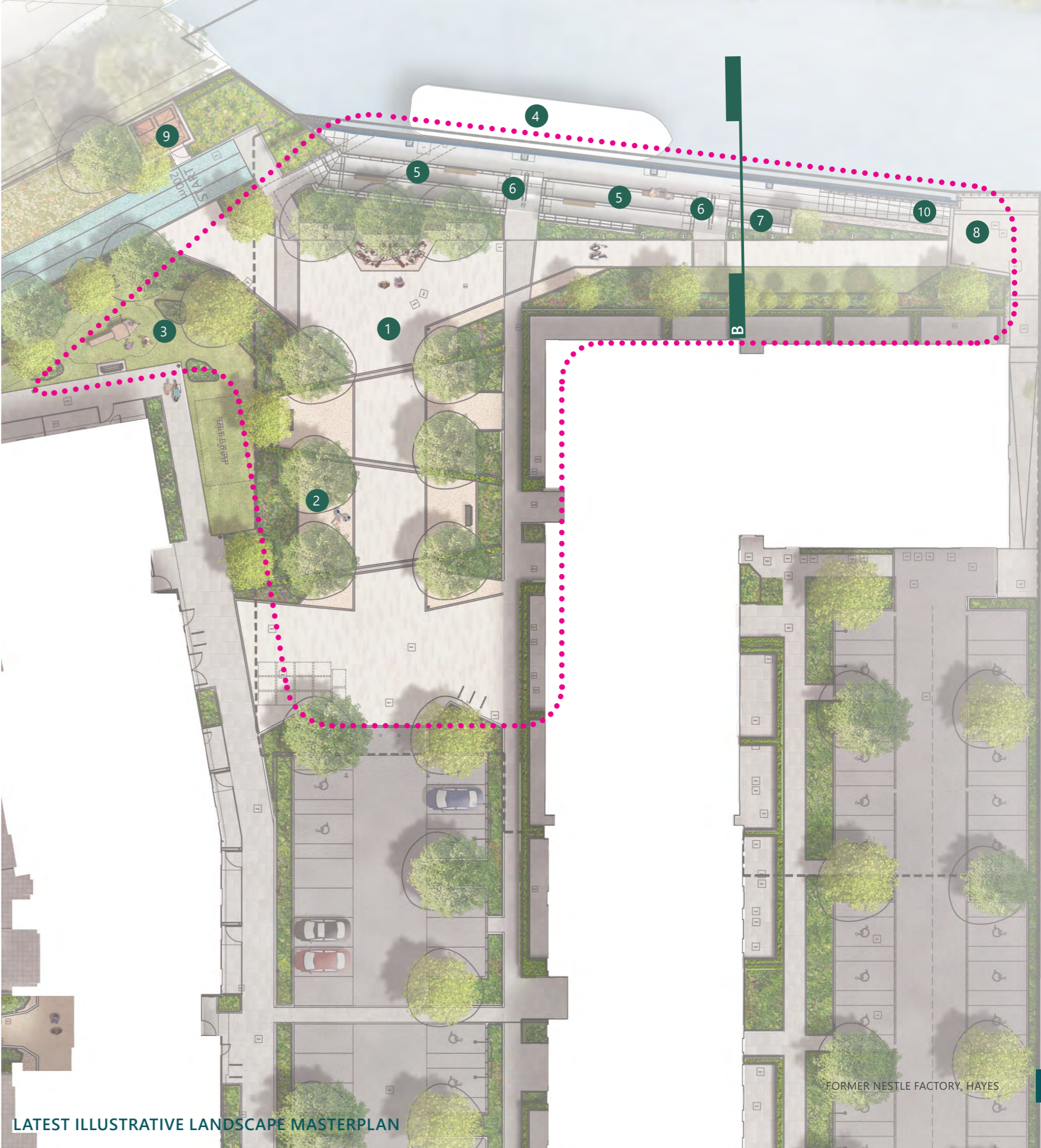


FORMER NESTLE FACTORY, HAYES





PLAN SHOWING EMERGENCY & SERVICING VEHICLE TRACKING



LATEST ILLUSTRATIVE LANDSCAPE MASTERPLAN

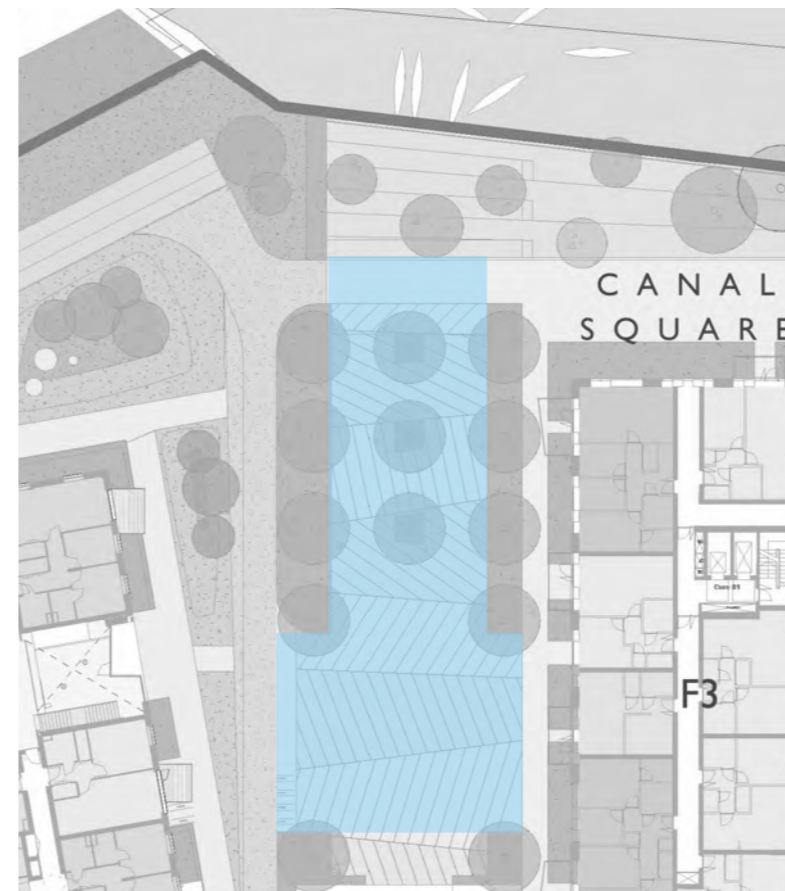
FORMER NESTLE FACTORY, HAYES

11. Emergency access to the barge and the rear of Block B combined with the central square paving to minimise paving extents. .
12. Planted and grass bank to take out the level change between Block F and the canal tow path.
13. Running track moved west to provide more space adjacent to the canal.
14. Reduction in the size of the refuse turning area on the southern part of the square.
15. Maintaining the potential for community events and markets with compacted gravel zones on the edges of the paving.
16. Clarification of private terraces and defensible planting locations.
17. Access gate for Canoe club to access the water.
18. Integration of the new artwork proposals.

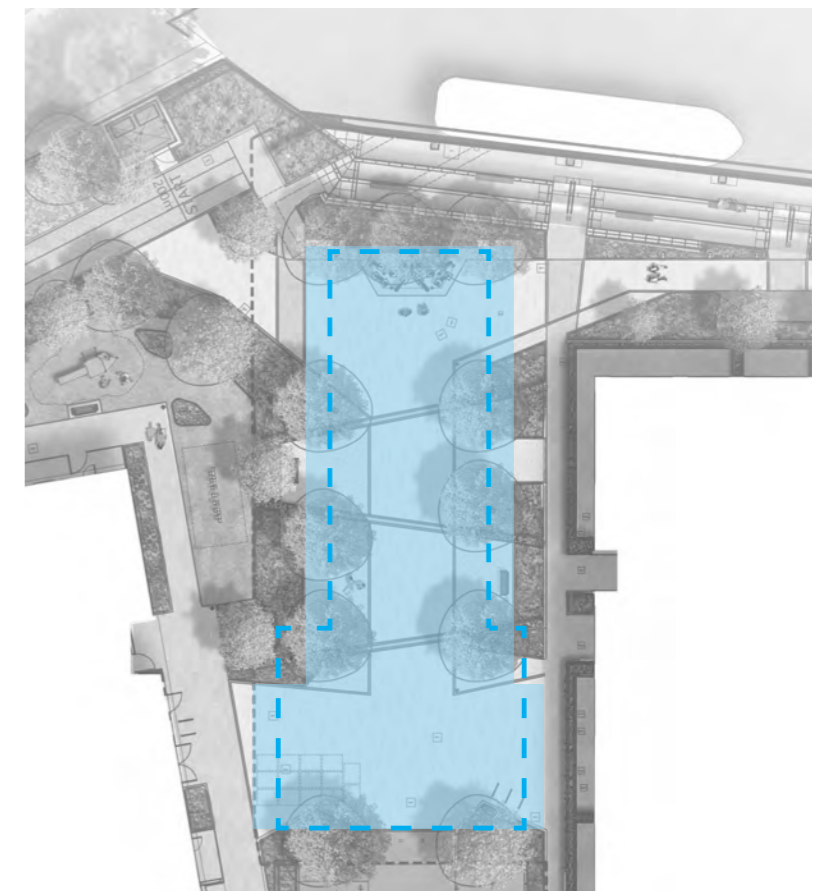


SECTION B PROPOSED

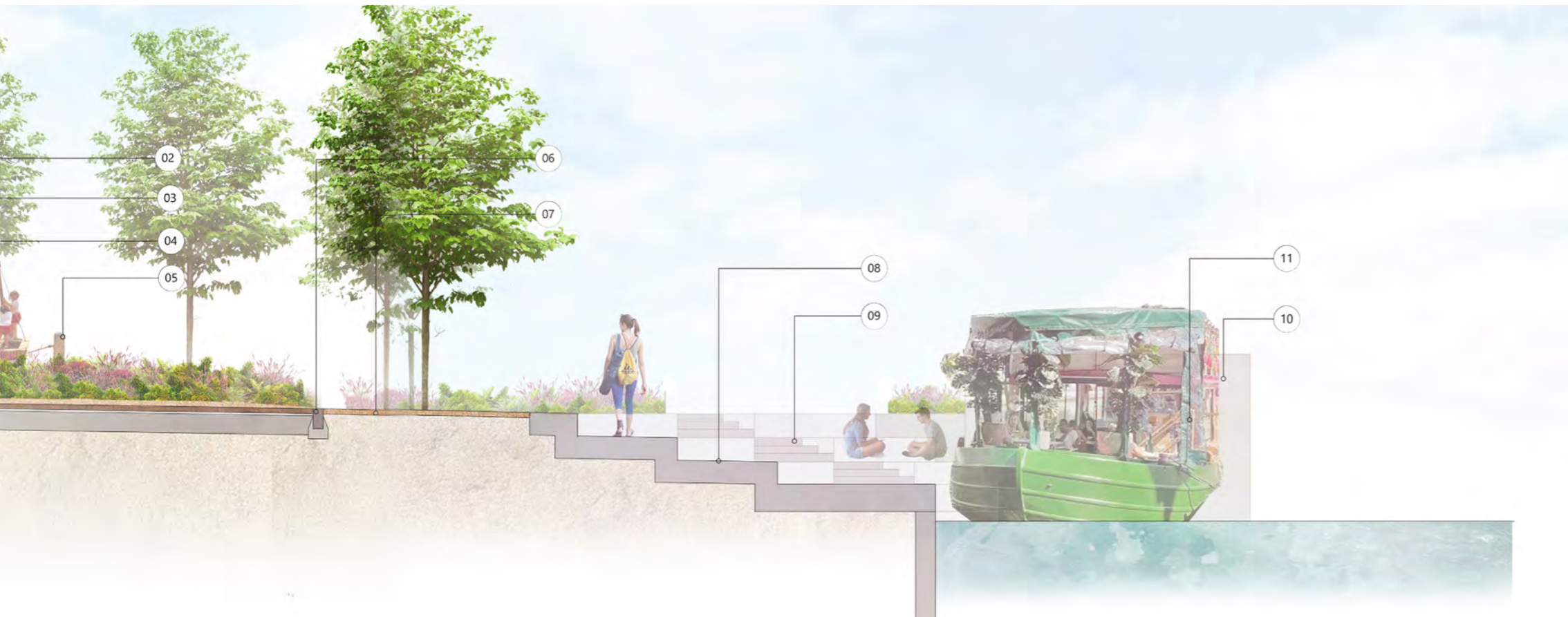
USABLE AREA OF CANAL SQUARE
COMPARISON OF AUS MASTERPLAN AREA



EXTENT OF SQUARE AUS MASTERPLAN

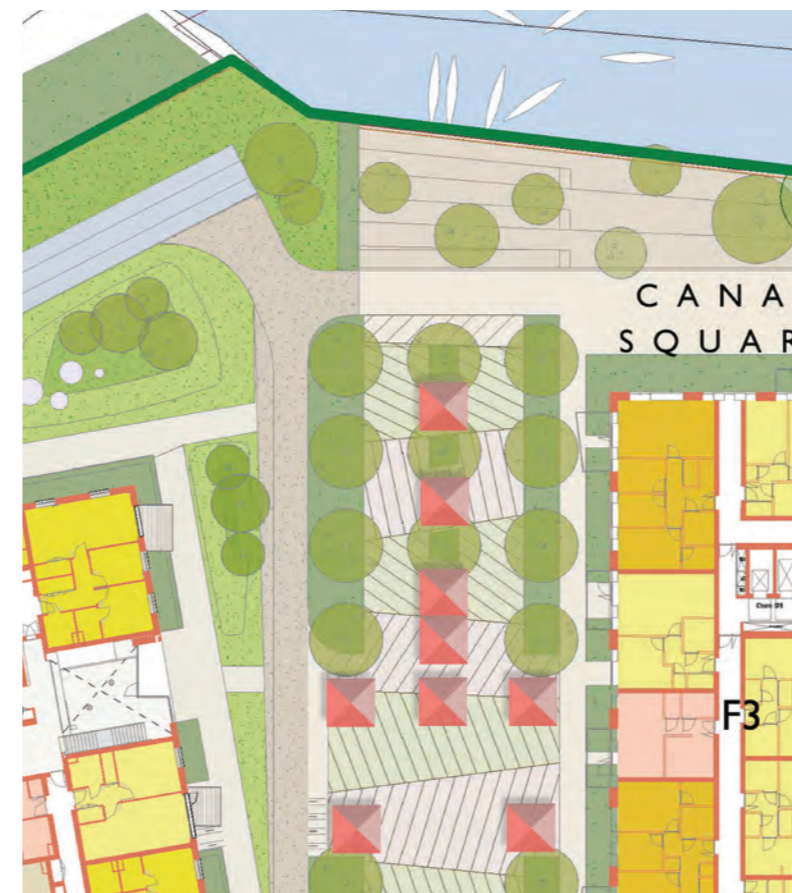


LATEST EXTENT OF SQUARE WITH AUS OVERLAY



NEW BENCHES
NEW PLANTING

**LATEST MASTERPLAN WITH ADDITIONAL BENCHES
AND PLANTING**



INDICATIVE AUS STALL LAYOUT

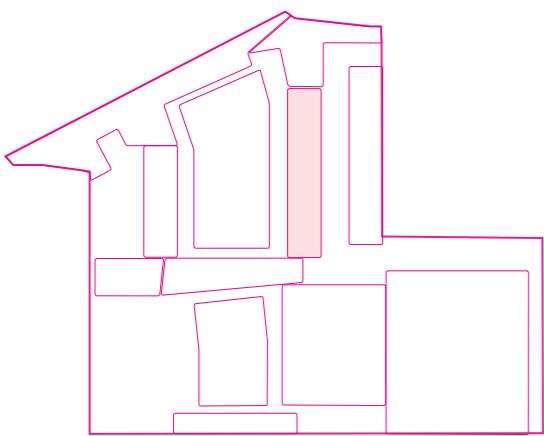


LATEST INDICATIVE MARKET STALL LAYOUT

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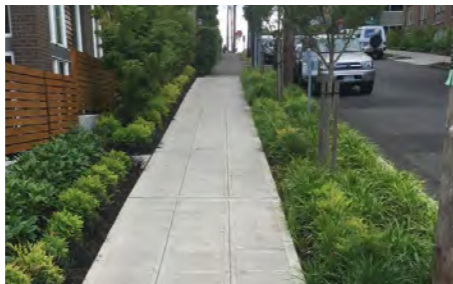
2.4 FARINE AVENUE PARKING

- 1. Parking layout updated to reflect the latest proposals.
- 2. Tree positions adjusted to suit parking layout. Overall number of trees retained.
- 3. Layout adjusted to incorporate a planting buffer between the parking bays and the footpath on both sides of the road.
- 4. Paved bands extended across the road to break up the length of the road and act as a subtle signifier to slow vehicle speeds.
- 5. Clarification of the private terrace locations and buffer planting.



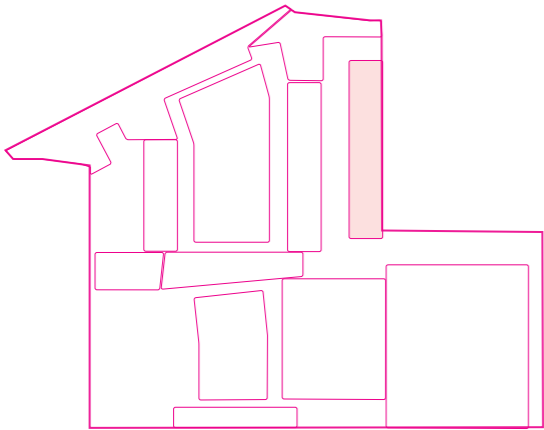
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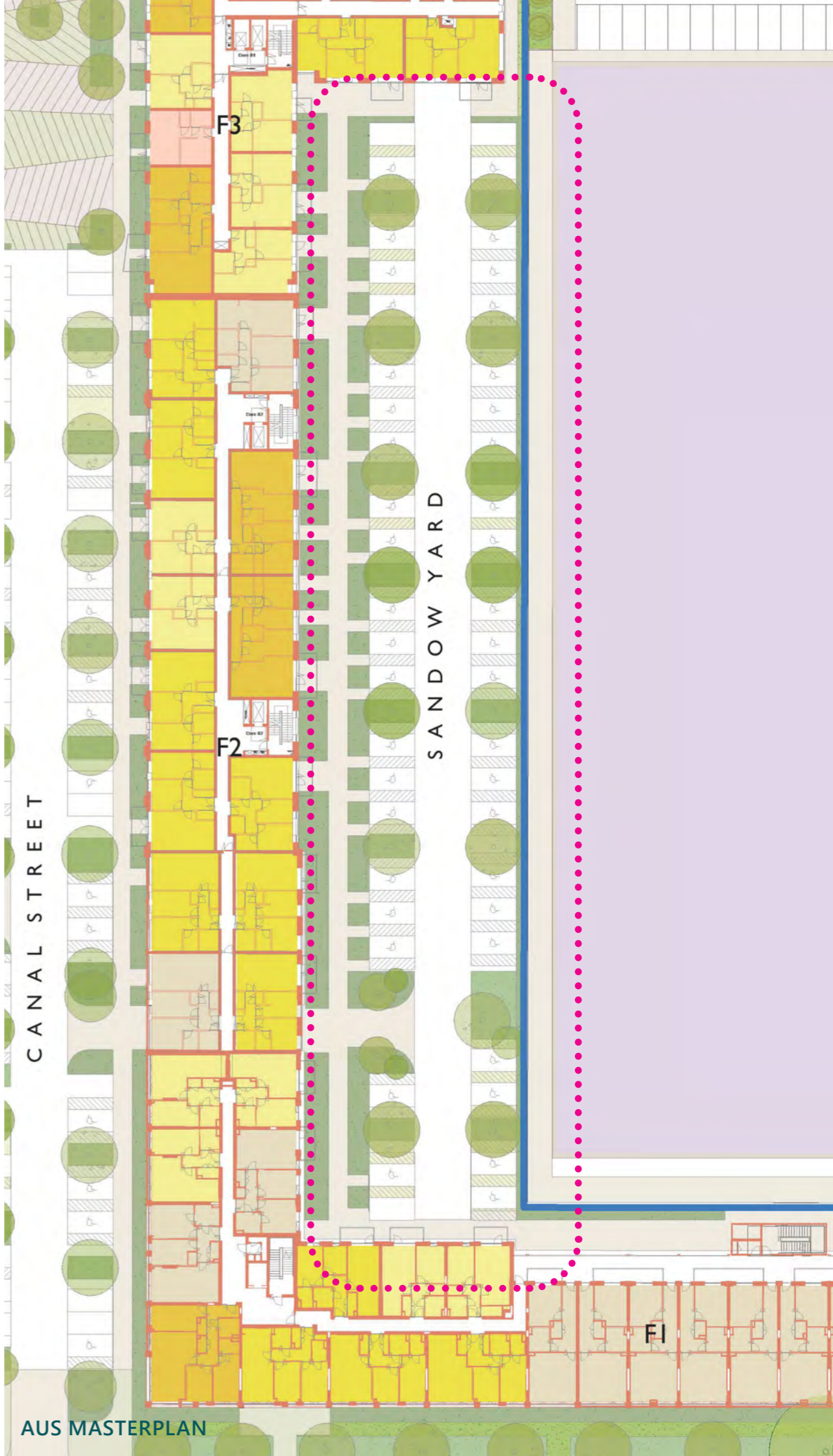


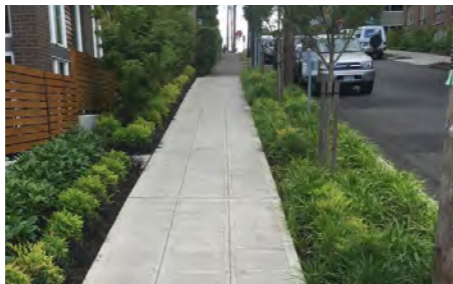
2.5 BLOCK F PARKING

- 1. Parking layout updated to reflect the latest proposals.
- 2. Tree positions adjusted to suit parking layout. Overall number of trees retained.
- 3. Clarification of the private terrace locations and buffer planting.



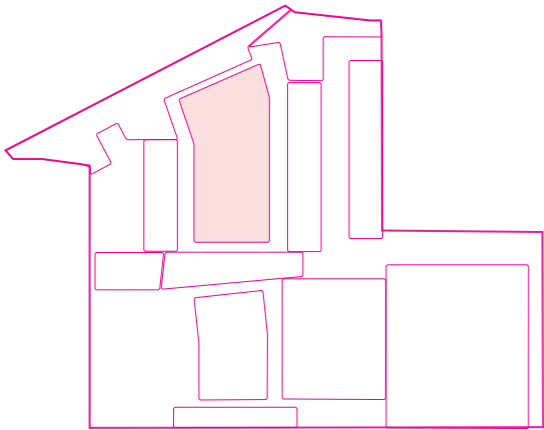
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2.6 BLOCK B PODIUM

- 1. Retaining wall retained on edge with private terrace to provide buffer for residents.
- 2. Hedge added along private terrace to provide visual screening.
- 3. Significant reduction in 600-1100mm high concrete and metal retaining walls across the podium. Planting beds mounded with kerbs to minimise wall requirements.
- 4. Thicker drainage mat included below planting areas to minimise watering at establishment and on going maintenance.
- 5. Steps onto lawn area retained as shown on plan
- 6. Upstand to separate blue roof from path area retained and repositioned to suit new design.
- 7. Benches changed to off the shelf concrete benches at key locations.
- 8. Private terrace shapes simplified to avoid awkward cuts for the paving units and complex details for the retaining walls and railings.
- 9. Ventilation structure updated to reflect the new design. Mounding included around the enclosure to screen the view for residents. Green roof included on the top of the enclosure.



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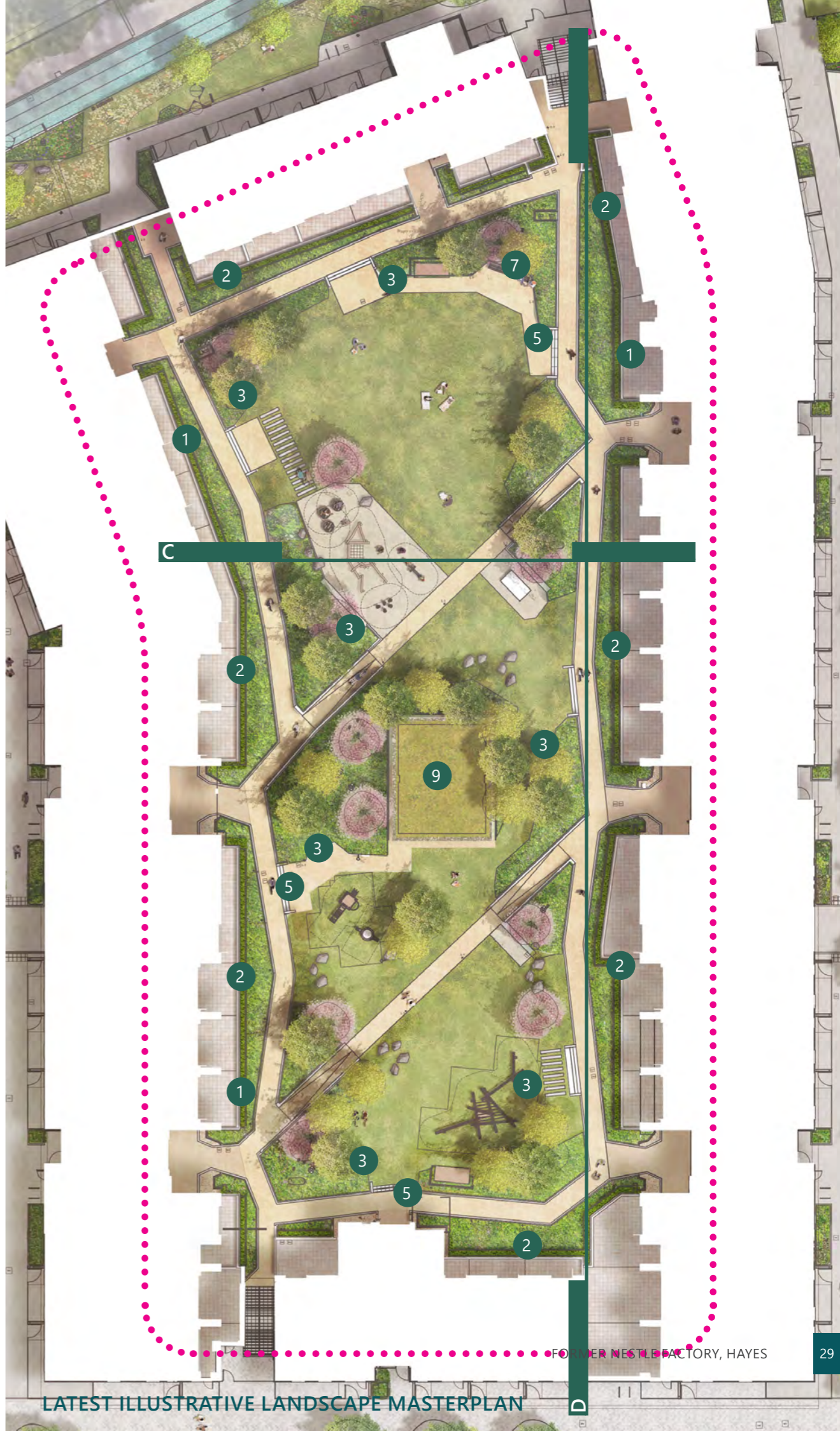




3D RENDER OF PROPOSED BLOCK B PODIUM



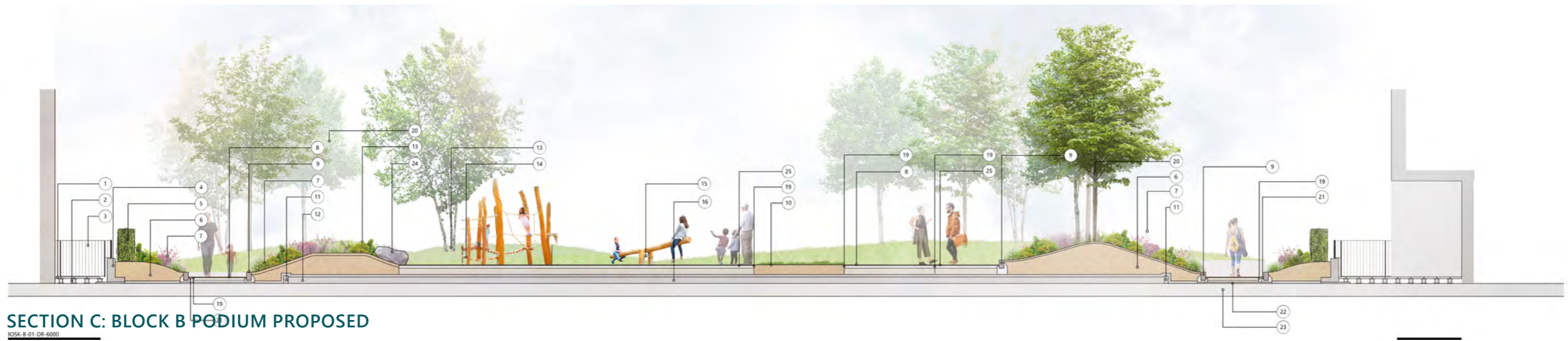
3D RENDER OF PROPOSED BLOCK B PODIUM



- 10. Inclusion of rubber crumb surfacing below one of the play areas to enable it to be used all year round.
- 11. Moving benches to the centre of the space to improve the outlook from the benches and privacy for the units. Original scheme had benches on the perimeter path facing towards the adjacent units. New benches are positioned in the centre of the space looking towards the centre.
- 12. Integration of new low level ventilation seating units.
- 13. Removal of gated access into the private terraces.
- 14. Inclusion of biodiversity features like log piles and Sculptural brightly coloured decorative bird boxes on poles within the planting.
- 15. The play equipment has been developed on the latest proposals, the intention is to utilise timber equipment that will fit within the forest glade style of the landscape proposals.



ORIGINAL ILLUSTRATIVE BLOCK B PODIUM



SECTION D: BLOCK B PODIUM PROPOSED