

**Building Recording (Level 2):  
Written Record (Volume 1)**  
Former Nestlé Factory Canteen Building,  
Nestles Avenue, Hayes

March 2026

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**Client**

Barratt London

**Our reference**

BAHR3009\_HTAL

March 2026

# Executive Summary

1. This Building Recording and Photographic Record report ('the Building Recording') relates to the former Nestlé Factory Canteen Building, Nestles Avenue, Hayes (National Grid Reference: TQ 10031 79132) ('the Site' – **Figure 1**).
2. Planning permission (1331/APP/2022/2553) was granted by the London Borough of Hillingdon (LBH) at the Site. This planning permission comprises:  
  
*"Partial demolition and redevelopment of the former canteen building to provide a new healthcare facility (Class E(e)), nursery (Class E(f)) and reconfigured residential building (Block H) (Class C3) with a commercial unit at ground floor (Class E), including associated landscaping, access, car parking and other engineering works."*<sup>1</sup>
3. The Building Survey & Photographic Record has been prepared to assist the fulfilment of Condition 11 of this planning permission, concerning the former 'Canteen Building':  
  
*"11) Prior to the commencement of any works on site, the Canteen Building shall be recorded in full, internally and externally to Historic England level 2 and discs/copies of the document shall be submitted and approved in writing to the Local Planning Authority. Evidence should also be submitted to demonstrate that the Historic England level 2 document, has been submitted to the local library and Uxbridge Local History Library."*<sup>2</sup>
4. The reason for this condition is given as: *"To ensure that a record of the building is provided, in accordance with Paragraph 205 of the National Planning Policy Framework (2021)."*
5. To discharge this condition, a Written Scheme of Investigation (WSI) was prepared (Turley Heritage, February 2026) (**Appendix 1**) and shared with LBH prior to the completion of this Building Recording.
6. This report is consistent with the best practice guidance set out in *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016). The Building Survey and Photographic Record has been prepared to a Level 2 standard, having regard to the relevant Historic England guidance<sup>3</sup> and in accordance with Condition 11 of the planning permission.
7. This Written Record (Volume 1) has been prepared with reference to historic maps, archival research, and on-site visual inspection. A record of existing drawings, including floor plans and elevations, is included in **Appendix 3**.
8. The accompanying Photographic Record (Volume 2) includes external elevation and interior photographs (taken on the 10<sup>th</sup> February 2026) of the Canteen Building prior to any works commencing on Site. Images have been selected based on ensuring the best possible representation of the building (with earlier photographic survey images

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<sup>1</sup> Ref: 1331/APP/2022/2553

<sup>2</sup> PDECSTD (ODB 2022) DECISION NOTICE 1331/APP/2022/2553 - 5 July 2023

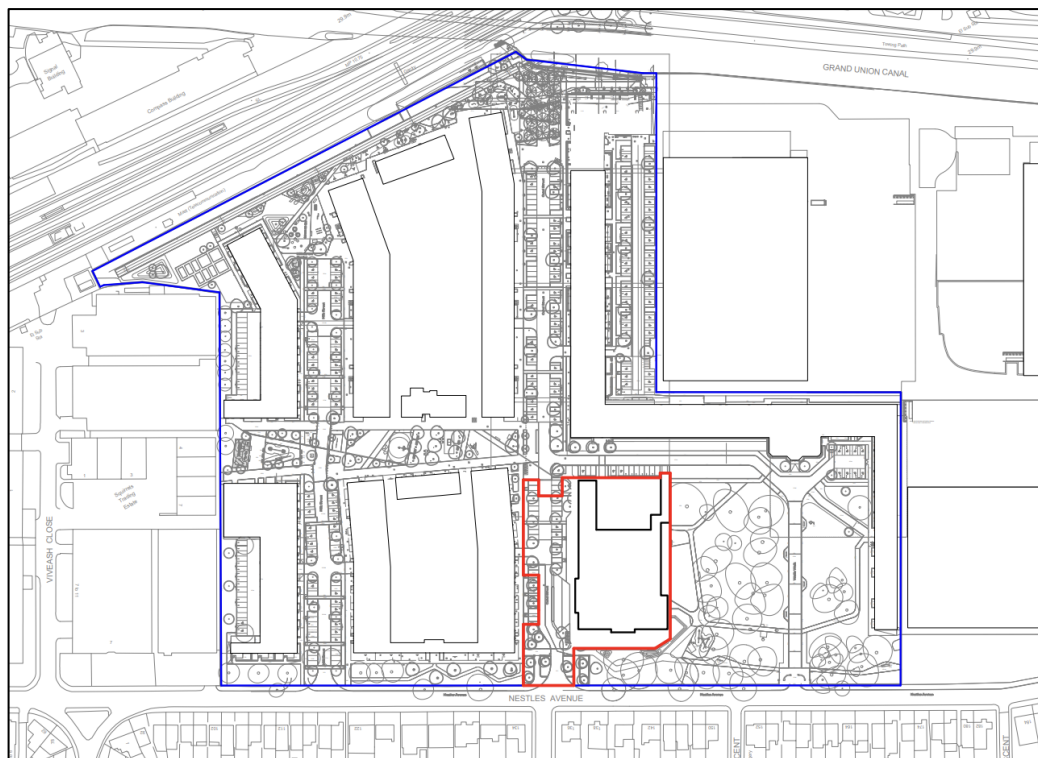
<sup>3</sup> Understanding Historic Buildings: A guide to good recording practice (Historic England, May 2016)

referred to where safe access to some interior areas of the Canteen Building was not feasible).

9. The combined Building Survey and Photographic Survey provides a robust and proportionate record of the Canteen Building as it exists at the time of survey, prior to any works commencing on Site associated with the relevant planning permission.
10. In accordance with the Written Scheme of Investigation (**Appendix 1**), the Building Survey and Photographic Record, including an appropriate written record, drawings, and photography, will be submitted to the LBH for approval, in accordance with Condition 11. Following approval from LBH, measures will be taken to further disseminate the completed Building Recording, to required parties and locations, including deposition at local archives (Uxbridge Local History Library and the local library).

# 1. Introduction

- 1.1 This Written Record (Volume 1) of the Building Survey and Photographic Record ('the Building Recording') relates to the former Nestlé Factory Canteen Building, Nestles Avenue, Hayes (National Grid Reference: TQ 10031 79132) ('the Site' – **Figure 1.1**).



**Figure 1.1: Site Plan (Application Site Outlined in Red)<sup>4</sup>**

## Background

- 1.2 This Building Record and Photographic Survey has been prepared by Harriet Elmore, Consultant, Heritage at Turley – BA(Hons), MSc; with oversight from Harry Best-Shaw, Senior Consultant, Heritage at Turley; and Marc Timlin, Director, Head of Heritage, Townscape, and Landscape at Turley.
- 1.3 It relates to the planning permission 1331/APP/2022/2553 granted by the London Borough of Hillingdon (LBH) in May 2023 for the following development at the Canteen Building, former Nestlé Factory site, Nestles Avenue, Hayes UB3 4RF:

*“Partial demolition and redevelopment of the former canteen building to provide a new healthcare facility (Class E(e)), nursery (Class E(f)) and reconfigured residential building (Block H) (Class C3) with a commercial unit at ground floor (Class E), including associated landscaping, access, car parking and other engineering works.”<sup>5</sup>*

<sup>4</sup> Ref: 1331/APP/2022/2553

<sup>5</sup> Ibid

1.4 Condition 11 of the Decision Notice states that:

*“11) Prior to the commencement of any works on site, the Canteen Building shall be recorded in full, internally and externally to Historic England level 2 and discs/copies of the document shall be submitted and approved in writing to the Local Planning Authority. Evidence should also be submitted to demonstrate that the Historic England level 2 document, has been submitted to the local library and Uxbridge Local History Library.”<sup>6</sup>*

1.5 The reason for this condition is given as:

*“To ensure that a record of the building is provided, in accordance with Paragraph 205 of the National Planning Policy Framework (2021).”*

1.6 The former Canteen Building is the only building included within the scope of the programme of building recording and subject to documentary research and on-site survey.

1.7 To discharge Condition 11, this Building Recording has been prepared in accordance with a Written Scheme of Investigation (WSI) (Turley Heritage, February 2026 – **Appendix 1**), shared with LBH.

1.8 The recording follows the National Planning Policy Framework (NPPF) as the policy basis for undertaking a historic building survey in development management contexts. Paragraph 218 states:

*“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”<sup>7</sup>*

1.9 Footnote 76 to Paragraph 218 further notes that, *“Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.”<sup>8</sup>*

1.10 Further specific guidance has also been referred to, including the following best practice documents:

- Understanding Historic Buildings: A guide to good recording practice (Historic England, May 2016);
- Analysis and Recording for the Conservation and Control of Works to Historic Buildings (Association of Local Government Archaeological Officers, 1997);
- Understanding Historic Buildings: Policy and Guidance for Local Authorities (Historic Environment Local Management, 2008); and

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<sup>6</sup> PDECSTD (ODB 2022) DECISION NOTICE 1331/APP/2022/2553 - 5 July 2023

<sup>7</sup> MHCLG, National Planning Policy Framework (NPPF) 2024

<sup>8</sup> Ibid

- Standard and Guidance: for the archaeological investigation and recording of standing buildings or structures (Chartered Institute for Archaeologists, 2020).
- 1.11 This Written Record (Volume 1) has been prepared with reference to historic maps, archival research and on-site visual inspection. A bibliography of sources is included at **Appendix 2**. It also includes a drawing record at **Appendix 3** with measured surveyed drawings from planning permission 1331/APP/2022/2553.
- 1.12 The combined Written Record and Photographic Record volumes of the overall Building Recording provide a robust and proportionate record of the building as it exists at the time of survey, utilising previous building reports, published and archival documents, prior to any works commencing at the Site, and associated with the relevant planning permission.

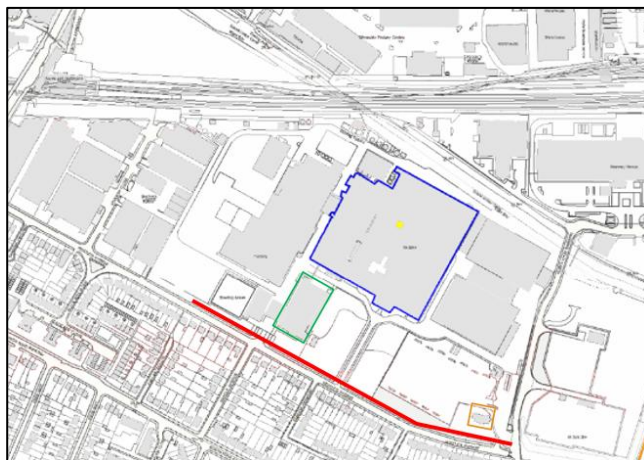
## 2. Written Record: Former Nestlé Factory Canteen Building

### Introduction

2.1 There are no statutorily listed buildings within the vicinity of the Site, though the Site is located within the Botwell: Nestlé, Hayes Conservation Area, designated by LBH on 20<sup>th</sup> June 1988.

2.2 LBH maintain a list of locally listed buildings, which are ‘Non-Designated Heritage Assets’ for the purposes of the NPPF. These are noted as “*of local architectural and historic importance*” and to “*significantly contribute to the unique character of the borough.*”<sup>9</sup> Four buildings within the former Nestlé factory complex were identified on this list (**Figure 2.1**):

- Nestlé Works: former canteen (Nestlé UK Ltd) (outlined in green) (the former Canteen Building and subject of this Building Recording);
- Nestlé Works (Nestlé UK Ltd), which is described as the 1930s factory by Wallis Gilbert, outlined in blue (Main Factory Building – now mostly demolished behind the retained southern, western, and eastern elevations as consented and redeveloped). . This building does not form part of the Site, nor is the subject of this WSI;
- Nestlé Works gates/railings (Nestlé UK Ltd) (outlined in red). This structure does not form part of the Site, nor is the subject of this WSI;
- Nestlé Works: lodge (Nestlé UK Ltd) (outlined in orange). Planning permission<sup>10</sup> was granted for the demolition of this building as part of the operational consent. On that basis, the lodge, which falls outside the Site, is not considered further.



<sup>9</sup> <https://hillingdon.gov.uk/locally-listed-buildings>

<sup>10</sup> Ref.: 1331/APP/2017/1883 (dated 28<sup>th</sup> June 2018)

**Figure 2.1: Map of locally listed buildings and structures of architectural or historic interest<sup>11</sup>**

- 2.3 This section of the Building Record includes an overview of the former use, history, and development of the former Nestlé Factory Canteen Building.
- 2.4 The Written Record is based on a review of existing published information, archival research, and on-site visual survey and analysis. The full list of resources referred to in this report are set out in the Bibliography at **Appendix 2**.

**Historical Development**

- 2.5 The area, which became occupied by the Nestlé Works remained undeveloped until the early 20<sup>th</sup> century and comprised open agricultural land, with the Grand Union Canal forming the north east boundary from 1807 (**Figure 2.2**). By the 1860s, the Great Western Railway tracks formed part of the northern boundary.



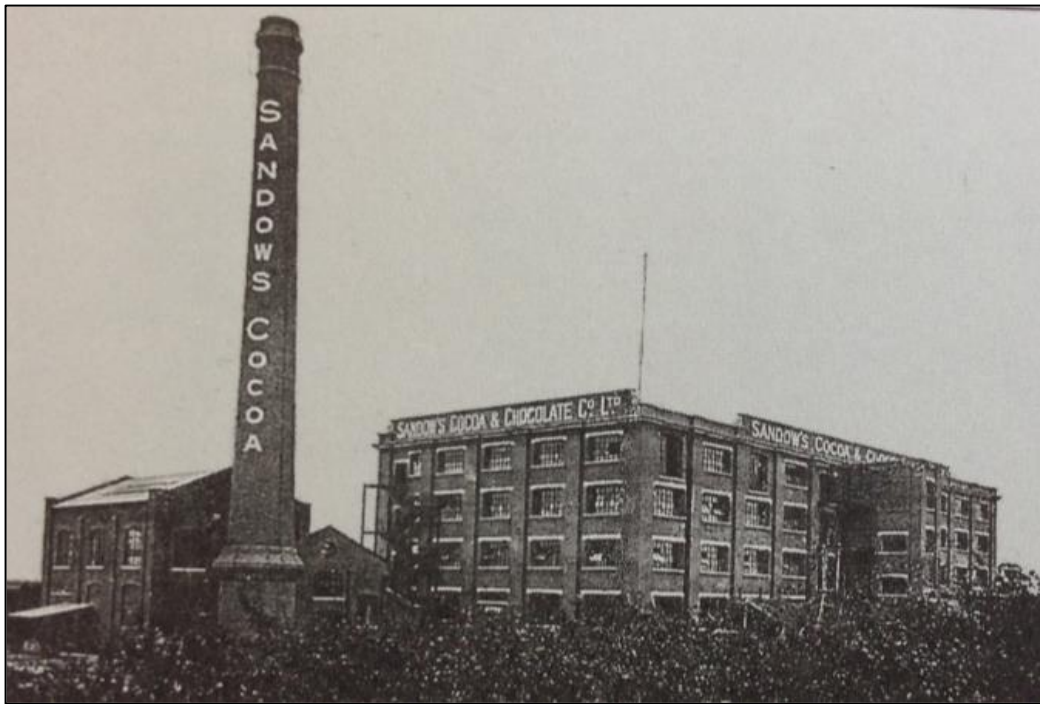
**Figure 2.2: Extract from the 1914 Ordnance Survey ('OS') Map (Surveyed 1913)**

- 2.6 Between 1912 and 1914, Sandow's Cocoa Factory was first constructed on the existing factory site to produce 'Sandow's Health and Strength Cocoa'. The company was founded by Eugene Sandow, a circus strongman, known as the 'father of bodybuilding', who attributed his strength to drinking cocoa. Sandow's company was initially founded in 1911, in a Georgian property on Old Kent Road. However, following early success, the site at Hayes was chosen for the construction of a larger factory, conveniently located close to the Grand Union Canal and the railway. The factory, as illustrated in **Figure 2.3** took the form of a four storey, eleven bay brick-built structure, positioned towards the north of the Site, and oriented north west towards the railway station. The factory included a prominent brick chimney, situated close to the banks of the canal, and a smaller two storey building attached to the south east. The buildings were designed by

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<sup>11</sup> From 2022 Heritage Statement

Hal Williams & Company, specialist factory architects, and constructed by John Morlem & Company (formerly Carillion).



**Figure 2.3: Sandow's Cocoa Factory, c. 1916 (Nestlé Archives)**

- 2.7 The group of factory buildings were situated within 38 and a half acres of land. Following the outbreak of the First World War in 1914, Sandow, as a German national, was classified as an enemy and forced to cease trading.<sup>12</sup> The vacant land within the factory complex, as well as open land to the south, was commandeered by the British Army for the use as a Munitions Filling Factory from 1915.<sup>13</sup> As illustrated in **Figure 2.4**, the factory site was laid out in a grid pattern of raised huts and 'clean ways' or raised connecting paths. At the end of the war in 1918, the munitions factory was decommissioned, and the Site eventually passed back to its former owners.

<sup>12</sup> Historic England Decision Summary (7 Feb 2013) Nestlé Building, Nestles Avenue, Hayes (ref. 1413791)

<sup>13</sup> Sale Particulars for the Sandow's Cocoa Factory June 8<sup>th</sup>, 1916 (Nestlé Archives)



**Figure 2.4: Site plan of the Munitions Filling Factory at Hayes with Sandow Cocoa Factory highlighted in red**

- 2.8 The factory and Sandow's Cocoa Company was bought in 1916, by The Peter Cailler Kohler Company (PSK), a chocolate making company first established in 1904. The company changed the name of Sandow's firm to Hayes Cocoa Limited.<sup>14</sup> This company commissioned the Truscon Concrete Steel Company to design a large extension to the factory in 1919. As noted by J Skinner, the architectural firm, Wallis, Gilbert & Partners were "*responsible for the planning*"<sup>15</sup> of the extension, in collaboration with Truscon.
- 2.9 The factory extension was a key project in the early success of Wallis Gilbert & Partners, who would go to develop a renowned and large architectural practice through the 1920s

<sup>14</sup> J. Skinner (1997). *Form and Factory, Factories and Factory Buildings by Wallis, Gilbert & Partners 1916-1939*

<sup>15</sup> *Ibid*

and 1930s. The extension (**Figures 2.5 and 2.6**) had a Kahn Daylight pattern, comprising a “reinforced concrete frame infilled with large areas of small-paned glazing in narrow metal bars.”<sup>16</sup> The extension had a four-storey square shaped arrangement with four inner courtyards to allow natural light into the factory interiors, set around the existing 1914 factory building (**Figure 2.7**). The new extension was intended to provide a “bright, cleaner, healthier” factory environment; this principal came to dominate interwar factory design and was also reflected in the landscaping of the grounds. As illustrated in the 1935 OS Map and aerial photographs of the same period (**Figures 2.7-2.8**), to the south of the factory were orchards and open landscape, separating the Site from its newly constructed residential neighbours to the south, as well as a sports ground, tennis courts, and bowling green to the north west. The original red brick factory was apparently painted white to provide a more unified appearance with the new extension, which was completed in 1921.



**Figure 2.5: Image from 1921 showing the construction of the extension at Hayes Cocoa Factory with exposed concrete beams and posts (Historic England Archives)**

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<sup>16</sup> J. Skinner (1997). *Form and Factory, Factories and Factory Buildings by Wallis, Gilbert & Partners 1916-1939*



Figure 2.6: Hayes Cocoa Factory viewed from the south east (1921, Historic England Archives)



Figure 2.7: Aerial photograph of the Hayes Cocoa Factory, 1930 (Britain from Above)



**Figure 2.8: Extract from the 1935 Ordnance Survey Map of the area**



**Figure 2.9: View of the factory from the Grand Union Canal during the early 1930s**

- 2.10 In 1929, PCK was bought by Nestlé, a company originally established by Heinrich Nestlé for the production of condensed milk. The Hayes site was taken over Nestlé for the commencement of their own chocolate production. The company devised the world's first instant coffee, which was introduced to the market in 1929 (Nescafe) and produced at the Hayes factory.

- 2.11 Early 1930s images of the Site and its surroundings show little change except for the alteration of the signage on the chimney and 1914 factory, which remained prominent features in views from the canal and railway (**Figure 2.9**)
- 2.12 In the mid-1930s, the company undertook alterations to the factory site, including the introduction of a further storey to the eastern portion of the factory, as evidenced in the 1939 aerial photograph, likely designed by Truscon (**Figure 2.10**). The aerial photograph shows the original 1914 factory remained as an 11-bay structure and likely formed the principal entrance to the factory. Other changes to the factory complex included the extension of the single storey elements to the east. Nestlé also sold part of the open sports ground to the west, likely to fund those alterations to the factory, as illustrated by the presence of newly constructed industrial buildings to the west.



**Figure 2.10: Aerial photograph of the Nestlé Factory at Hayes, taken 1939 (Britain from Above)**

- 2.13 In 1949, the Hayes site became the Nestlé UK headquarters, leading to further development, including the construction of a separate canteen in 1954, within the southern portion, and oriented towards the then principal entrance to the factory complex, with ‘Moderne’ style south and west elevations. Unlike the main factory, the Canteen Building (the subject of this Building Recording) was not designed by a well-known architect, noted by Historic England as “*somewhat old fashioned for [its] date.*”<sup>17</sup> In addition, unlike the main factory building, the Canteen Building was constructed as a steel frame embedded within brick with applied render finishes.

<sup>17</sup> Historic England, Nestlé Buildings, Nestles Avenue, Hayes, Decision Summary, 7 February 2013

- 2.14 Further change to the Hayes site took place between 1954 and 1963, with the construction of a new principal entrance foyer to the factory, on the south elevation, and an associated avenue through the wooded area to the south, allowing for a greater visual presence of the complex from Nestles Avenue. There is some debate regarding the construction date of this addition, and additional targeted research has failed to provide greater clarity. However, the orientation of the 1954 Canteen Building, with its more architecturally elaborate façade facing the original main entrance to the Site, indicates that the new south entrance to the factory was constructed after this addition, but before 1963, as illustrated in the OS map of the period (**Figure 2.11**). However, the design appears interwar in character, likely to compliment the main 1919 factory. It is believed that the decorative metal railings fronting the southern boundary of the site were installed at this time to accentuate this new entrance, having been taken from the Nestlé Head Office building in Vevey.
- 2.15 Further ad-hoc additions to the factory complex were constructed in the 1970s, including a series of buildings along the west side of the original entrance drive, with a small link from the original 1914 element of the factory. A large rectangular extension to the east was also constructed in this period (**Figure 2.12**).



**Figure 2.11: Extract from the 1964 OS Map (surveyed in 1963)**



**Figure 2.12: Extract from the 1964 OS Map (surveyed in 1963)**

- 2.16 The 1970s saw significant change at the site, through the ad-hoc extension of the factory building, and the introduction of large sheds, reducing the complex's visual relationship with the canal. A large extent of the sports ground to the north west were also developed, reducing the open spacious character of the factory's former surroundings. At some point during this period, four bays of the original 1914 Sandow building were demolished and much of what remained of the original front façade was masked by later additions. Part of the former woodland area to the south and south east was also removed to allow for the introduction of a large area of hardstanding to be used as a car park (**Figure 2.13**). The Hayes site remained in operation until 2012, though some manufacturing processes were undertaken up to 2014. The factory complex was decommissioned in 2015.



**Figure 2.13: Aerial view of the former Nestlé Factory (2016, BING)**

- 2.17 On 28 June 2018, planning permission<sup>18</sup> was granted for the part demolition of the existing factory building and associated structure and the redevelopment of the site to provide 1,386 dwellings, office, retail, community, leisure, and industrial uses. Retained elements of the industrial complex are the former Canteen Building; the entrance, south elevation, and part of the west elevation of the main factory building; and the entrance gates and railings. At the time of writing this report, demolition work to the wider factory complex has been carried out, and construction completed.
- 2.18 The original planning permission<sup>19</sup> relating to the redevelopment of the Hayes factory complex provided for the refurbishment of most of the former Canteen Building, including the canteen hall, with some partial demolition. In the latest consent for the Site (1331/APP/2022/2553), a scheme of more extensive partial demolition is now approved for the former Canteen Building, including the canteen hall.

### **Written Record**

- 2.19 The Written Record should be read alongside the Photographic Record (Volume 2), with references provided in the below text linking back to exterior and interior photographs (provided in full in JPG and CR2 file formats).

### **Exterior (E1-E45)**

- 2.20 The former Canteen Building was constructed in 1954, as a late example of the Moderne style, originally functioning as an office canteen serving the related factory complex, following the establishment of the Hayes site as Nestlé's UK headquarters. It occupies

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<sup>18</sup> Ref: 1331/APP/2017/1883

<sup>19</sup> 1331/APP/2017/1883

the southern portion of the former factory complex and is oriented towards the principal entrance to the site.

- 2.21 The building is two storeys in height to its principal elevations and of steel frame construction, enclosed in brick and finished in painted render. Its architectural character reflects a restrained interpretation of the Moderne style, expressed through a horizontal emphasis, flat rooflines concealed behind parapets, and extensive areas of metal-framed glazing.

#### ***Principal (South) Elevation***

- 2.22 The principal (south) elevation (**E1-E12**) is composed as a two-storey rendered façade, defined by a regular fenestration expressed through shallow projecting piers and continuous horizontal bands. The elevation is characterised by large multi-pane Crittall-type metal-framed industrial windows arranged in vertical groupings. These windows extend across both floors, forming broad glazed panels that emphasise the building's original functional requirement for light and ventilation. The parapet line is plain and unadorned, contributing to the building's functional aesthetic.

- 2.23 Between the principal window groupings are vertical panels of glazed ceramic tiling in a pale green. These tiled spandrel panels provide a distinctive decorative element within an otherwise utilitarian composition, introducing colour and texture consistent with mid-20<sup>th</sup> century industrial architecture. The contrast between the rendered concrete frame and the glazed tile inserts reinforces the strong rhythm and articulation of the façade.

- 2.24 The central portion of the principal elevation is articulated by a shallow projecting bay, set slightly forward of the flanking façade plane. This projection spans the full height of the building and is framed by rendered vertical piers, within which a large two-storey metal framed window grouping is set. The projection subtly emphasises the centre of the elevation while maintaining the regular structural rhythm established across the façade. Door openings are found at either side of the projected bay.

- 2.25 The render and metal window frames show signs of age and weathering. Some panes are obscured internally by boards, and some windows are broken. There are additional areas of green tile that are damaged.

#### ***West Elevation***

- 2.26 The west elevation (**E13-E27**) broadly reflects the architectural language of the principal façade, comprising rendered wall surfaces articulated by continuous horizontal bands of multi-paned metal-framed glazing at first floor level. The structural grid remains clearly legible through the regular rhythm of window bays and vertical divisions.

- 2.27 At ground floor level, the elevation is more solid in character, with rendered walling forming a plinth beneath the upper glazing band. A series of smaller window openings are positioned at lower level, set within metal frames consistent with those elsewhere on the building.

- 2.28 Toward the southern end of the west elevation, the façade opens into a clearly defined service and loading bay, set within the structural frame of the building. This bay comprises a pair of large industrial door openings beneath the projecting first floor slab

and sheltered by the projecting colonnaded structure above. One opening retains a steel roller shutter loading door, housed within a blue painted metal shutter box above, and the adjacent opening is fitted with a solid steel loading door. The scale and detailing of those openings indicate their original or early adoption for goods handling associated with the canteen's servicing and later warehouse use.

- 2.29 The loading bay is articulated by cylindrical rendered columns supporting the overhanging upper storey, forming a covered vehicular apron. Protective steel bollards with black and yellow hazard markings are positioned around the columns to prevent impact damage, reinforcing the utilitarian character of this elevation.
- 2.30 Toward the northern end of the elevation, a larger opening has been formed to accommodate vehicular access, likely associated with deliveries to the former canteen or its later warehouse use. This opening is set within the structural frame and appears to represent a functional adaptation of the original façade. The surrounding concrete render detailing indicates alteration rather than original design intent.
- 2.31 Of note are the surviving traffic signal lights mounted externally adjacent to the delivery opening. These comprise of paired red and green industrial signal units fixed to the façade, formerly used to regulate vehicle movements around the building. Although utilitarian in character, these fittings represent an increasingly uncommon survival of mid-20<sup>th</sup> century industrial operational infrastructure and contribute to the evidential value of the building's service function.
- 2.32 The rendered wall surfaces exhibit general weathering and deterioration, staining, and biological growth, particularly at horizontal junctions. Later surface-mounted services, including cabling and conduit runs, have been introduced across the elevation. Protective mesh netting has also been installed in places.

#### ***East Elevation***

- 2.33 The east elevation (**E28-E39**) differs in character from the plainer principal and side facades. On this side, the building is articulated as a full-length colonnade at ground floor level, formed by a series of regularly spaced square-section rendered columns supporting the projecting first floor slab. This creates a covered walkway running the length of the elevation, with the structural frame clearly expressed.
- 2.34 The first floor above is set back slightly behind the line of columns, forming a continuous balcony or access gallery extending across the elevation. The balcony is defined by the projecting concrete floor slab and parapet edge, reinforcing the horizontal emphasis characteristic of the building's Moderne style. The structural grid is clearly legible, with the columns rising uninterrupted from ground to soffit, supporting the overhanging slab.
- 2.35 The soffit of the balcony retains simple, flush-mounted light fittings set within the concrete ceiling. The concrete surfaces exhibit areas of weathering, peeling paint, cracking, and localised staining, particularly in areas with rainwater goods. Exposed service runs and later pipework have been surface-mounted along the soffit and wall faces.
- 2.36 Behind the colonnade, the ground floor elevation incorporates multi-paned metal-framed windows consistent with the rest of the building, several of which are fitted with

later protective mesh or boarding. A number of the openings have been partially infilled at ground floor level with brickwork, indicating later alteration. The rendered wall surfaces show evidence of age-related deterioration, including cracking and biological growth.

- 2.37 The east elevation's open colonnaded arrangement provides a more articulated and architecturally expressive treatment than the flatter principal façades, creating depth, shadow, and rhythm through the repetition of structural bays. This arrangement likely served both functional and climatic purposes, providing sheltered circulation space while maintaining visual connection with the landscaped area to the east.

#### ***Rear (North) Elevation***

- 2.38 The rear (north) elevation (**E40-E45**) is oriented towards a surfaced parking area and is partially screened at ground level by modern boarding. Above this, the elevation expresses the internal arrangement of the building and its relationship with adjoining earlier factory structures.
- 2.39 The rear elevation is finished in painted render, now weathered, and exhibits areas of staining and biological growth, particularly along horizontal junctions and parapet lines. The wall surface is relatively plain, with limited articulation beyond the regular rhythm of metal-framed window openings at first floor level. These windows comprise multi-paned industrial glazing set within steel frames, consistent with the Crittall-type windows seen on the rest of the building.
- 2.40 The central portion of the rear elevation is framed on both sides by earlier factory ranges and is set back slightly from the flanking blocks. This recessed section is identifiable by its taller form and shallow gabled profile, creating a triangular pedimented form above the surrounding rooflines. The gable contains a distinctive band of arched multi-pane metal-framed windows arranged in a shallow, segmented curve, forming a clerestory-style lighting feature which would historically have illuminated the large internal factory space behind it.
- 2.41 The rendered brickwork shows signs of weathering and staining, particularly along vertical joints and at parapet level. The curved window band contrasts with the more rectilinear fenestration at the other elevations, emphasising the varied industrial character of this range.
- 2.42 To either side, the adjoining ranges extend forward, providing the central portion of the building with a sense of enclosure. The western return presents a largely blank rendered wall plane with limited openings, while to the east the later canteen building projects slightly, where the colonnaded structure becomes visible at the corner.
- 2.43 Portions of the east and west elevations maintain this regular rhythm of glazing and rendered walling towards the principal elevation. Two storey perimeter ranges are internally subdivided into cellular rooms corresponding to the structural grid, legible externally through the consistent window spacing. Areas of reduced or blank fenestration correspond to stairwells and service areas. Rainwater goods appear to be original.

- 2.44 The central and rear portion of the building is expressed as a larger volume rising behind the two-storey perimeter ranges. This section contains the former canteen hall and is lit from above by a glazed roof structure. Externally, this volume presents a plainer treatment, with larger expanses of rendered wall surface and reduced articulation compared to the principal facades.
- 2.45 The building forms part of the surviving historic group at the former Nestlé factory site, alongside retained elements of the earlier interwar factory and entrance studios.

#### **Interior (I-A1-10; I-B1-33)**

- 2.46 The internal arrangement of the ground floor is clearly articulated between the cellular office accommodation at the perimeter, and a central open hall, reflecting the distinction in original functions. Along the principal (south) and west elevations, a series of rooms correspond with the regular structural bays expressed externally. These spaces likely accommodated ancillary and service functions associated with the building's former canteen use. While subsequently adapted, the underlying plan form remains legible, with the structural grid continuing to inform the internal layout. Finishes are predominantly modern and utilitarian in these areas.
- 2.47 The central portion of the building opens into a substantial double-height hall occupying the full internal width between the flanking ranges. This space remains largely open, without permanent internal subdivision and is top-lit by a glazed roof structure. The steel structural frame is expressed internally through exposed columns, beams, and roof trusses, reinforcing the industrial character and original functional use of the building.

#### **Ground Floor**

- 2.48 The southern (principal) range of the ground floor has been subdivided to form a series of cellular office rooms and ancillary spaces (**I-A1 – I-A10**). These appear to reflect a relatively modern internal fit-out, inserted within the structural shell of the 1954 building.
- 2.49 The subdivision is formed of lightweight stud partitions with plasterboard lining, creating an arrangement of enclosed offices, meeting rooms, and ancillary spaces accessed via internal corridors. The rooms are finished to a contemporary office specification.
- 2.50 Kitchenette and staff facilities (**I-A7; I-A10**) have been introduced within this zone, fitted with modern appliances. These insertions are clearly modern and secondary to the fabric of the original building.
- 2.51 Original features within these rooms are limited but include metal-framed industrial windows set high within the external walls. In some instances, these windows are partially obscured by later internal linings. The window frames show signs of age and weathering, including corrosion and localised staining at reveals.
- 2.52 The central portion of the ground floor comprises the principal hall (**I-B1 – I-B33**), occupying the full width of the building between the flanking cellular ranges to the west and colonnade to the east. This space is markedly different in character from the modern subdivided office accommodation to the south, retaining its original industrial scale, volume, and structural expression.

- 2.53 The hall is double-height and top-lit, with a shallow curved roof profile carried on exposed steel lattice trusses. The roof structure remains clearly legible internally, with steel beams spanning laterally across the space and supporting corrugated roof sheeting and sections of roof glazing. Bands of rooflights introduce diffuse daylight from above, supplemented by clerestory glazing along the perimeter walls. This glazing comprises multi-pane metal framed windows, some incorporating louvred vents, consistent with mid-20<sup>th</sup> century factory design, prioritising light and ventilation.
- 2.54 The wall surfaces retain evidence of their industrial use and age. Areas of painted brickwork and render are extensively weathered, with flaking paint, exposed substrate, and localised cracking. Earlier paint is visible beneath later finishes, contributing to an understanding of the building's phased occupation and adaptation. Services infrastructure, including exposed conduits and brackets for former plant or gantries remain fixed at high level. There are several openings along the southern and eastern walls to the exterior and cellular office accommodation, with the eastern wall characterised by windows out onto the colonnade.
- 2.55 At ground level, the hall is currently used for storage. A series of freestanding temporary shipping containers have been installed along the central slab, forming a linear subdivision. The concrete floor slab appears original or early, with visible wear consistent with long term industrial use. No evidence of significant structural subdivision within this central space is apparent, with the large uninterrupted floor remaining intact.

#### ***First Floor***

- 2.56 As referred to as a known limitation in the WSI, on the day of the on Site survey to carry out this Building Recording (10/02/26), the first floor was inaccessible due to health and safety constraints, specifically the deteriorated internal condition of spaces and biohazard risks. Consequently, no direct inspection of interior first floor rooms was possible as part of the latest survey for the Building Recording.
- 2.57 As previously stated in the WSI, the written description for the first floor interior is therefore informed by other recent photographs from a Standing Building Survey, conducted by MOLA in May 2018, taken prior to the space becoming inaccessible. These images indicate that the first floor comprised a continuation of the cellular office arrangements along the principal and western elevations observed at ground floor level, with an open balcony spanning the perimeter of the eastern edge. It has not been possible to verify the current condition, the extent of alteration, and fabric of these spaces.

#### **Photographic Record**

- 2.58 The Photographic Record (Volume 2) is provided as a separate volume to accompany this Written Record (Volume 1).
- 2.59 As noted within **Section 1** of this report, the Photographic Record (Volume 2) includes:
- General views of the former Canteen Building in its wider setting;
  - The external appearance of the former Canteen Building;

- The overall appearance of rooms and circulation areas within the former Canteen Building; and
- External or internal details, structural or decorative, relevant to the former Canteen Building's design, development, and use.

2.60 The photographic record for the former Canteen Building was undertaken on 10<sup>th</sup> February 2026, prior to any works commencing at the Site. The selected images have been chosen based on ensuring the best possible representation of the building and its features, whilst remaining proportionate, relevant, and meeting the required standards of the Level 2 assessment for Building Recording as defined by Historic England.

2.61 The photographs have been linked back to the accompanying drawings, with appropriate nomenclature, to identify the location of the photographer and direction of view. All the photographs have been referenced and numbered accordingly.

2.62 Sets of architectural and survey drawings for the former Canteen Building (the subject of this record) are included in full at **Appendix 3**.

## **Appendix 1: Written Scheme of Investigation**

**Written Scheme of Investigation (WSI)**  
Former Nestlé Factory Canteen, Nestles  
Avenue, Hayes

February 2026

# Contents

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**Client:**

Barratt London

**Ref:**

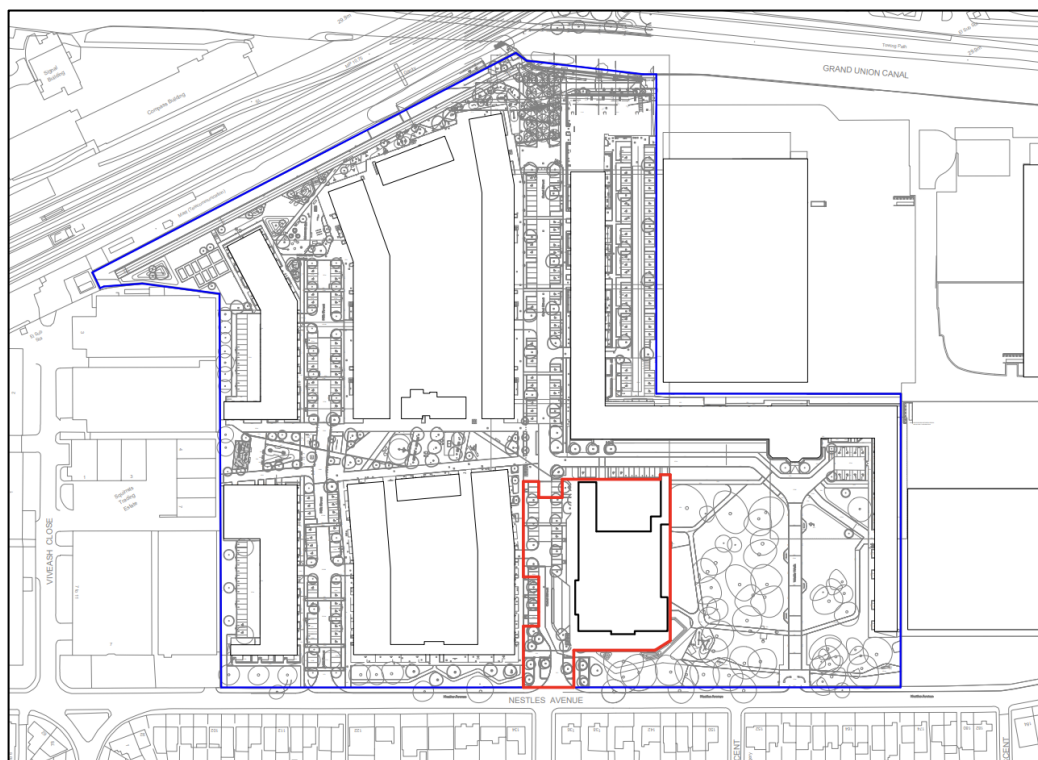
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February 2026

# 1. Introduction

1.1 This Written Scheme of Investigation (WSI) has been prepared by Turley Heritage to establish the basis on which to undertake a proportionate programme of building recording, in connection with the planning permission (1331/APP/2022/2553) granted in May 2023 by the London Borough of Hillingdon ('LBH') at the Canteen Building, former Nestlé Factory, Nestles Avenue, Hayes UB3 4RF ('the Site' – **Figure 1.1**). This planning permission comprises:

*“Partial demolition and redevelopment of the former canteen building to provide a new healthcare facility (Class E(e)), nursery (Class E(f)) and reconfigured residential building (Block H) (Class C3) with a commercial unit at ground floor (Class E), including associated landscaping, access, car parking and other engineering works.”<sup>1</sup>*



**Figure 1.1: Site Plan (Application Site Outlined in Red)<sup>2</sup>**

1.2 There are no statutorily listed buildings within the vicinity of the Site, though the Site falls within the Botwell: Nestlé, Hayes Conservation Area, designated by LBH on 20 June 1988.

1.3 LBH maintain a list of locally listed buildings, which are 'Non-Designated Heritage Assets' for the purposes of the NPPF. These are noted as *“of local architectural and historic importance”* and to *“significantly contribute to the unique character of the borough.”<sup>3</sup>*

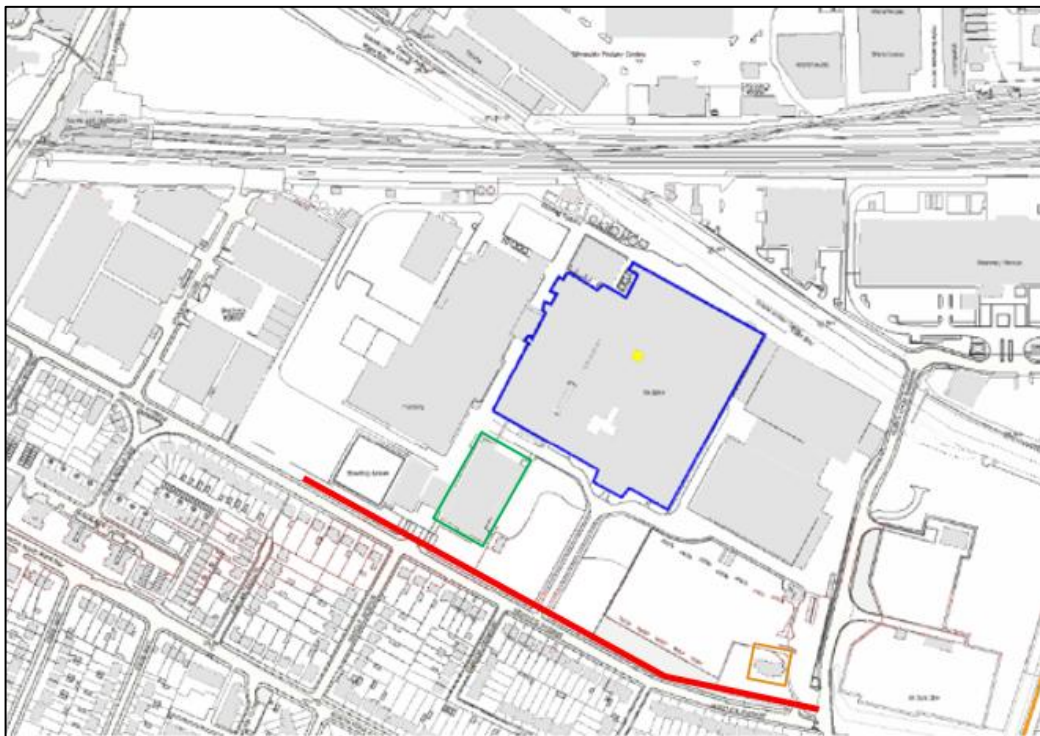
<sup>1</sup> Ref: 1331/APP/2022/2553

<sup>2</sup> Ref: 1331/APP/2022/2553.

<sup>3</sup> <https://hillingdon.gov.uk/locally-listed-buildings>

Four buildings within the former Nestlé factory complex were identified on this list (Figure 1.2):

- Nestlé Works: former canteen (Nestlé UK Ltd) (outlined in green) (the former Canteen Building and subject of this WSI for Building Recording);
- Nestlé Works (Nestlé UK Ltd), which is described as the 1930s factory by Wallis Gilbert, outlined in blue (Main Factory Building – now mostly demolished as consented and redeveloped). Most of the southern, western, and eastern elevations have been retained. This building does not form part of the Site, nor is the subject of this WSI;
- Nestlé Works gates/railings (Nestlé UK Ltd) (outlined in red). This structure does not form part of the Site, nor is the subject of this WSI;
- Nestlé Works: lodge (Nestlé UK Ltd) (outlined in orange). Planning permission<sup>4</sup> was granted for the demolition of this building as part of the operational consent. On that basis, the lodge, which falls outside the Site, is not considered further.



**Figure 1.2: Map of locally listed buildings and structures of architectural or historic interest<sup>5</sup>**

1.4 This WSI has been prepared to assist the fulfilment of Condition 11 of this planning permission, concerning the former ‘Canteen Building’:

*“11) Prior to the commencement of any works on site, the Canteen Building shall be recorded in full, internally and externally to Historic England level 2 and discs/copies of*

<sup>4</sup> Ref.: 1331/APP/2017/1883 (dated 28<sup>th</sup> June 2018)

<sup>5</sup> From 2022 Heritage Statement

*the document shall be submitted and approved in writing to the Local Planning Authority. Evidence should also be submitted to demonstrate that the Historic England level 2 document, has been submitted to the local library and Uxbridge Local History Library.”<sup>6</sup>*

The reason for this condition is given as: *“To ensure that a record of the building is provided, in accordance with Paragraph 205 of the National Planning Policy Framework (2021).”*

- 1.5 This WSI outlines a Level 2 survey<sup>7</sup> to be undertaken before the commencement of any works, setting out the structure and content of the Building Record that will be required to satisfy Condition 11 of the relevant planning permission (Ref: 1331/APP/2022/2553).
- 1.6 Turley Heritage has been involved in providing built heritage services for the Site since 2017. A Heritage Statement (May 2022) and Heritage Statement Addendum (April 2023), prepared by Turley Heritage, accompanied the application for planning permission.
- 1.7 Informed by that previous work, a summarised account of the former Canteen Building’s historical development is provided as context for the WSI.

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<sup>6</sup> PDECSTD (ODB 2022) DECISION NOTICE 1331/APP/2022/2553 - 5 July 2023

<sup>7</sup> Historic England, Understanding Historic Buildings: A guide to Good Recording Practice, 2016

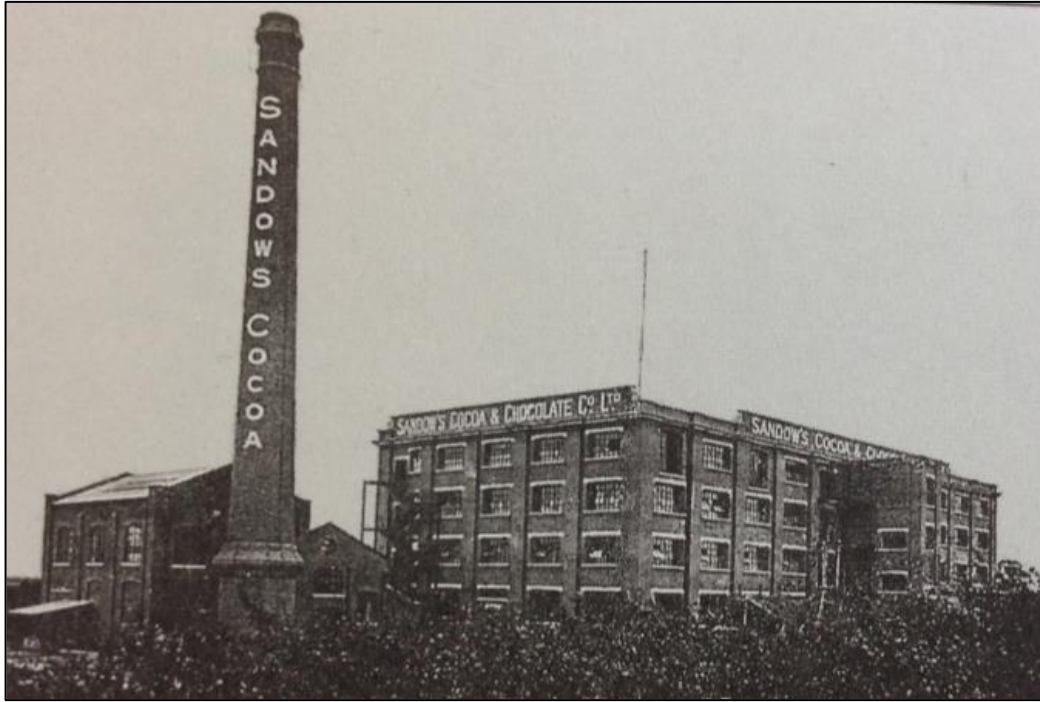
## 2. Summary Historical Development of the Site

- 2.1 The area, which became occupied by the Nestlé Works remained undeveloped until the early 20<sup>th</sup> century and comprised open agricultural land, with the Grand Union Canal forming the north east boundary from 1807 (**Figure 2.1**). By the 1860s, the Great Western Railway tracks formed part of the northern boundary.



**Figure 2.1: Extract from the 1914 Ordnance Survey ('OS') Map (Surveyed 1913)**

- 2.2 Between 1912 and 1914, Sandow's Cocoa Factory was first constructed on the existing factory site to produce 'Sandow's Health and Strength Cocoa'. The company was founded by Eugene Sandow, a circus strongman, known as the 'father of bodybuilding', who attributed his strength to drinking cocoa. Sandow's company was initially founded in 1911, in a Georgian property on Old Kent Road. However, following early success, the site at Hayes was chosen for the construction of a larger factory, conveniently located close to the Grand Union Canal and the railway. The factory, as illustrated in **Figure 2.2** took the form of a four storey, eleven bay brick-built structure, positioned towards the north of the Site, and oriented north west towards the railway station. The factory included a prominent brick chimney, situated close to the banks of the canal, and a smaller two storey building attached to the south east. The buildings were designed by Hal Williams & Company, specialist factory architects, and constructed by John Morlem & Company (former Carillion).



**Figure 2.2: Sandow's Cocoa Factory, c. 1916 (Nestlé Archives)**

2.3 The group of factory buildings were situated within 38 and a half acres of land. Following the outbreak of the First World War in 1914, Sandow, as a German national, was classified as an enemy and forced to cease trading.<sup>8</sup> The vacant land within the factory complex, as well as open land to the south, was commandeered by the British Army for the use as a Munitions Filling Factory from 1915 (**Figure 2.3**).<sup>9</sup> As illustrated in **Figure 2.3**, the factory site was laid out in a grid pattern of raised huts and 'clean ways' or raised connecting paths. At the end of the war in 1918, the munitions factory was decommissioned, and the Site eventually passed back to its former owners.

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<sup>8</sup> Historic England Decision Summary (7 Feb 2013) Nestlé Building, Nestles Avenue, Hayes (ref. 1413791)

<sup>9</sup> Sale Particulars for the Sandow's Cocoa Factory June 8<sup>th</sup>, 1916 (Nestlé Archives)



**Figure 2.3: Site plan of the Munitions Filing Factory at Hayes with Sandow Cocoa Factory highlighted in red**

- 2.4 The factory, and Sandow’s Cocoa Company, was bought in 1916 by The Peter Cailler Kohler Company (PSK), a chocolate making company first established in 1904. The company changed the name of Sandow’s firm to Hayes Cocoa Limited.<sup>10</sup> This company commissioned the Truscon Concrete Steel Company to design a large extension to the factory in 1919. As noted by J Skinner, the architectural firm, Wallis, Gilbert & Partners were “*responsible for the planning*”<sup>11</sup> of the extension, in collaboration with Truscon.
- 2.5 The factory extension was a key project in the early success of Wallis Gilbert & Partners, who would go to develop a renowned and large architectural practice through the 1920s

<sup>10</sup> J. Skinner (1997). *Form and Factory, Factories and Factory Buildings by Wallis, Gilbert & Partners 1916-1939*

<sup>11</sup> *Ibid.*

and 1930s. The extension (**Figures 2.4 and 2.5**) had a Kahn Daylight pattern, comprising a “reinforced concrete frame infilled with large areas of small-paned glazing in narrow metal bars.”<sup>12</sup> The extension had a four-storey square shaped arrangement with four inner courtyards to allow natural light into the factory interiors, set around the existing 1914 factory building (**Figure 2.6**). The new extension was intended to provide a “bright, cleaner, healthier” factory environment; this principal came to dominate interwar factory design and was also reflected in the landscaping of the grounds. As illustrated in the 1935 OS Map and aerial photographs of the same period (**Figures 2.6 and Figure 2.7**), to the south of the factory were orchards and open landscape, separating the Site from its newly constructed residential neighbours to the south, as well as a sports ground, tennis courts, and bowling green to the north west. The original red brick factory was apparently painted white to provide a more unified appearance with the new extension, which was completed in 1921.



**Figure 2.4: Image from 1921 showing the construction of the extension at Hayes Cocoa Factory with exposed concrete beams and posts (Historic England Archives)**

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<sup>12</sup> J. Skinner (1997). *Form and Factory, Factories and Factory Buildings by Wallis, Gilbert & Partners 1916-1939*



**Figure 2.5:** Hayes Cocoa Factory viewed from the south east (1921, Historic England Archives)



**Figure 2.6:** Aerial photograph of the Hayes Cocoa Factory, 1930 (Britain from Above)



**Figure 2.7: Extract from the 1935 Ordnance Survey Map of the area**



**Figure 2.8: View of the factory from the Grand Union Canal during the early 1930s**

- 2.6 In 1929, PCK was bought by Nestlé, a company originally established by Heinrich Nestlé for the production of condensed milk. The Hayes site was taken over Nestlé for the commencement of their own chocolate production. The company devised the world's

first instant coffee, which was introduced to the market in 1929 (Nescafe) and produced at the Hayes factory.

- 2.7 Early 1930s images of the Site and its surroundings show little change except for the alteration of the signage on the chimney and 1914 factory, which remained prominent features in views from the canal and railway (**Figure 2.8**)
- 2.8 In the mid-1930s, the company undertook alterations to the factory site, including the introduction of a further storey to the eastern portion of the factory, as evidenced in the 1939 aerial photograph, likely designed by Truscon (**Figure 2.9**). The aerial photograph shows the original 1914 factory remained as an 11-bay structure and likely formed the principal entrance to the factory. Other changes to the factory complex included the extension of the single storey elements to the east. Nestlé also sold part of the open sports ground to the west, likely to fund those alterations to the factory, as illustrated by the presence of newly constructed industrial buildings to the west.



**Figure 2.9: Aerial photograph of the Nestlé Factory at Hayes, taken 1939 (Britain from Above)**

- 2.9 In 1949, the Hayes site became the Nestlé UK headquarters, leading to further development, including the construction of a separate canteen in 1954, within the southern portion, and oriented towards the then principal entrance to the factory complex, with ‘Moderne’ style south and west elevations. Unlike the main factory, the Canteen Building was not designed by a well-known architect, noted by Historic England as “*somewhat old fashioned for [its] date.*”<sup>13</sup> In addition, unlike the main factory building,

<sup>13</sup> Historic England, Nestlé Buildings, Nestles Avenue, Hayes, Decision Summary, 7 February 2013

the Canteen Building was constructed of a steel frame, embedded within brick and applied render finish.

- 2.10 Further change to the Hayes site took place between 1954 and 1963, with the construction of a new principal entrance foyer to the factory, on the south elevation, and an associated avenue through the wooded area to the south, allowing for a greater visual presence of the complex from Nestles Avenue. There is some debate regarding the construction date of this addition, and additional targeted research has failed to provide greater clarity. However, the orientation of the 1954 Canteen Building, with its more architecturally elaborate façade facing the original main entrance to the Site, indicates that the new south entrance to the factory was constructed after this addition, but before 1963, as illustrated in the OS map of the period (**Figure 2.10**). However, the design appears interwar in character, likely to compliment the main 1919 factory. It is believed that the decorative metal railings fronting the southern boundary of the site were installed at this time to accentuate this new entrance, having been taken from the Nestlé Head Office building in Vevey.
- 2.11 Further ad-hoc additions to the factory complex were constructed in the 1970s, including a series of buildings along the west side of the original entrance drive, with a small link from the original 1914 element of the factory. A large rectangular extension to the east was also constructed in this period (**Figure 2.11**).



**Figure 2.10: Extract from the 1964 OS Map (surveyed in 1963)**



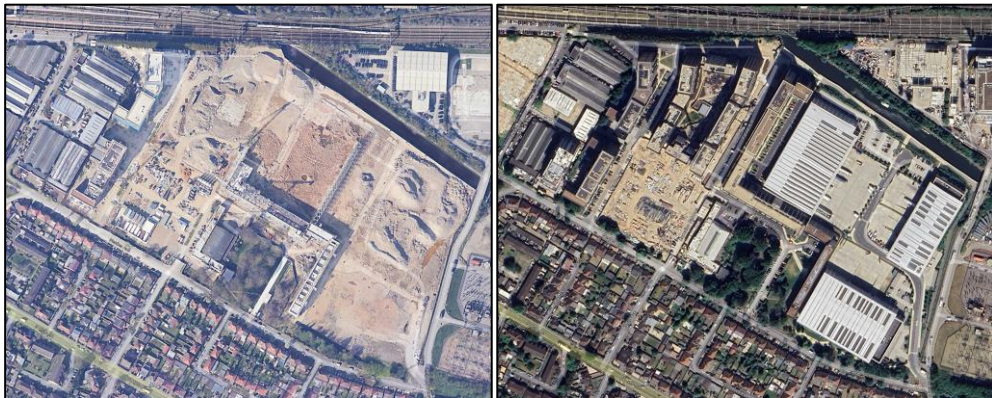
**Figure 2.11: Extract from the 1964 OS Map (surveyed in 1963)**

- 2.12 The 1970s saw significant change at the site, through the ad-hoc extension of the factory building, and the introduction of large sheds, reducing the complex's visual relationship with the canal (**Figure 2.12**). A large extent of the sports ground to the north west were also developed, reducing the open spacious character of the factory's former surroundings. At some point during this period, four bays of the original 1914 Sandow building were demolished and much of what remained of the original front façade was masked by later additions. Part of the former woodland area to the south and south east was also removed to allow for the introduction of a large area of hardstanding to be used as a car park (**Figure 2.12**). The Hayes site remained in operation until 2012, though some manufacturing processes were undertaken up to 2014. The factory complex was decommissioned in 2015.



**Figure 2.12: Aerial view of the former Nestlé Factory (2016, BING)**

2.13 On 28 June 2018, planning permission<sup>14</sup> was granted for the part demolition of the existing factory building and associated structure and the redevelopment of the site to provide 1,386 dwellings, office, retail, community, leisure, and industrial uses. The extent of authorised demolition is shown in **Figure 2.13**, which confirms that the retained elements of the industrial complex are the former Canteen Building; the entrance, south elevation, and part of the west elevation of the main factory building; and the entrance gates and railings have also been retained. At the time of writing this report, this demolition work to the wider factory complex has been carried out, and construction completed, as also visible at **Figure 2.13**.



**Figure 2.13: Google Earth Imagery of Former Nestlé Factory Site (25/03/2020 – left, 14/05/2025 – right)**

<sup>14</sup> Ref: 1331/APP/2017/1883

- 2.14 In May 2018, a Building Survey was produced by MOLA to discharge Condition 10 for the consented demolition of other factory buildings on the Nestlé complex (1331/APP/2017/1883).
- 2.15 The original planning permission<sup>15</sup> relating to the redevelopment of the Hayes factory complex provided for the refurbishment of most of the former Canteen Building, including the canteen hall, with some partial demolition. In the latest consent for the Site (1331/APP/2022/2553), a scheme of total demolition is now approved for the former Canteen Building, including the canteen hall.

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<sup>15</sup> 1331/APP/2017/1883

### 3. Policy and Guidance

3.1 In preparing this Written Scheme of Investigation, regard has been had to the guidance set out within the NPPF 2024 as the relevant policy basis for undertaking a historic building survey and photographic record in development management contexts. Paragraph 218 states that:

*“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.”<sup>16</sup>*

3.2 Footnote 76 to Paragraph 218 further notes that, *“copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.”*

3.3 Further specific guidance has also been referred to, in particular the following best practice documents:

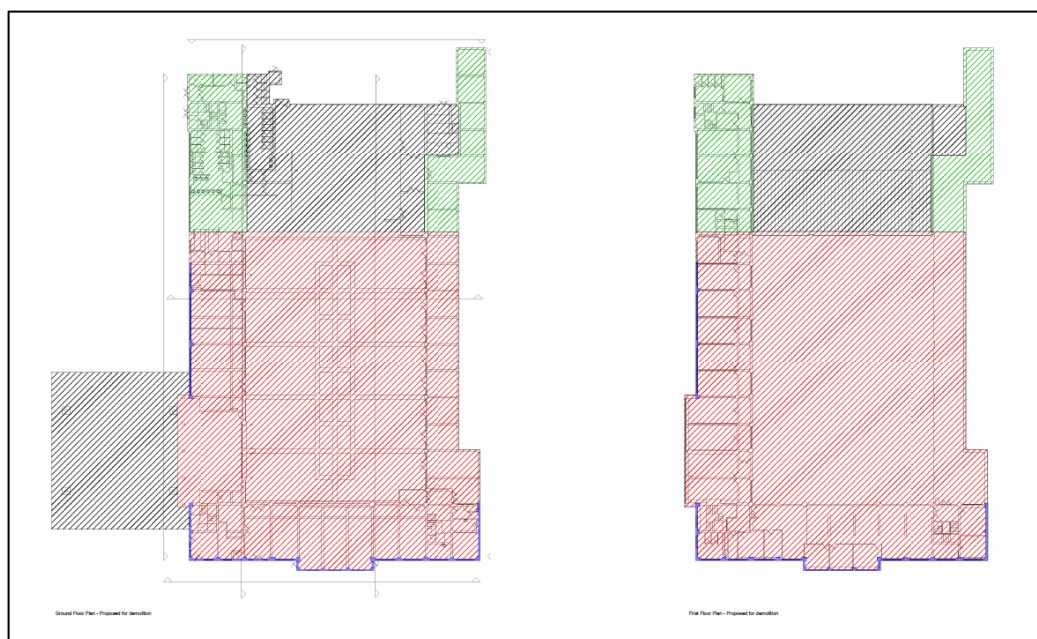
- *Understanding Historic Buildings: A guide to good recording practice* (Historic England, May 2016);
- *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* (Association of Local Government Archaeological Officers, 1997);
- *Understanding Historic Buildings: Policy and Guidance for Local Authorities* (Historic Environment Local Management, 2008);
- Standard and Guidance: for the archaeological investigation and recording of standing buildings or structures (Chartered Institute for Archaeologists, 2014); and
- The RCAHMW’s Guidelines for Digital Archaeological Archives (March 2015).

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<sup>16</sup> MHCLG, National Planning Policy Framework (NPPF) 2024 – para.218

## 4. Building Record

- 4.1 This WSI relates to the fulfilment of Condition 11 of the planning permission 1331/APP/2022/2553 granted by LBH. This condition sets out that the Building Record for the former Canteen Building should be undertaken to Level 2 as defined by Historic England.<sup>17</sup>
- 4.2 The building recording will be undertaken by Turley Heritage. The recording will be carried out by Harriet Elsmore (Consultant, Heritage). Oversight will be provided by Harry Best-Shaw (Senior Consultant, Heritage), and Marc Timlin (Director, Head of Heritage, Townscape & Landscape). These professionals are suitably qualified and experienced building recording specialists, with a relevant background in the analysis and recording of heritage assets.
- 4.3 In accordance with Condition 11, the building/structure to be recorded within the Site is the former Canteen Building only, as shown in the consented demolition drawing at **Figure 4.1**.



**Figure 4.1: Extract from Consented Demolition Plan (Areas for Demolition in Red, Green, and Grey)<sup>18</sup>**

- 4.4 The purpose of this building record is to document the historical development and the current architectural character and condition of the former Canteen Building, prior to the implementation of the authorised demolition works, as permitted under planning permission 1331/APP/2022/2553.
- 4.5 The core objective of this building record is to provide an appropriately detailed record of the local historic and architectural significance of the former Canteen Building, to be

<sup>17</sup> Historic England, Understanding Historic Buildings: A guide to good recording practice, 2016

<sup>18</sup> Drawing ref.: BLNEST- DMFK- DR-AR-00070 Rev A

disseminated in a way that would allow wider public understanding and appreciation of the historical development of this part of the Site (and its heritage significance) for the future, via the creation of an accessible record of the building.

- 4.6 The methodology for the proposed demolition works for the Site buildings, including the former Canteen Building, can be found approved under planning permission 1331/APP/2022/2553.

## 5. Content and Structure of the Building Record

- 5.1 The purpose of a Building Record is to provide an understanding of the building and to document parts of the building at a particular point in time, particularly prior to demolition. For this Building Record at the former Canteen Building, a Level 2 Survey is required, of which the following description is provided in Historic England's Guidance:

*"This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project."*<sup>19</sup>

- 5.2 The Building Recording for the former Canteen Building would be carried out in accordance with the requirements for a Level 2 Record, outlined in Section 4 of the Historic England's Guidance (Creating a Record). The survey requirements are described below.

### Written Record

- 5.3 In accordance with Historic England's best practice guidance<sup>20</sup>, a written account of the existing building will be prepared with reference to the Heritage Statement (and Addendum) prepared by Turley Heritage and submitted to LBH as part of the application for planning permission (now consented).<sup>21</sup> Relevant archival materials have been consulted as part of the production of the Heritage Statement, to ensure a thorough and comprehensive record. Where necessary, relevant archive material will be included within the Building Record to aid interpretation.
- 5.4 The Written Record will contain the following information:
- A site plan, noting the location of the existing building and the precise location of the building as an address and National Grid Reference;
  - A note of any statutory / non-statutory heritage designations;
  - An explanation of the circumstances in which the record was made, its date, objectives, methods, scope, and limitations, together with any constraints, which limited the achievement of the objectives (such as unsafe, inaccessible areas);
  - An overview of the former use, history, and development of the building;

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<sup>19</sup> Historic England: Understanding Historic Buildings: A guide to Good Recording Practice, 2016

<sup>20</sup> Ibid.

<sup>21</sup> 1331/APP/2022/2553

- A summary of the building’s form, function, and construction date, along with brief details of any subsequent alterations or extensions; and,
- Acknowledgements to those who contributed to the preparation of the record, including any copyright items to be reproduced.

#### **Drawn Record**

5.5 The following drawings will form part of the building record, included in full within the appendices of the written record:

- A location plan noting the location of the photographer and the direction of view (where possible);
- Measured elevations of the existing buildings (annotated to identify any significant features);
- Floorplans of the existing buildings (annotated to identify any significant features); and,
- Copies of any available earlier drawings, which illustrate the building’s history.

#### **Photographic Record**

5.6 Site photography will include the following:

- General views of the building within its context;
- Detailed photographs of the external appearance of the former Canteen Building, covering external elevations and indicating the impression of their size, form, and relationship to surrounding buildings.
- Representative interior photographs recording the general layout of principal rooms and spaces, including key fabric and features, as a record of the building in its existing condition (where areas are not safely accessible, May 2018 photographs of the Canteen Building, as part of a Building Survey by MOLA to discharge Condition 10<sup>22</sup> for the consented demolition of other factory buildings on the Nestlé complex, will be used, or other relevant past photographs as appropriate).
- A summary of the date, time, and recording conditions.
- Photographs will be issued in full with appropriate referencing in RAW or JPEG formats.

#### **Known Limitations**

5.7 The survey will include both external areas and internal spaces only as would be currently safely accessible for the Turley team on the Site and within its immediate local context. It is noted that the upper floor to the former Canteen Building interior is not safely accessible at present, and potentially other areas to the ground floor. Where areas cannot be photographed, appropriate mitigation measures will be put in place, such as

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<sup>22</sup> Ref: 1331/APP/2017/1883

the sourcing of earlier photographs (included to be as recent as possible), to provide as complete and up-to-date interior coverage of the former Canteen Building as is feasible. Available on record are May 2018 photographs of the Canteen Building as part of a Building Survey by MOLA to discharge Condition 10 for the consented demolition of other factory buildings on the Nestlé complex (Ref: 1331/APP/2017/1883).

## 6. Arrangements for Dissemination

- 6.1 In accordance with best practice guidance and the requirements of Condition 11 of the planning permission (Ref: 1331/APP/2022/2553), the completed Building Record, including an appropriate written record, drawings, and photography, will be submitted to LBH for approval.
- 6.2 Following approval from LBH, the completed Building Record will be disseminated to required parties and locations i.e. the local library and archives (Uxbridge Local History Library), in a format aligned with their technical requirements.

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## **Appendix 2: Bibliography of Sources**

LBH, Hillingdon Local List - <https://hillingdon.gov.uk/locally-listed-buildings>

LBH, Botwell: Nestles, Hayes Conservation Area Map -  
[https://www.hillingdon.gov.uk/media/3841/Botwell-Nestles-map/pdf/adBotwell\\_Nestles\\_CA.pdf?m=1603207230510](https://www.hillingdon.gov.uk/media/3841/Botwell-Nestles-map/pdf/adBotwell_Nestles_CA.pdf?m=1603207230510)

J. Skinner (1997) Form and Factory, Factories and Factory Buildings by Wallis, Gilbert & Partners 1916-1939

MOLA, Former Nestle Factory, Nestles Avenue, Hayes, UB3 4RF, Standing Building Survey, 25 May 2018

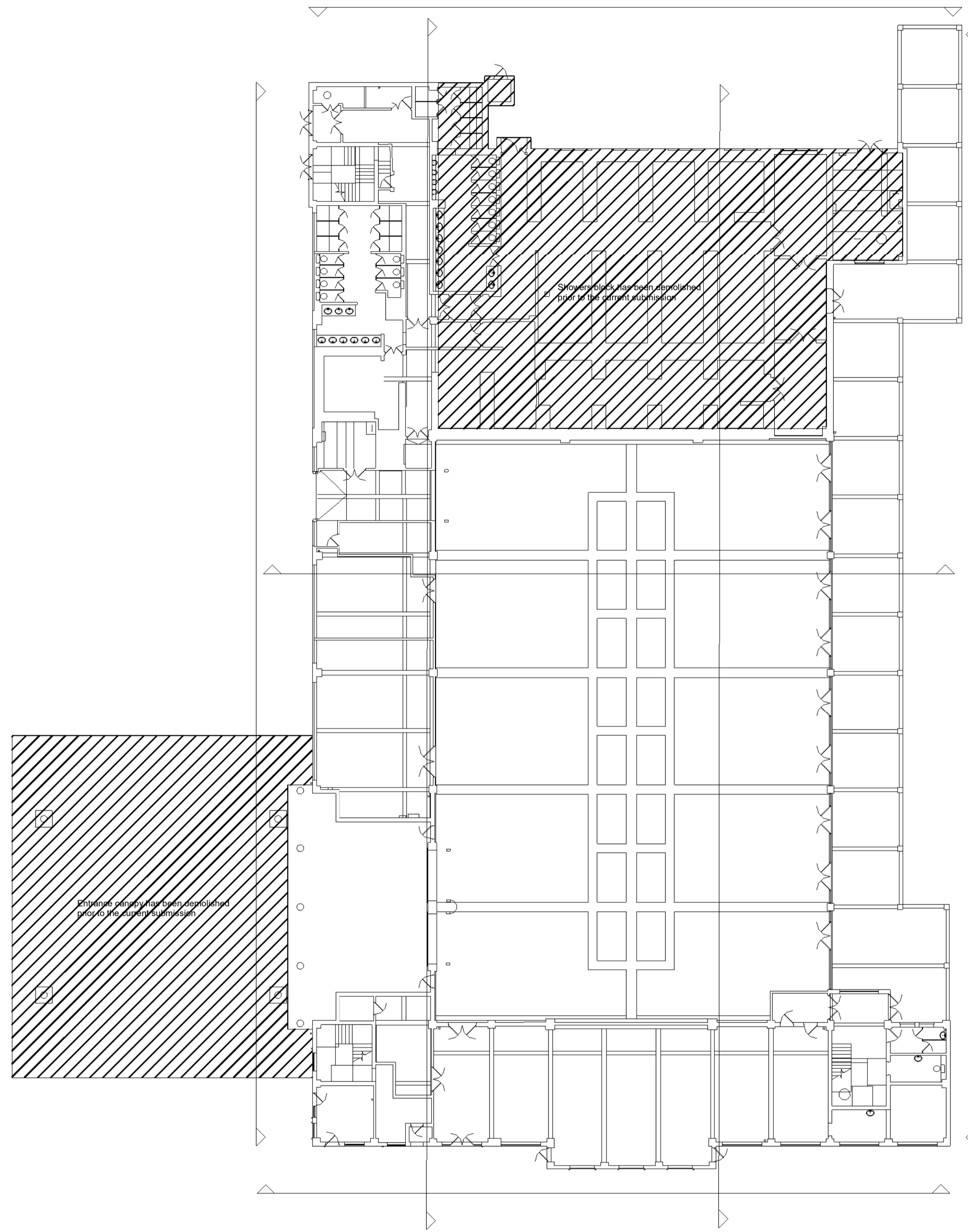
Sale Particulars for the Sandow's Cocoa Factory June 8<sup>th</sup> 1916 (Nestle Archive)

Former Nestlé Factory, Hayes Built Heritage 24552/A5/ES2017 May 2017 -  
[https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv\\_pl\\_files%5C1331\\_APP\\_2017\\_1883%5C24552+ES+Chapter+9+Built+Heritage+Final.pdf&module=pl](https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C1331_APP_2017_1883%5C24552+ES+Chapter+9+Built+Heritage+Final.pdf&module=pl)

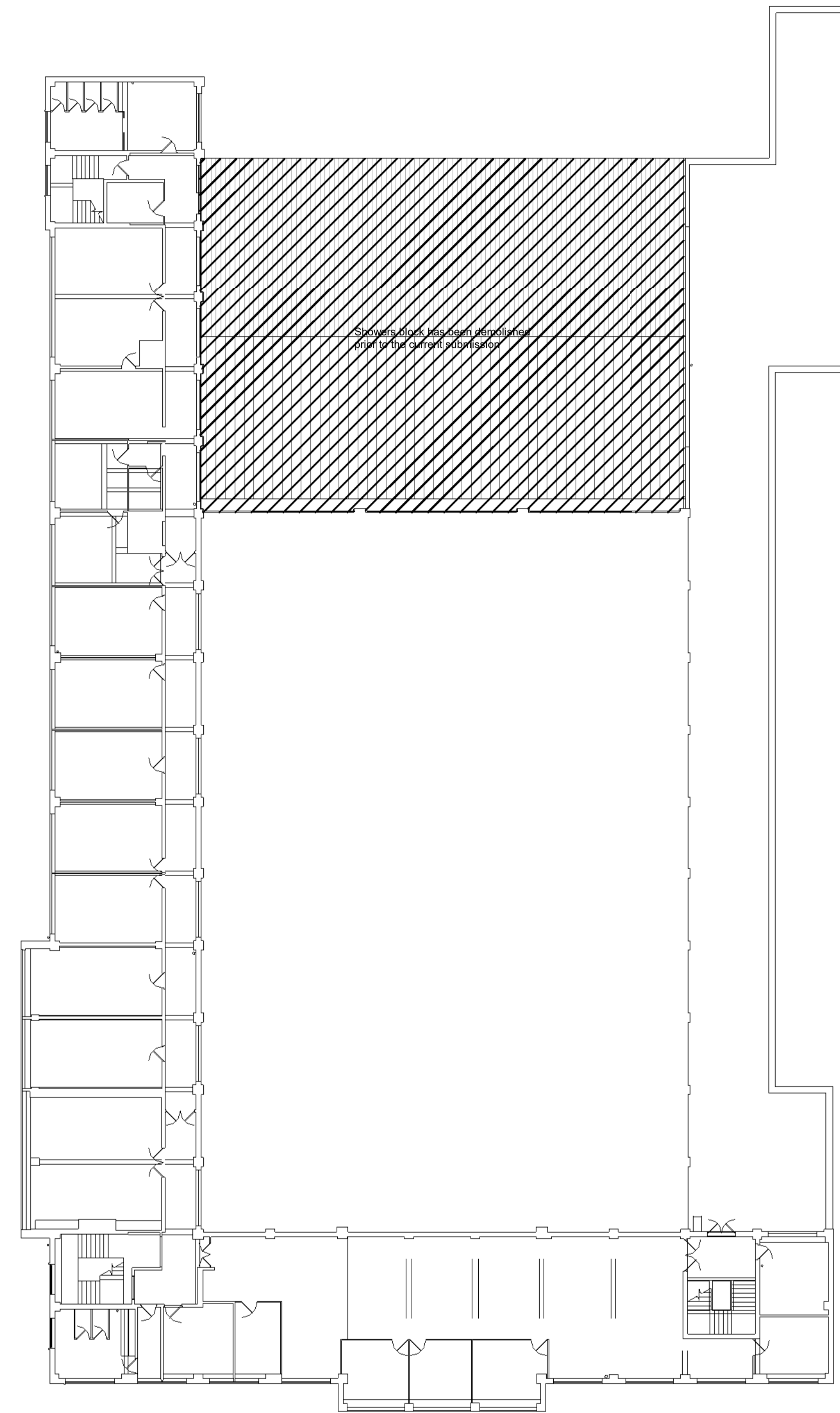
Turley Heritage, Heritage Statement, Former Nestle Canteen, Nestles Avenue, Hayes, May 2022

Turley Heritage, Heritage Statement Addendum, Former Nestle Canteen, Nestles Avenue, Hayes, April 2023

## **Appendix 3: Architectural and Survey Drawings**




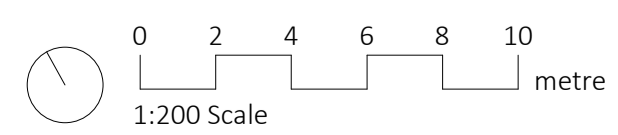
Existing Ground Floor Plan



Existing First Floor Plan

Date	Rev	Description	Legend	Notes	Key Plan	Disclaimer
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 Demolished prior to current submission



Disclaimer

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Scale	Drawn	Checked	Date
1 : 200 @A1 @A3	MP	JW	13/05/22

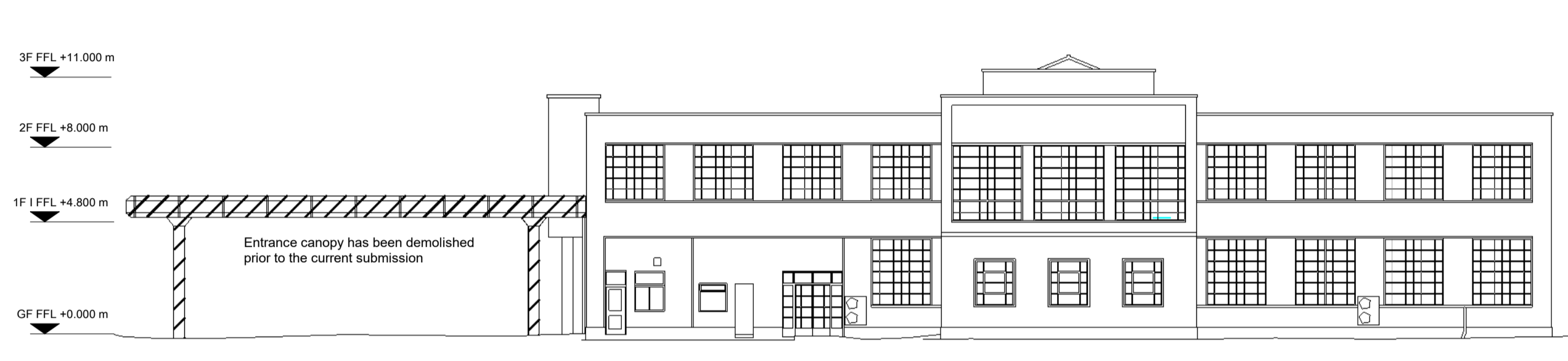
Project:  
Nestle Canteen  
Client:  
Barratt London

Drawing Title:  
Existing Floor Plans  
Drawing No:  
A50

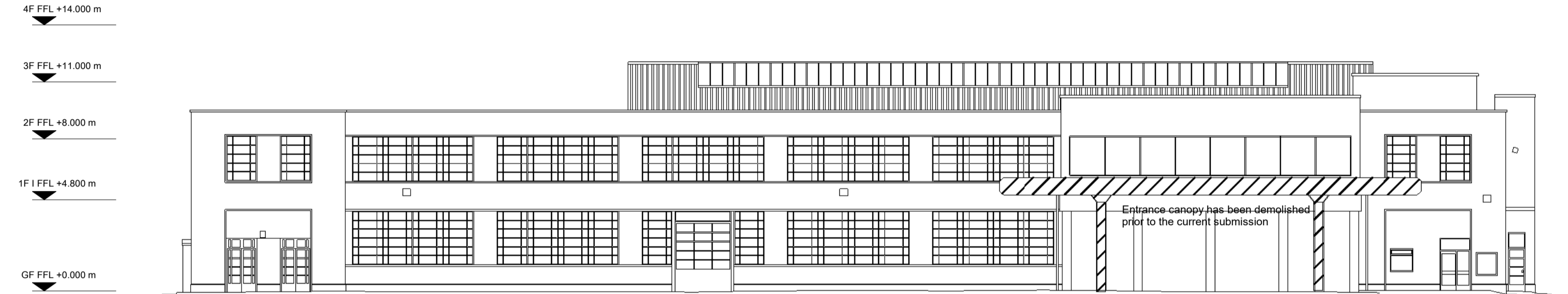
Rev:

# dMFK

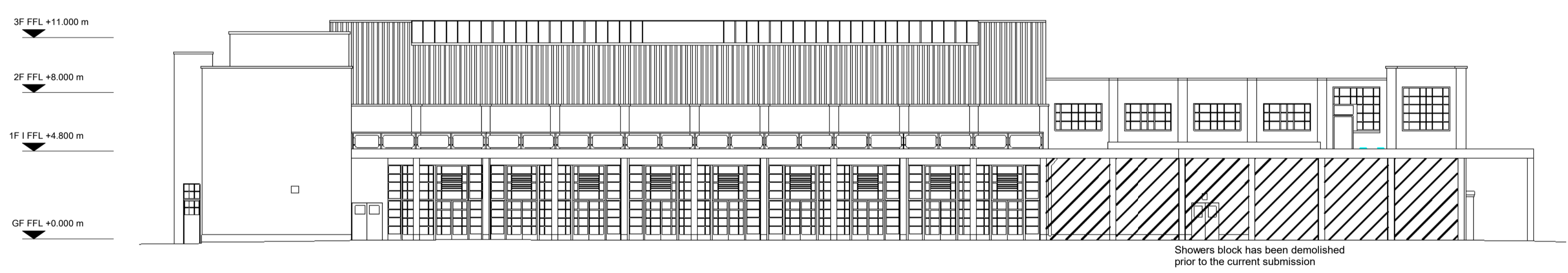
The Old Library, 119 Cholmley Gardens, London. NW6 1AA  
t: 0207 435 1144 e: info@dmfk.co.uk w: www.dmfk.co.uk



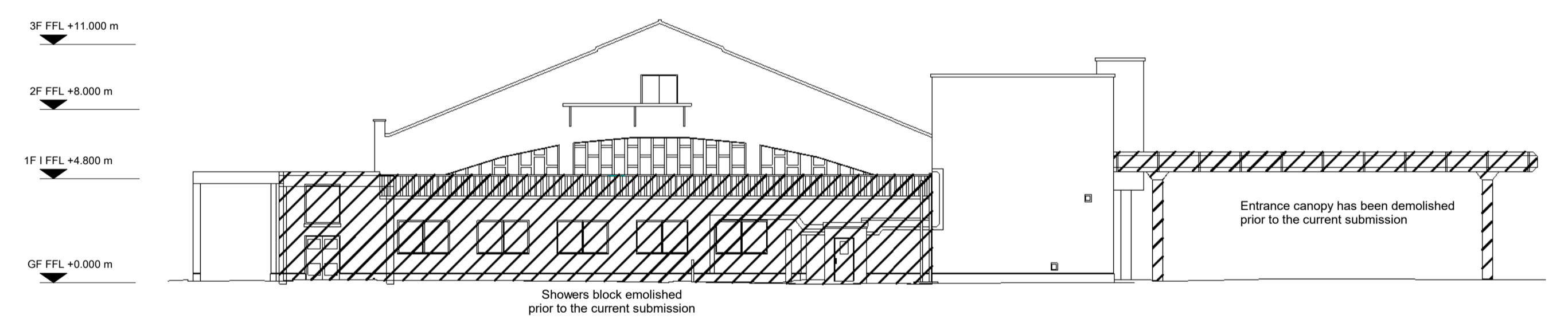
Existing South Elevation



Existing West Elevation



Existing East Elevation

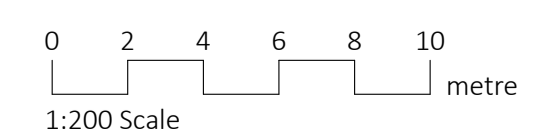


Existing North Elevation

Date	Rev	Description	Legend	Notes	Key Plan	Disclaimer
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06.12.2022 A Drawing Amendment

Demolished prior to current submission



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Scale	Drawn	Checked	Date
1 : 200 @A1	MP	JW	06/12/22

Project:  
Nestle Canteen  
Client:  
Barratt London

Drawing Title:  
Existing Elevations  
Drawing No:  
BLNEST- DMFK- DR-AR-00060  
Rev:  
A



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