

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

February 2026

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Client:

Barratt London

Ref:

BARH3009_HTAL

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.”¹

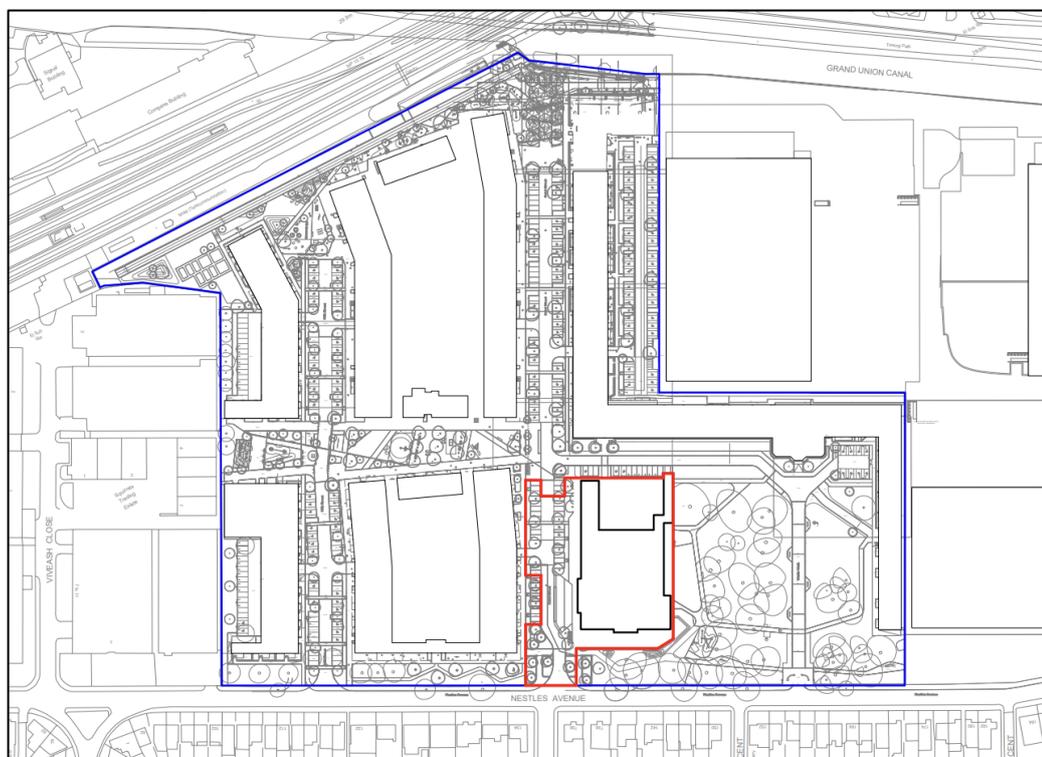


Figure 1.1: Site Plan (Application Site Outlined in Red)²

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.”³*

¹ Ref: 1331/APP/2022/2553

² Ref: 1331/APP/2022/2553.

³ <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 permission⁴ 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.

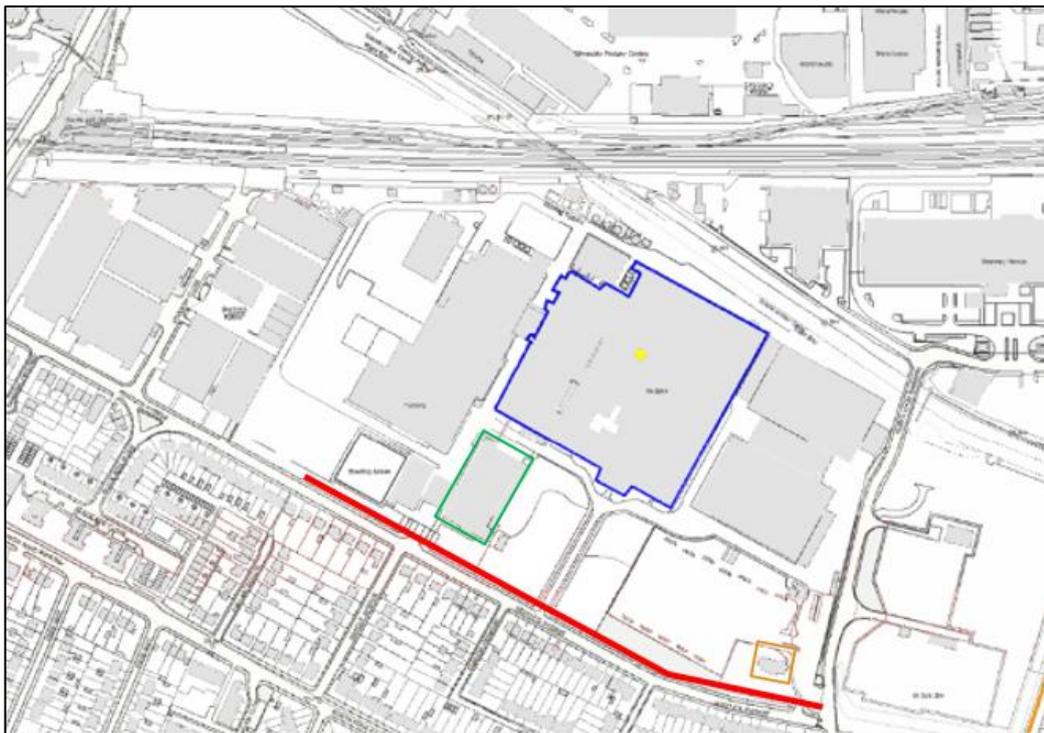


Figure 1.2: Map of locally listed buildings and structures of architectural or historic interest⁵

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

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

⁵ 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.”⁶

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 survey⁷ 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.

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

⁷ 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 20th 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).

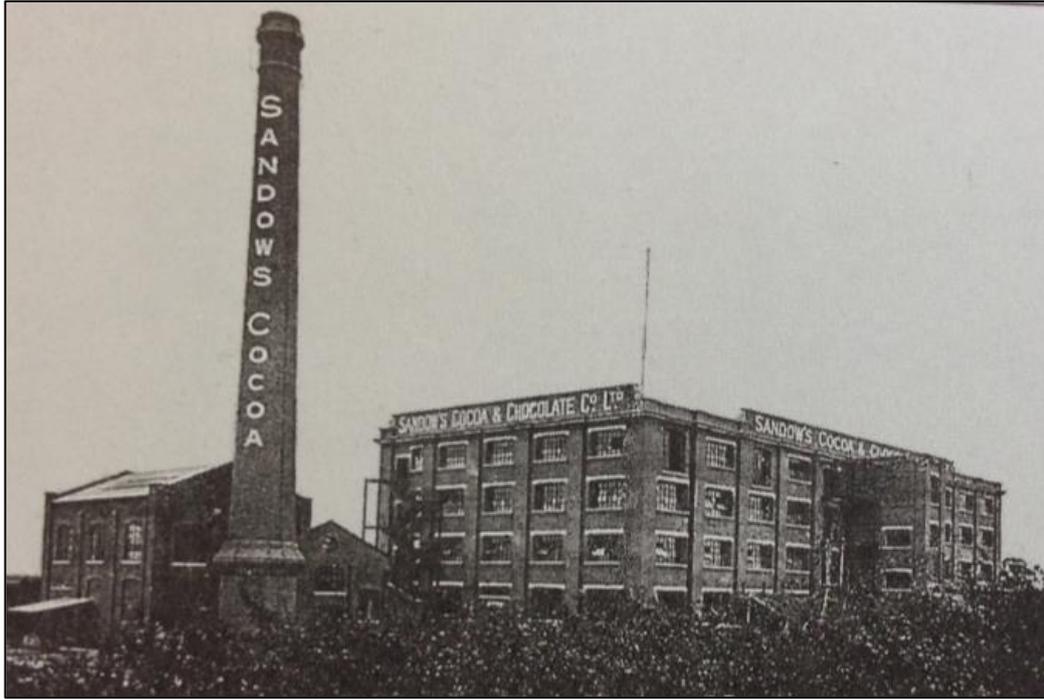


Figure 2.2: Sandow's Cocoa Factory, c. 1916 (Nestlé Archives)

- 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.⁸ 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**).⁹ 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.

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

⁹ Sale Particulars for the Sandow's Cocoa Factory June 8th, 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.¹⁰ 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*”¹¹ 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

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

¹¹ *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.”¹² 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)

¹² 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.*”¹³ In addition, unlike the main factory building,

¹³ 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 permission¹⁴ 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)

¹⁴ 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 permission¹⁵ 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.

¹⁵ 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.”¹⁶

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).

¹⁶ 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.¹⁷
- 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**.

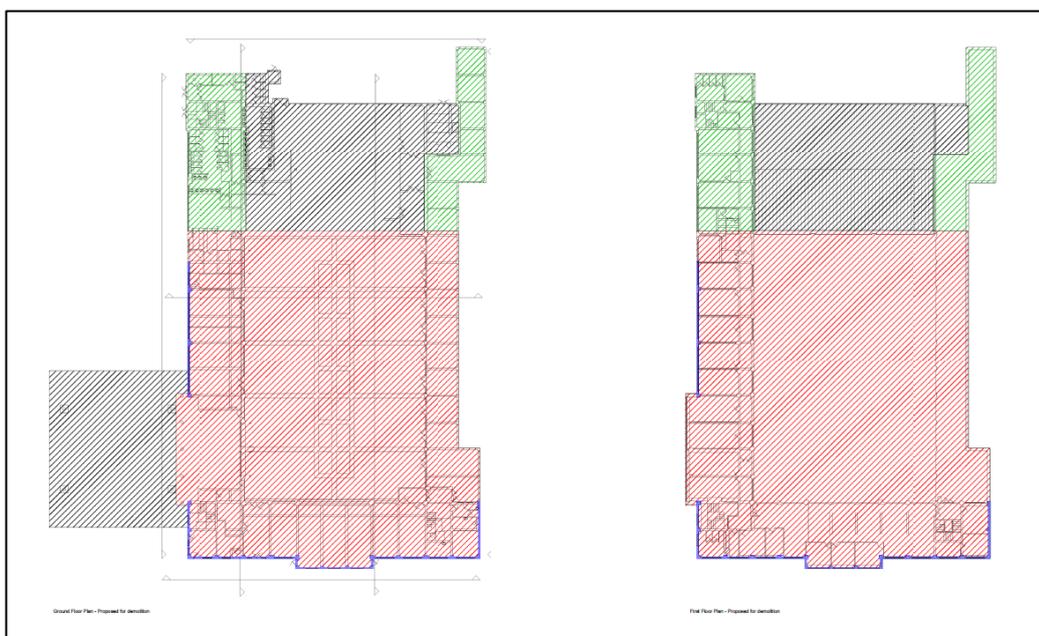


Figure 4.1: Extract from Consented Demolition Plan (Areas for Demolition in Red, Green, and Grey)¹⁸

- 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

¹⁷ Historic England, Understanding Historic Buildings: A guide to good recording practice, 2016

¹⁸ 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."*¹⁹

- 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 guidance²⁰, 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).²¹ 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;

¹⁹ Historic England: Understanding Historic Buildings: A guide to Good Recording Practice, 2016

²⁰ Ibid.

²¹ 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 10²² 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

²² 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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