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KEY
— Site boundary



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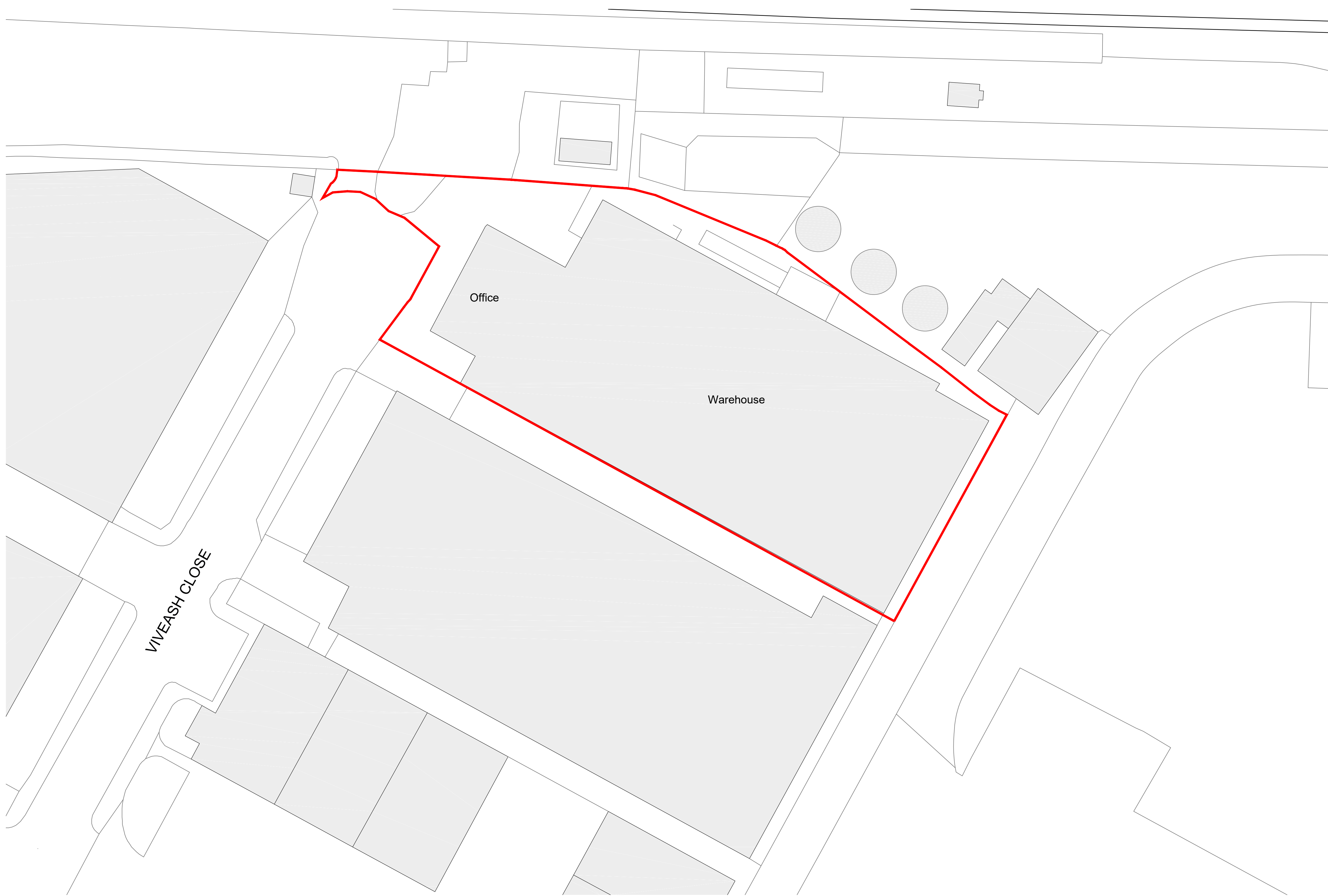
project
3 Viveash Close, Hayes

client
General Food Trading Inc.



FraserBrownMacKennaArchitects
15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

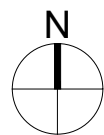
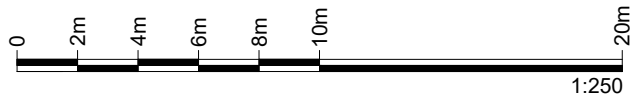
drawing title Location Plan			
PLANNING			
scale 1:1250@A1	drawn by LH	checked by JM	date 17/01/2018
DRAWING NUMBER 897	project P	status 0001	revision A



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KEY
— Site boundary



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

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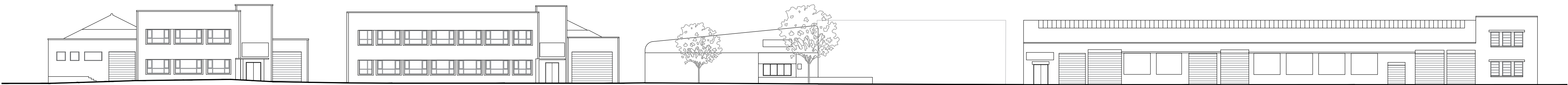
drawing title
Existing Site Plan

PLANNING

scale 1:250@A1	drawn by LH	checked by JM	date 17/01/2018
DRAWING NUMBER	project 897	status P	revision 0100 A



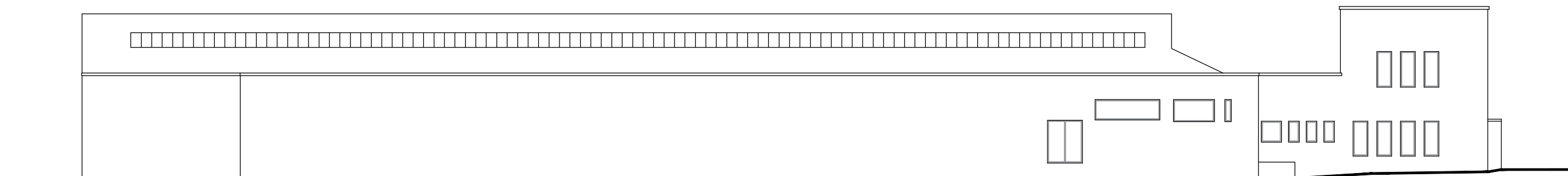
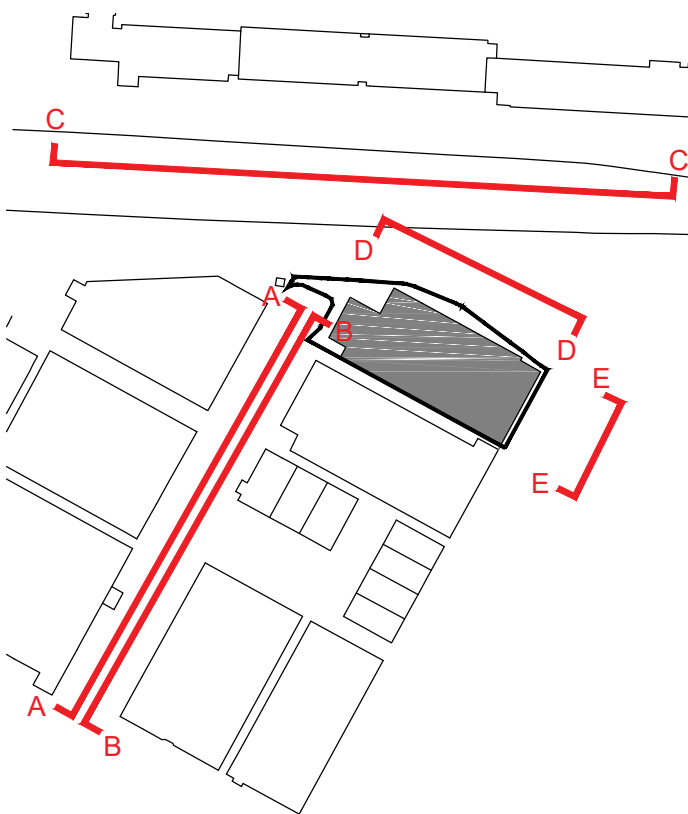
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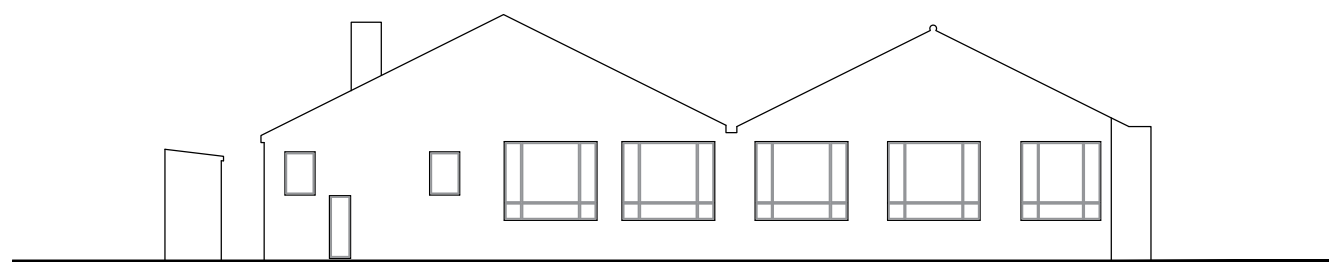
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03 Elevation C-C



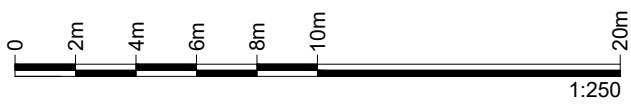
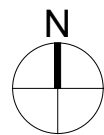
04 Elevation D-D



05 Elevation E-E

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project
3 Viveash Close, Hayes

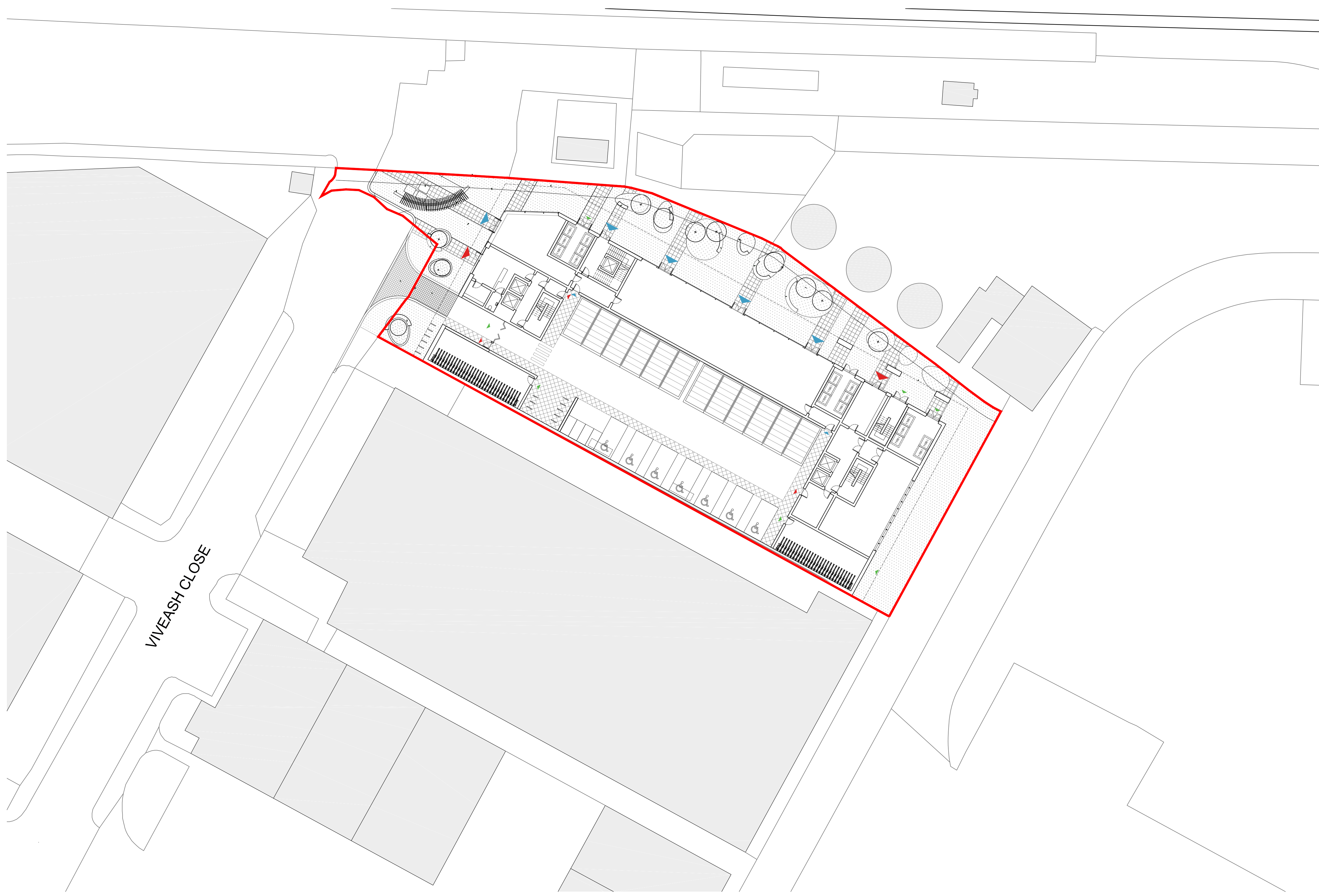
client
General Food Trading Inc.

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drawing title
Existing Elevations

PLANNING

scale 1:250@A1	drawn by SC	checked by JM	date © 17/01/2018
DRAWING NUMBER	project 897	status P	revision 0300 A

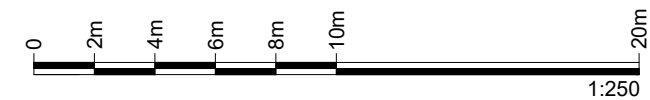


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drawing notes
Landscape design indicative only - refer to landscape drawings for further information.
Note: Extent of proposed landscaping beyond site boundary subject to consultation with Local Authority and Greater London Authority

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KEY
— Site boundary



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

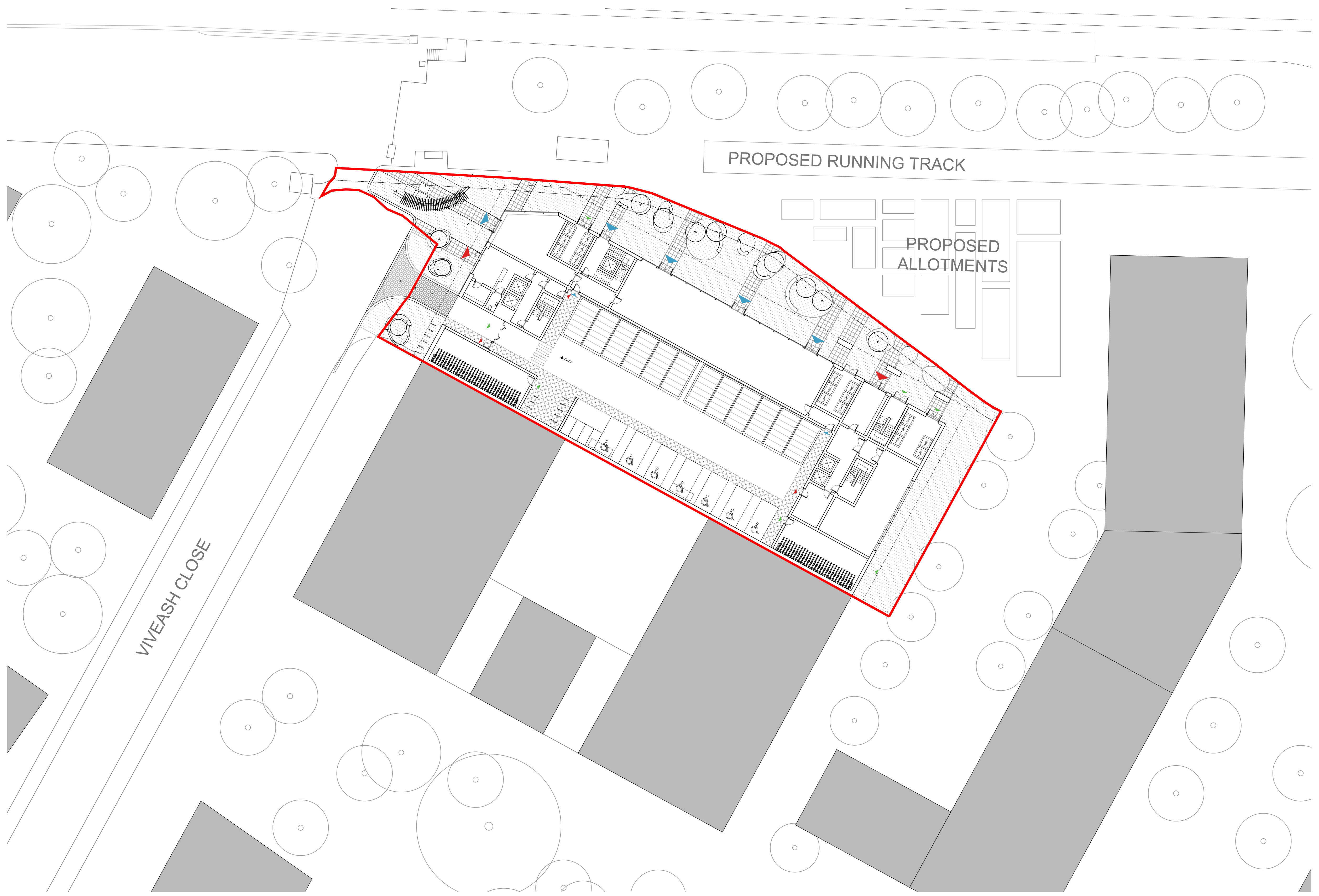


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drawing title
Proposed Site Plan - Existing Context

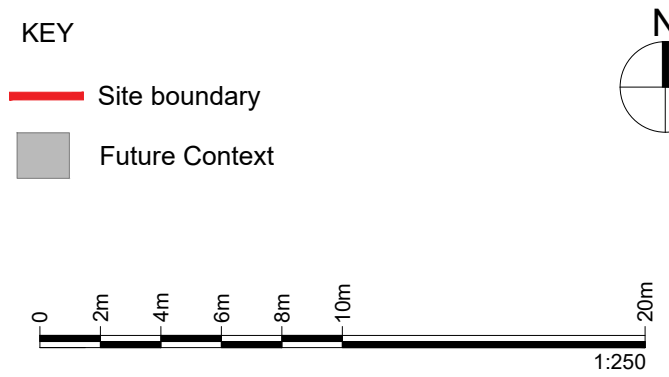
PLANNING

scale 1:250@A1	drawn by DG	checked by JM	date © 17/01/2018
DRAWING NUMBER	project 897	status P	revision 1001 A



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drawing notes
Future context indicative only
Source 1: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016
Source 2: Former Nestle Factory Masterplan as recommended for approval by Hillingdon Local Council
Landscape design indicative only - refer to landscape drawings for further information.
Note: Extent of proposed landscaping beyond site boundary subject to consultation with Local Authority and Greater London Authority



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

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drawing title			
Proposed Site Plan in Future Context			
PLANNING			
scale 1:250@A1	drawn by DG	checked by JM	date 17/01/2018
DRAWING NUMBER	project 897	status P	revision 1002 A

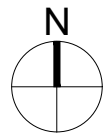


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drawing notes
Future context indicative only
Source 1: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016
Source 2: Former Nestle Factory Masterplan as recommended for approval by Hillingdon Local Council



- KEY
- Site boundary
 - Proposed Developments
 - GLA Masterplan
 - Existing Context



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project

3 Viveash Close, Hayes

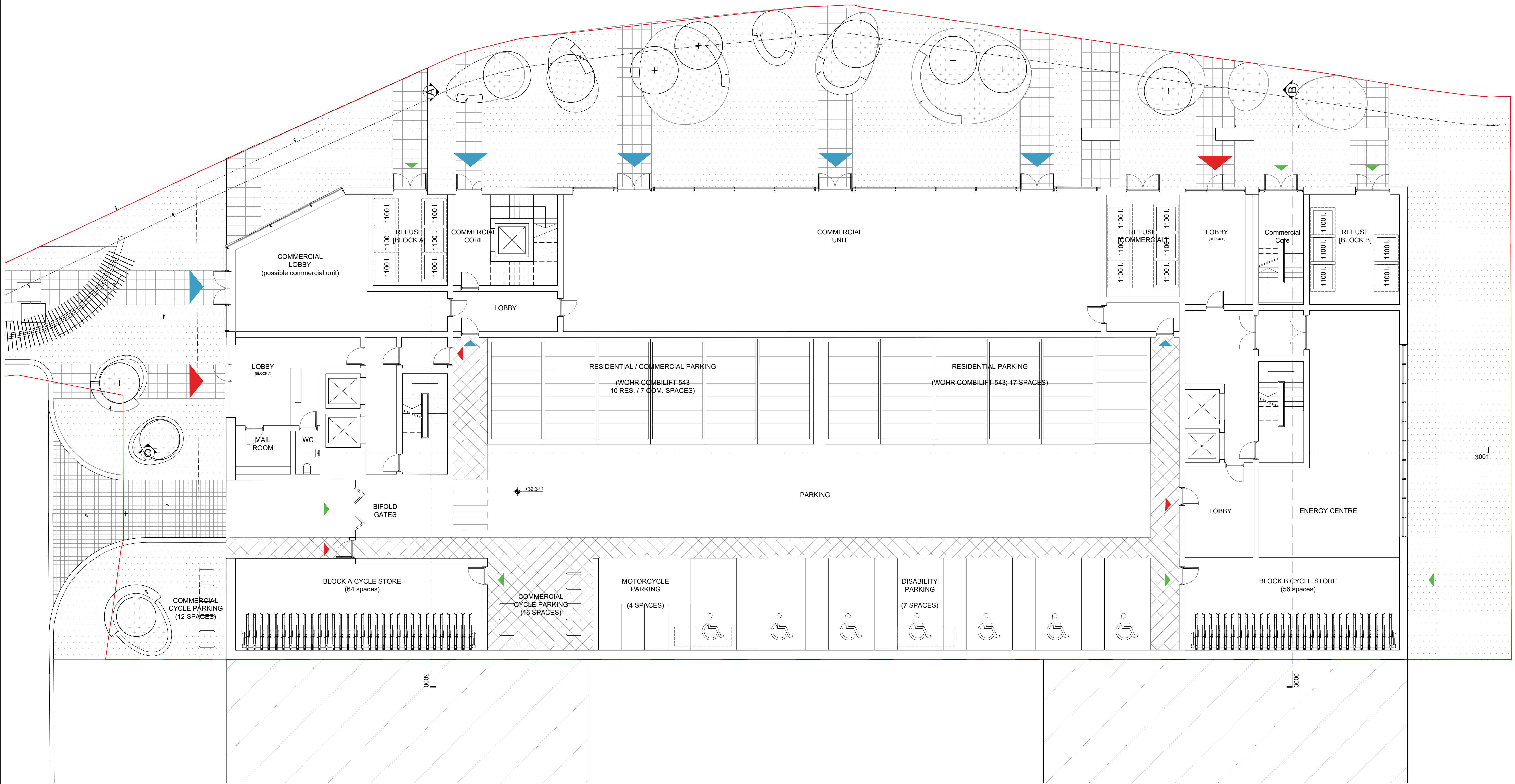
client

General Food Trading Inc.



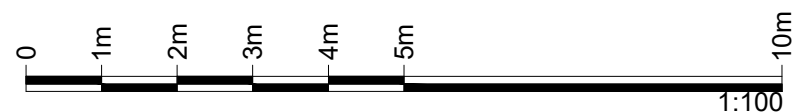
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drawing title			
Location Plan - Future Context			
PLANNING			
scale 1:1250@A1	drawn by LH	checked by JM	date © 17/01/2018
DRAWING NUMBER	project 897	status P	revision 1003 A

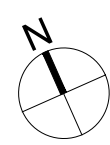


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
▲ Residential Block access
▲ Commercial access
▲ Service and refuse / cycle store access



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

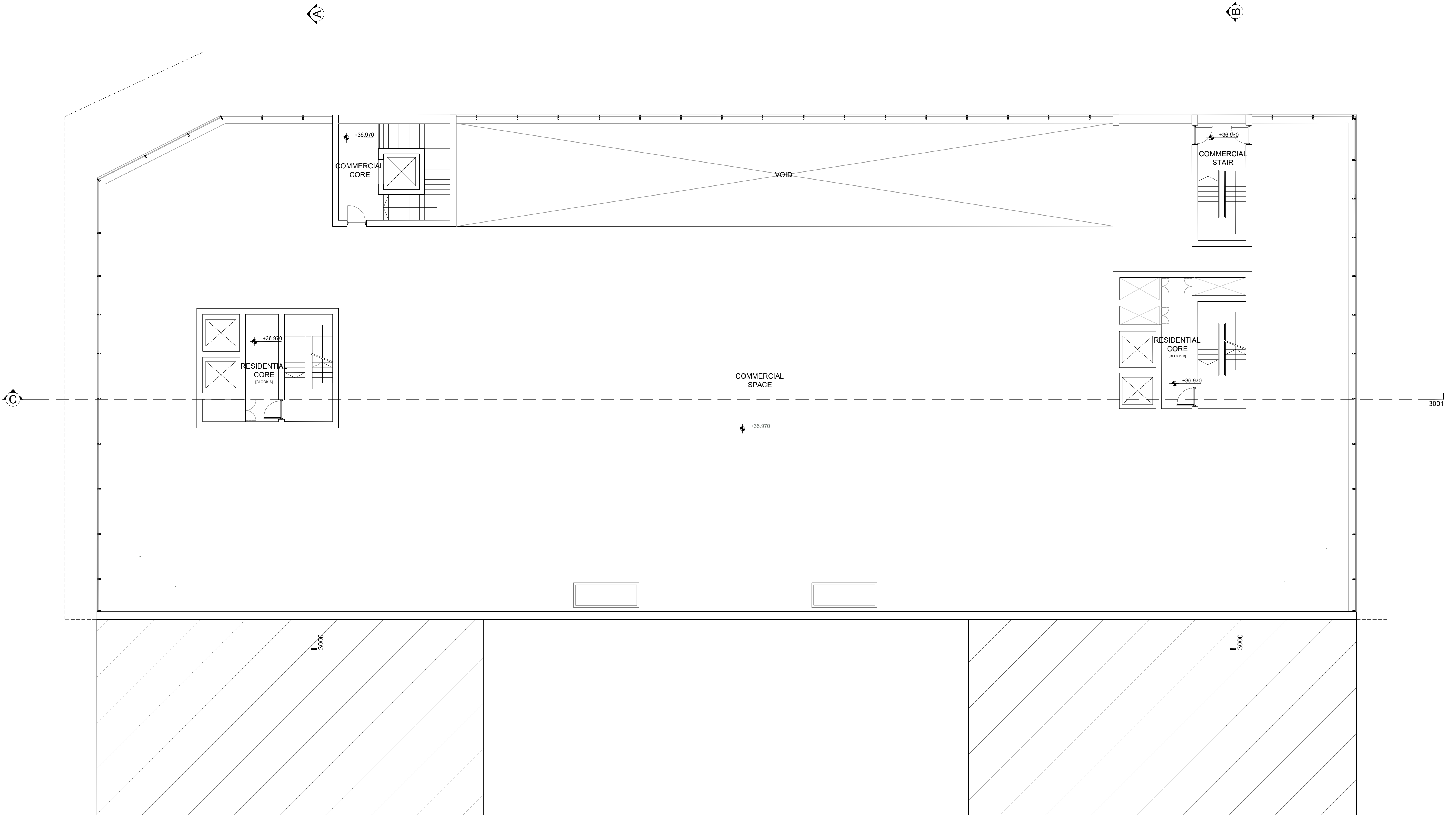


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drawing title
**GA Plan
Proposed Ground Floor Plan**

PLANNING

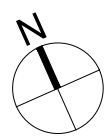
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DRAWING NUMBER	project 897	status P	revision 1010 A



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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016

Key:



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.



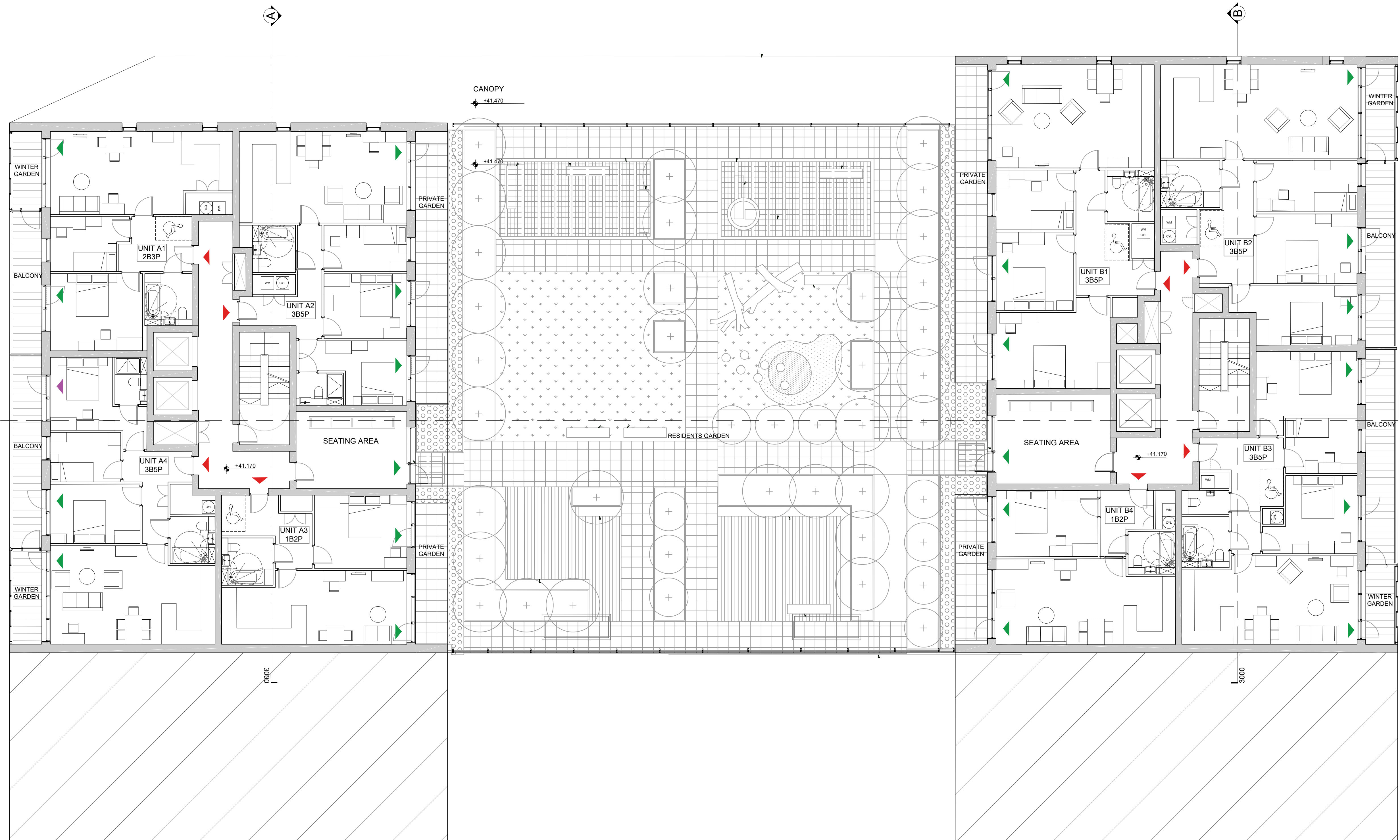
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drawing title
**GA Plan
Proposed First Floor Plan**

PLANNING

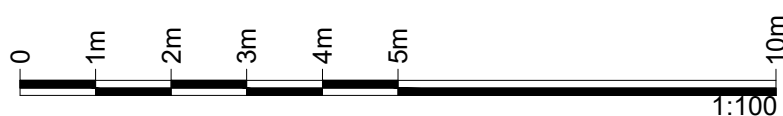
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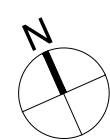


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Terrace and balcony access
Unit access



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REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
3 Viveash Close, Hayes

client
General Food Trading Inc.

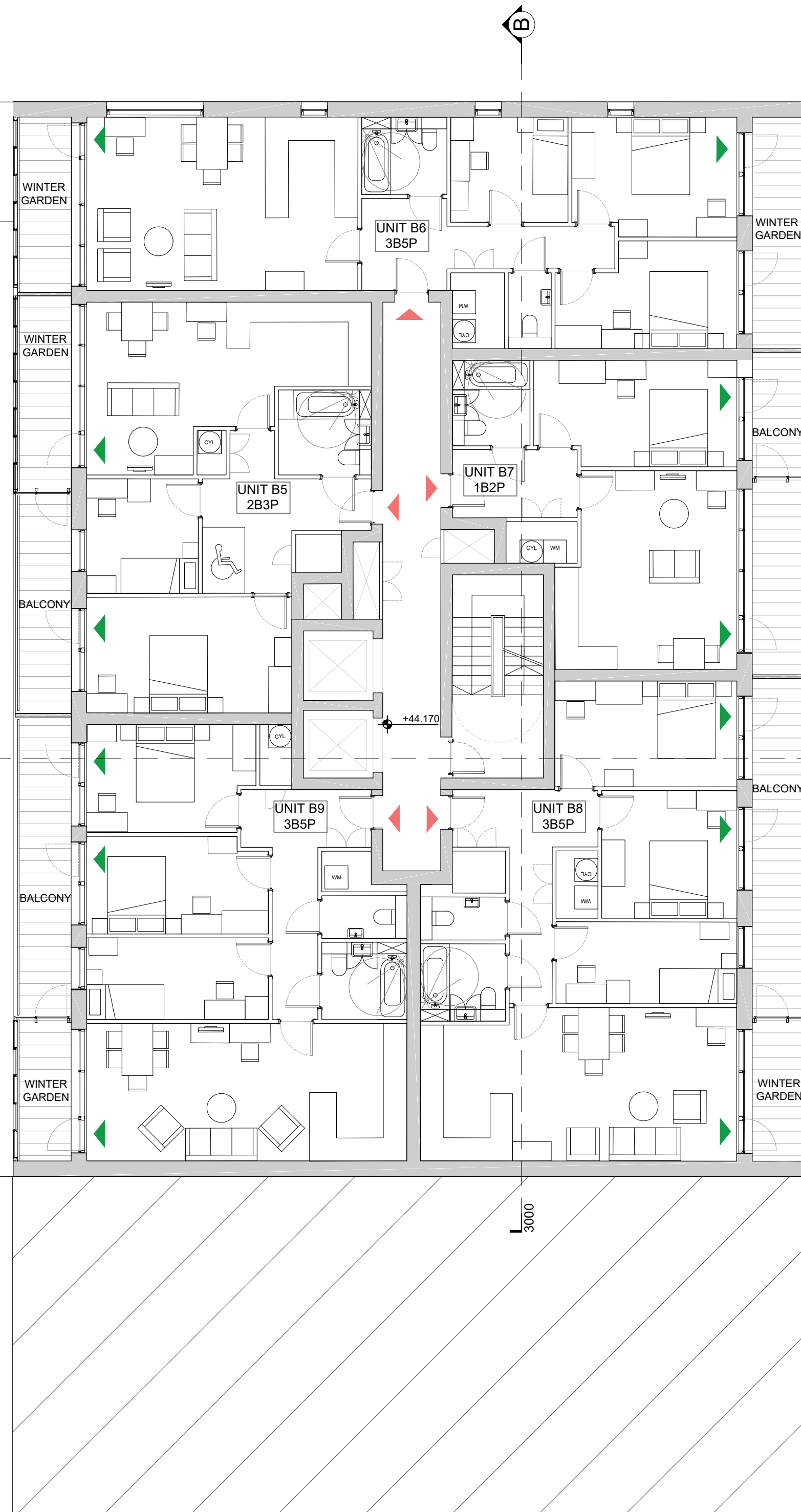
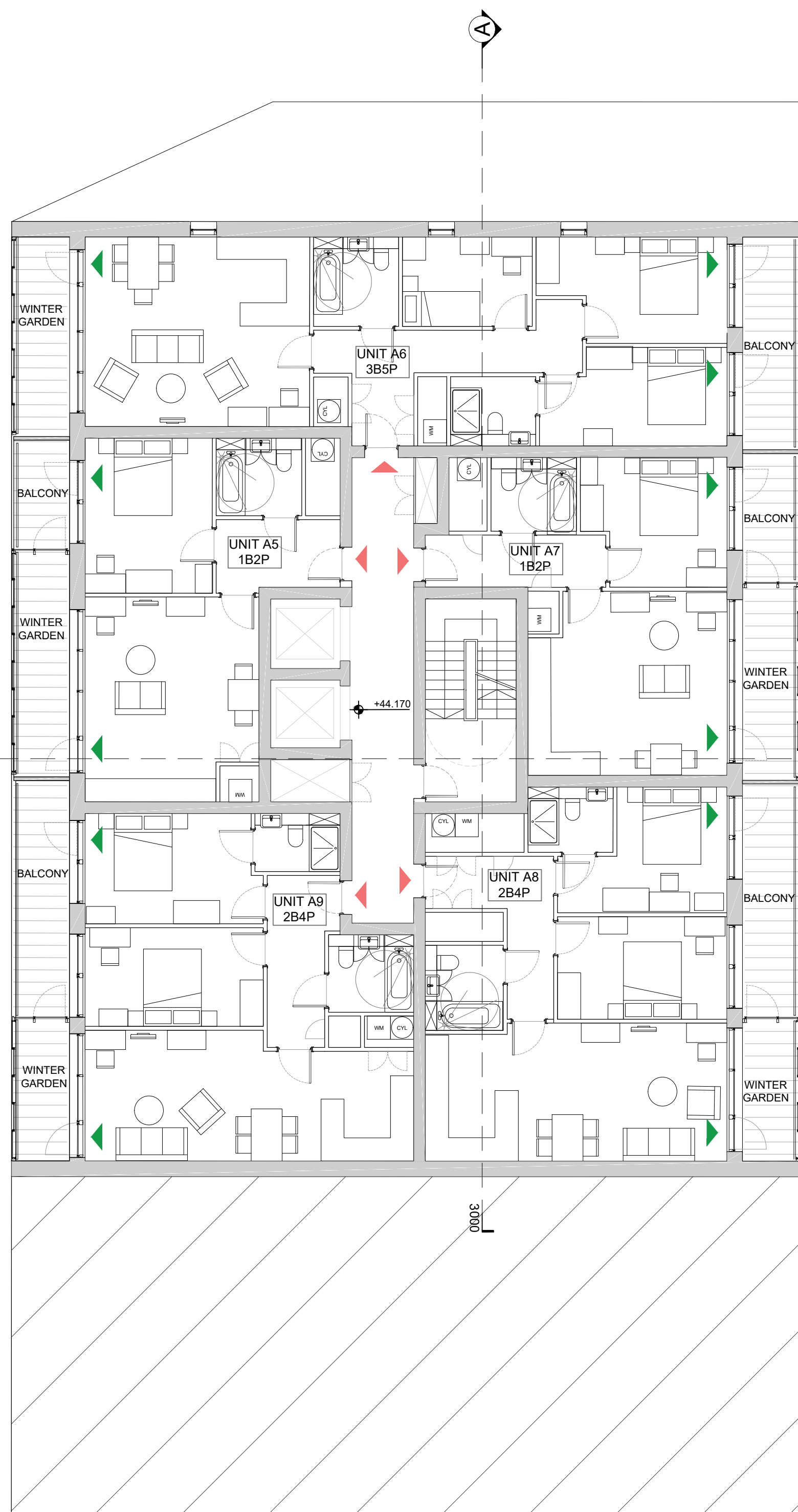


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drawing title
GA Plan
Proposed Second Floor Plan

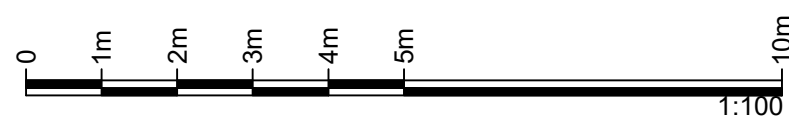
PLANNING

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DRAWING NUMBER	897	status P	revision 1012 A

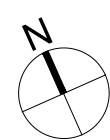


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Terrace and balcony access
Unit access



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

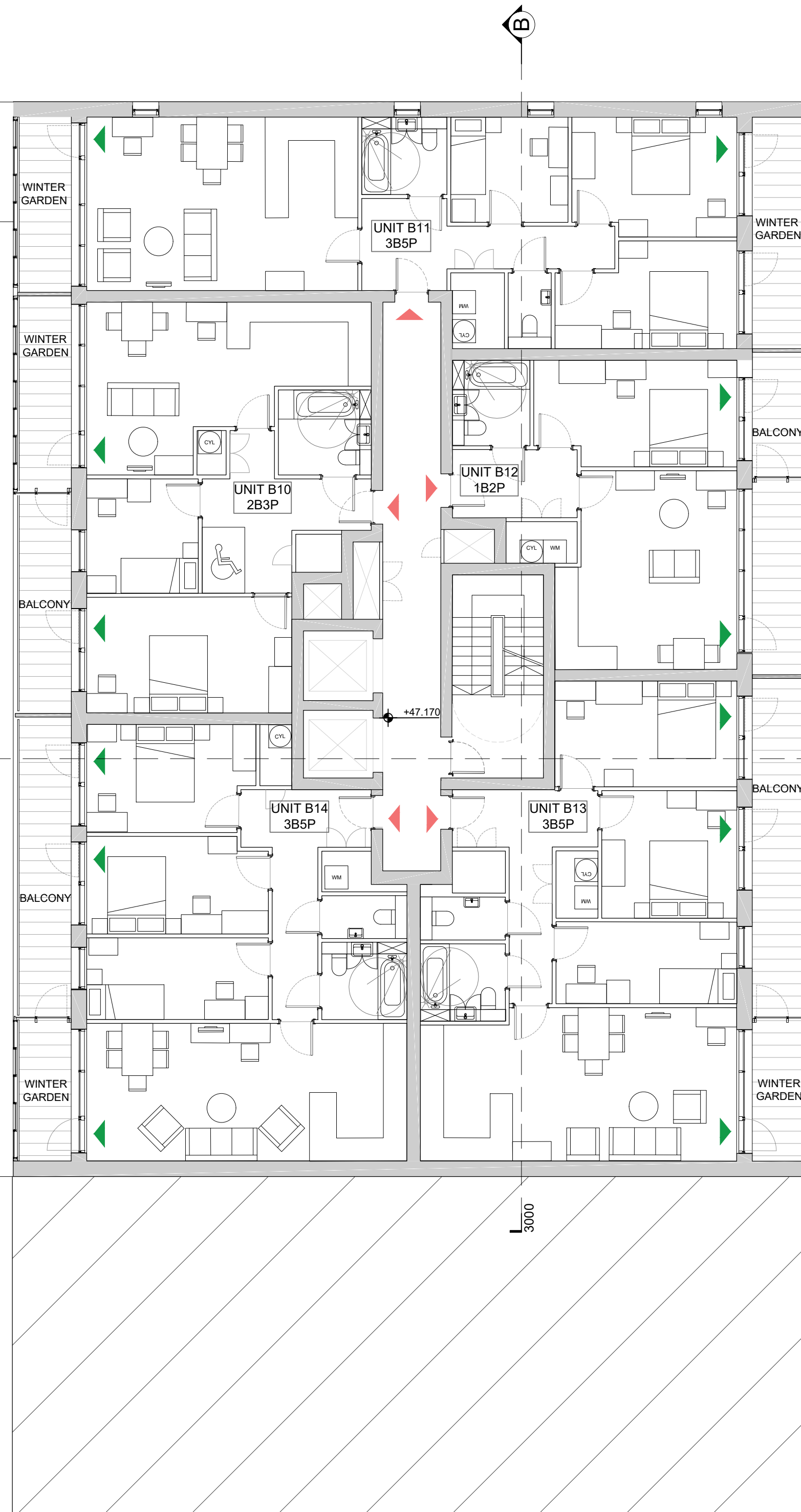
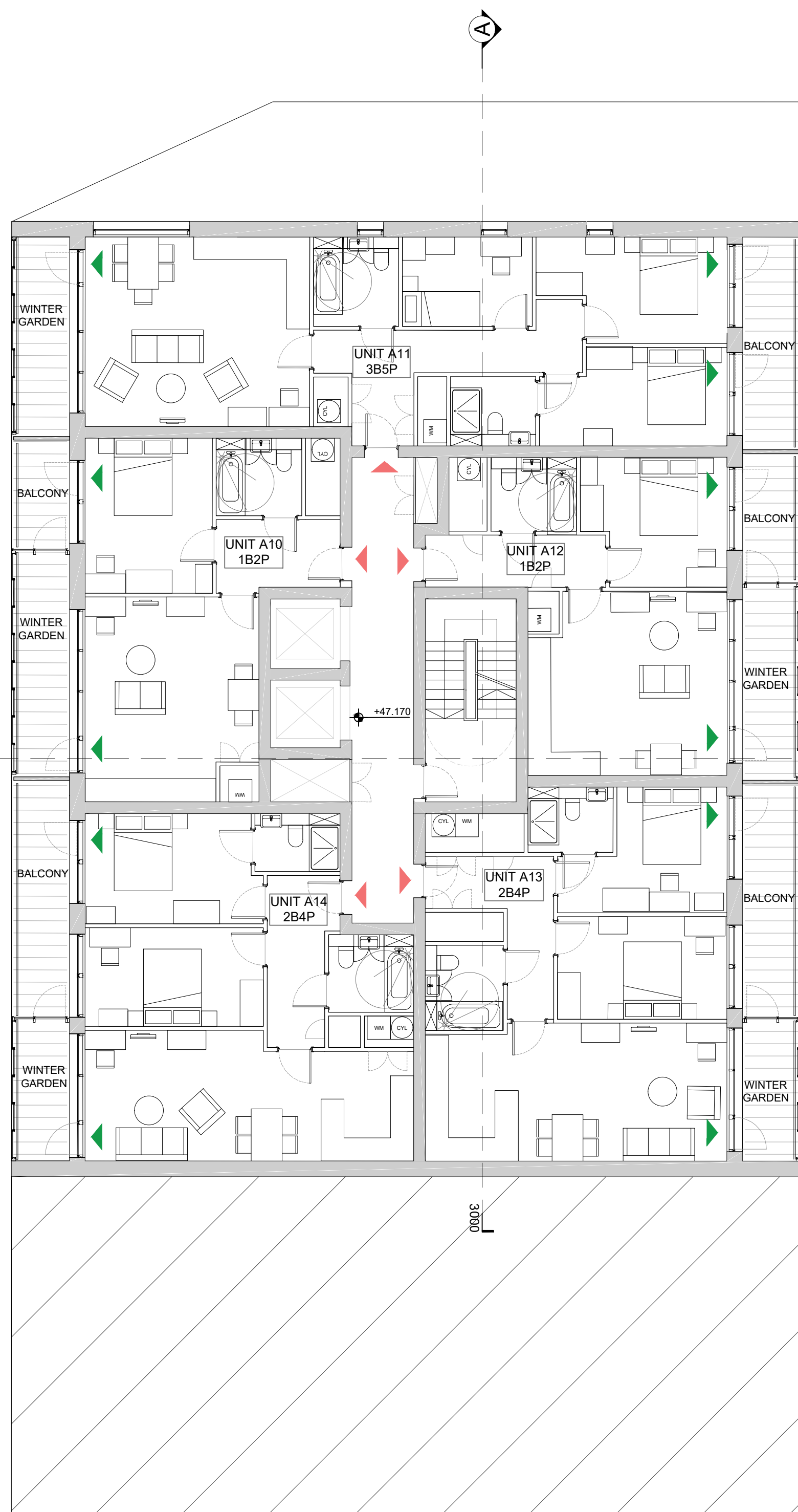


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drawing title
GA Plan
Third Floor Plan

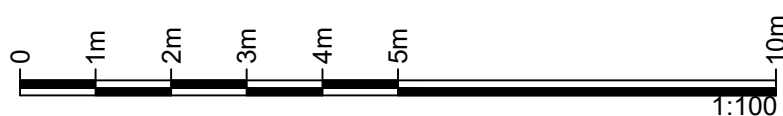
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DRAWING NUMBER	project 897	status P	revision 1013 A

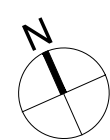


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Green arrow: Terrace and balcony access
Red arrow: Unit access



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

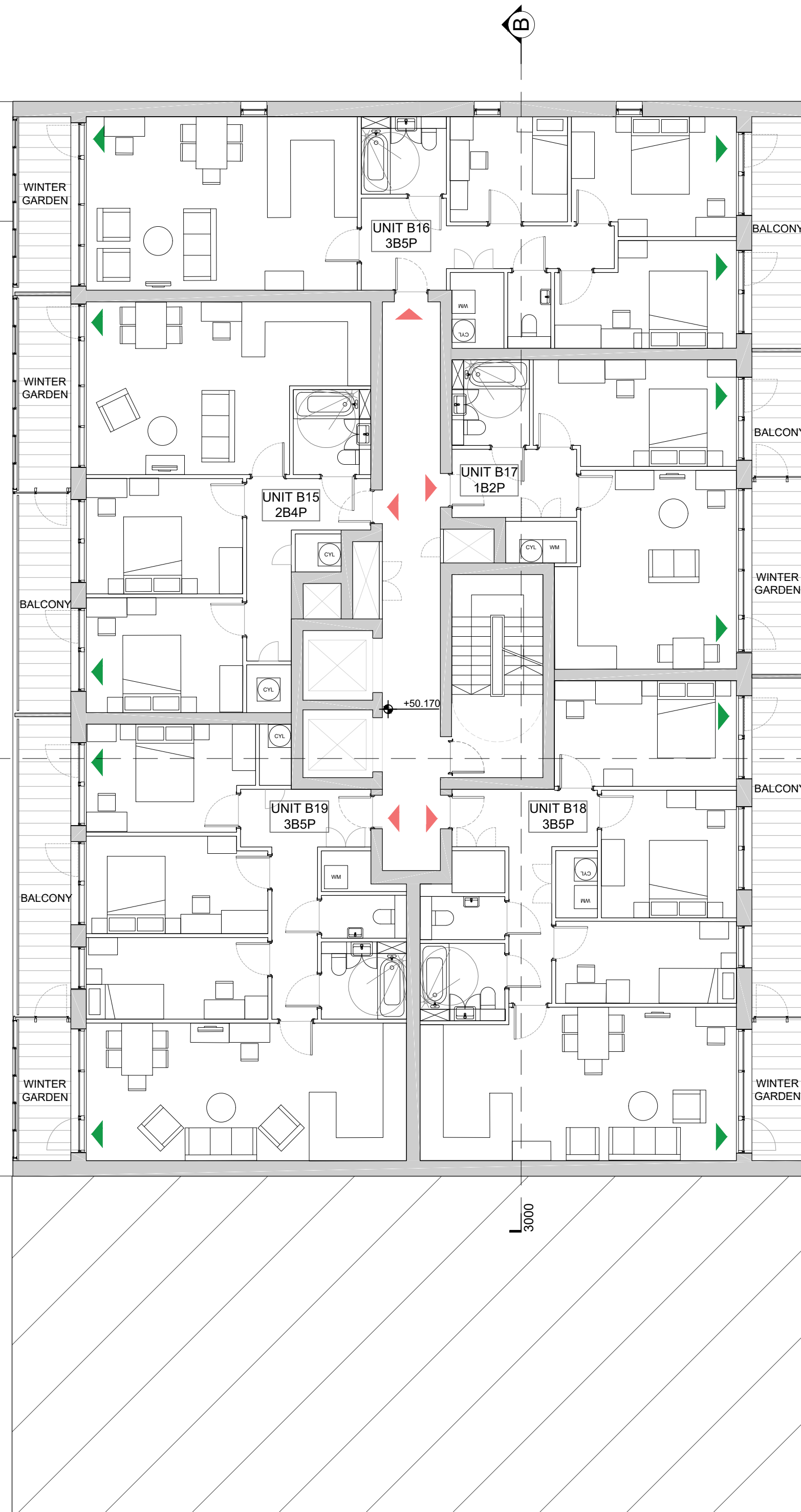
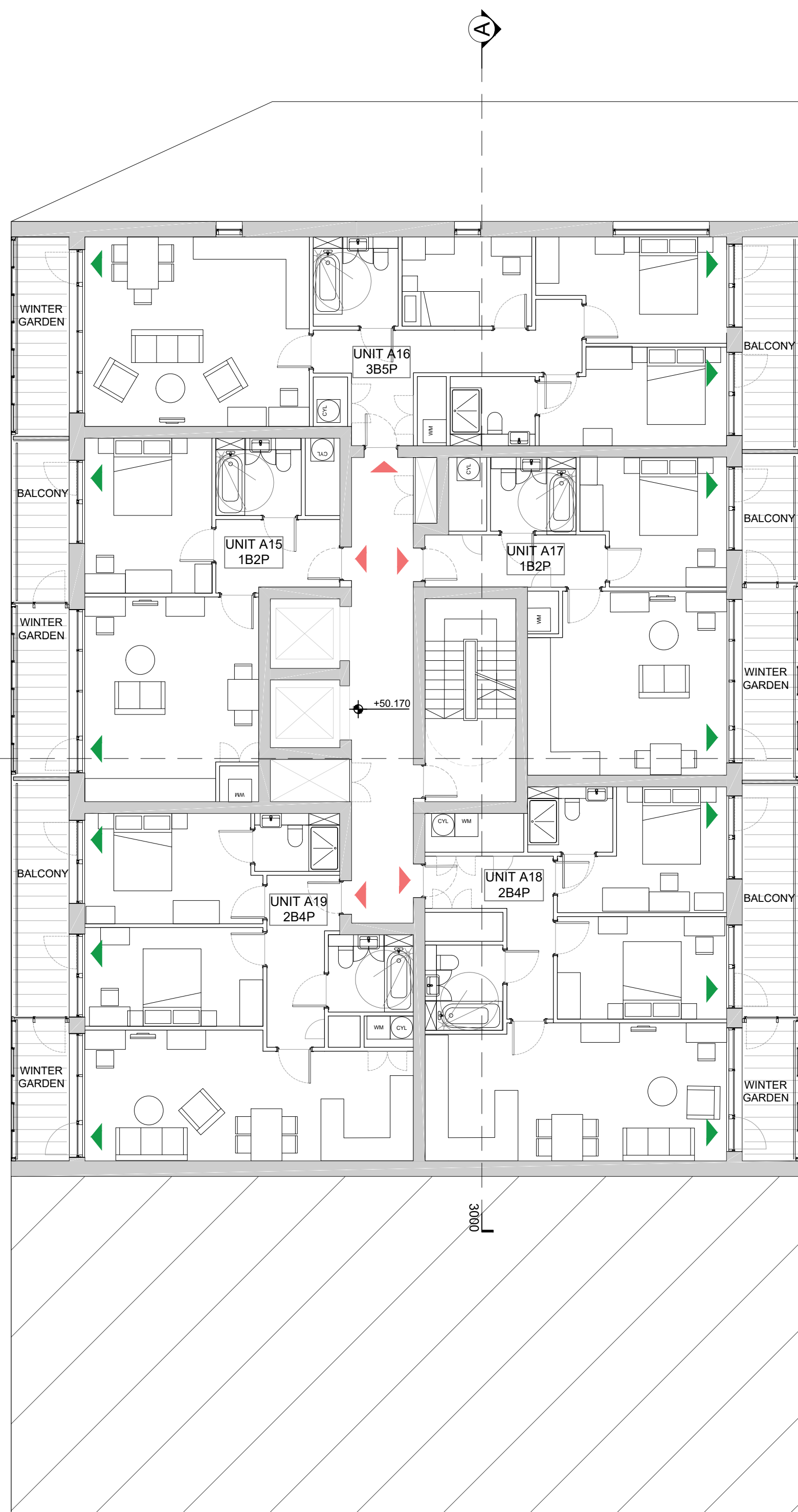


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drawing title
GA Plan
Proposed Fourth Floor Plan

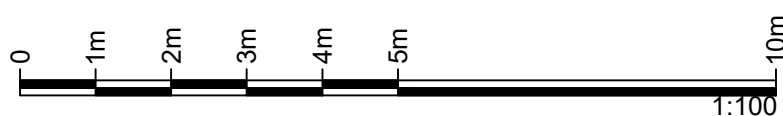
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scale 1:100@A1	drawn by KOR	checked by JM	date 17/01/2018
DRAWING NUMBER	project 897	status P	revision 1014 A

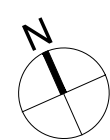


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Terrace and balcony access
Unit access



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

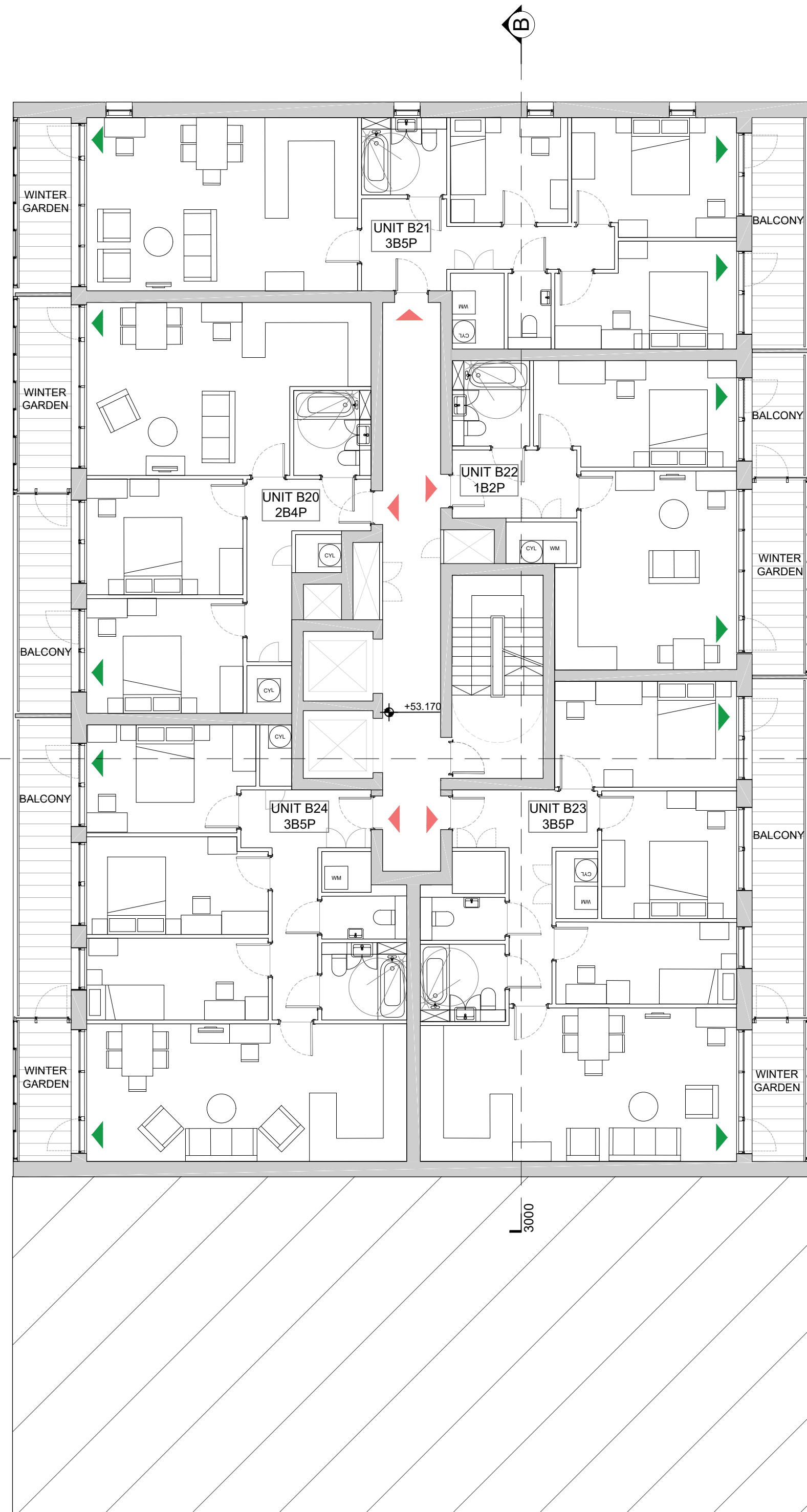
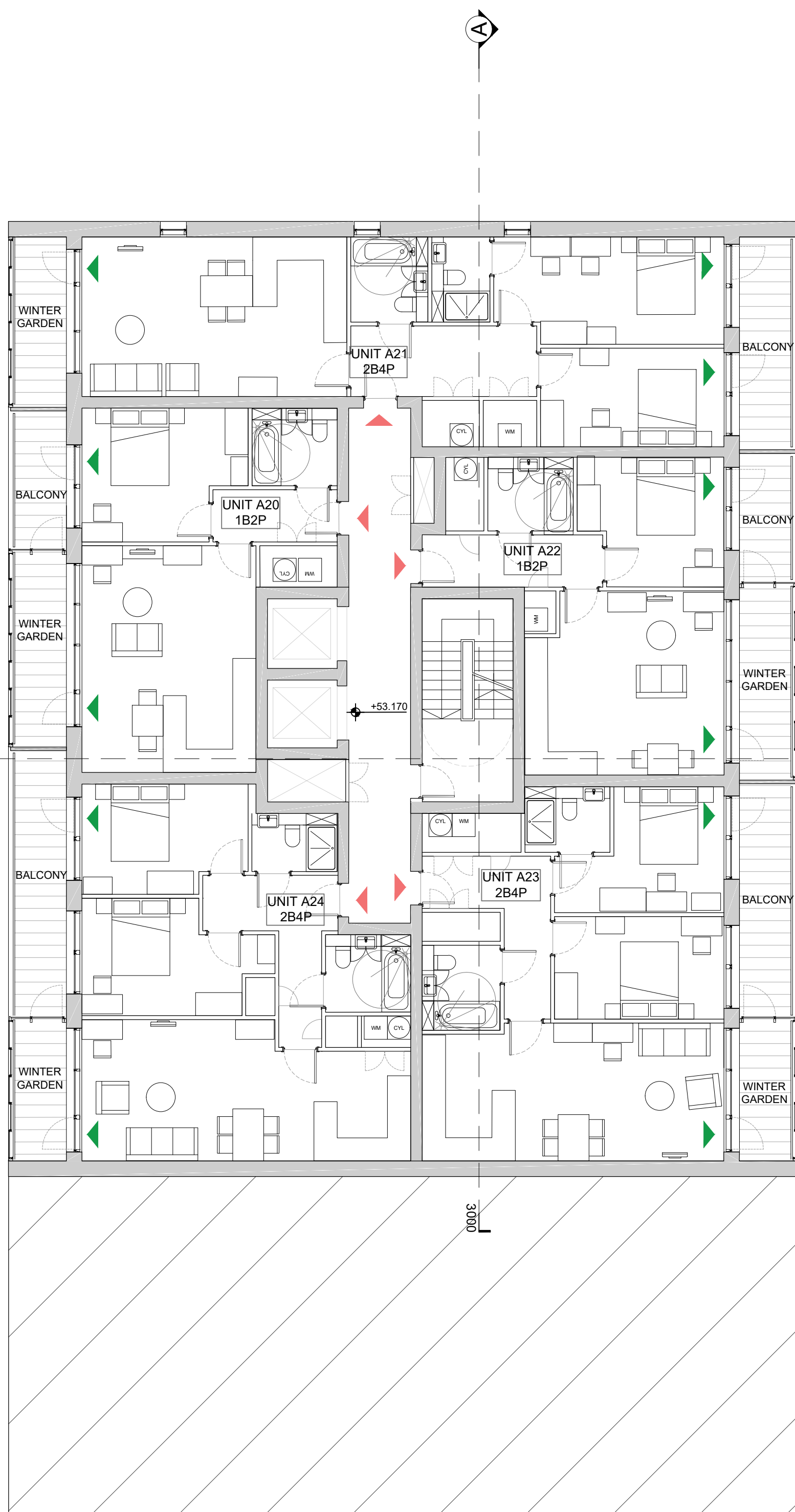


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drawing title
GA Plan
Proposed Fifth Floor Plan

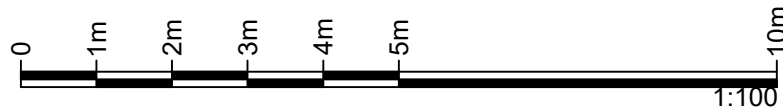
PLANNING

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DRAWING NUMBER	project 897	status P	revision 1015 A

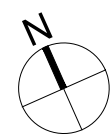


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Terrace and balcony access
Unit access



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

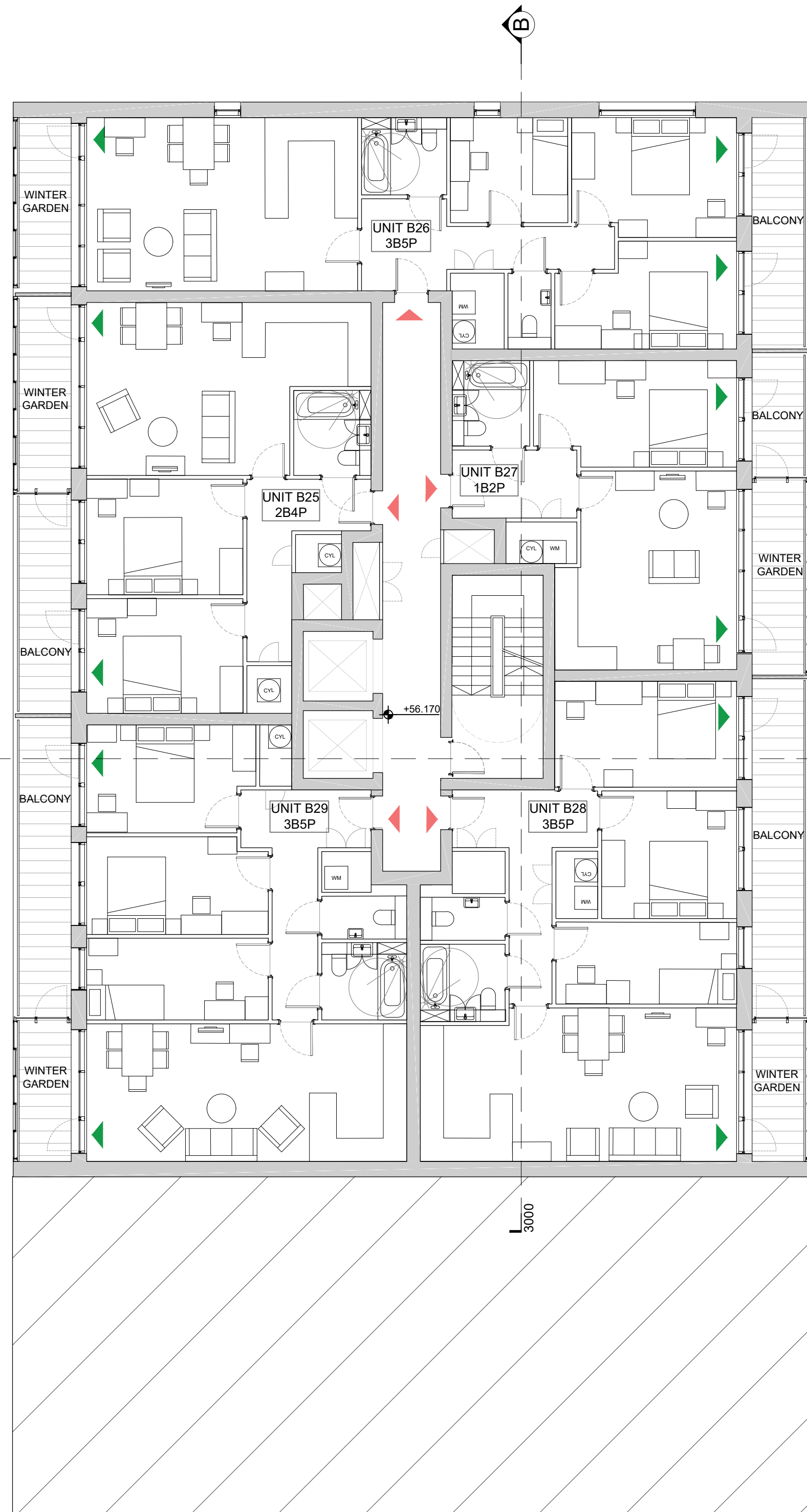
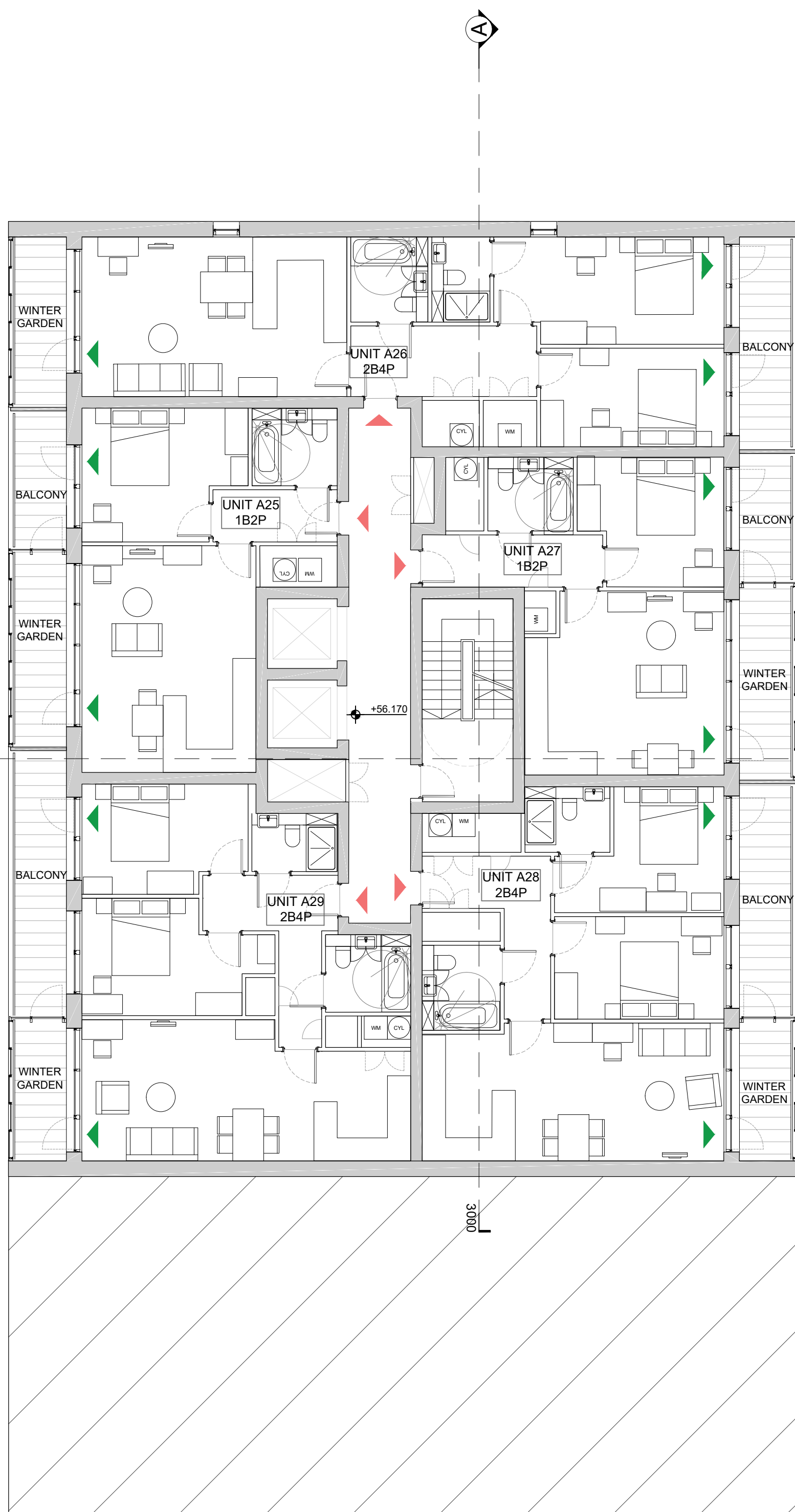


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drawing title
GA Plan
Proposed Sixth Floor Plan

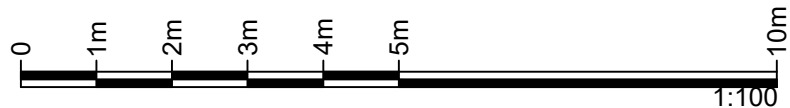
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DRAWING NUMBER	project 897	status P	revision 1016 A

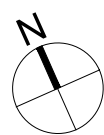


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Green arrow Terrace and balcony access
Red arrow Unit access



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REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
3 Viveash Close, Hayes

client
General Food Trading Inc.

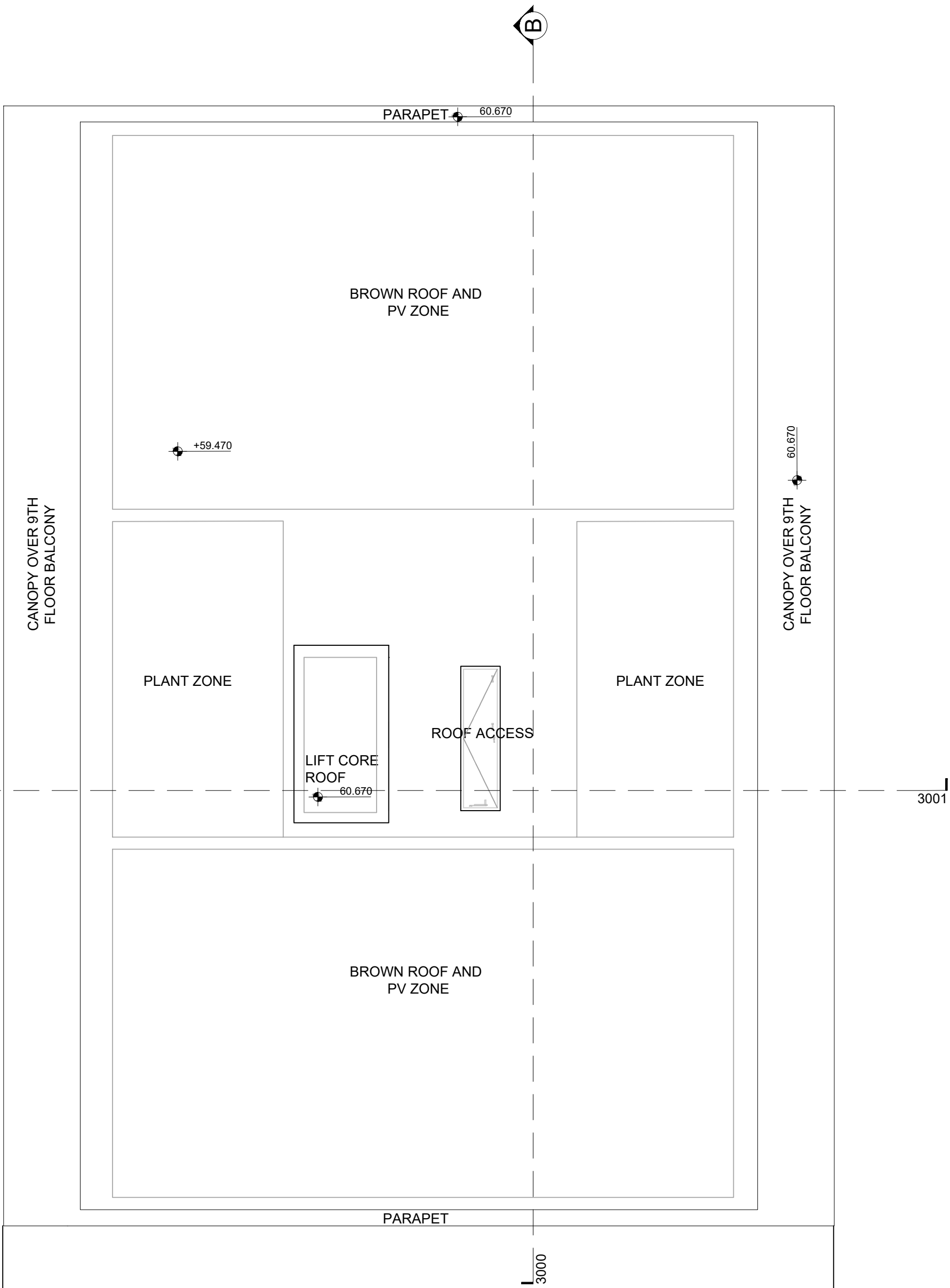
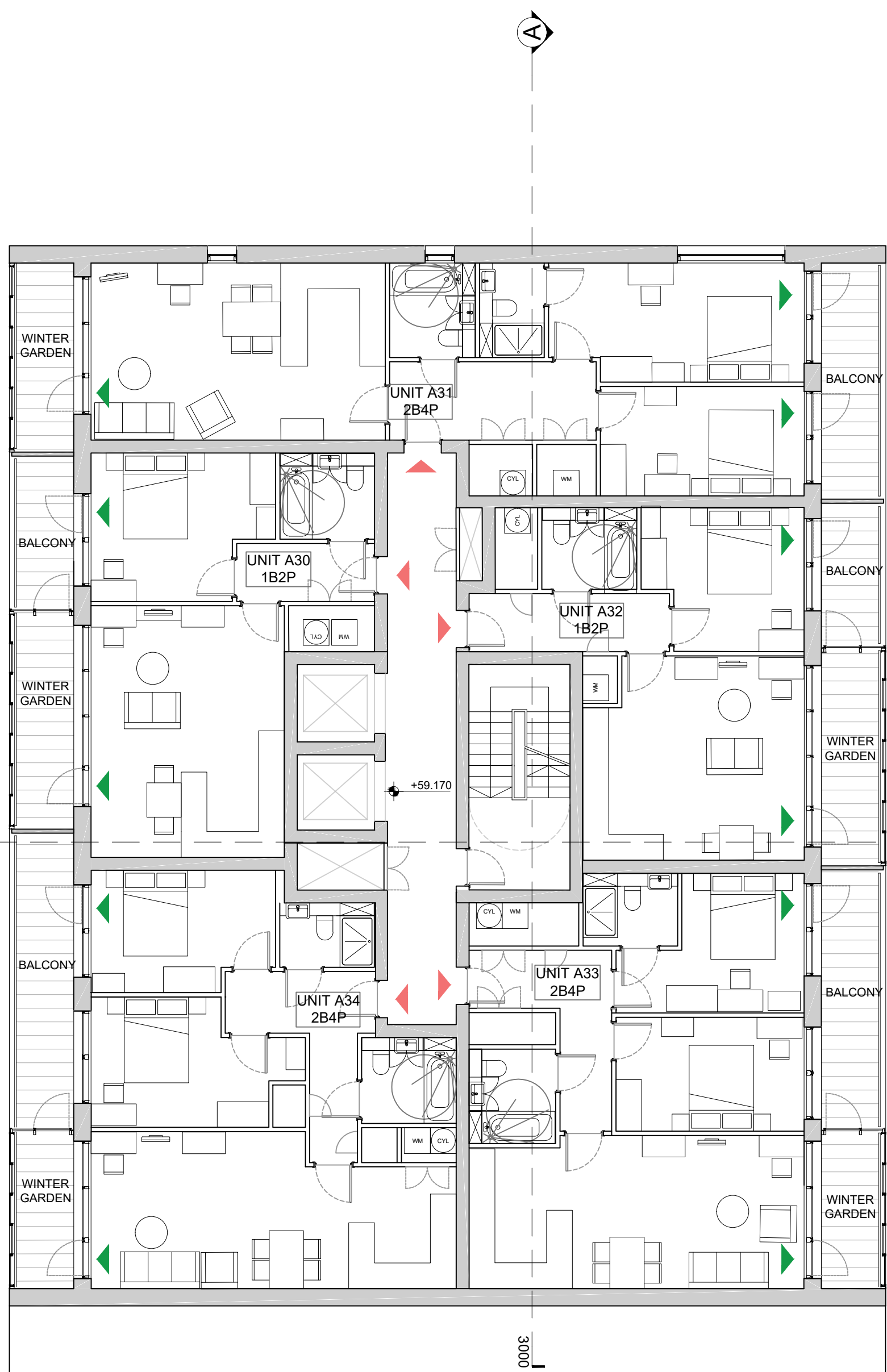


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drawing title
GA Plan
Proposed Seventh Floor Plan

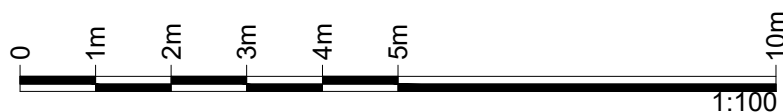
PLANNING

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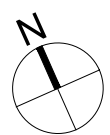


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Terrace and balcony access
Unit access



REV | BY | CHKD | DATE | AMENDMENT DETAILS

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project
3 Viveash Close, Hayes

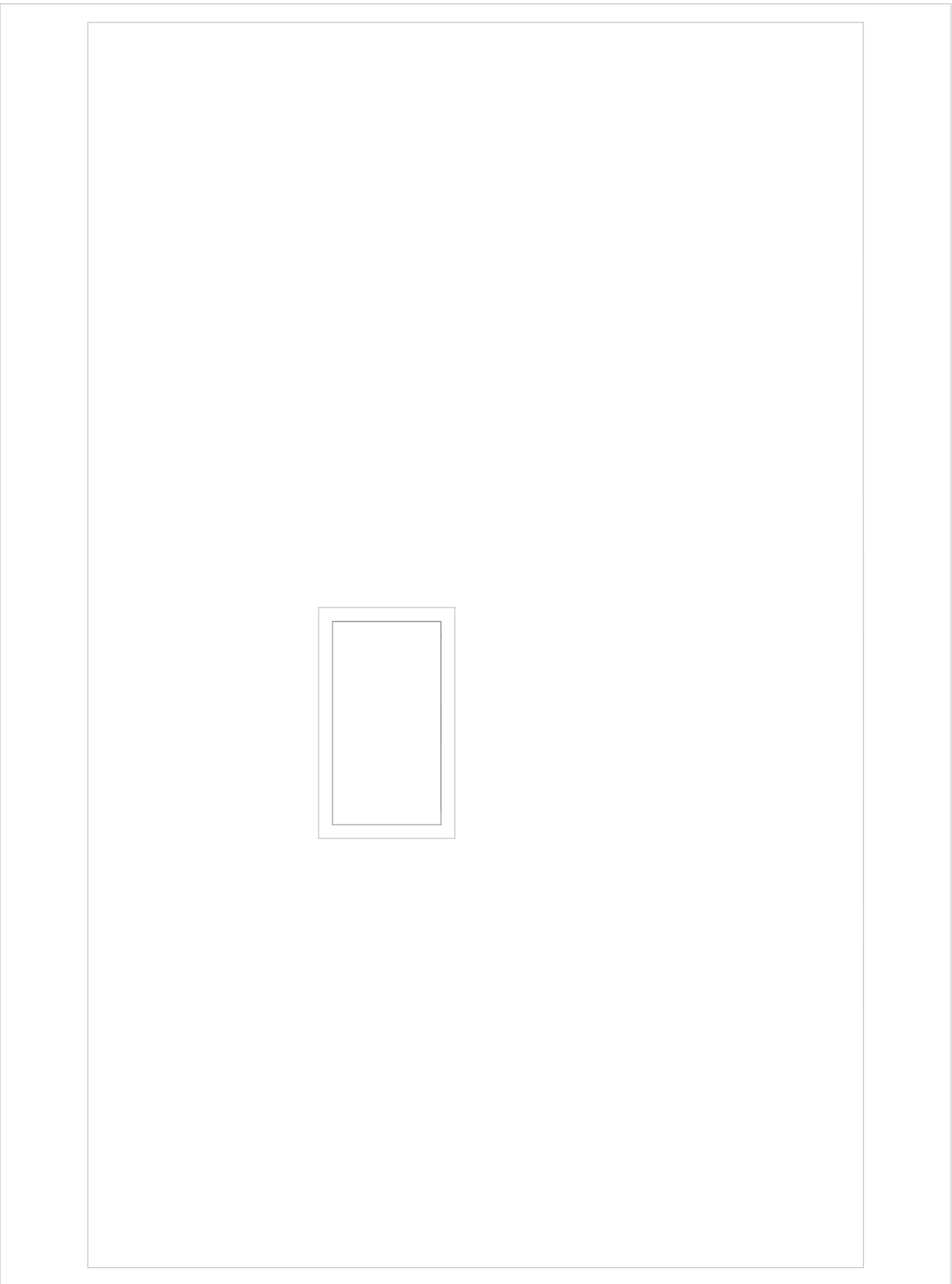
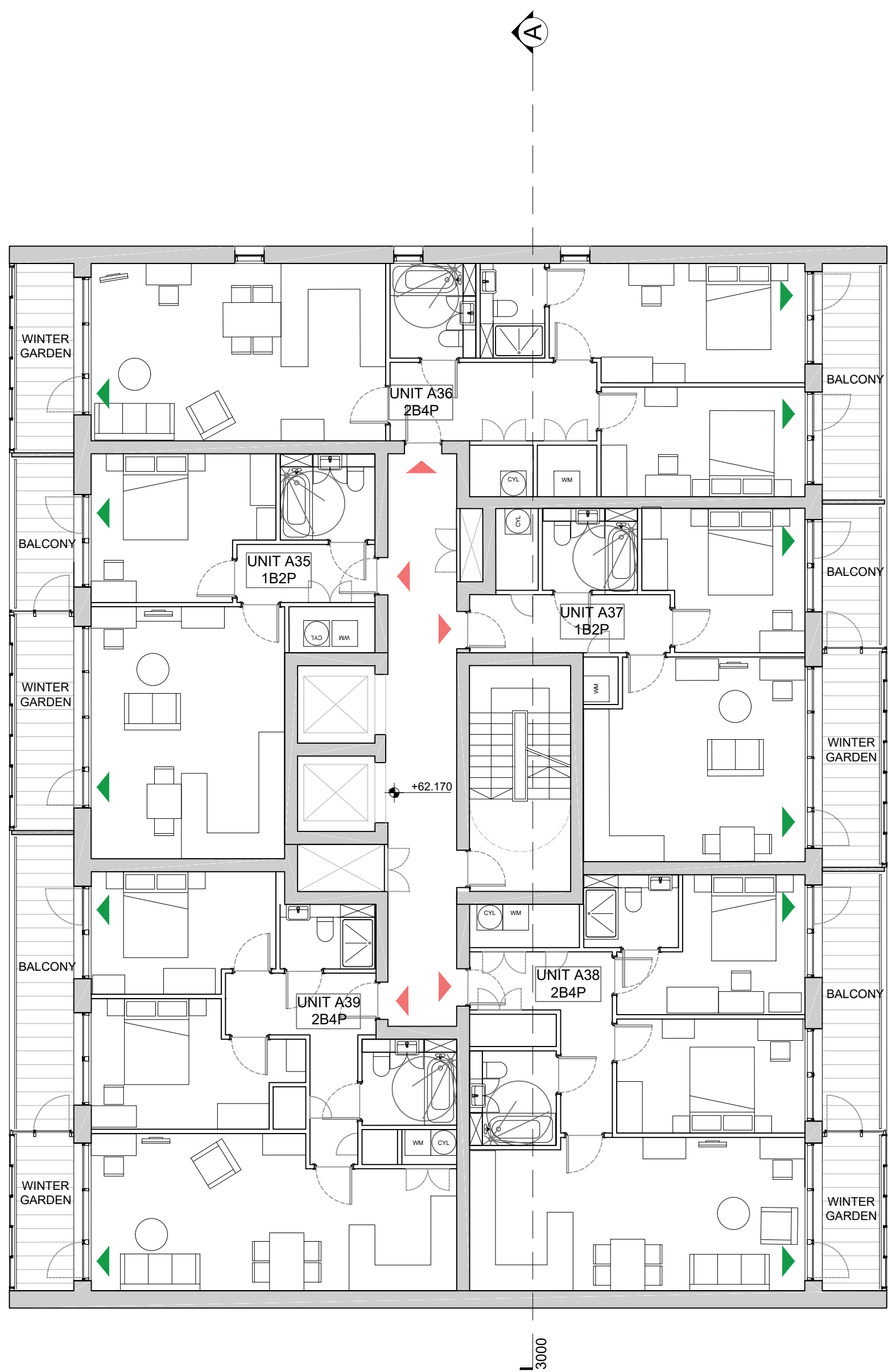
client
General Food Trading Inc.

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15-18 Featherstone St. London EC1Y 8SL www.fbmarchitects.com
T:020 7251 0543

drawing title
**GA Plan
Proposed Eighth Floor Plan**

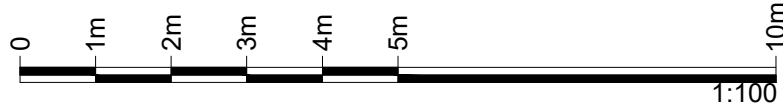
PLANNING

scale
1:100@A1
drawn by
KOR
checked by
JM
date
17/01/2018
project
status
revision
DRAWING NUMBER
897 | P | 1018 | A

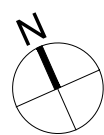


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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



Key:
Terrace and balcony access
Unit access



REV | BY | CHKD | DATE | AMENDMENT DETAILS

REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
3 Viveash Close, Hayes

client
General Food Trading Inc.

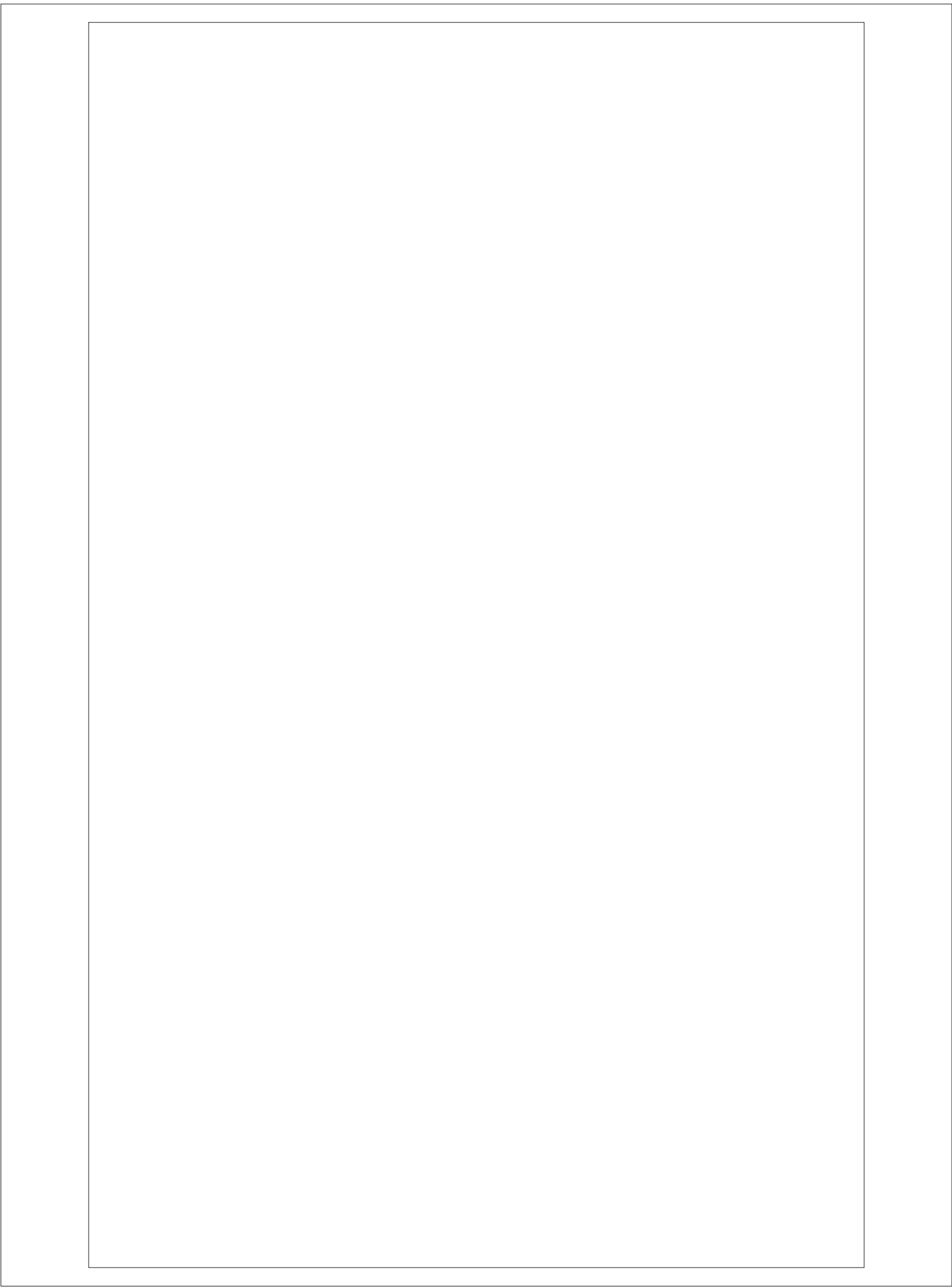
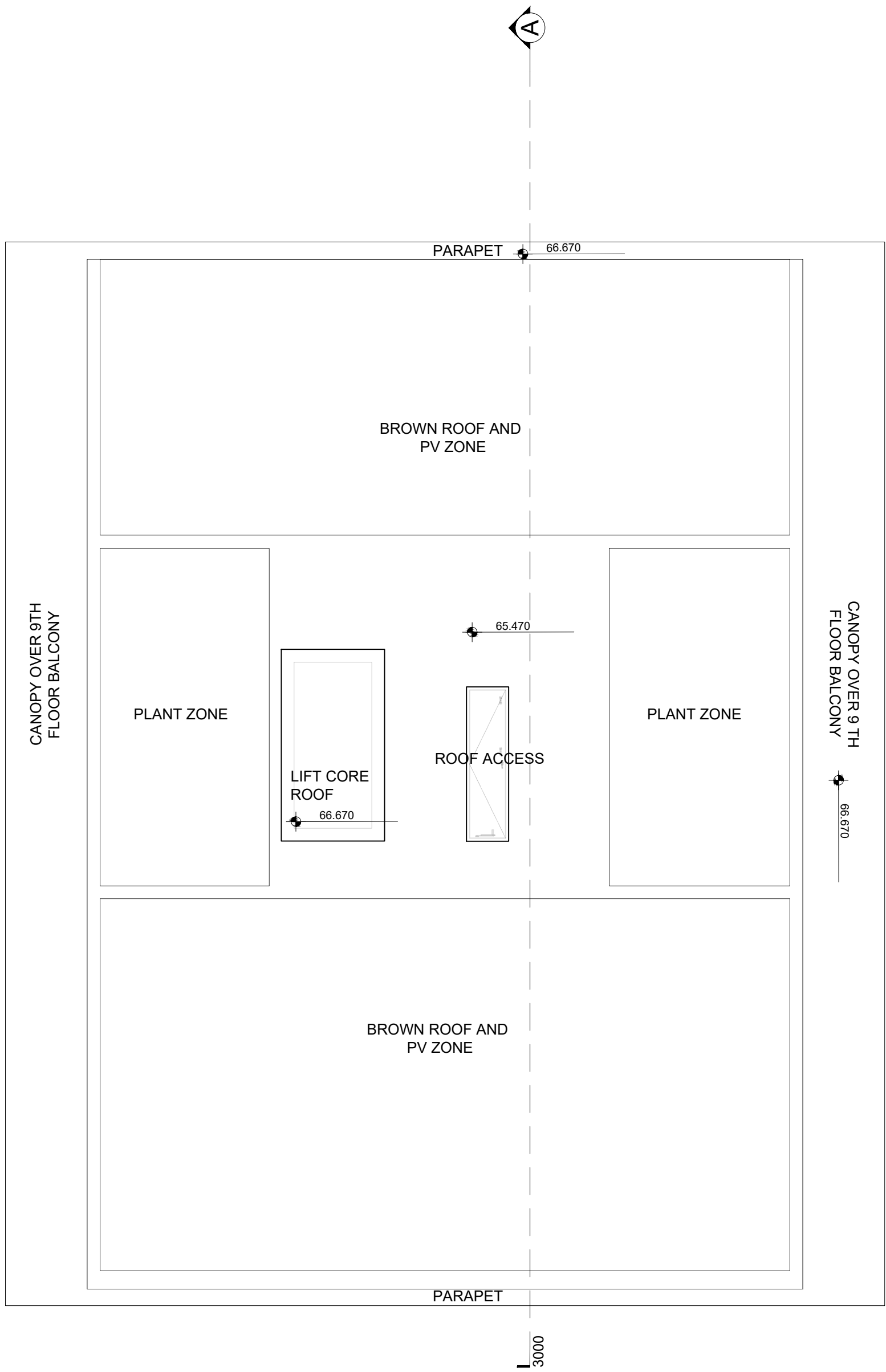


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drawing title
GA Plan
Proposed Ninth Floor Plan

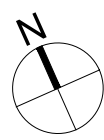
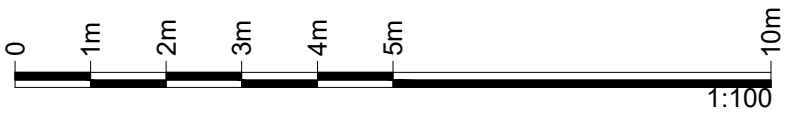
PLANNING

scale 1:100@A1	drawn by KOR	checked by JM	date 17/01/2018
DRAWING NUMBER	project 897	status P	revision 1019 A



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drawing notes
Future context indicative only
Source: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016



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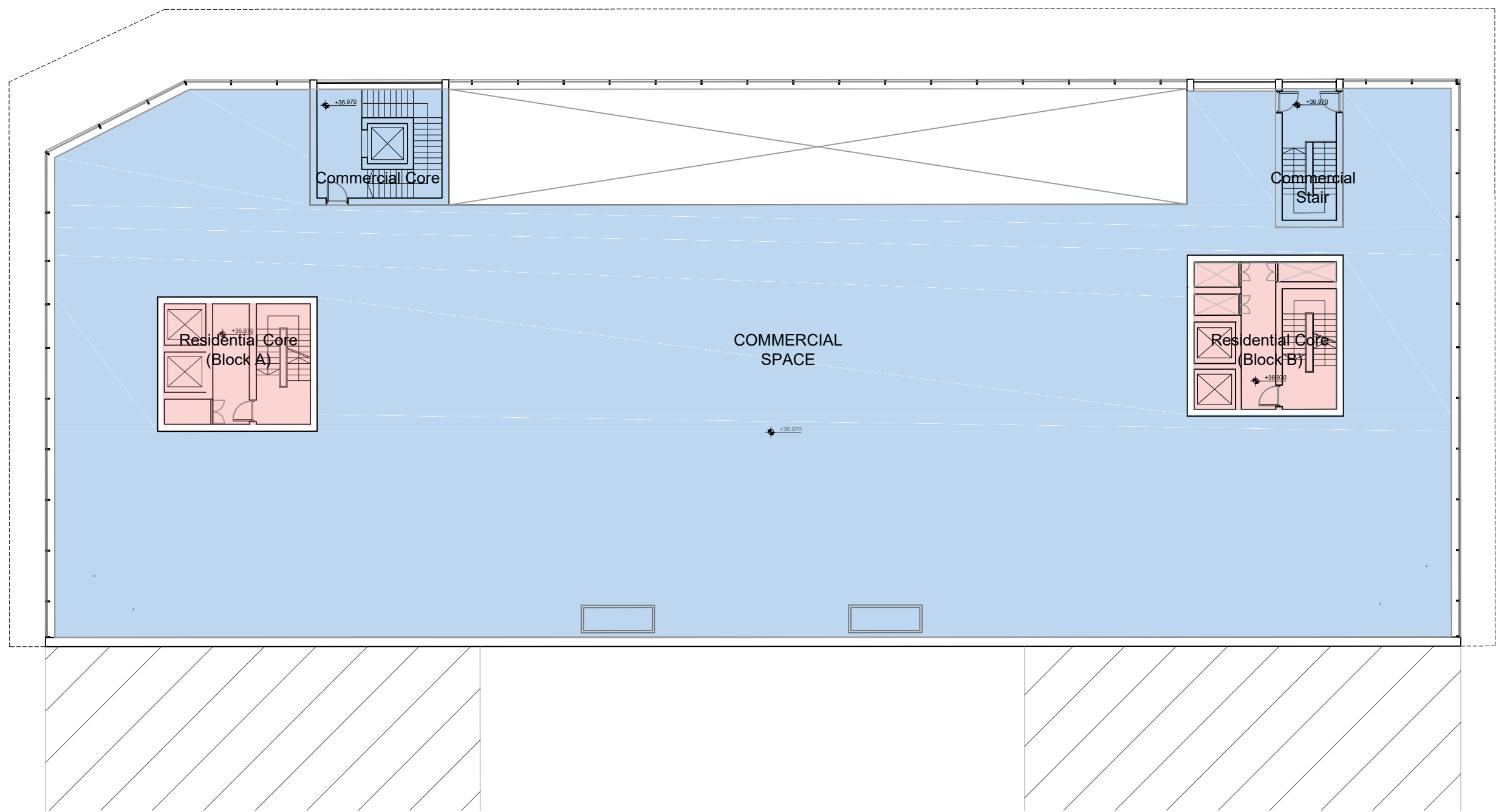
client
General Food Trading Inc.

drawing title
**GA Plans
Proposed Roof Plan**

PLANNING

scale 1:100@A1	drawn by KOR	checked by JM	date 17/01/2018
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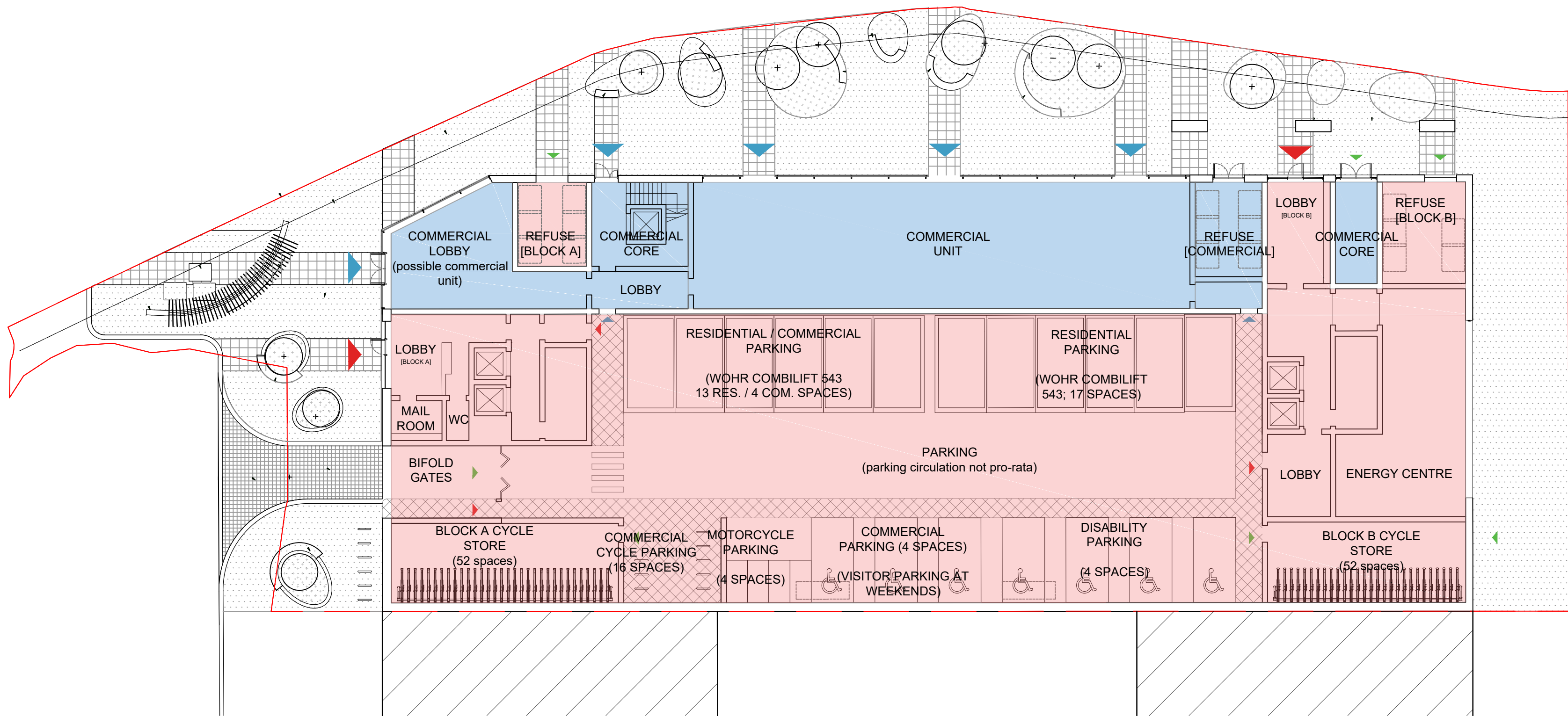
DRAWING NUMBER	project 897	status P	revision 1020 A
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TOTAL COMMERCIAL	1,467 m ²
------------------	----------------------

FIRST FLOOR	TOTAL:
Commercial	1191m ²
Residential Circulation	87m ²

02 First Floor

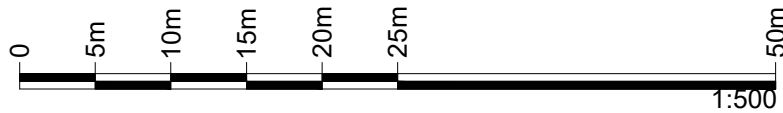


GROUND FLOOR	TOTAL:
Commercial GIA	306m ²
Residential Circulation / Ancillary (includes commercial parking)	1075m ²

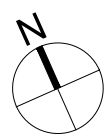
01 Ground Floor

notes
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drawing notes



KEY
Commercial GIA
Residential Circulation / Ancillary
(includes commercial parking)



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

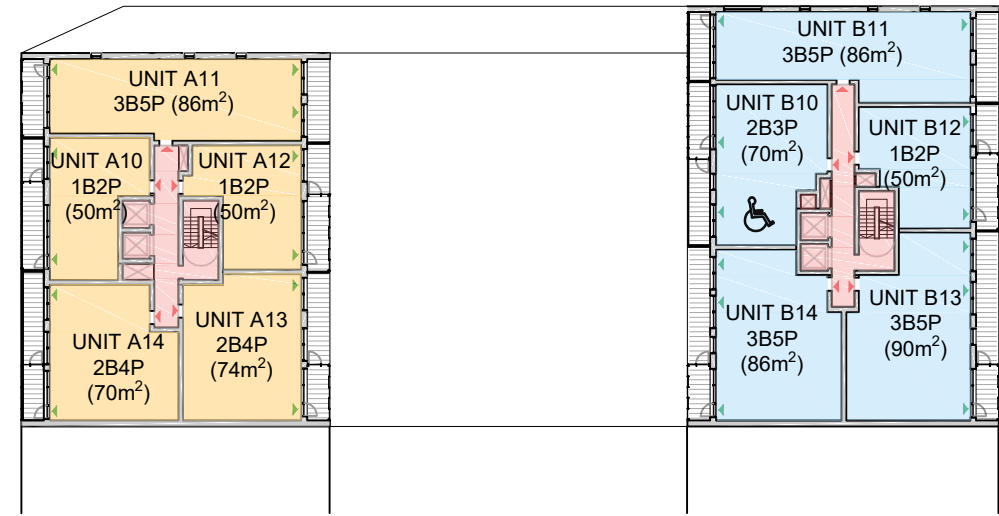


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drawing title
Area Summary Plans
Commercial (GF & 1F)

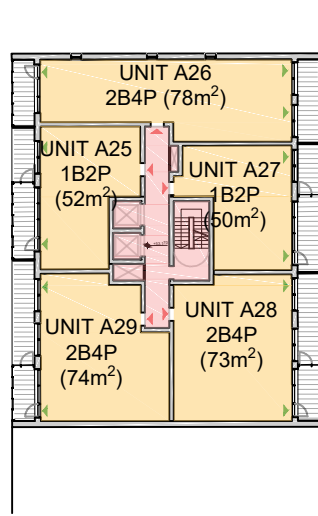
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DRAWING NUMBER	project 897	status P	revision 1030 A



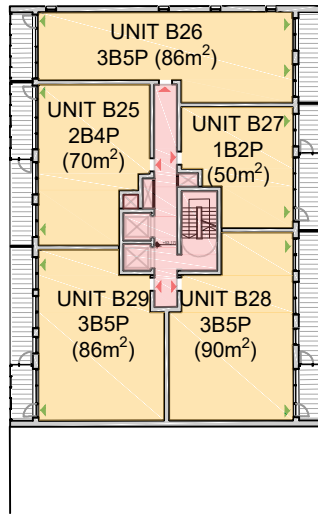
04 Fourth Floor

Private Sale GIA	330m ²
Affordable Rented GIA	382m ²
Circulation / Core	86m ²

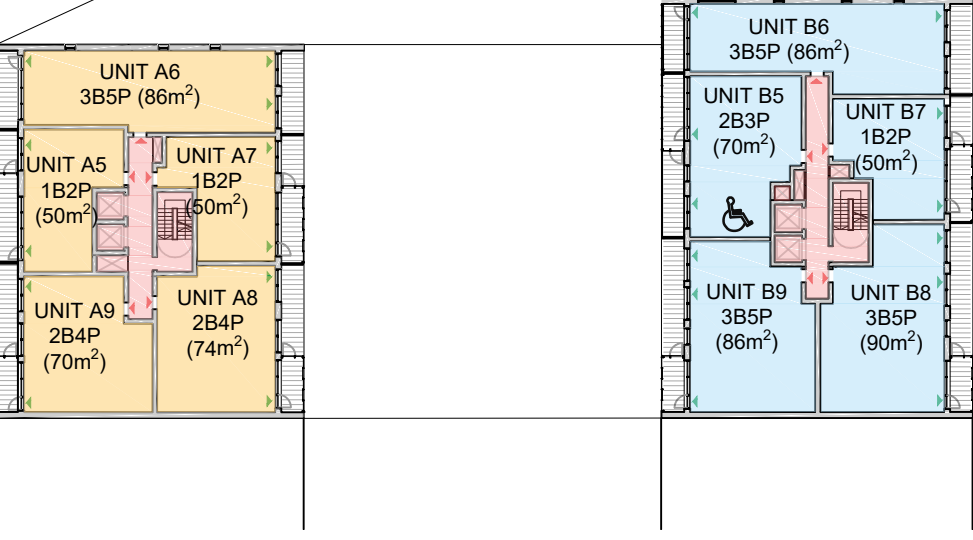


07 Seventh Floor

Private Sale GIA	619m ²
Circulation / Core	88m ²

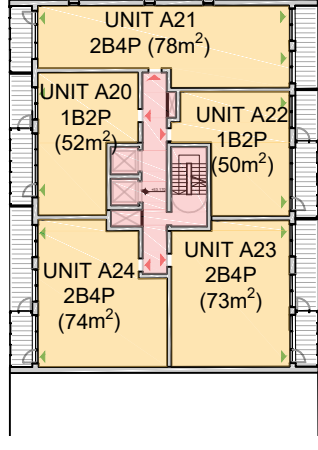


	TOTAL
Private Sale	2,895 m ²
Affordable Rented	1,333 m ²
Shared Ownership	558 m ²
Circulation / Core	653 m ²
TOTAL RESIDENTIAL	5,439 m²
Wheelchair adaptable units	7



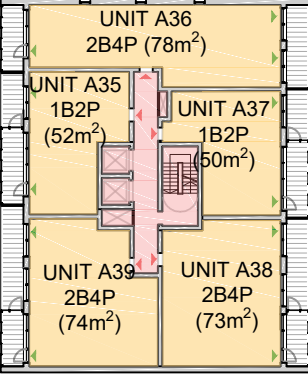
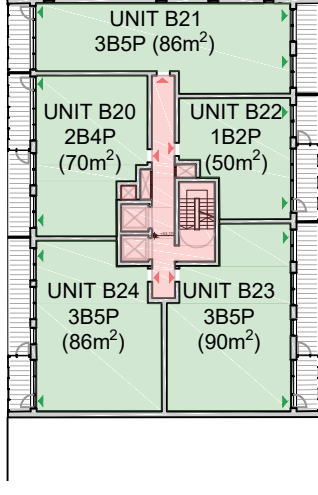
03 Third Floor

Private Sale GIA	330m ²
Affordable Rented GIA	382m ²
Circulation / Core	86m ²



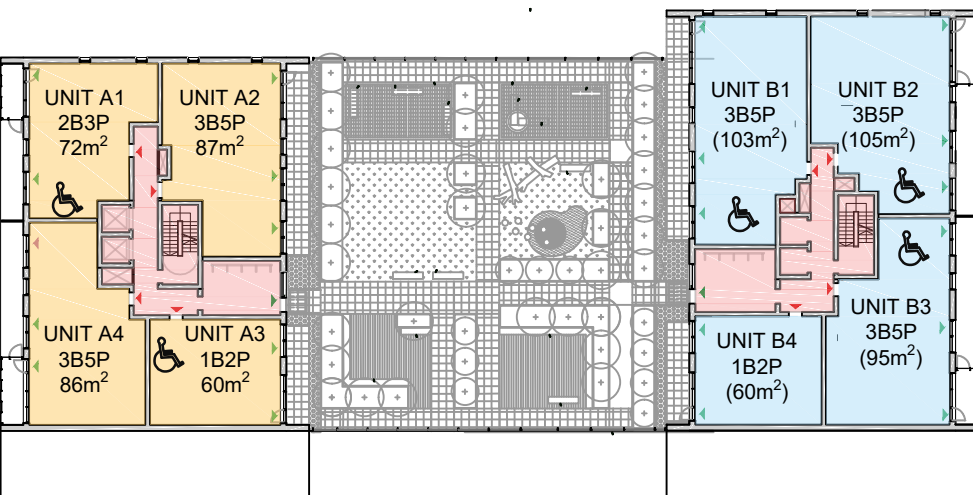
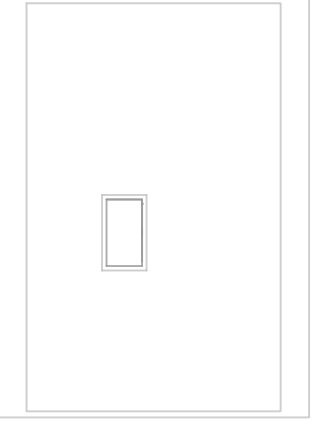
06 Sixth Floor

Private Sale GIA	327m ²
Shared Ownership GIA	382m ²
Circulation / Core	88m ²



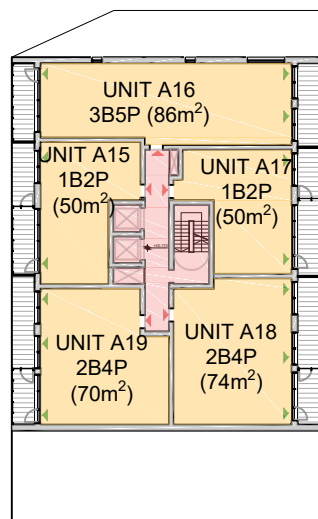
09 Ninth Floor

Private Sale GIA	327m ²
Circulation / Core	44m ²



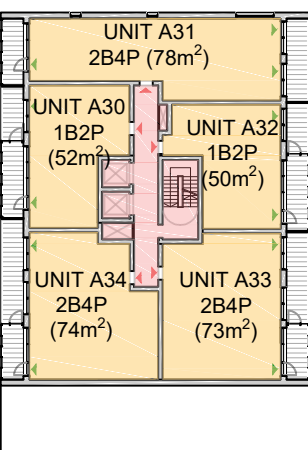
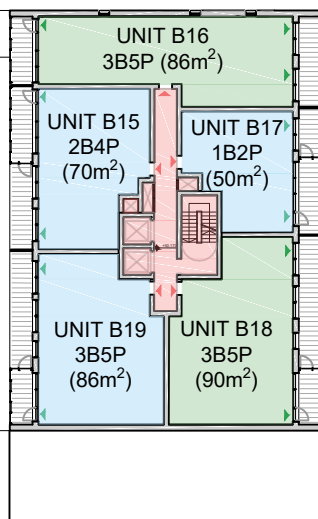
02 Second Floor

Private Sale GIA	305m ²
Affordable Rented GIA	363m ²
Circulation / Core	131m ²



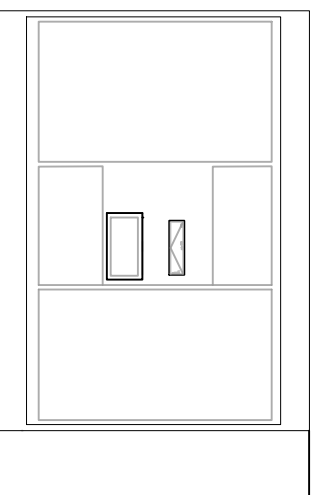
05 Fifth Floor

Private Sale GIA	330m ²
Affordable Rented GIA	206m ²
Shared Ownership GIA	176m ²
Circulation/ Core	86m ²



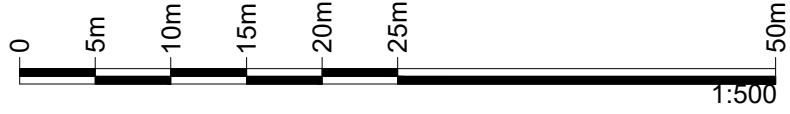
08 Eighth Floor

Private Sale GIA	327m ²
Circulation / Core	44m ²



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drawing notes



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

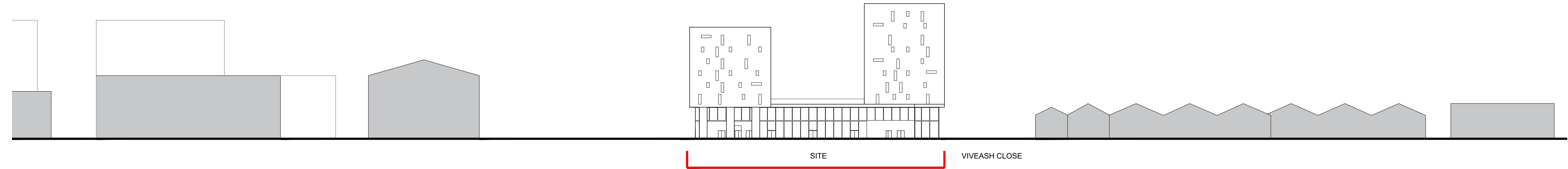


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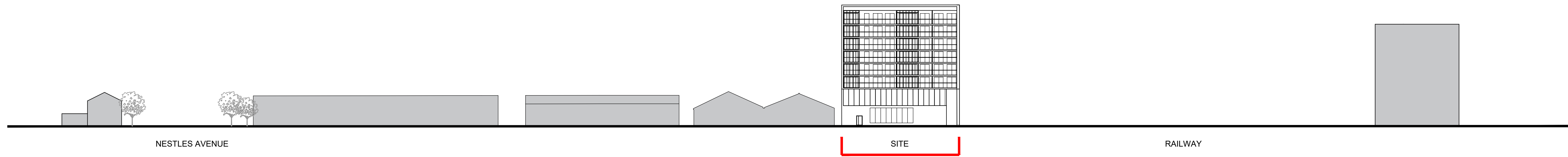
drawing title
Area Summary Plans
Residential (Floors 2-9)

PLANNING

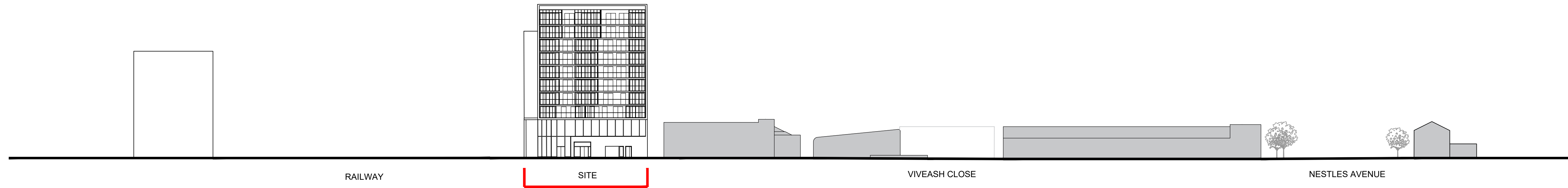
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DRAWING NUMBER	project 897	status P	revision 1031 A



01 North Elevation A-A



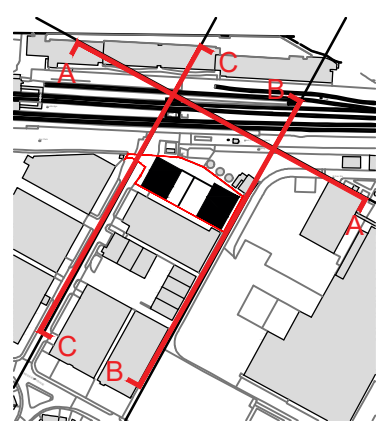
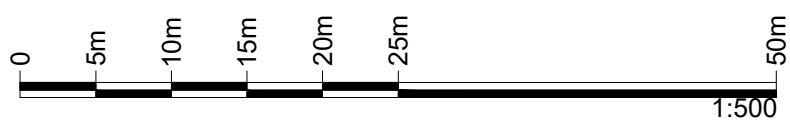
02 East Elevation B-B



03 West Elevation C-C

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drawing notes
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Reference no. W6685/16A



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.



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drawing title
Proposed Context Elevations
Existing Context

PLANNING

scale
1:500@A1

drawn by
SC

checked by
JM

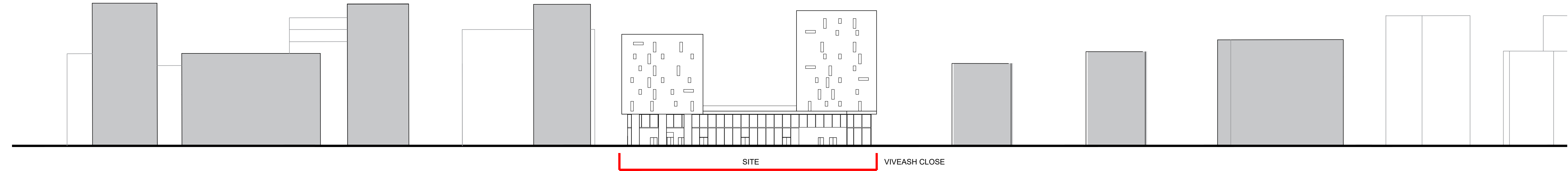
date
17/01/2018

DRAWING NUMBER
897

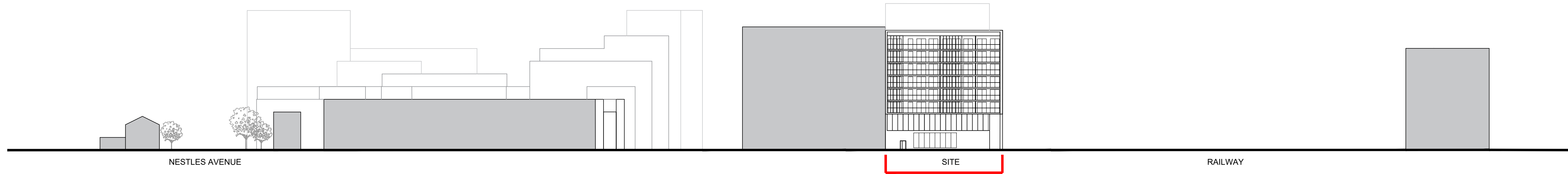
project
P

status
2000

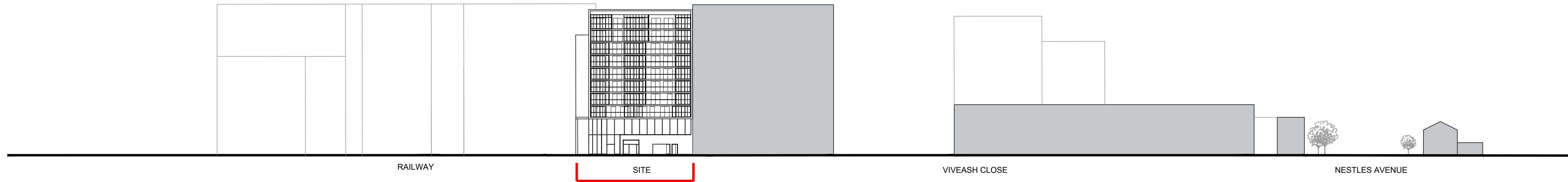
revision
A



01 North Elevation A-A



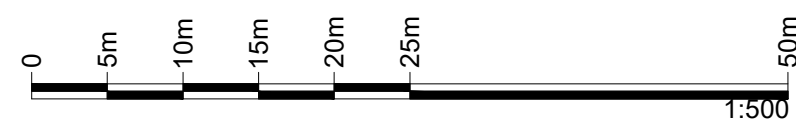
02 East Elevation B-B



03 West Elevation C-C

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drawing notes
Future context indicative only
Source 1: Greater London Authority's SA5 Wider Masterplan Study- Updated Draft June 2016
Source 2: Former Nestle Factory Masterplan as recommended for approval by Hillingdon Local Council



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REV | BY | CHKD | DATE | AMENDMENT DETAILS



project
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client
General Food Trading Inc.
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T:020 7251 0543

drawing title
Proposed Context Elevations
Future Context
PLANNING
scale
1:500@A1
drawing
LH
checked by
JM
date
17/01/2018
DRAWING NUMBER
897 | P | 2001 | A

DRAWING KEY:

- Brick 1 Glazed brick
- Brick 2 Medium dark facing brick
- Aluminium window frames with dark grey PPC finish
- Fair-faced concrete
- Steel square-bar balustrade with dark grey PPC finish
- Aluminium curtain wall with dark grey PPC finish
- Winter gardens with full height openable panels in front of balustrade
- Bi-fold gates to car park
- Raised planter and railing serving units facing onto residents garden
- Concrete canopy
- Glass balustrade
- Concrete columns
- Louvre door
- Feature pattern brickwork
- Glazed entrance door to communal cores
- Light concrete panels, recessed at various depths
- Concrete band
- Signage
- Rendered division panel with white finish
- Feature metal wall panel, metallic finish

PARAPET & LIFT OVERRUN
T.O.P. ± 66.670
ROOF
F.F.L. ± 59.470

SEVENTH FLOOR
F.F.L. ± 56.170

SIXTH FLOOR
F.F.L. ± 53.170

FIFTH FLOOR
F.F.L. ± 50.170

FOURTH FLOOR
F.F.L. ± 47.170

THIRD FLOOR
F.F.L. ± 44.170

SECOND FLOOR
F.F.L. ± 41.170

FIRST FLOOR
F.F.L. ± 36.970

GROUND FLOOR
F.F.L. ± 32.370

PARAPET & LIFT OVERRUN
T.O.P. ± 66.670
ROOF
F.F.L. ± 65.470

NINTH FLOOR
F.F.L. ± 62.170

EIGHTH FLOOR
F.F.L. ± 59.170

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FIFTH FLOOR
F.F.L. ± 50.170

FOURTH FLOOR
F.F.L. ± 47.170

THIRD FLOOR
F.F.L. ± 44.170

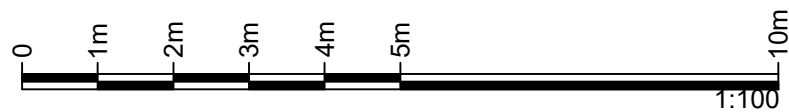
SECOND FLOOR
F.F.L. ± 41.170

FIRST FLOOR
F.F.L. ± 36.970

GROUND FLOOR
F.F.L. ± 32.370

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drawing notes
Colours are indicative only & subject to variation depending on printing processes and screen settings



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REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
3 Viveash Close, Hayes

client
General Food Trading Inc.



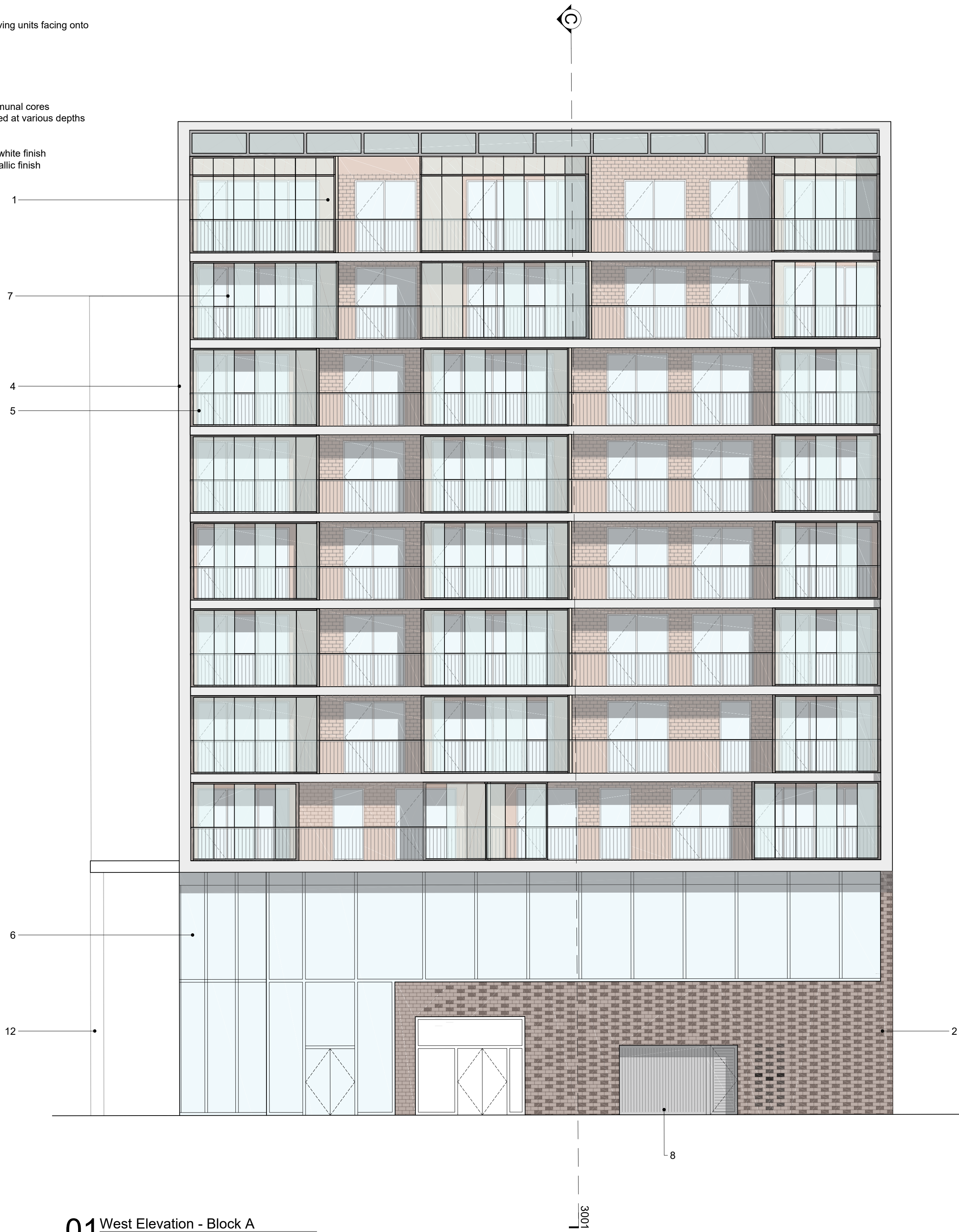
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drawing title
Elevations
Proposed North Elevation

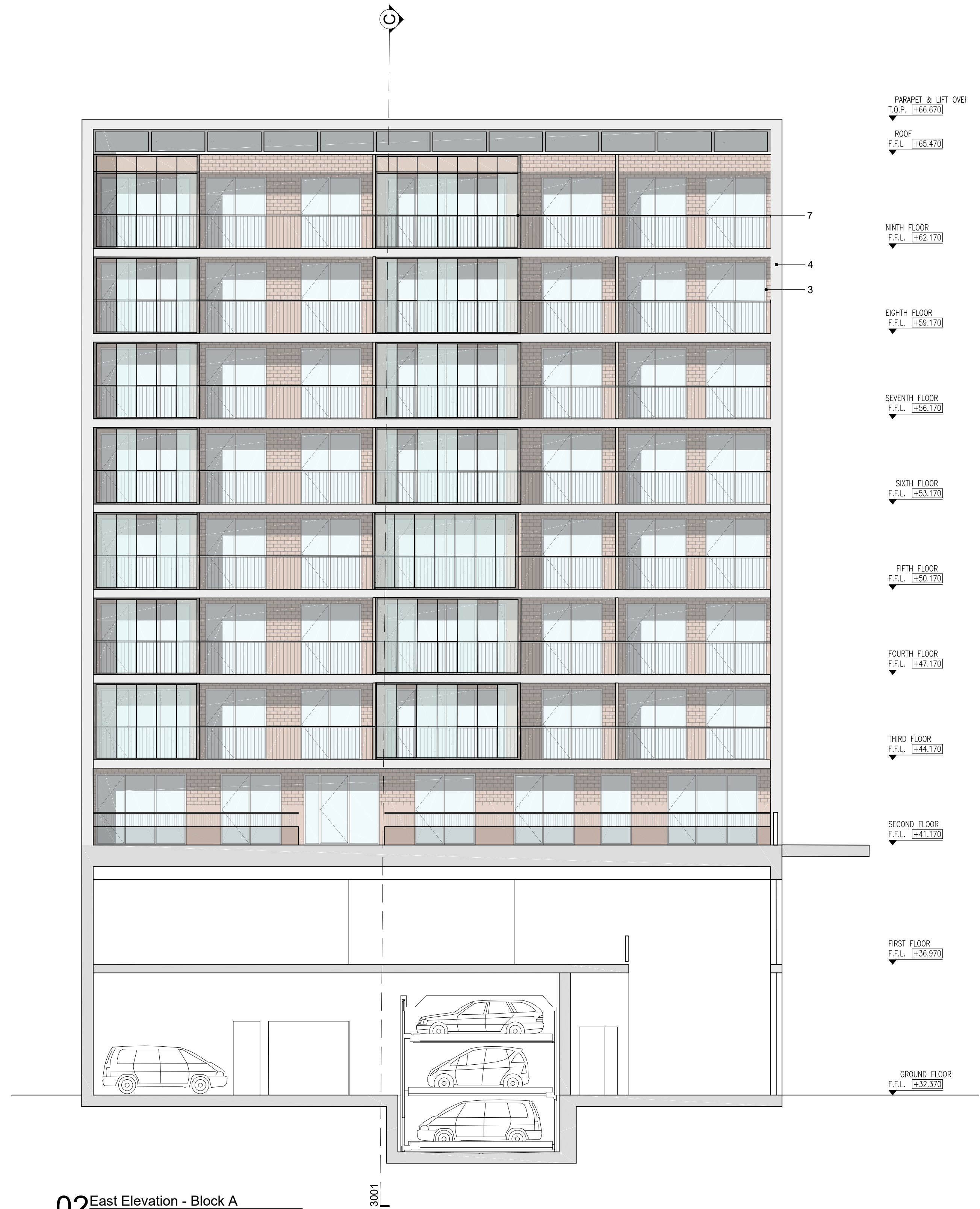
PLANNING

scale 1:100 @ A1	drawn by KOR	checked by JM	date 17/01/2018
DRAWING NUMBER	project 897	status P	revision 2100 A

- DRAWING KEY:**
- Brick 1 Glazed brick
 - Brick 2 Medium dark facing brick
 - Aluminium window frames with dark grey PPC finish
 - Fair-faced concrete
 - Steel square-bar balustrade with dark grey PPC finish
 - Aluminium curtain wall with dark grey PPC finish
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 - Glass balustrade
 - Concrete columns
 - Louvre door
 - Feature pattern brickwork
 - Glazed entrance door to communal cores
 - Light concrete panels, recessed at various depths
 - Concrete band
 - Signage
 - Rendered division panel with white finish
 - Feature metal wall panel, metallic finish



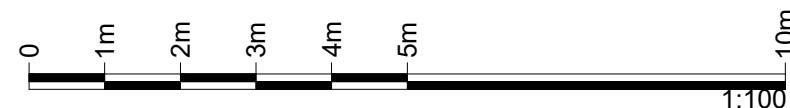
PARAPET & LIFT OVE
T.O.P. (+66.670)
▼
ROOF
F.F.L. (+65.470)
▼
NINTH FLOOR
F.F.L. (+62.170)
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▼



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F.F.L. (+44.170)
▼
SECOND FLOOR
F.F.L. (+41.170)
▼
FIRST FLOOR
F.F.L. (+36.970)
▼
GROUND FLOOR
F.F.L. (+32.370)
▼

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project
3 Viveash Close, Hayes

client
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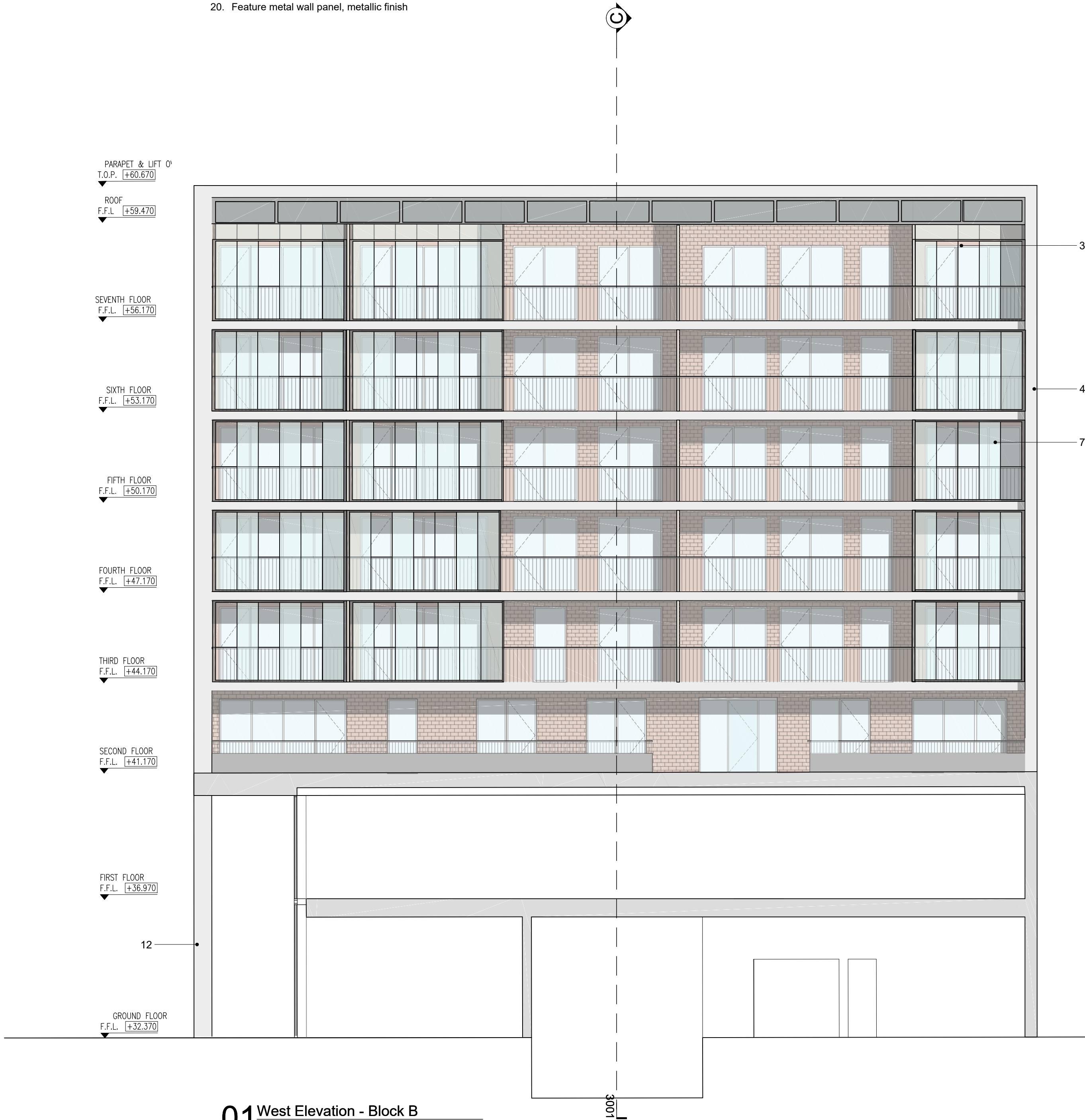
drawing title
**Elevations
Proposed East and West Elevations
Block A**

PLANNING

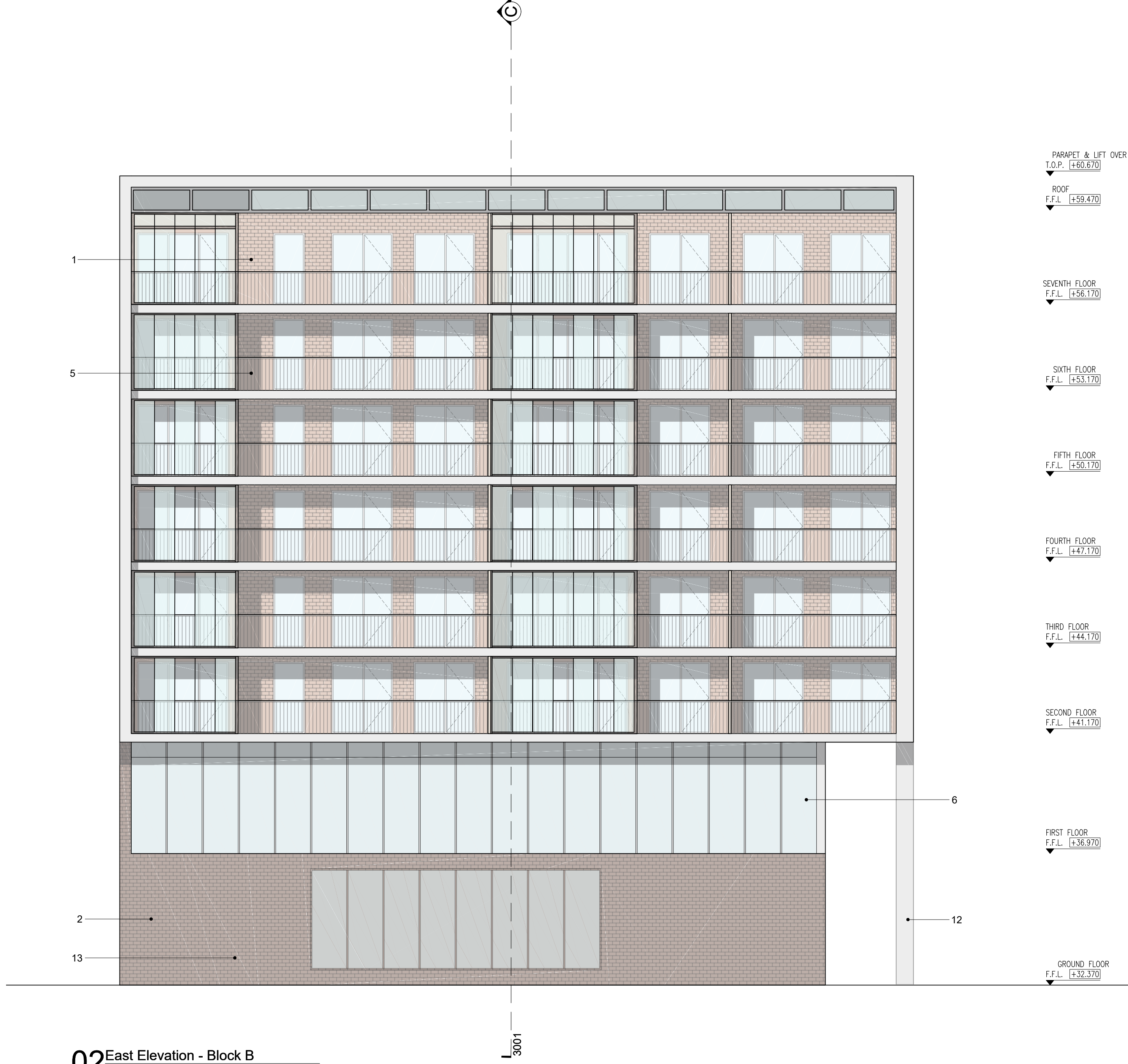
scale 1:100@A1
drawing by LH
checked by JM
date 17/01/2018
drawing number **897**
status **P**
revision **2101**
revision **A**

DRAWING KEY:

- Brick 1 Glazed brick
- Brick 2 Medium dark facing brick
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- Louvre door
- Feature pattern brickwork
- Glazed entrance door to communal cores
- Light concrete panels, recessed at various depths
- Concrete band
- Signage
- Rendered division panel with white finish
- Feature metal wall panel, metallic finish



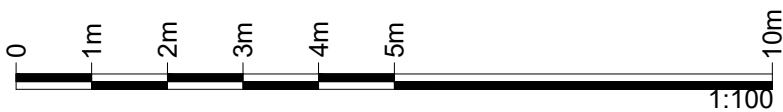
01 West Elevation - Block B



02 East Elevation - Block B

notes
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drawing notes
Colours are indicative only & subject to variation depending on printing processes and screen settings



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project
3 Viveash Close, Hayes

client
General Food Trading Inc.

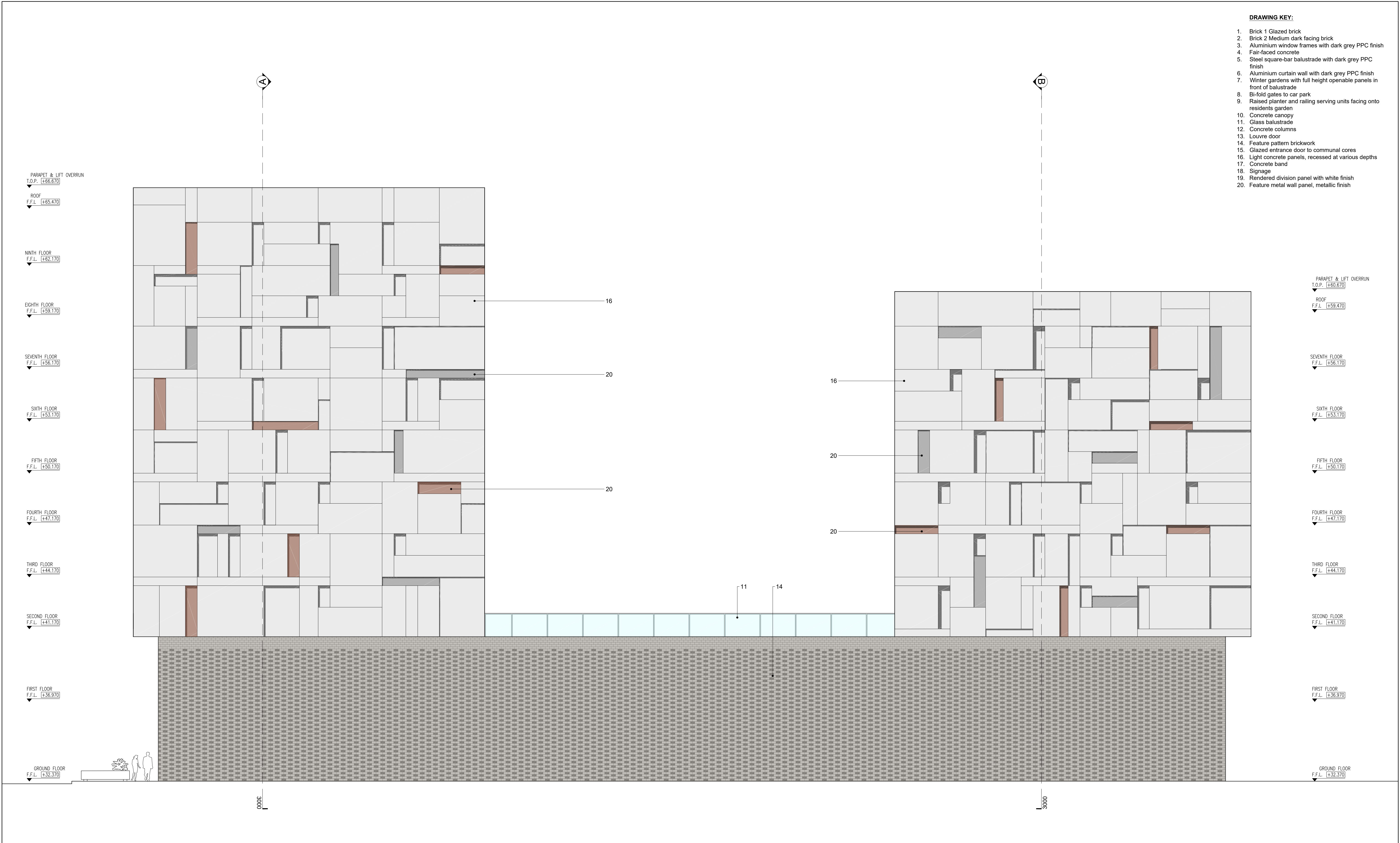
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15-18 Featherstone St. London EC1Y 8SL www.fbmaarchitects.com
T:020 7251 0543

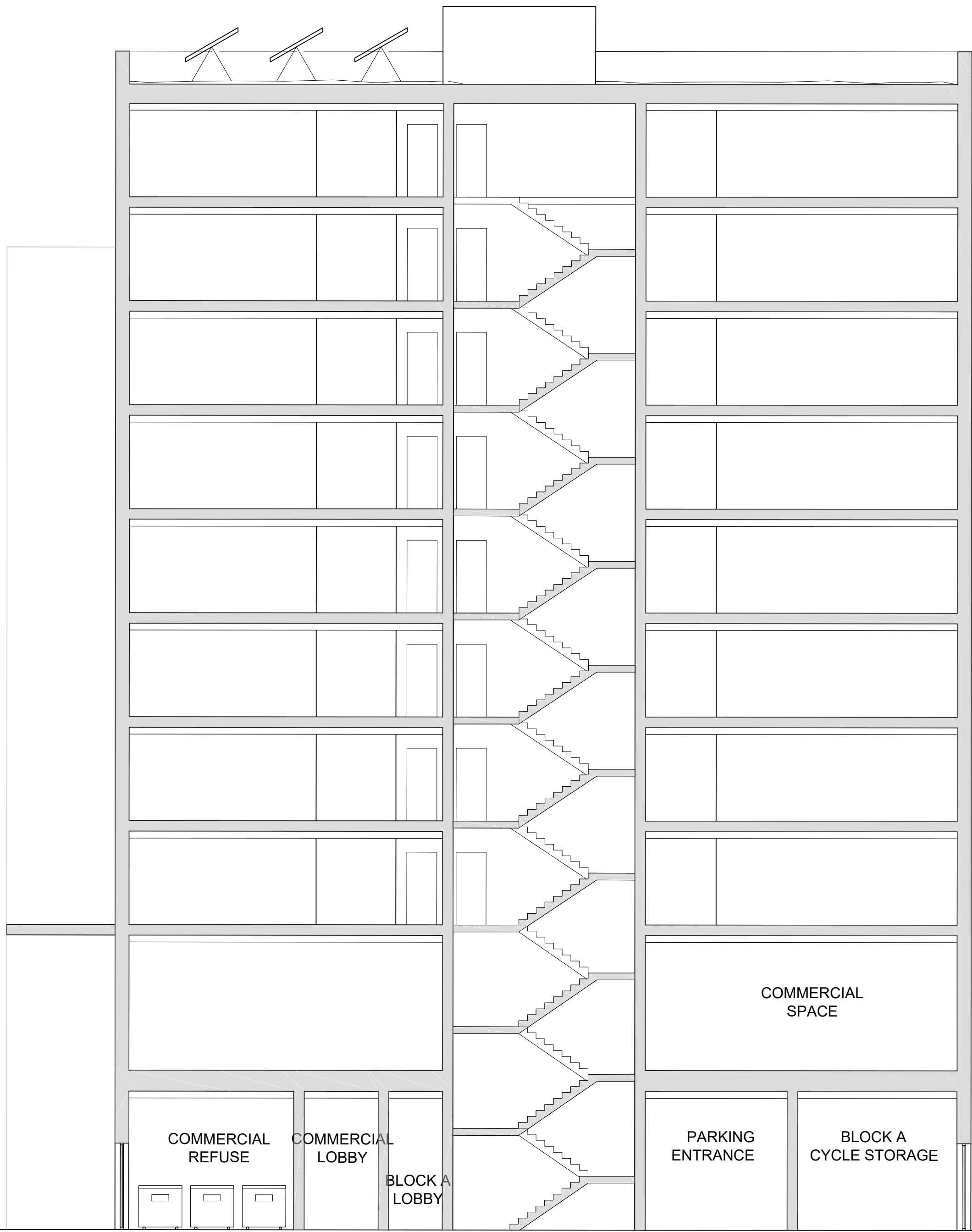
drawing title
Elevations
Proposed East and West Elevations
Block B

PLANNING

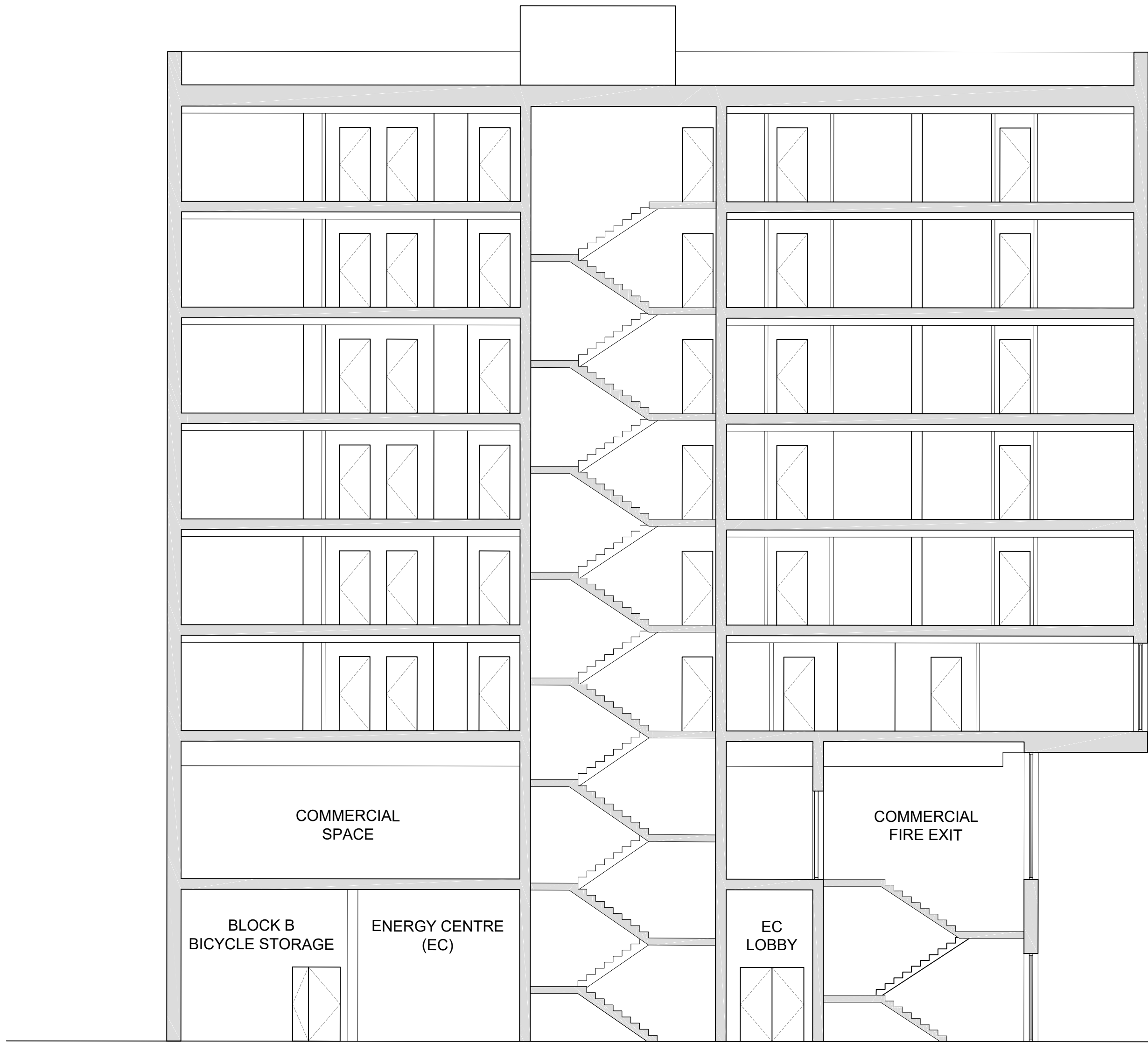
scale 1:100@A1
drawn by LH
checked by JM
date 17/01/2018

DRAWING NUMBER
project 897
status P
revision 2102 A





PARAPET & LIFT OVE
T.O.P. (+66.670)
ROOF
F.F.L. (+65.470)
NINTH FLOOR
F.F.L. (+62.170)
EIGHTH FLOOR
F.F.L. (+59.170)
SEVENTH FLOOR
F.F.L. (+56.170)
SIXTH FLOOR
F.F.L. (+53.170)
FIFTH FLOOR
F.F.L. (+50.170)
FOURTH FLOOR
F.F.L. (+47.170)
THRD FLOOR
F.F.L. (+44.170)
SECOND FLOOR
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FIRST FLOOR
F.F.L. (+36.970)
GROUND FLOOR
F.F.L. (+32.370)



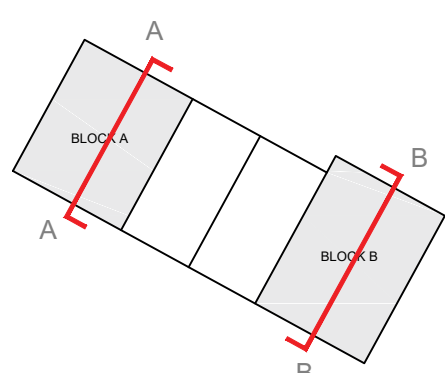
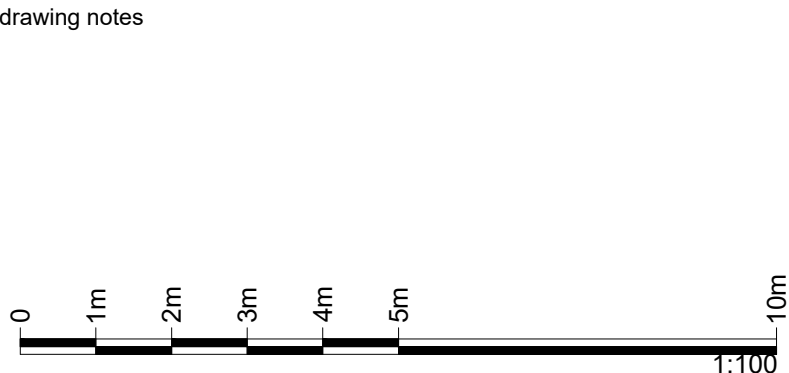
PARAPET & LIFT OVER
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SIXTH FLOOR
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THIRD FLOOR
F.F.L. (+44.170)
SECOND FLOOR
F.F.L. (+41.170)
FIRST FLOOR
F.F.L. (+36.970)
GROUND FLOOR
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A-A West Section through Block A

B-B East Section through Block B

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client
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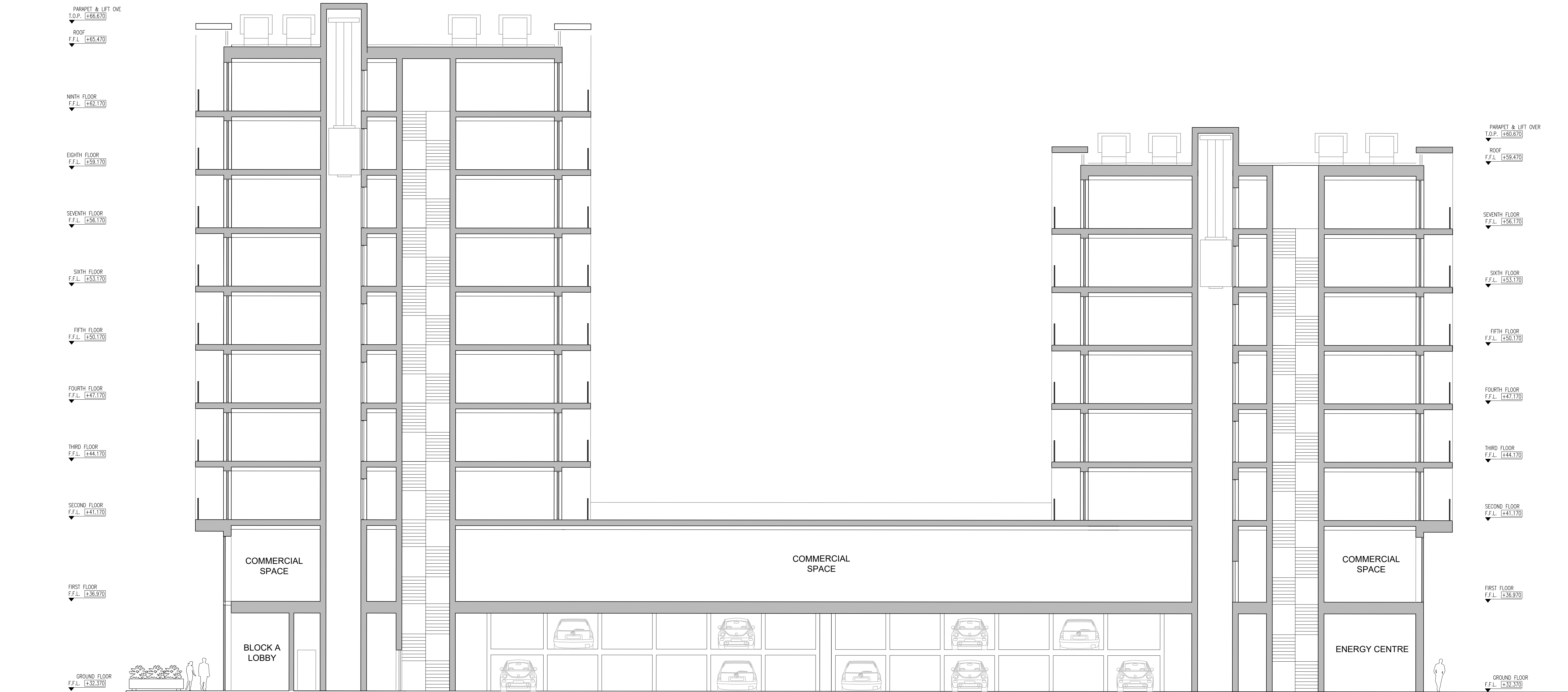
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drawing title
Sections
Proposed Sections AA and BB

PLANNING

scale 1:100@A1
drawn by LH
checked by JM
date 17/01/2018

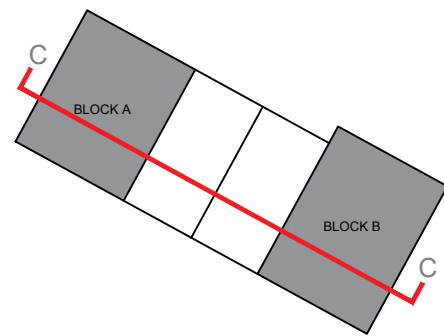
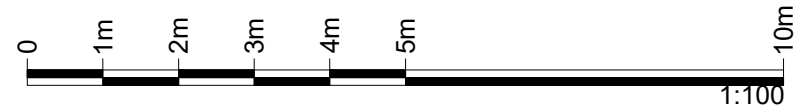
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project 897
status P
revision 3000 A



C-C South Long Section
1:100

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drawing title
Proposed Sections C-C

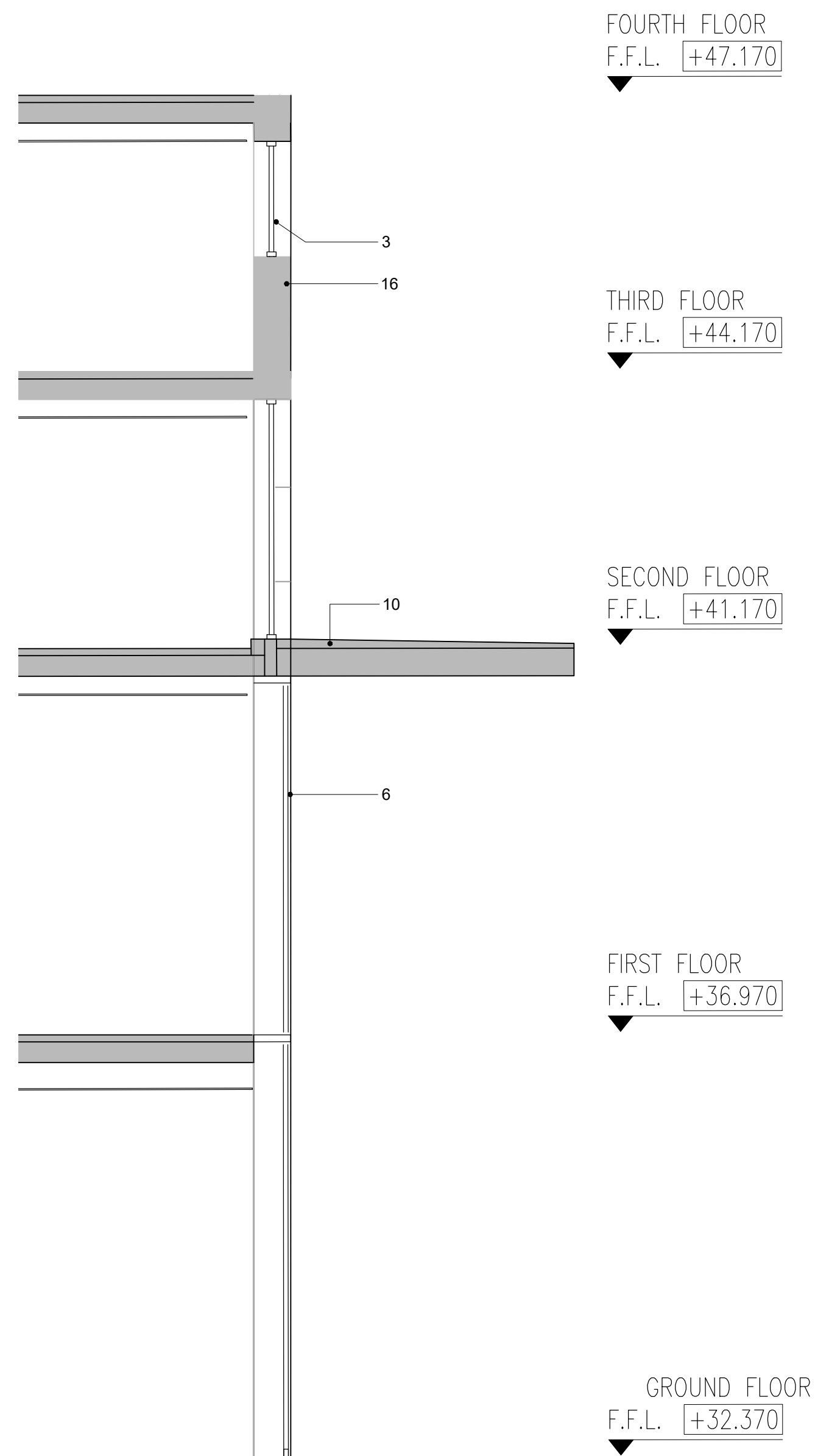
PLANNING

scale 1:100@A1
drawn by KOR
checked by JM
date 17/01/2018

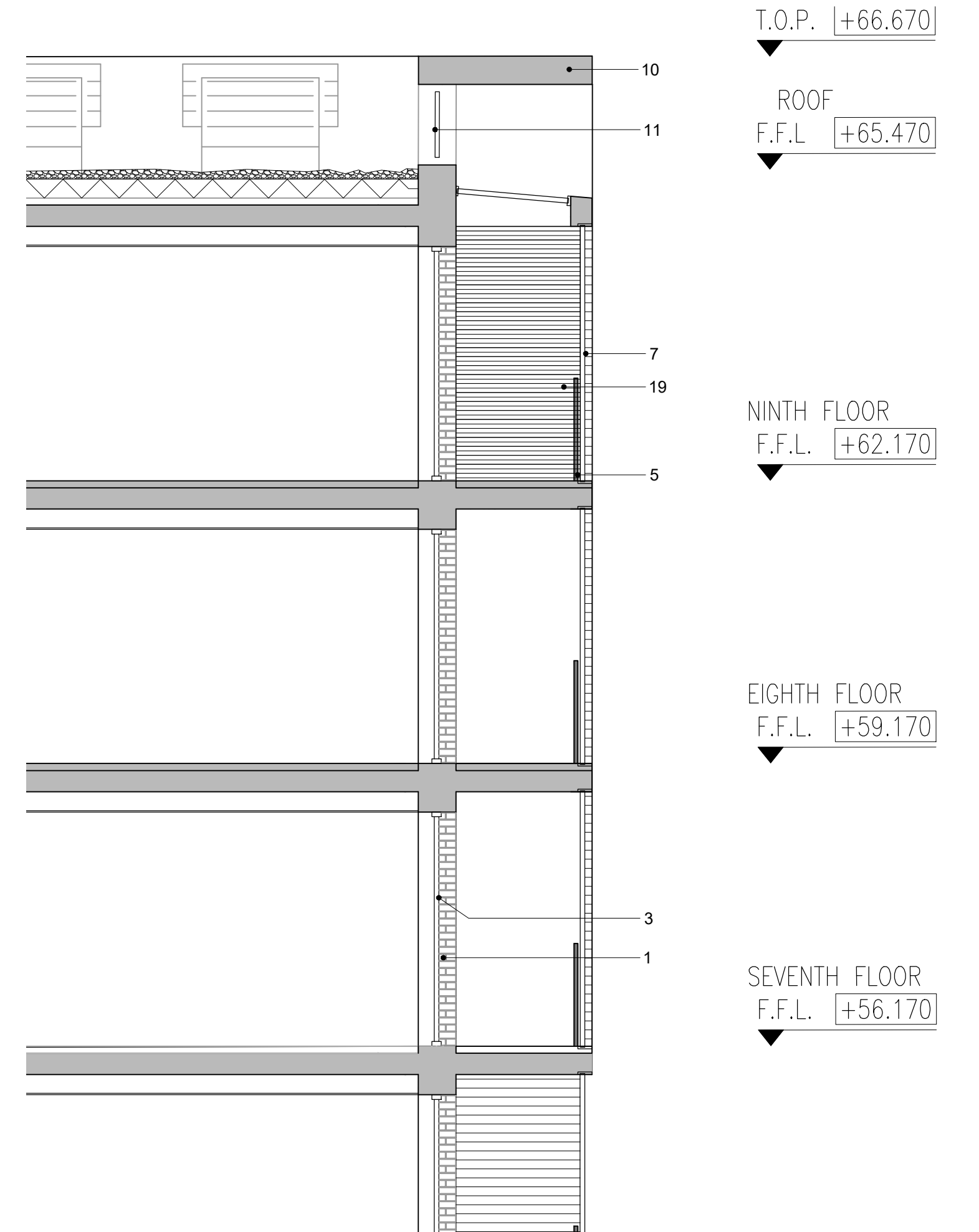
DRAWING NUMBER
897 | **P** | **3001** | **A**



01 Section Through Block A Entrance
1:50



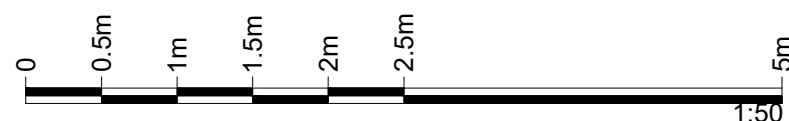
02 Section Through Block B Roof Canopy
1:50



- DRAWING KEY:**
- Brick 1 Glazed brick
 - Brick 2 Medium dark facing brick
 - Aluminium window frames with dark grey PPC finish
 - Fair-faced concrete
 - Steel square-bar balustrade with dark grey PPC finish
 - Aluminium curtain wall with dark grey PPC finish
 - Winter gardens with full height openable panels in front of balustrade
 - Bi-fold gates to car park
 - Raised planter and railing serving units facing onto residents garden
 - Concrete canopy
 - Glass balustrade
 - Concrete columns
 - Louvre door
 - Feature pattern brickwork
 - Glazed entrance door to communal cores
 - Light concrete panels, recessed at various depths
 - Concrete band
 - Signage
 - Rendered division panel with white finish
 - Feature metal wall panel, metallic finish

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drawing notes



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drawing title
Proposed Detail Sections & Elevations

PLANNING

scale 1:50@A1	drawn by LH	checked by JM	date 17/01/2018
DRAWING NUMBER 897	project P	status 3010	revision A



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drawing notes



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project
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drawing title
Perspective View 01

PLANNING

scale N/A@A3	drawn by WK	checked by JM	date 17/01/2018
project DRAWING NUMBER	897	P	5000 A



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drawing notes



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project
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drawing title
Perspective View 02

PLANNING

scale N/A@A3	drawn by WK	checked by JM	date 17/01/2018
project DRAWING NUMBER	897	status P	revision 5001 A