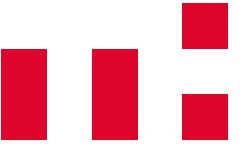


9 Nestles Avenue

Design & Access Statement Addendum

18th November 2020 | 15406_L11_005_06



Rev	Description	Date	Checked
00	Draft Issue	16/10/2020	DJ
01	Roof Plant page added	23/10/2020	JS
02	Response to planning officer queries	04/11/2020	DJ
03	Response to planning officer queries	09/11/2020	DJ
04	Response to planning officer queries	13/11/2020	JS
05	Response to planning officer queries	17/11/2020	JS
06	Update	18/11/2020	DJ



Overview

This document has been compiled in response to queries from planning officers at the London Borough of Hillingdon, following submission of a planning application for 9 Nestles Avenue. It includes updates from further queries from planning officers received on 29th October 2020.

The document should be read in conjunction with the submitted Design & Access statement and drawings.



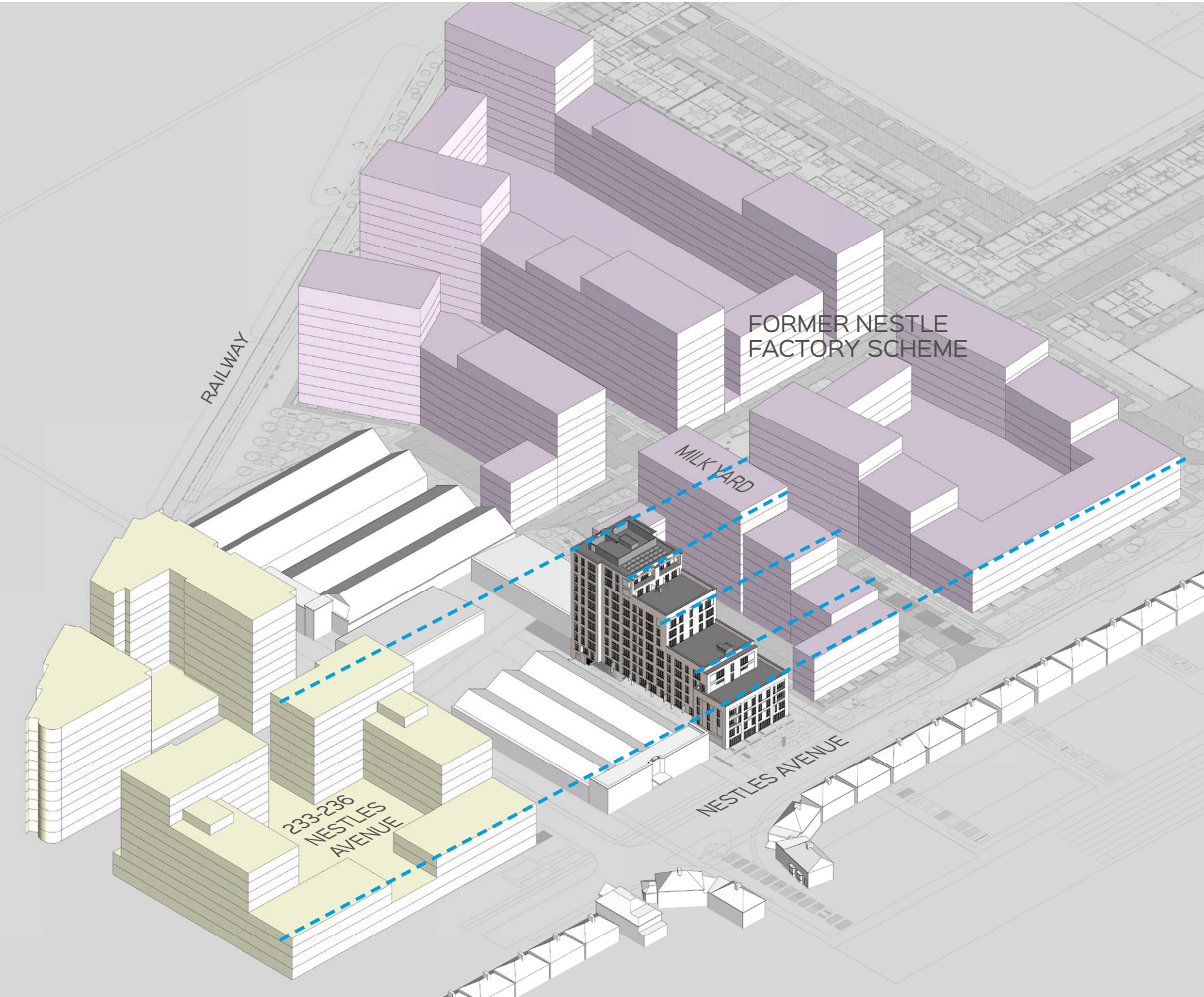
Artistic render of proposal looking northeast on Nestles Avenue

Streetscape

Officers requested further information regarding the relationship of the proposal to the surrounding properties and streetscape in regard to the building height and massing.

The scale of the building matches the emerging townscape along Nestles Avenue. It is similar to the previous application submission and closely relates to the neighbouring Milk Yard development currently under construction to the east. The scale is derived from the emerging context. Hillingdon planning officers advised during the early scheme pre-application meetings that the massing could follow the consented Milk Yard housing block on the Nestles Factory site.

The new and emerging buildings along Nestles Avenue all follow a similar scale and massing. Four storey blocks at the front of each building form a consistent relationship with Nestles Avenue. All of the schemes then step back in three or four blocks rising to the north. The proposal rises to 11 storeys which matches the height of the scheme at 233-236 Nestles Avenue. The subtle variations in form and height help provide distinction to each scheme but the overall effect is one of consistency. 9 Nestles Avenue sits comfortably as a part of this landscape and contributes positively to the townscape.

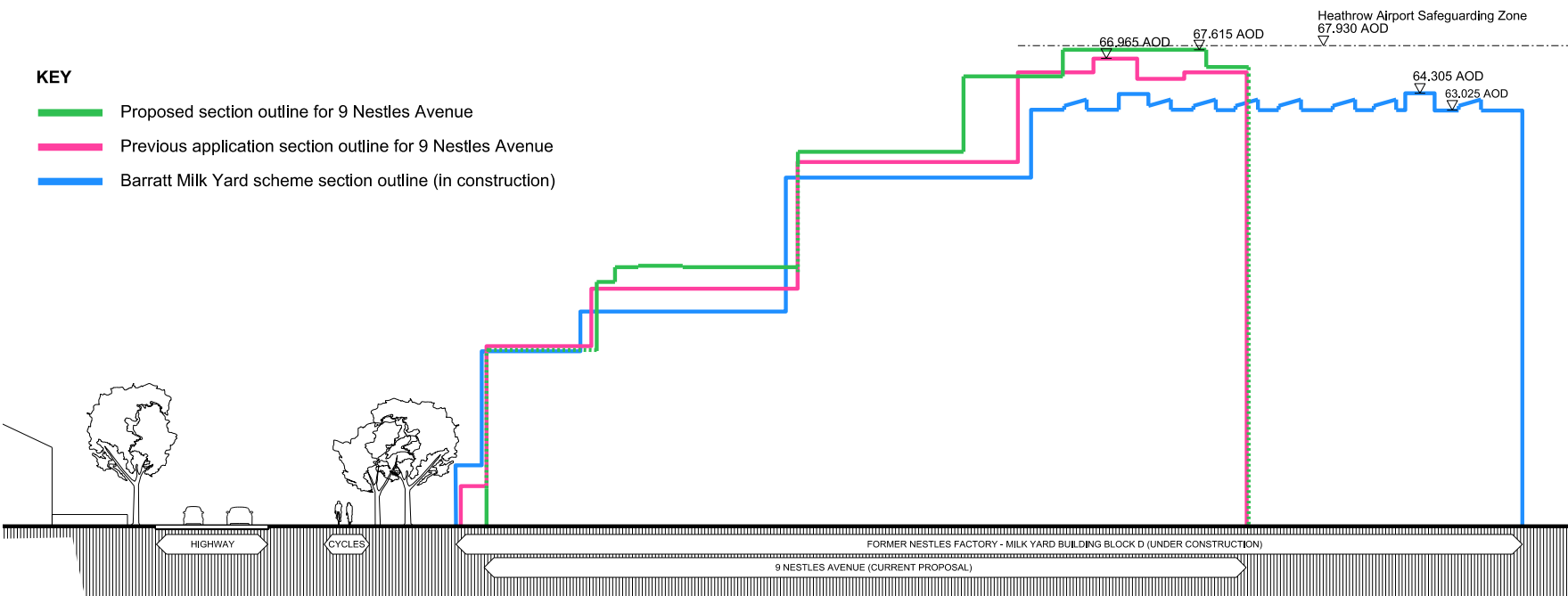


Townscape axonometric massing diagram

- Existing Building
- Under Construction
- Planning Consented

The diagram opposite shows the comparison of height and massing of the proposed scheme in green. The previous application scheme is shown in pink and the neighbouring scheme at Milk Yard under construction in blue. All three buildings follow the same silhouette profile stepping back from Nestles Avenue and are of a similar height.

The streetscape elevation below shows the proposal in context along Nestles Avenue. The emerging developments to the east and west set are consistent in their form along the road.



Nestles Avenue Streetscape - South Elevation

Facade Detail

Officers requested further information regarding the detail to the elevations.

It was agreed that this was shown in the renders and in the Design and Access bay studies but further detail would be added to the submitted drawings.

Officers also requested further detail to the north facade and removal of rendered panels in lieu of brickwork

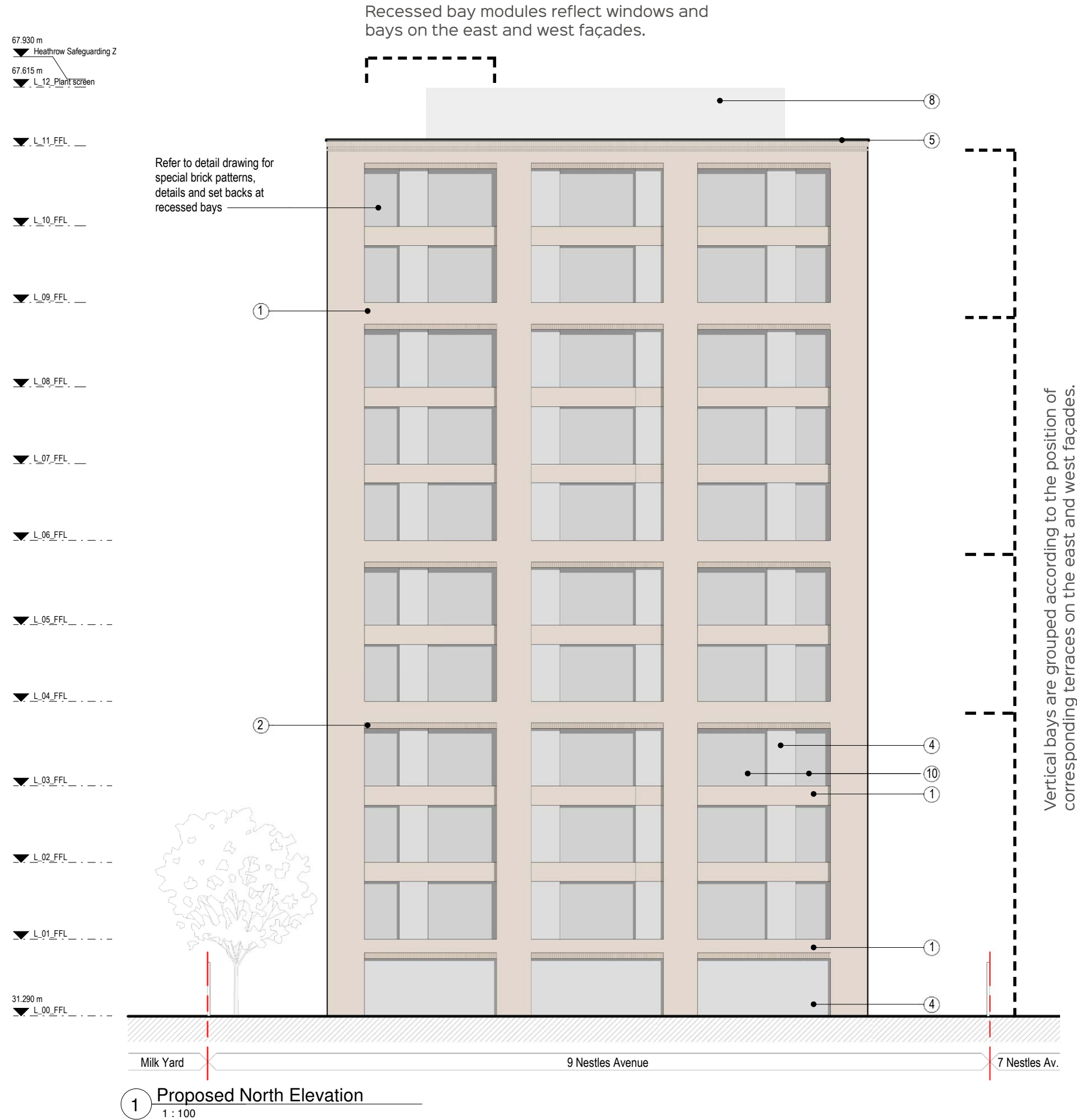
The proposed design uses a strong rectangular form in brick with an expressed grid articulating the elevations into bays inset with large metal-framed fenestration on the east, south and west facades.

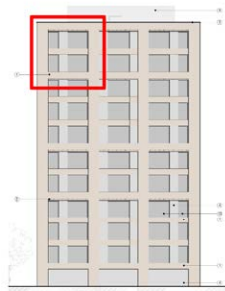
Considered contrasts in brick tone and detailing around window bays, parapets and feature panels break down the massing a provide simple but elegant variation where needed.

The proposed building strongly references a warehouse aesthetic and is detailed in a high quality, simple, contemporary form to be timeless and sit in a transition position between the adjacent new residential buildings.

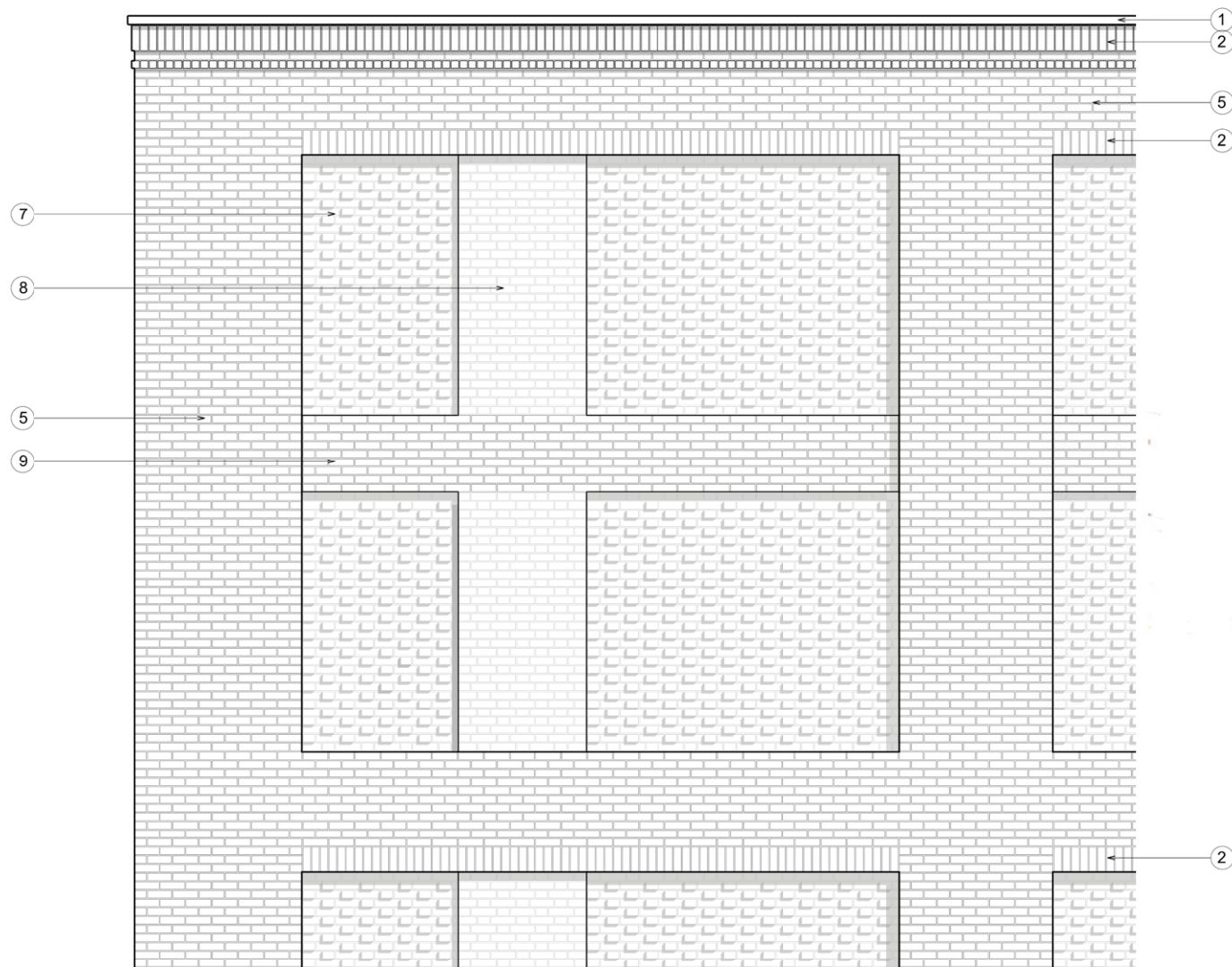
The following detailed drawings have been added to the application drawings. In addition the north elevation detail has been revised, with rendered sections replaced with recessed brick bay details. The recessed bays and contrast brick work reflect the windows and bays on the east and west façades. The height of the bays correspond to the storey heights of the buildings stepped form and external terraces.

Material Palette:			
1.	Buff Brickwork	7.	Not used
2.	Soldier / header Course	8.	PPC Plant
3.	Not used		Enclosure Louvres
4.	Grey Brickwork	9.	Painted Juliette/
	Flemish bond		Projecting Balconies
5.	Blue-Grey Concrete		and Balustrades
	Copping	10.	Flemish bond brick with
6.	PPC outer		projecting headers,
	finishWindow/Door		colour grey

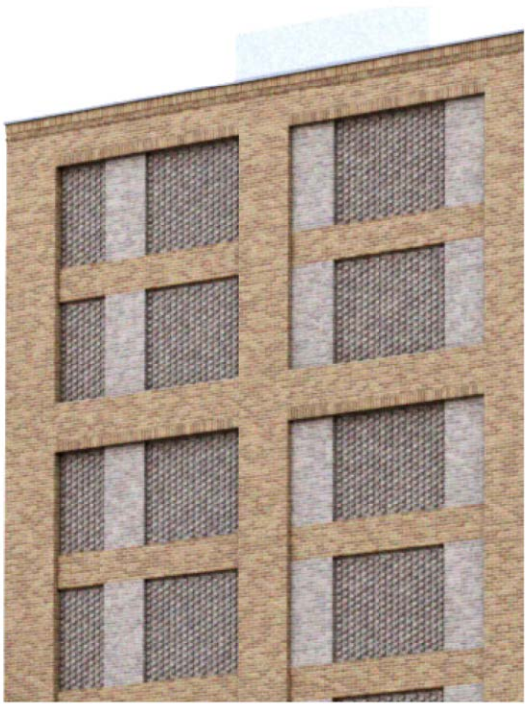




02 North Elevation

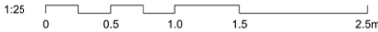


01 North Elevation Bay Study
1:20 @ A1



02 North Elevation Render

- KEY
- 1 - Grey/blue concrete coping
 - 2 - Solider / header course detail
 - 3 - Contrasting grey brickwork set back to form larger bays
 - 4 - Industrial style windows in aluminum dark grey
 - 5 - Main brickwork in buff stock in stretcher bond
 - 6 - Metal balconies with expressed c-channel to match windows
 - 7 - Grey brick in flemish bond with projecting headers, set whole brick back
 - 8 - Grey brick in flemish bond, set 1/2 brick back
 - 9 - Main brickwork in buff stock in stretcher bond, set 1/2 brick back



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00	Issued for Planning Description	04-11-20	EB	DJ
Rev		Date	Drawn	Checked
Status				
FOR PLANNING				
Client				
Healey Development Solutions (Hayes) Limited				
Project				
9 Nestles Avenue				
Drawing				
PROPOSED NORTH ELEVATION BAY STUDY				
Scale	Drawn	Date	Checked	
1:20@A1	EB	03-11-20	SB	
Project no.	Dwg	Revision		
15406	A(21)004	00		
tatehindle				
TateHindle Limited 1 Lindsey Street Smithfield London EC1A 9HP				
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02 South Elevation

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01 South Elevation Bay Study
1:20 @ A1



02 South Elevation Render

- KEY
- 1 - Grey/blue concrete coping
 - 2 - Soldier / header course detail
 - 3 - Contrasting grey brickwork set back to form larger bays
 - 4 - Industrial style windows in aluminum dark grey
 - 5 - Main brickwork in buff stock in stretcher bond
 - 6 - Metal balconies with expressed c-channel to match windows

1:25 0 0.5 1.0 1.5 2.5m

Rev	Description	Date	Drawn	Checked
00	Issued for Planning	16-10-20	JS	DJ

Status
FOR PLANNING

Client
Healey Development Solutions (Hayes) Limited

Project
9 Nestles Avenue

Drawing
PROPOSED SOUTH ELEVATION
BAY STUDY

Scale	Drawn	Date	Checked
1:20@A1	JS	15-10-20	SB
Project no.	Dwg	Revision	
15406	A(21)001	00	

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02 West Elevation



01 West Elevation 9th & 10th Floor Bay Study
1:20 @ A1



02 Rendered Views

- KEY**
- 1 - Grey/blue concrete coping
 - 2 - Solid / header course detail
 - 3 - Contrasting grey brickwork set back to form larger bays
 - 4 - Industrial style windows in aluminum dark grey
 - 5 - Main brickwork in buff stock in stretcher bond
 - 6 - Metal balconies with expressed c-channel to match windows



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01	West elevation updated	16-10-20	JS	DJ
00	Issued for Planning	16-10-20	JS	DJ
Rev	Description	Date	Drawn	Checked

Status
FOR PLANNING
Client
Healey Development Solutions (Hayes) Limited
Project
9 Nestles Avenue

Drawing PROPOSED WEST ELEVATION 9TH & 10TH FLOOR BAY STUDY			
Scale	Drawn	Date	Checked
1:25@A1	JS	15-10-20	SB
Project no.	Dwg	Revision	
15406	A(21)002	01	

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02 West Elevation



01 West Elevation 9th & 10th Floor Bay Study
1:20 @ A1



02 Rendered Views

- KEY
- 1 - Grey/blue concrete coping
 - 2 - Soldier / header course detail
 - 3 - Contrasting grey brickwork set back to form larger bays
 - 4 - Industrial style windows in aluminum dark grey
 - 5 - Main brickwork in buff stock in stretcher bond
 - 6 - Metal balconies with expressed c-channel to match windows

1:25 0 0.5 1.0 1.5 2.5m

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01	West elevation updated	17-11-20	JS	DJ
00	Issued for Planning	16-10-20	JS	DJ
Rev	Description	Date	Drawn	Checked

Status

FOR PLANNING

Client

Healey Development Solutions (Hayes) Limited

Project

9 Nestles Avenue

Drawing

PROPOSED WEST ELEVATION
3RD & 4TH FLOOR BAY STUDY

Scale	Drawn	Date	Checked
1:25@A1	JS	15-10-20	SB
Project no.	Dwg	Revision	
15406	A(21)002	01	

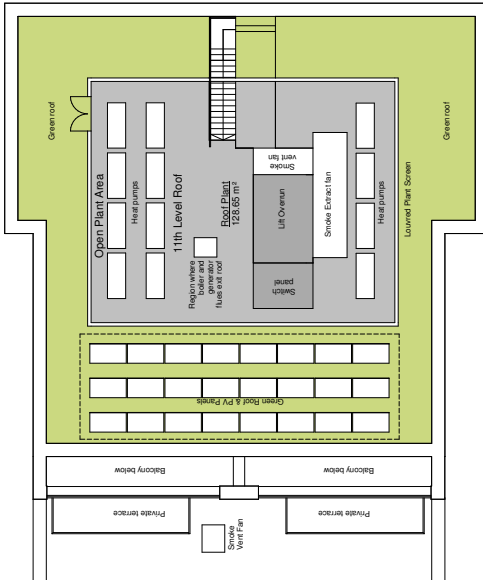
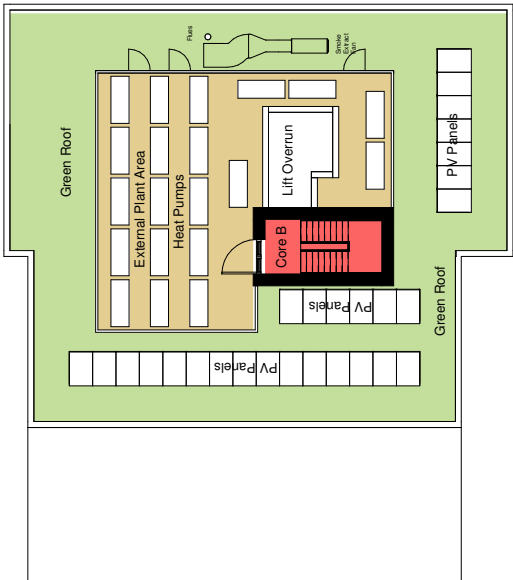
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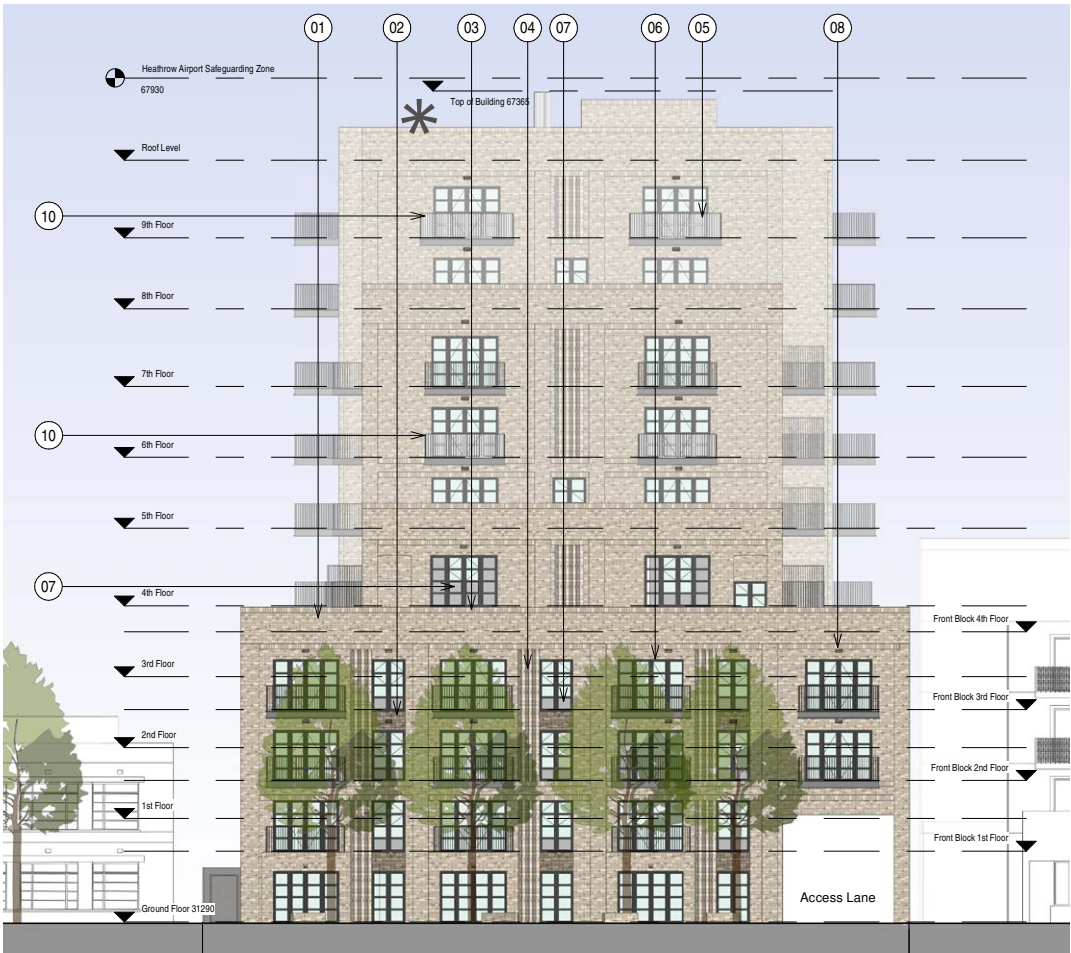
Roof Plant

Officers have queried that the plant area is significantly larger on the current proposed scheme than the previous scheme.

The roof plant shown on plan in the current proposed scheme is comparable in size the previous scheme in plan. However, as demonstrated in the drawings, the previous scheme incorrectly omitted the plant screen from the south elevation.



Note: Previous architect did not show plant screen in elevation, in error.



Previous Scheme - Roof Plan and South Elevation



Current Proposed Scheme - Roof Plan and South Elevation

Roof Top Plant

The follow commentary is provided by M&E Consultants Mecserve in relation to the roof top plant:

Space heating and hot water for the residents at Stanford House will be provided via heat interface units located within each of the dwellings. The external heat pumps mounted on the roof generate the primary heating water that feed these heat interface units.

In sizing the heat interface units the heat loss from the dwellings have been calculated in accordance with Part L of the building Regulations. While the domestic hot water requirements should be determined based upon the water efficiency requirements of Part G of the Building Regulations, for the assessment of peak flow rates, when sizing the heat interface units we have used the higher flow rates in NHBC Standards Chapter 8.1. Consequently the heat interface units used in our assessment will be adequate to provide space heating and hot water for the residents.

The sizing of the heat pumps on the roof is based upon the requirement for simultaneously meeting the diversified maximum hot water load and the maximum space heating load. The diversified hot water load is calculated in accordance with Fig. 4A of BSRIA BG62/2015. BSRIA BG62/2015 sets out the design standards for heat interface units for use in community or district heating schemes in the UK. Consequently the heat pumps used in our assessment will be adequate to provide primary heating water for the heat interface units.

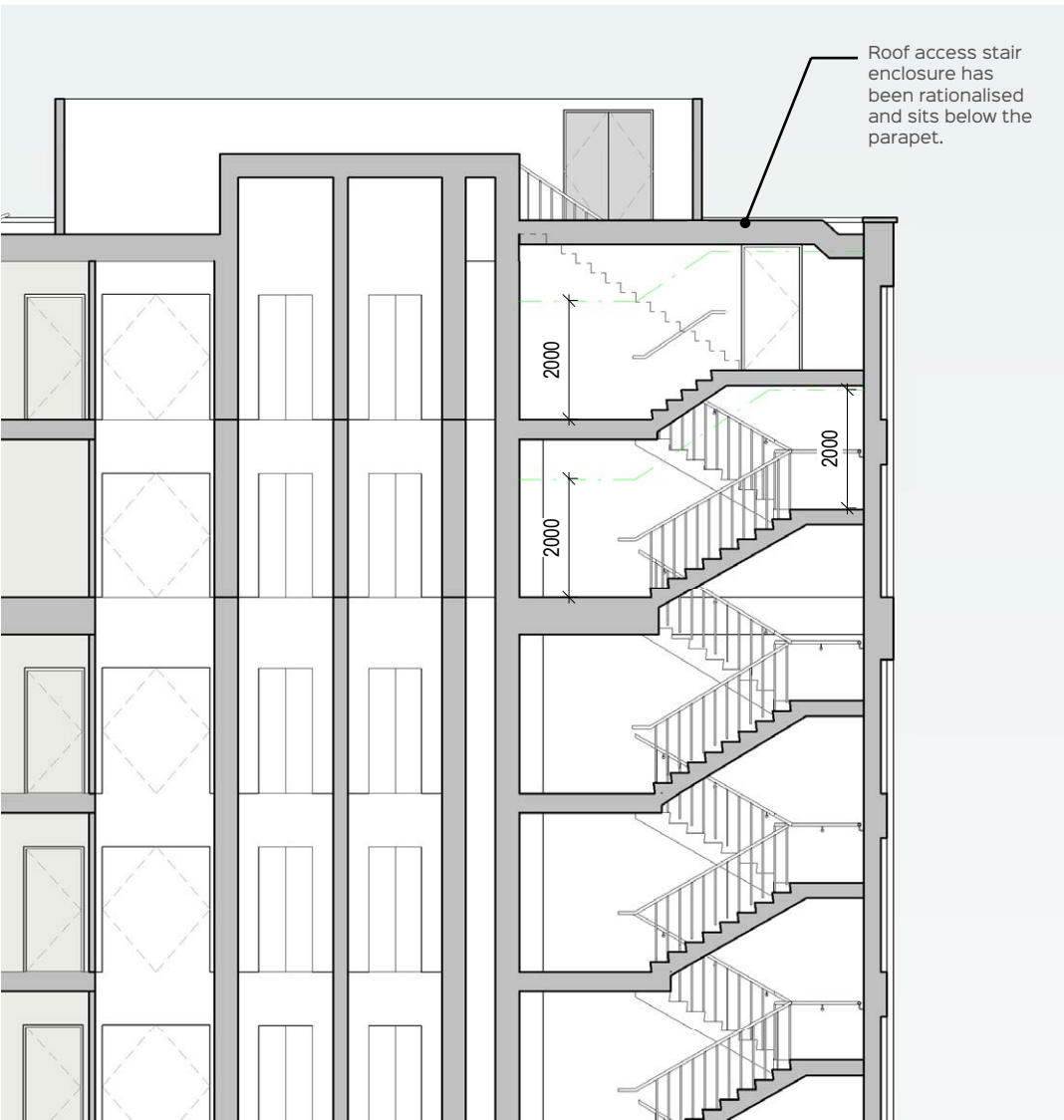
Therefore in conclusion with the above points, the current plant space is adequate for the current scheme as per the planning submission.

Roof Access Stair

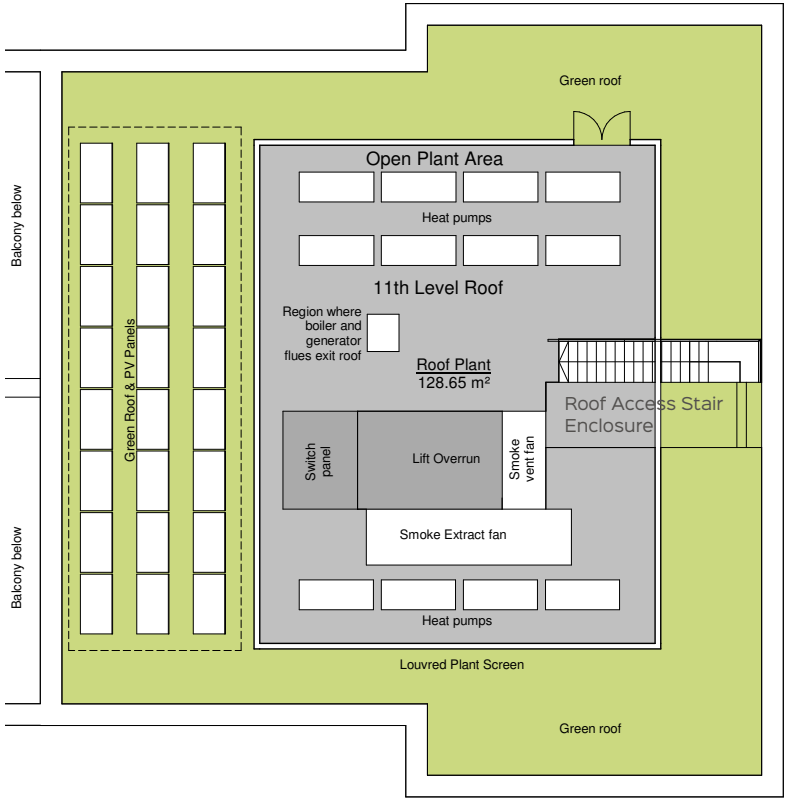
The access stair to the roof has been considered in further detail.

Access to the roof is via the general north stair core which is positioned against the north facade to maximise apartment and corridor space. From the 10th floor the stairs rise to a half landing and a secure exit door to the roof. The final flight of access stair is external and leads via safe access to the roof, terminating inside the louvred plant area.

The roof enclosure to the the stair core now sits below the parapet line.



Section through stair core showing roof access stair



Roof Plan

Balcony Design

Officers have requested further details on the balcony designs.

The proposed balconies have metal railings and metal expressed c-channels in a dark grey paint finish, RAL 7016, to match the windows. The expressed c-channel dresses the edge of the slab and is also visible from below. The soffit of the balcony and the paving will be an applicable fire rated material.



Balconies and Juliettes: Painted metal industrial style



Metal finishes factory finished in dark grey RAL7016



- 1 Metal expressed C channel to match windows
- 2 Metal railings
- 3 Applicable fire rated material for paving

Privacy Screens

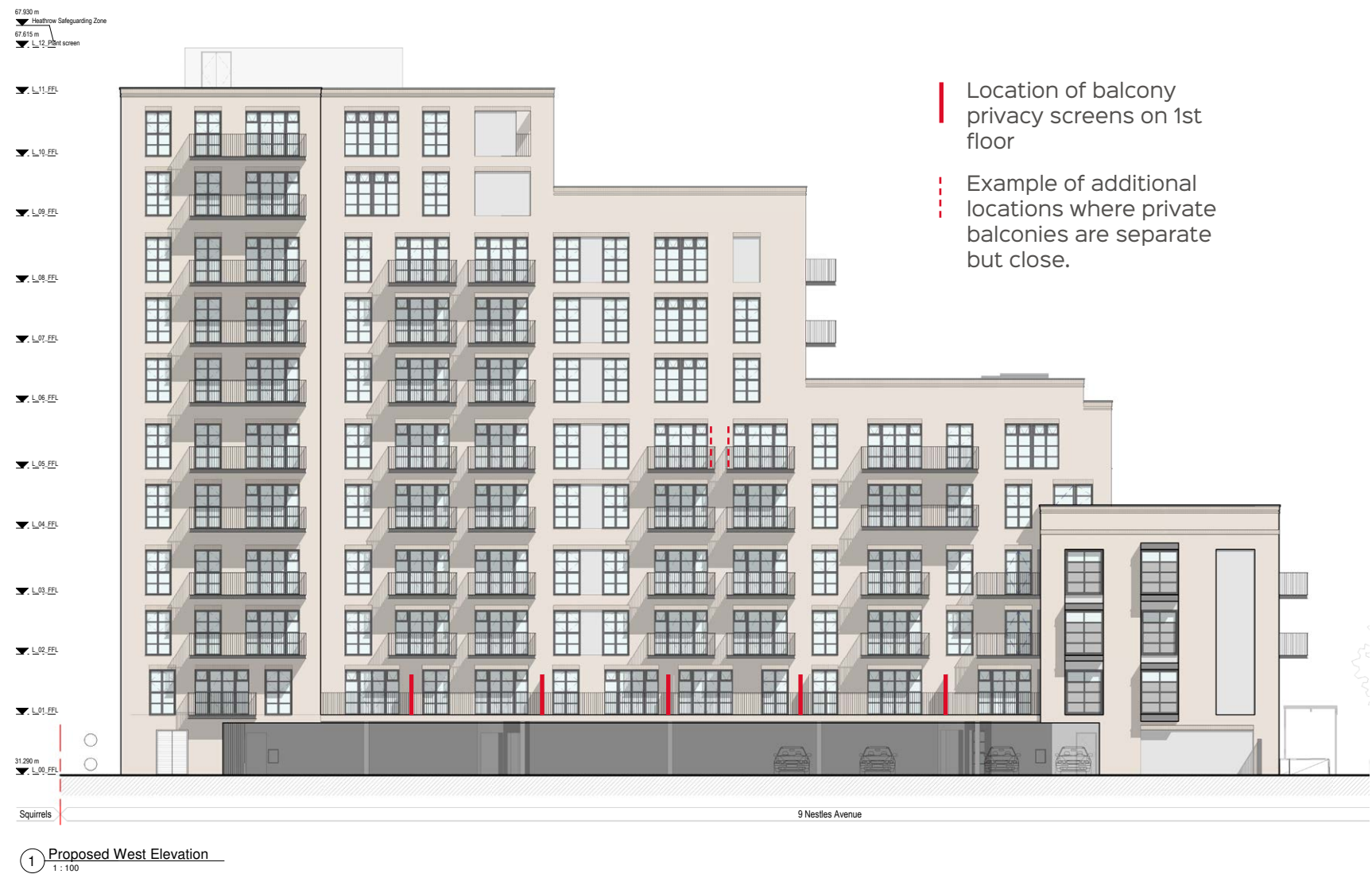
Officers have requested further details on the privacy screens between adjoining balconies

The majority of balconies are private to single units. The only location where this does not occur is on the first floor west facade, as indicated on the diagram opposite. Privacy screens will be used in this location between apartments to provide separation to private amenity space.

Where individual unit balconies are separate but close privacy screen can also be used at either end of the balcony, as indicated by the dotted red line on the diagram adjacent.

Screens will be perforated framed metal panels approximately 1.8 metres high with finishes to match the colour of the balcony steels and window frames.

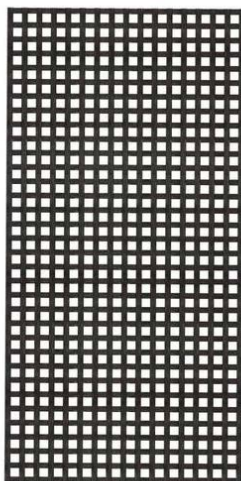
Privacy screens will be framed panels with geometric patterns in keeping with the industrial feel of the balconies and the windows. Examples of the types of screen that will be used are below.



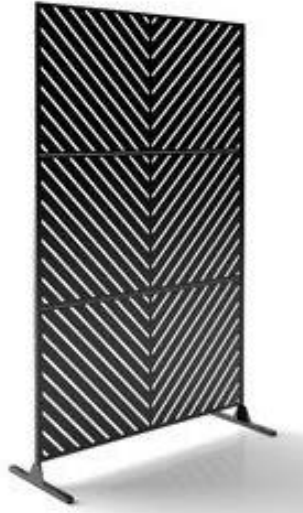
Examples of variations of privacy through perforated screens.



Framed panels



Geometric patterns in keeping with industrial aesthetic



Grading the perforations provides more privacy at lower levels

Windows

Officers have requested further details on the window design..

The appearance of the building references the strong industrial heritage in the area matching the style of large Crittal style windows set in regular brick bays. Windows will be of high quality and performance by Ideal Combi or equal equivalent. Windows will be divided into smaller panes using high quality glazing bars. All window frames will be in PPC Aluminium in dark grey externally, RAL 7016.



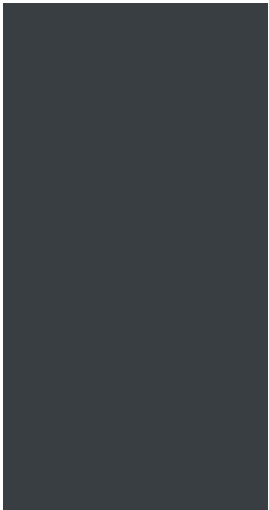
Proposed typical window design



A contemporary window system by Ideal Combi or equivalent approved, featuring a slim powder coated aluminium profile and the innovative design for optimal energy performance achieving high u-values



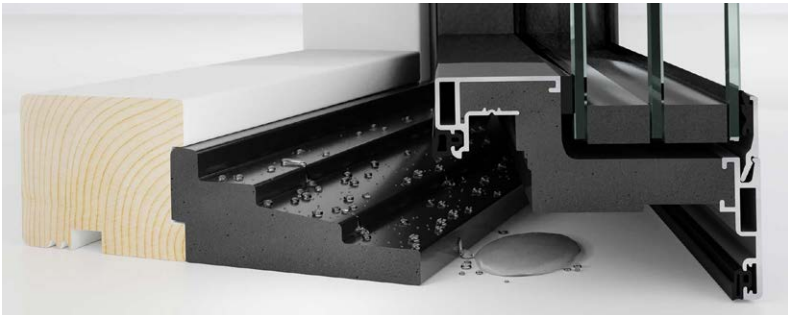
Window frames featuring slim sightlines



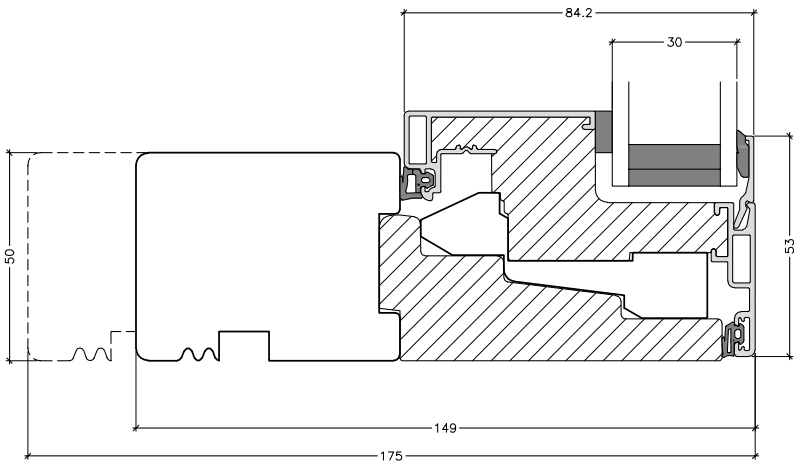
PPC Aluminium frame finish in dark grey RAL7016



Industrial style windows and doors, glazing bar thickness is indicative only



Opening window sightlines reduced using modern windows, such as Ideal Combi or equivalent



Typical window section to be as Ideal Combi or equivalent

Glazing Bars

Officers have requested further details on the glazing bar details.

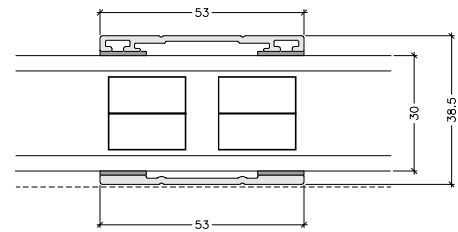
The windows will be Ideal Combi, Velfac or equal equivalent aluminum and timber combination windows. The windows are split into smaller panes with glazing bars which are PPC aluminium on the outer face and have timber styling bars to the internal face. All external parts will be RAL 9016.



Indicative window with glazing bar



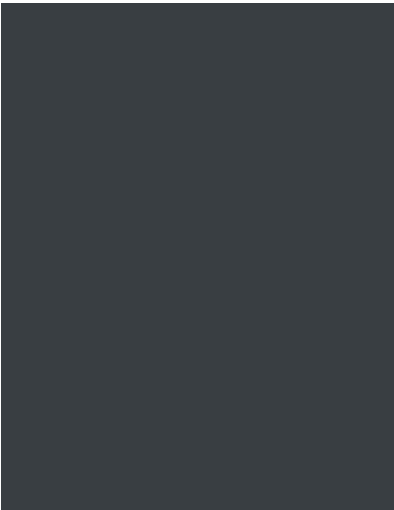
Internal styling bars



Glazing bar detail



Glazing bars - PPC aluminium glazing bars to the external face and timber styling bars internally



PPC Aluminium frame finish in dark grey RAL7016 to outer face of glazing bars

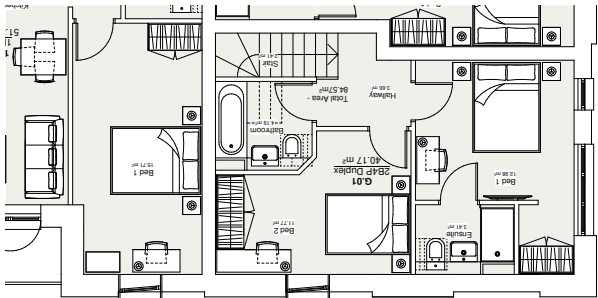
South Block Side Facing Windows

Officers have requested further details on the habitable windows on the flank elevation and their distance from 7 Nestles Avenue

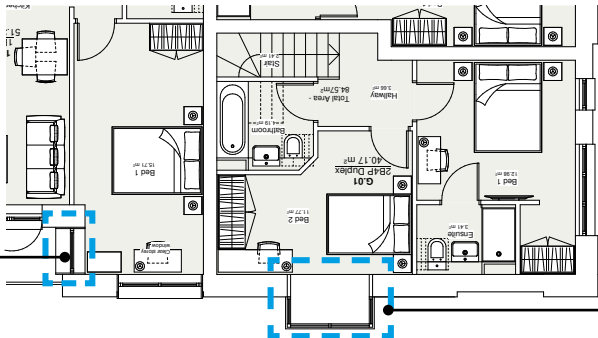
The flank windows on the west facade have been reviewed and amended. Clerestory glazing is proposed to all bays on the west facade in order to avoid any potential overlooking to future development at 7 Nestles Avenue. Opaque spandrel panels will be used for all but the top window lites to the glazing in this location. Some bedroom windows have also been added to the return wall to the north. Three of the windows (identified in the image adjacent) have a projecting bay window which provides an north/south outlook. They have opaque panels and clerestory glazing on the west to match the other windows but full height clear glazing on the north and south returns.



West Elevation



Previous Plan
First Floor



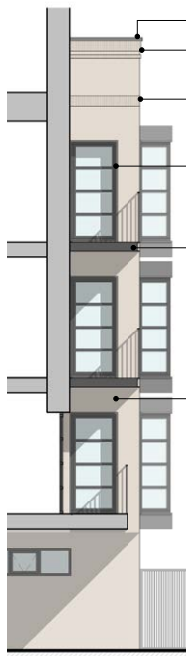
Proposed Plan
First Floor

Additional
bedroom
window
added to
north flank
wall

Box window
providing
outlook to
north and
south



Previous West
Elevation



Proposed North
Flank wall



Proposed West
Elevation

3 no protruding
box windows with
full height clear
glazing on north
and south returns.
West glazing is back
painted glass opaque
spandrel panels and
clerestorey glazing to
top lites

Material Palette:			
1.	Buff Brickwork	7.	Not used
2.	Soldier / header Course	8.	PPC Plant
3.	Not used	9.	Enclosure Louvres
4.	Grey Brickwork	10.	Painted Juliette/ Projecting Balconies and Balustrades
5.	Blue-Grey Concrete		
6.	Copping		
	PPC outer finishWindow/Door		

Waste

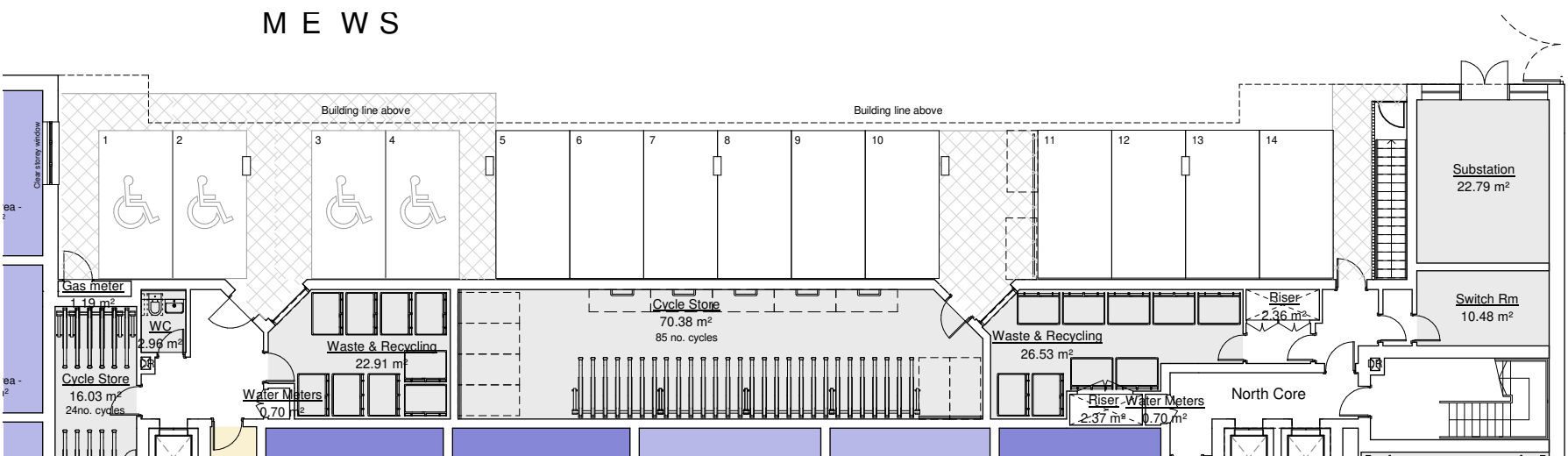
Officers have requested further details on the waste strategy.

A reorganization of the bin stores has created space for an additional 2no. bins in the south store (now 11 in total) and additional 1 no. bin in the north store (now 10 in total). This is to provide ‘float’ so that some bins can remain in the store on collection day. The stores are arranged with clear access to bins on both sides. All movement of bins will be by management on allocated collection days.

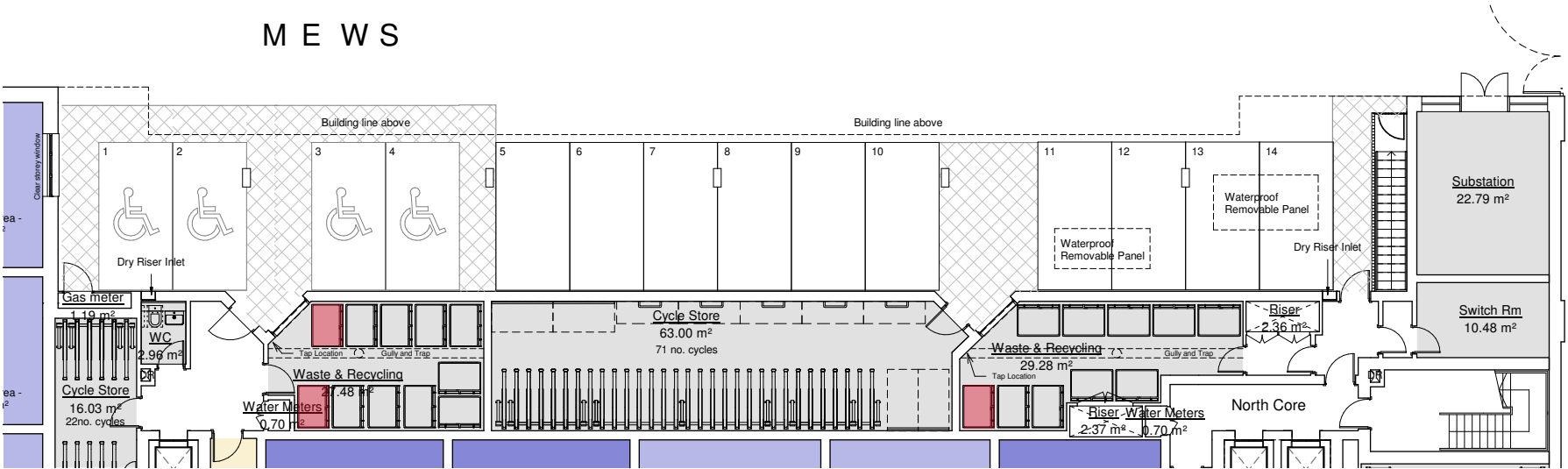
As a result to the changes to the bin store the central cycle storage has been reconfigured. Requirements for standard and non-standard cycle storage spaces are still being met.

The management plan overleaf has been updated to indicate the location for temporary storage of bins waiting for collection. These will be moved by building management personnel. Space allocation is based on half of the bins being collected on any given day. Temporary storage for bins waiting for collection still allows vehicles to pass into the mews.

The refuse truck will use the loading bay for pick up. The loading bay will be subject to a traffic regulation order restricting its use for loading only (and for that loading to be completed within a specific time period). Any vehicle stopped in the bay and not completing a loading activity would be liable to parking enforcement.

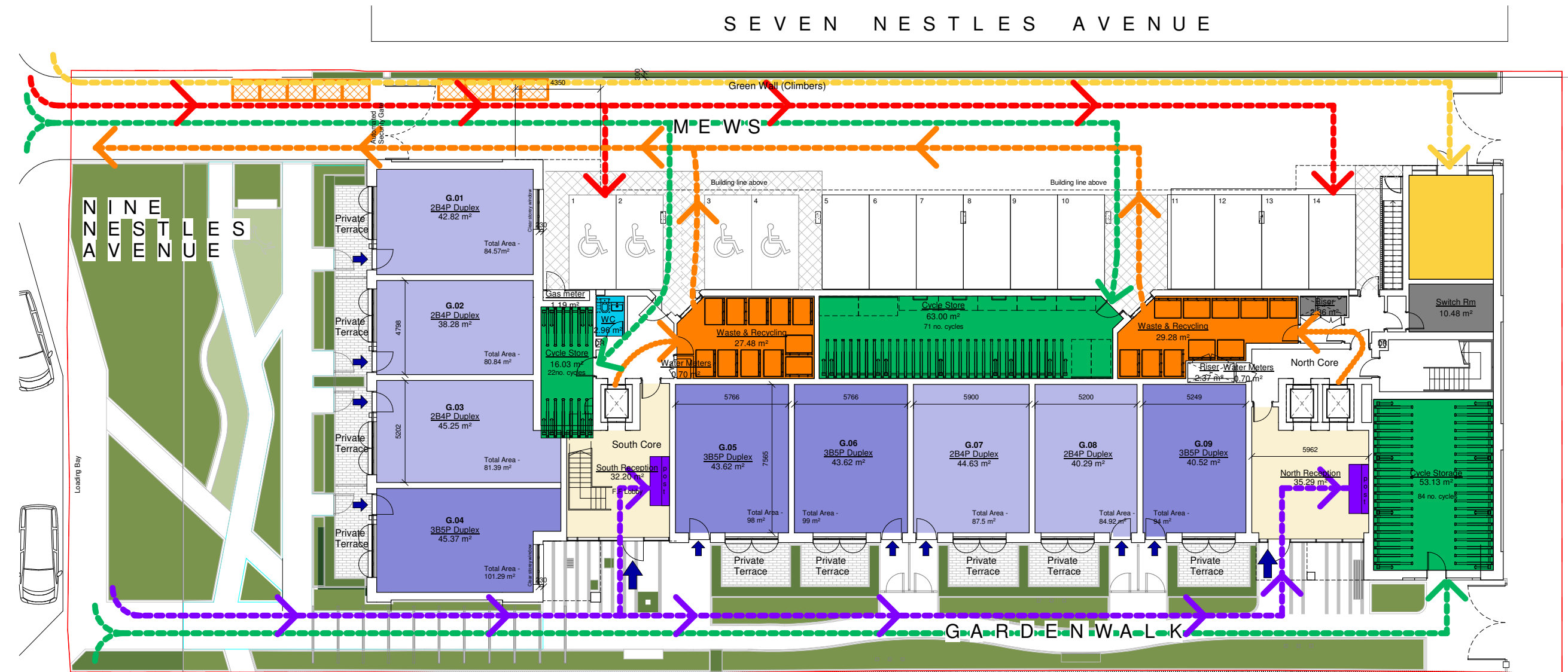


Previous ground floor plan showing bin stores



Proposed ground floor plan showing revised bin stores

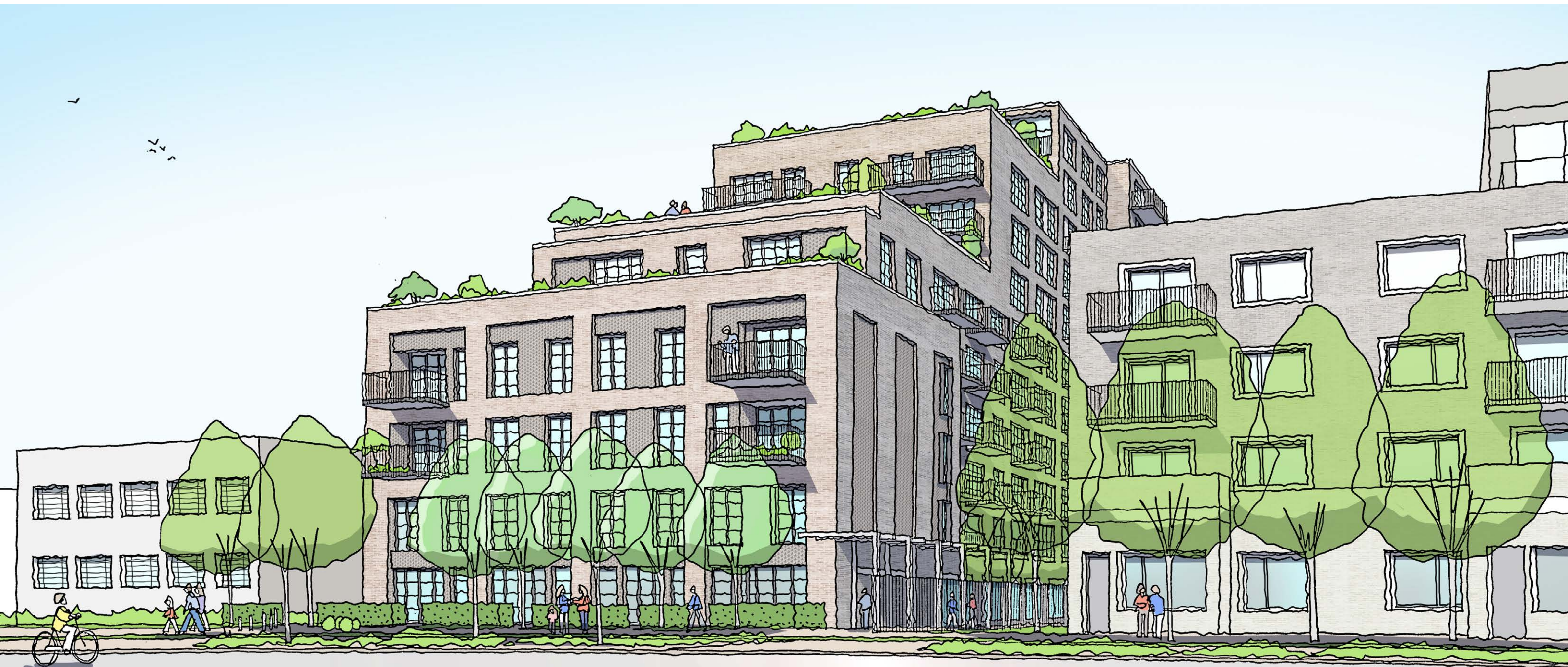
Additional Bin



- KEY**
- | | | | | | |
|---|---------------------|---|-----------------------------|---|---|
|  | CYCLES STORES |  | POST DELIVERY ACCESS |  | Waste collection bin storage location point |
|  | WASTE AND RECYCLING |  | WASTE ACCESS FOR RESIDENTS | | |
|  | POST |  | WASTE REMOVAL BY MANAGEMENT | | |
|  | SUBSTATION |  | VEHICLE ACCESS | | |
|  | MANAGEMENT WC |  | CYCLE STORAGE | | |
|  | PLANT |  | SUBSTATION ACCESS | | |
| | |  | RESIDENTS FRONT DOOR | | |

KEY
1 : 100

1 Ground Floor - Management Plan
1 : 100



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