

Garden Courtyards

We identify two nodal spaces at the main entrances and intersection points around the building that create a sequence in arriving or meeting points.

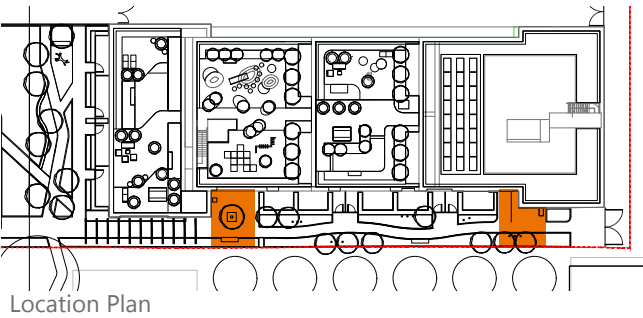
These spaces lend themselves to courtyards, creating a place people to pause or slow when moving through the development. With defensible terraces in proximity the courtyards will make the volume and link feel more private, linking seamlessly into the garden walk.

Seating areas catering for both small groups and individuals.

Playful courtyard character referencing

Centre pieces, in the form of flowering trees or paving changes, sculpture

Places of atmosphere (A Moment)



1 Linear and defined paving and seating



4 Linear planting and simple bench forms



5 Simplicity in paving materials and changes



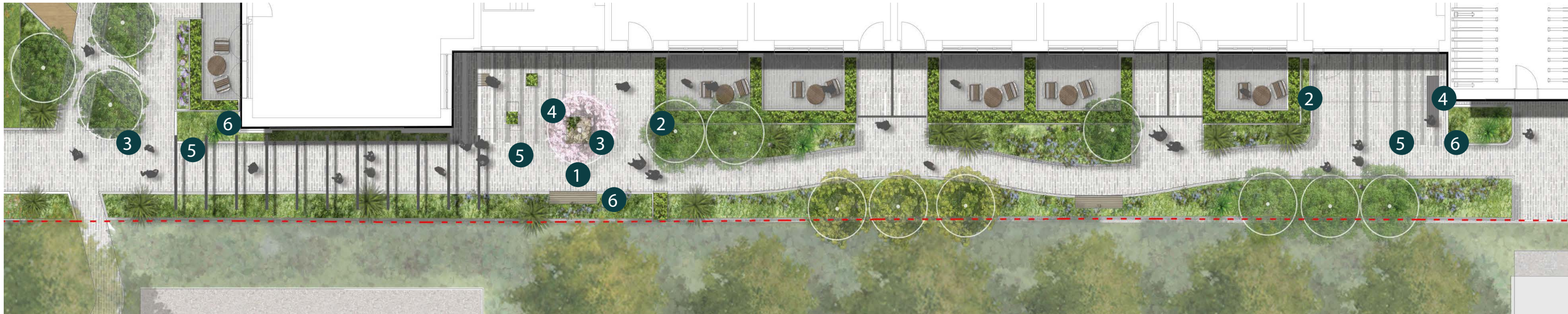
2 Simple and sleek hedge planting



3 Feature tree planting



6 Soft edge planting



Garden Walk

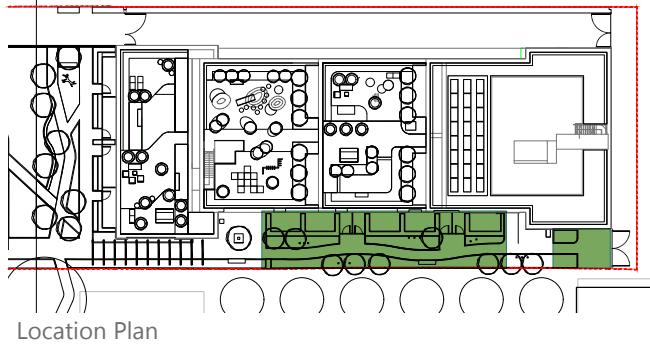
While being suppressed in width, the garden walk will trick pedestrians in an illusion that no boundaries exist. The space will look to immerse the widening footpath in lush planting and tree canopy cover which will providing privacy to duplex terraces and people who transition to and from the north and wider development. Bench seating and lighting set along the route within planting will allow resting points and comfortable illumination at night.

Garden feel

Lush planting with tree cover

Seating areas catering for both small groups and individuals

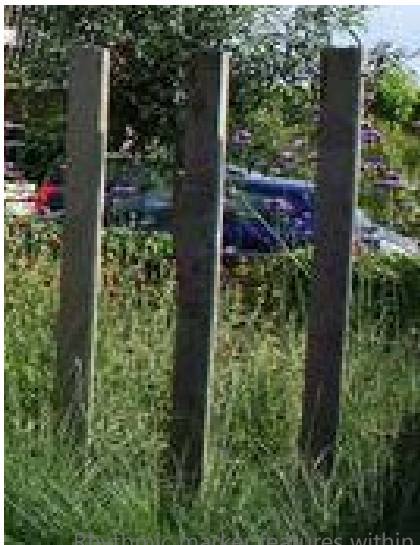
Playful interaction



1 Immersive planting along footpath



3 Seating set back within planting



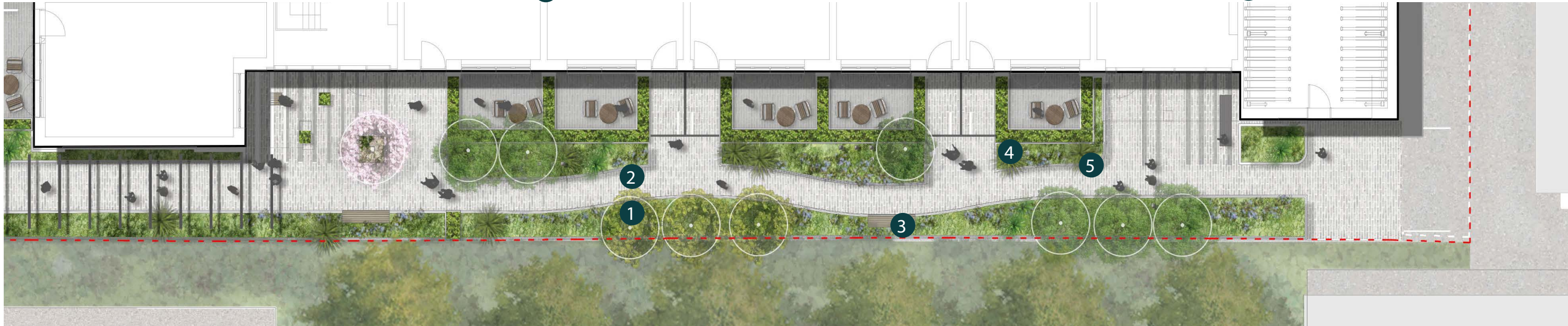
4 Rhythmic marker features within planting



2 A verdant journey: a green escape from the urban landscape



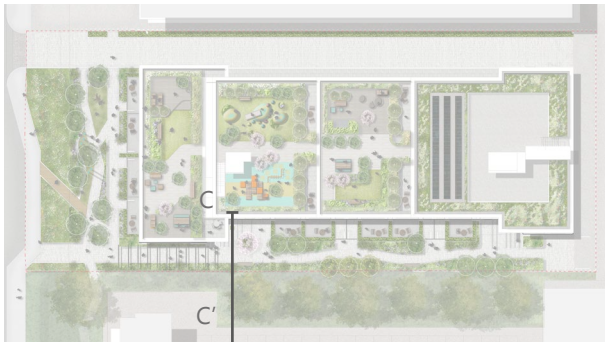
5 Sleek, inviting paving





Sketch view along Garden Walk looking south towards Nestles Avenue

Garden Walk Section



Location Plan



C

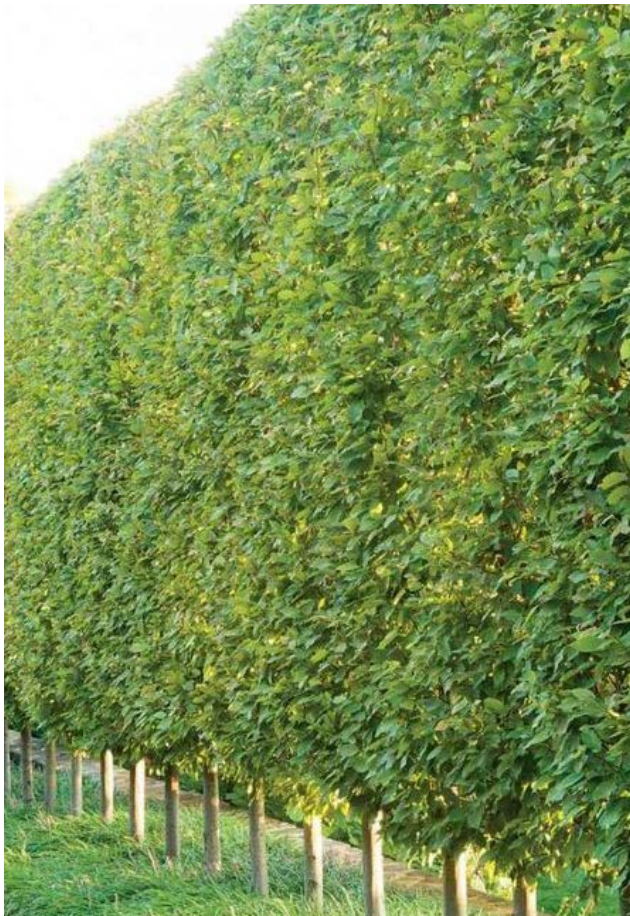
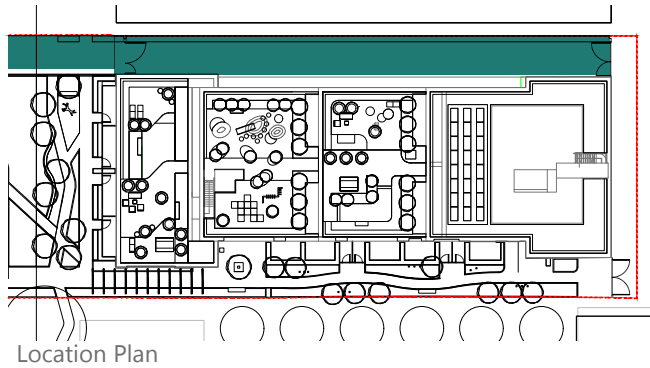
C'

Section C - C'

Mews

The service mews will provide a (back of house) access for all building operations and vehicle movement for the site. Surface finishes will give this space a mews an elegant feeling. Green screening to the boundary edge will soften surface volume to the neighbouring site.

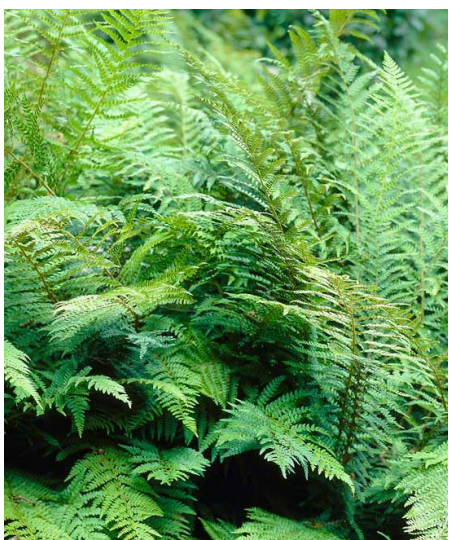
- High quality mews paving finishes
- Green boundary edging
- North boundary tree planting



1 Pleached tree perimeter planting



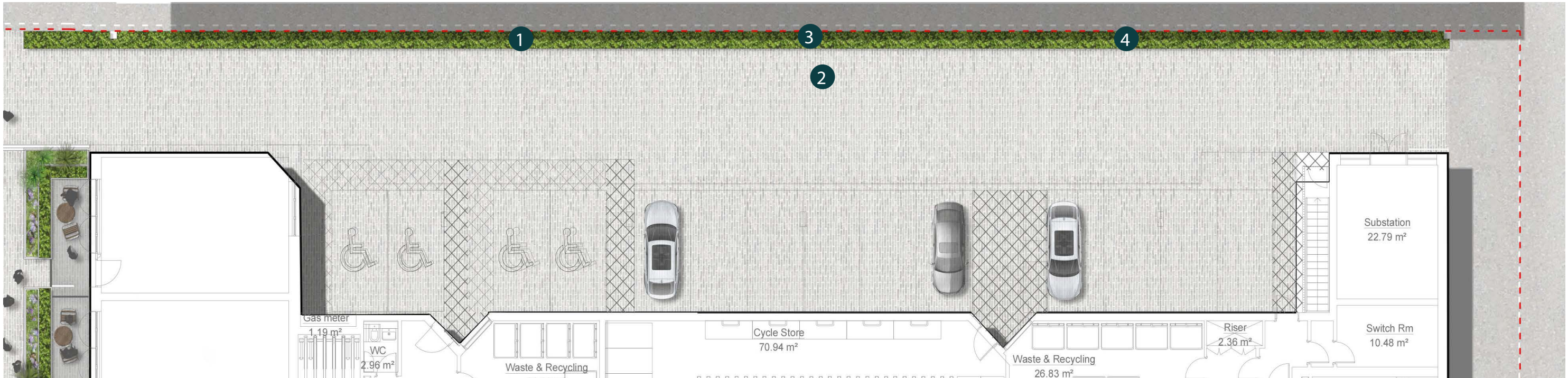
2 Durable and sleek linear paving



4 Lush fern planting



3 Pleached tree uplighting



4.6 Boundary Comparisons

The following pages address specific items raised by the Planning Inspector at appeal.

South Boundary

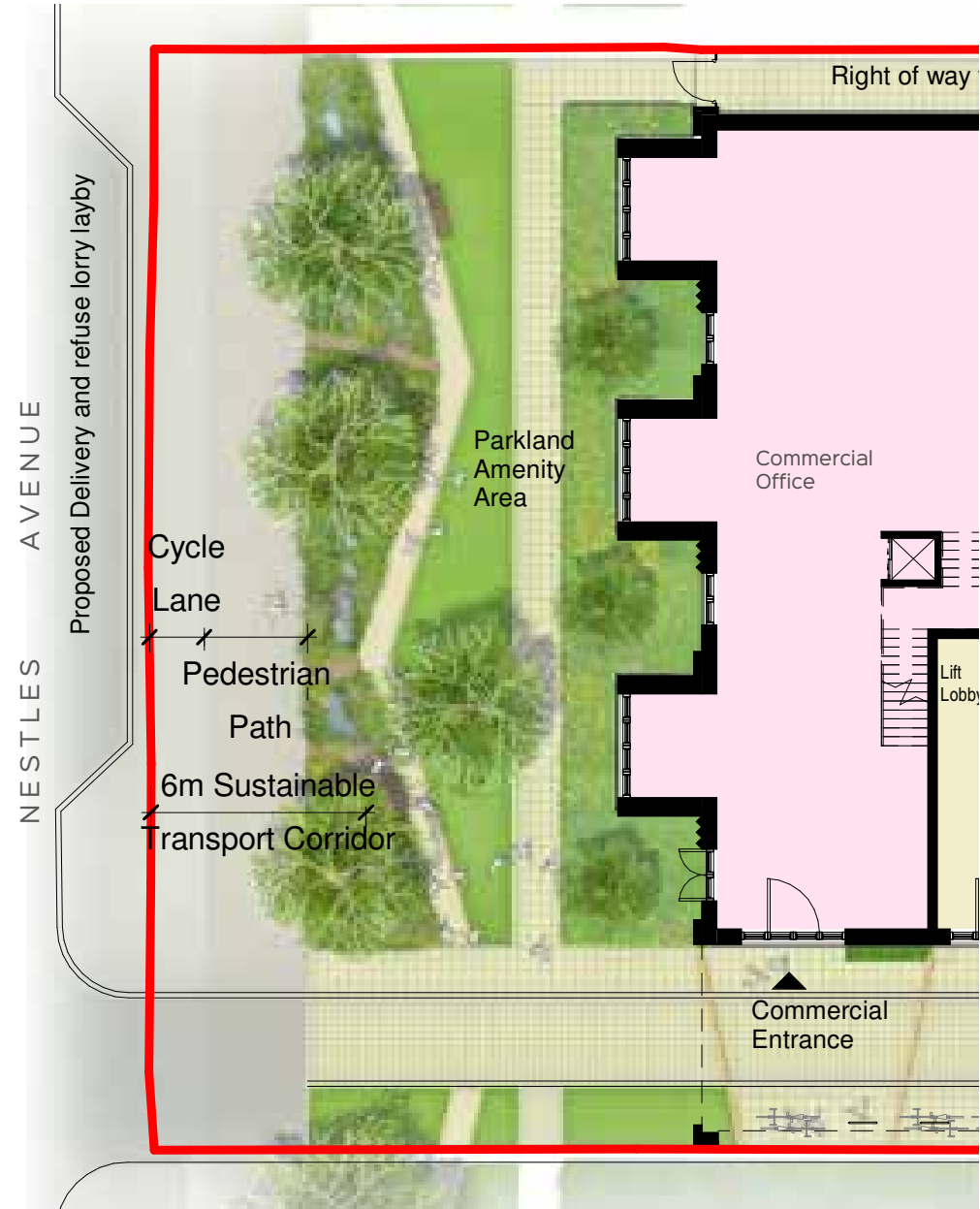
Appeal comments:

Paragraph 41 “successful streets are characterised by buildings facing the street to provide interest, with overlooking and active frontages at ground level, an active frontage being defined as the front of a building”

Revised scheme:

The introduction of the duplexes along Nestles Avenue provide visible entrances and active frontage at ground level to the building's principal façade.

The revised scheme is set back further from the previous scheme. The landscaping to the front has developed to provide a more meaningful setting around the proposed building, including sustainable planting and play areas.



Previous application



Current application

East Boundary

Appeal comments:

Paragraph 43 “the access (to entrances) would pass beneath the overhanging second and third floors of the four storey element”

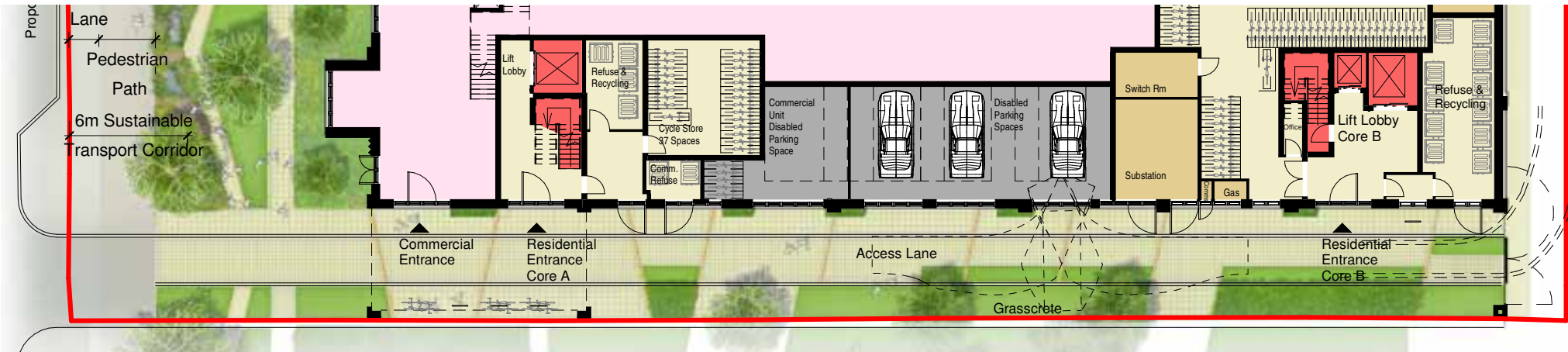
Paragraph 43 “At its northern end, the upper storeys would project roughly halfway across the lane for a distance of around 10 metres.”

Paragraph 43 “no windows as such are shown facing onto the access lane at ground floor level.”

Paragraph 44 “the extent of the building footprint leaves only a relatively narrow band for planting between the access and the site boundary.”

Paragraph 44 “Furthermore, any planting would be fragmented, with the strip including cycle stands and areas of grasscrete to allow for vehicles to manoeuvre into and out of the parking spaces proposed”

Paragraph 44 “the access lane would have the appearance of little more than an extended service yard for the most part and would not be a beautiful, people-friendly or welcoming environment for those using the building.”



Previous application

Revised scheme:

A notable change in the revised scheme is to define the vehicle and pedestrian access. The Service Mews has switched to the opposite side of the site enabling a reduction in footprint and eliminating the projections and overhanging from the previous scheme noted above.

This separation and change in footprint allows the planting and landscape along the Garden Walk to be maximised and provide the appropriate environment to the frontage of the duplexes and two apartment receptions.

Duplexes have been introduced along the eastern façade and along with the glazed north and south receptions to provide active frontage with windows at ground floor level along the Garden Walk.



Current application

West Boundary

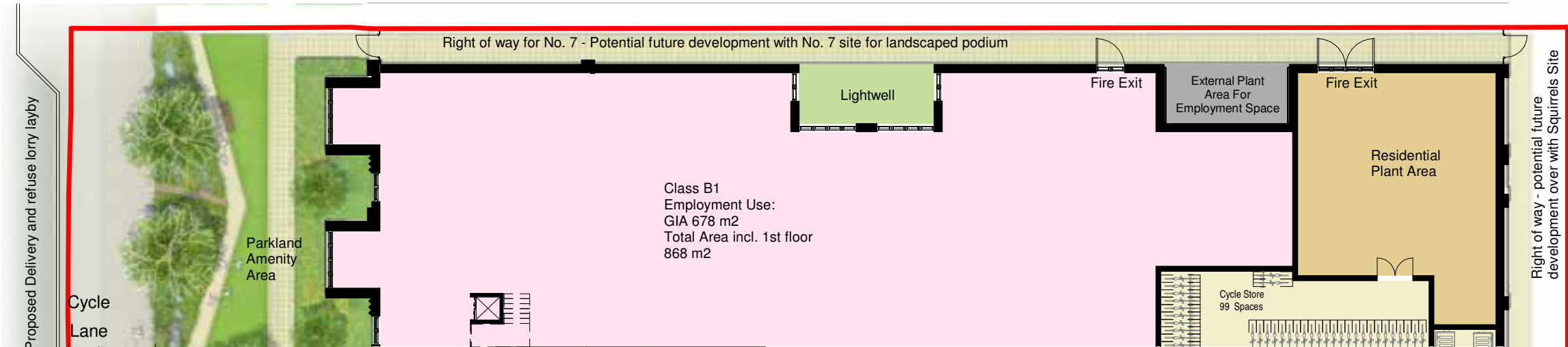
Appeal comments:

Paragraph 46 “the current appeal scheme does not provide any meaningful setting within the site for the substantial building proposed, with no ‘breathing’ space around the perimeter of the development.”

Revised scheme:

Placing the Service Mews to the western side of the site and decreasing the footprint ensures the building has breathing space to both the east and the west. The future Day 2 scenario masterplan shows how any likely future development to the 7 Nestles Avenue site would increase this breathing space.

Further commentary of responses to items raised at the appeal of the previous application scheme are addressed in the Planning Statement submitted with this application.



Previous application



Current application

4.7 Amount

- 103 residential units
- 717 m² private amenity space
- 424 m² communal amenity space including 272 m² children's playspace
- Ground floor building footprint occupies 48% of total site area
- Ground floor building footprint is 35% smaller than the previous application scheme for the site.

Table 1: Overall Apartment Count

Level	Type	Count	Sub-totals
L10	2B4P (70sqm/+)	4	4
L09	3B4P (74sqm/+)	2	
L09	2B4P (70sqm/+)	2	4
L08	1B2P (50sqm/+)	4	
L08	2B4P (70sqm/+)	3	
L08	3B5P (86sqm/+)	1	8
L07	1B2P (50sqm/+)	4	
L07	2B4P (70sqm/+)	3	
L07	3B5P (86sqm/+)	1	8
L06	1B2P (50sqm/+)	4	
L06	2B4P (70sqm/+)	4	8
L05	1B2P (50sqm/+)	7	
L05	1B2P Accessible	2	
L05	2B4P (70sqm/+)	2	
L05	3B5P (86sqm/+)	1	12
L04	1B2P (50sqm/+)	7	
L04	1B2P Accessible	2	
L04	2B4P (70sqm/+)	2	
L04	3B5P (86sqm/+)	1	12
L03	1B2P (50sqm/+)	10	
L03	1B2P Accessible	1	
L03	2B3P Accessible	1	
L03	2B4P (70sqm/+)	2	
L03	3B5P (86sqm/+)	1	15
L02	1B2P (50sqm/+)	10	
L02	1B2P Accessible	1	
L02	2B3P Accessible	1	
L02	2B4P (70sqm/+)	2	
L02	3B5P (86sqm/+)	1	15
L01	1B2P (50sqm/+)	5	
L01	1B2P Accessible	2	
L01	2B4P (70sqm/+)	1	8
L00/01	2B4P Duplex (79sqm/+)	5	
L00/01	3B5P Duplex (93sqm/+)	4	9
Total		103	
Accessible Units		10	

Table 2: Percentage Ratio of Types

Apartment Type	Sub-Total	Percentage split
1 Bed	59	57%
1B2P (50sqm/+)	51	50%
1B2P Accessible	8	8%
2 Bed	32	31%
2B3P Accessible	2	2%
2B4P (70sqm/+)	25	24%
2B4P Duplex (79sqm/+)	5	5%
3 Bed	12	12%
3B4P (74sqm/+)	2	2%
3B5P (86sqm/+)	6	6%
3B5P Duplex (93sqm/+)	4	4%
Total	103	100%

Table 3: Carparking Provision

Type of carparking space	Quantity
Day 1 disabled parking spaces	4
Resident parking spaces*	10
Total	14

*allocated to 3 bedroom family apartments

Table 4: Area Schedule

Level	GEA(sqm)	GEA(sqft)	GIA(sqm)	GIA(sqft)	NSA(sqm)	NSA(sqft)	Unit Count	Net/Gross %
L10	388	4,172	348	3,747	284	3,060	4	81.7
L09	421	4,535	380	4,085	307	3,301	4	80.8
L08	648	6,971	593	6,386	499	5,372	8	84.1
L07	648	6,971	593	6,386	499	5,374	8	84.1
L06	648	6,971	593	6,386	489	5,263	8	84.1
L05	922	9,920	853	9,180	702	7,552	12	82.3
L04	922	9,920	853	9,180	700	7,537	12	82.1
L03	1,128	12,139	1,042	11,221	871	9,378	15	83.6
L02	1,128	12,139	1,042	11,221	870	9,369	15	83.5
L01	1,128	12,142	1,042	11,221	887	9,552	8	85.1
L00	873	9,397	795	8,561	384	4,128	9	48.2
LB1	239	2,576	191	2,059	0	0	0	0.0
Total	9,091	97,855	8,327	89,633	6,492	69,885	103	78.0

*Plus upper floor of 9no. Duplexes,
which is included in area calculation

Communal Terrace Amenity

Level	Area (sqm)
L09	136.86
L06	143.06
L04	144.9
Total	424.82

Play Space

Level	Area (sqm)
L09	60
L06	125
L04	39
L00	48
Total	272

Table 5: Apartment Area Schedule

Level	Apartment No.	Type	NSA (sqm)	Storage (sqm)	Balcony / Terrace (sqm)
L_00 / L_01	G.01	2B4P Duplex	82.99	4.0	8.5
	G.02	2B4P Duplex	80.64	4.0	9.0
	G.03	2B4P Duplex	85.83	4.0	8.6
	G.04	3B5P Duplex	101.29	5.7	8.1
	G.05	3B5P Duplex	98.07	4.4	8.1
	G.06	3B5P Duplex	101.94	5.8	8.0
	G.07	2B4P Duplex	87.44	4.4	8.0
	G.08	2B4P Duplex	84.92	5.4	8.1
	G.09	3B5P Duplex	94.29	3.2	8.3
L_00 / L_01 Total			817.41	40.9	74.6
L_01	1.01	1B2P	50.79	4.1	6.4
	1.02	1B2P Accessible	59.58	2.1	9.4
	1.03	1B2P Accessible	61.2	1.6	8.9
	1.04	1B2P	57.82	2.8	9.0
	1.05	1B2P	50.28	2.1	9.0
	1.06	1B2P	50.46	1.5	6.2
	1.07	1B2P	50.27	1.9	5.0
	1.08	2B4P	71.49	2.0	8.7
L_01 Total			451.89	18.1	62.7
L_02	2.01	3B5P	86.02	3.0	8.0
	2.02	1B2P	51.16	2.2	5.0
	2.03	1B2P	50.25	2.4	5.1
	2.04	1B2P Accessible	58.92	1.7	5.0
	2.05	1B2P	52.39	2.0	5.0
	2.06	1B2P	51.02	2.0	5.0
	2.07	2B3P Accessible	76.02	2.0	8.0
	2.08	2B4P	71.39	2.2	8.6
	2.09	2B4P	70.75	2.1	8.6
	2.10	1B2P	50.63	1.8	5.0
	2.11	1B2P	50.31	3.4	5.0
	2.12	1B2P	50.87	1.9	5.0
	2.13	1B2P	50.97	1.7	5.0
	2.14	1B2P	50.43	3.2	5.0
	2.15	1B2P	50.4	2.4	5.0
L_02 Total			871.53	34.1	88.6

Level	Apartment No.	Type	NSA (sqm)	Storage (sqm)	Balcony / Terrace (sqm)
L_03	3.01	3B5P	86.02	3.0	8.0
	3.02	1B2P	50.05	2.2	5.0
	3.03	1B2P	50.25	2.4	5.1
	3.04	1B2P Accessible	58.92	1.7	5.0
	3.05	1B2P	52.39	2.0	5.0
	3.06	1B2P	51.26	2.0	5.0
	3.07	2B3P Accessible	76.58	2.0	8.0
	3.08	2B4P	71.39	2.2	8.6
	3.09	2B4P	70.6	2.1	8.6
	3.10	1B2P	50.63	1.8	5.0
	3.11	1B2P	50.31	3.4	5.0
	3.12	1B2P	50.87	1.9	5.0
	3.13	1B2P	50.9	1.7	5.0
	3.14	1B2P	50.13	3.2	5.0
	3.15	1B2P	50.7	2.4	5.0
L_03 Total			871	34.1	88.6
L_04	4.01	3B5P	87.03	3.3	11.7
	4.02	1B2P Accessible	58.7	1.7	5.0
	4.03	1B2P Accessible	58.27	2.1	5.0
	4.04	1B2P	51.56	2.8	12.6
	4.05	2B4P	71.39	2.2	8.6
	4.06	2B4P	70.74	2.1	8.6
	4.07	1B2P	50.91	1.8	5.0
	4.08	1B2P	50.31	3.4	5.0
	4.09	1B2P	50.04	1.9	5.0
	4.10	1B2P	51.17	1.7	5.0
	4.11	1B2P	50.16	3.2	5.0
	4.12	1B2P	50.4	2.4	5.0
L_04 Total			700.68	28.5	81.8
L_05	5.01	3B5P	86.99	3.3	8.7
	5.02	1B2P Accessible	58.79	1.7	5.0
	5.03	1B2P Accessible	57.87	2.1	5.0
	5.04	1B2P	52.82	2.3	5.0
	5.05	2B4P	71.39	2.2	8.6
	5.06	2B4P	70.74	2.1	8.6
	5.07	1B2P	50.46	1.8	5.0
	5.08	1B2P	50.89	3.4	5.0
	5.09	1B2P	50.33	1.9	5.0
	5.10	1B2P	50.9	1.7	5.0
	5.11	1B2P	50.13	3.2	5.0
	5.12	1B2P	50.7	2.4	5.0
L_05 Total			702.01	28.0	71.2

Level	Apartment No.	Type	NSA (sqm)	Storage (sqm)	Balcony / Terrace (sqm)
L_06	6.01	2B4P	71.39	2.2	8.6
	6.02	2B4P	70.75	2.1	8.6
	6.03	1B2P	50.46	1.8	5.0
	6.04	1B2P	50.89	3.4	5.0
	6.05	2B4P	71.41	2.6	8.7
	6.06	2B4P	71.77	2.1	9.2
	6.07	1B2P	52.17	2.0	5.0
	6.08	1B2P	50.09	2.4	5.0
L_06 Total			488.93	18.6	55.3
L_07	7.01	2B4P	71.39	2.2	8.6
	7.02	2B4P	70.74	2.1	8.6
	7.03	1B2P	50.25	1.8	5.0
	7.04	1B2P	50.31	3.4	5.0
	7.05	2B4P	70.44	2.2	9.5
	7.06	3B5P	86	2.9	9.4
	7.07	1B2P	50	4.1	5.0
	7.08	1B2P	50.1	2.4	5.0
L_07 Total			499.23	21.0	56.2
L_08	8.01	2B4P	71.39	2.2	8.6
	8.02	2B4P	70.6	2.1	8.6
	8.03	1B2P	50.25	1.8	5.0
	8.04	1B2P	50.31	3.4	5.0
	8.05	2B4P	70.44	2.2	9.5
	8.06	3B5P	86	2.9	9.4
	8.07	1B2P	50	4.1	5.0
	8.08	1B2P	50.1	2.4	5.0
L_08 Total			499.09	21.0	56.2
L_09	9.01	2B4P	71.39	2.2	8.6
	9.02	2B4P	70.75	2.1	8.6
	9.03	3B4P	80.32	2.5	9.1
	9.04	3B4P	84.17	3.0	9.2
L_09 Total			306.63	9.8	35.5
L_10	10.01	2B4P	71.39	2.2	8.6
	10.02	2B4P	70.6	2.1	8.6
	10.03	2B4P	70.13	2.0	15.6
	10.04	2B4P	72.16	2.1	16.1
L_10 Total			284.28	8.5	48.9
Total NSA			6,492.68	262.5	719.4

4.8 Scale and Building Heights Comparison

The scale of the building is similar to the previous application submission and the neighbouring Milk Yard development currently under construction to the east. The scale is derived from the emerging context and informed by the draft GLA masterplan. 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 diagram below 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 under construction in blue. All three buildings follow the same silhouette profile stepping back from Nestles Avenue and are of a similar height.

A four storey block at the front forms the building's relationship to the street. This block sits further back from the Milk Yard block next door and provides the platform for the first roof terrace at fourth floor. Beyond this, the building rises in steps to the north, corresponding to two

further roof terraces, and reaches 11 storeys at its highest level.

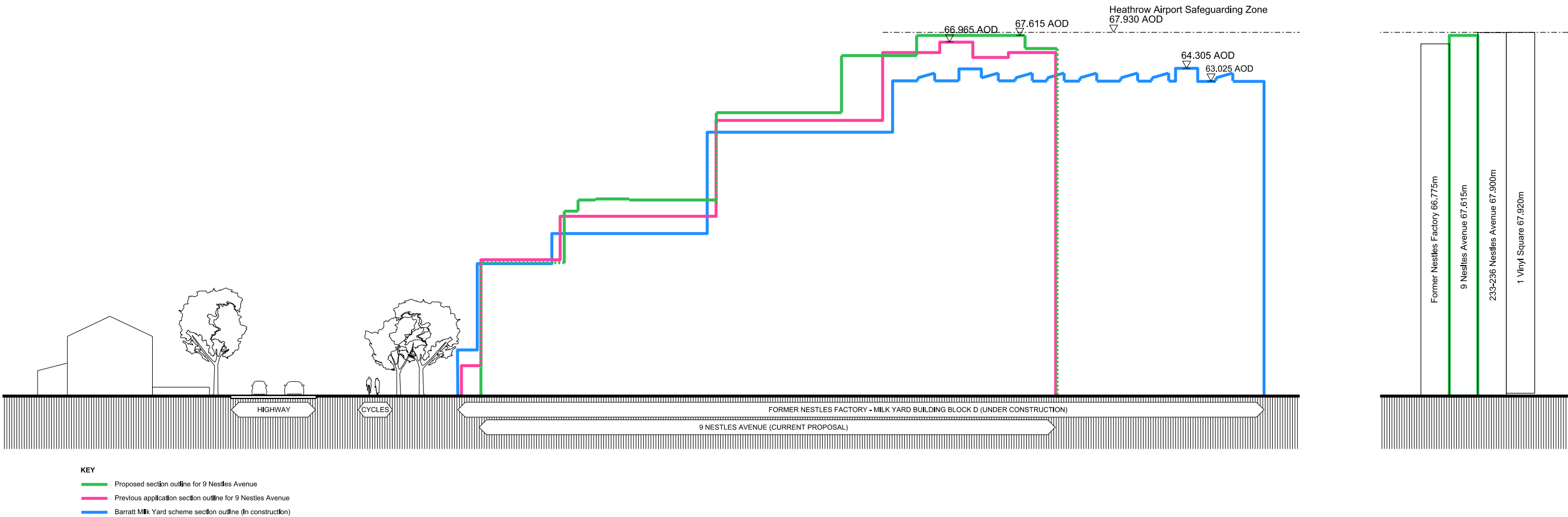
The completion of more technical design has allowed the floor to floor dimension to be reduced in comparison to the previous scheme. This has resulted in a building of similar height but with an additional floor.

Articulation in the facade helps to reduce the apparent scale of the building. Defined blocks to the south and north are wider than the mid section which reduces the footprint of the building and provides stepping along the east and west elevations. Following pre-application meeting advice from planning officers, the south block which stretched the full width of the site and overhung

the entrance to the mews, was reduced in width and the overhang removed.

Further articulation is achieved through brick detailing, balconies and window bays as explained in the following chapters.

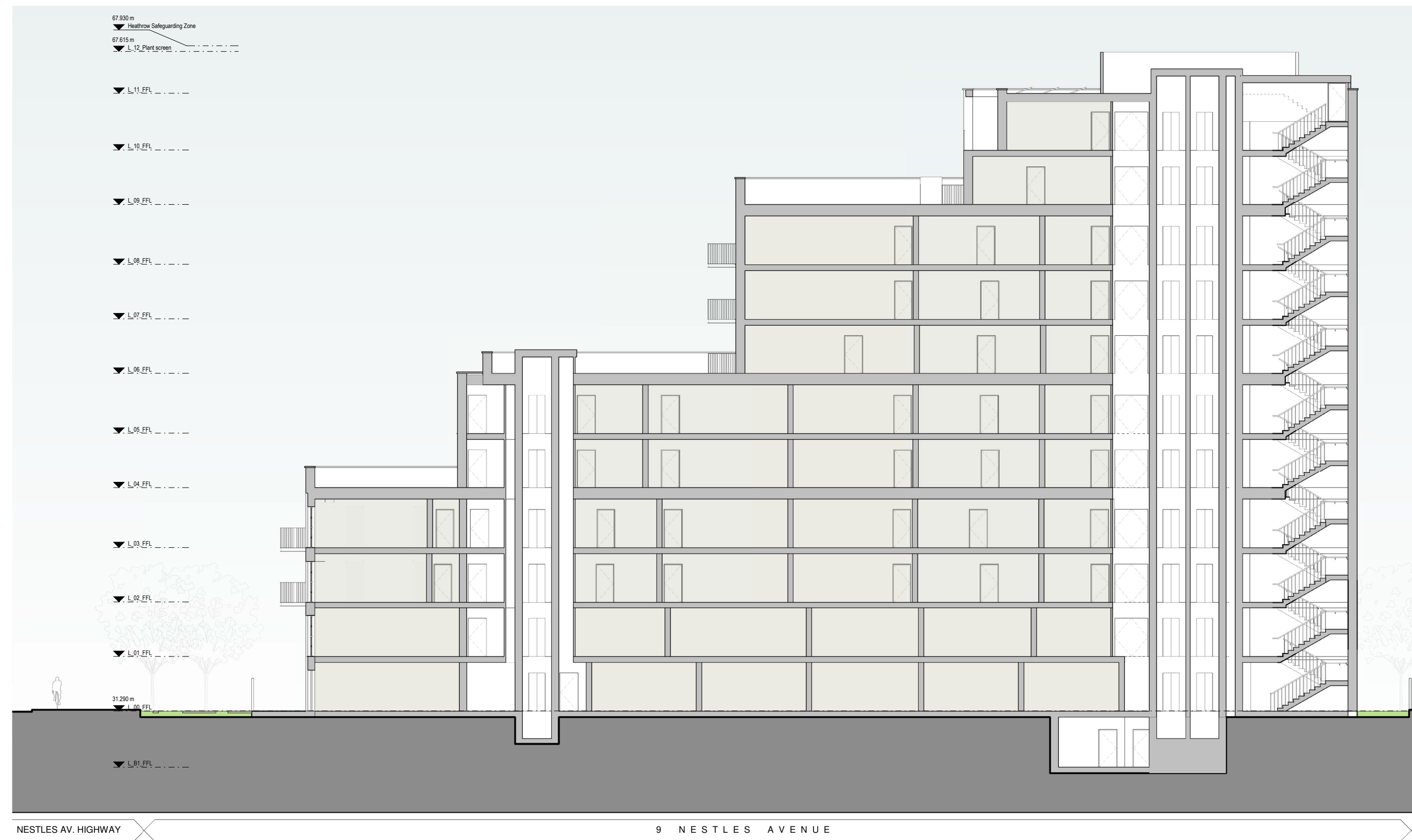
The diagram to the right exhibits the buildings overall height in comparison with other consented developments in the vicinity. These are referenced in section 2.4.



The stepped massing of the scheme can be seen in the image adjacent. It also displays the relationship with the Milk Yard development in the foreground and shows how the terraces match the stepping of its neighbour.



Axonometric view of proposal showing east elevation with Garden Walk and the roof terraces



Long Section

4.9 Landscape Terraces



- | | | | | | | | | | |
|---|-------------------------|---|----------------------|---|----------------|----|---------------------------|----|--|
| 1 | Nine Nestles Avenue | 4 | Reception courtyards | 7 | Play zones | 10 | Level 04 communal terrace | 13 | Biodiverse roof |
| 2 | Sustainability corridor | 5 | Private terraces | 8 | Garden walk | 11 | Level 06 Play Terrace | 14 | Level 11 Biodiverse roof and PV panels |
| 3 | Rain Gardens (SUDS) | 6 | Service Mews | 9 | North boundary | 12 | Level 09 communal terrace | 15 | Roof top plant |

Fourth Floor Communal Terrace

The roof terrace at fourth floor provides an elevated amenity area for residents of the development. The terrace will incorporate a variety of functions to create a community minded space that is inclusive and accessible for all user groups. These include;

Gathering areas catering for small groups and individuals;

Seating areas that maximise aspect and sunlight;

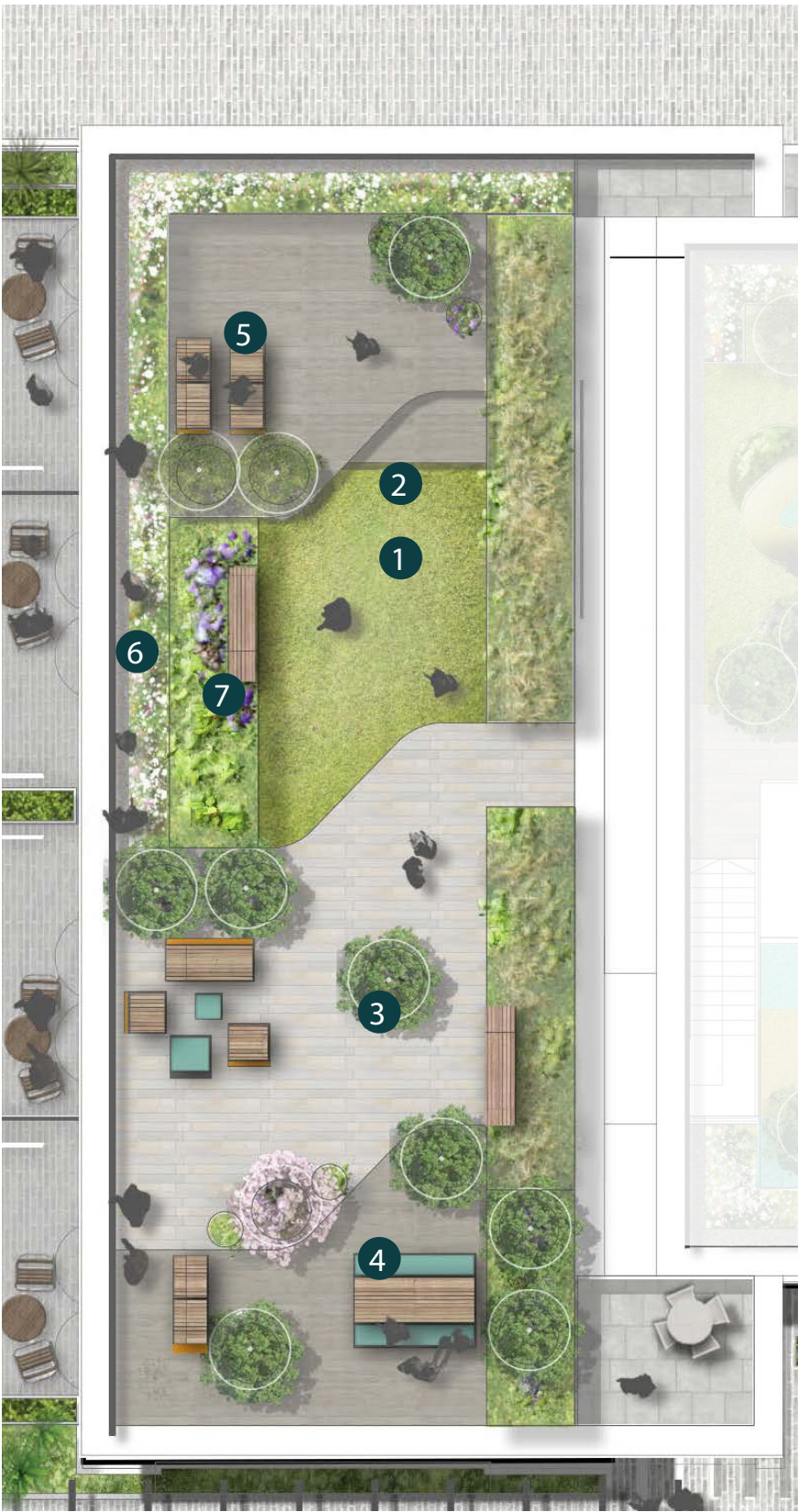
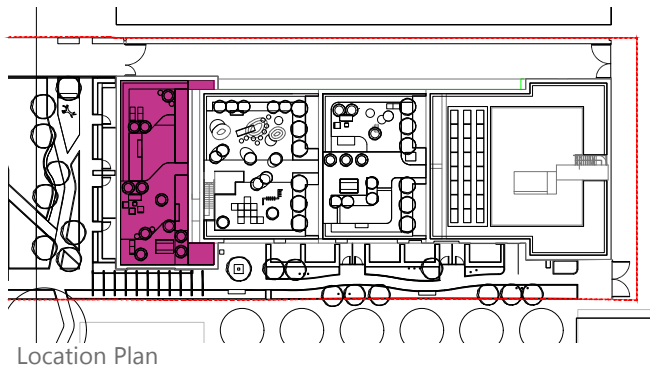
Lawn area;

Soft material selection in timber and neutral hard paving finishes

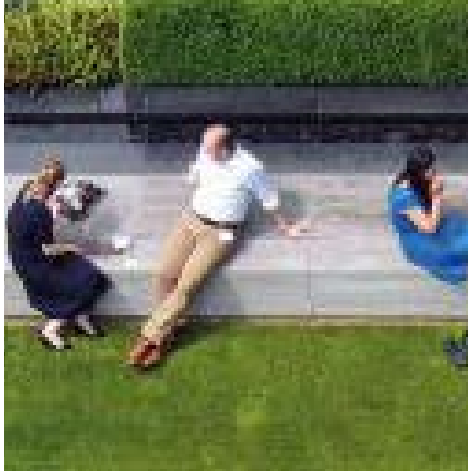
A biodiverse roof that provides habitat for invertebrates as well as other ecological and sustainability benefits;

Planting which enhances on-site biodiversity and ecology;

Door step play



1 Lawn play



2 Lawn seating



3 Trees in planters



4 Social dining area



5 Deck lounge area



6 Biodiverse meadow planting



7 Sensory planting

Sixth Floor Communal Play Terrace

Based on play calculations for the site, we designate the majority of play to the sixth floor. The play space appearance will be a combination of soft landscape and interned colourful play interjection. This is important for the play space to feel naturally nested into the development with play elements integrated as one.

Play elements provide opportunities to jump, run and scramble, and create immersive and informative experiences embedded in nature.

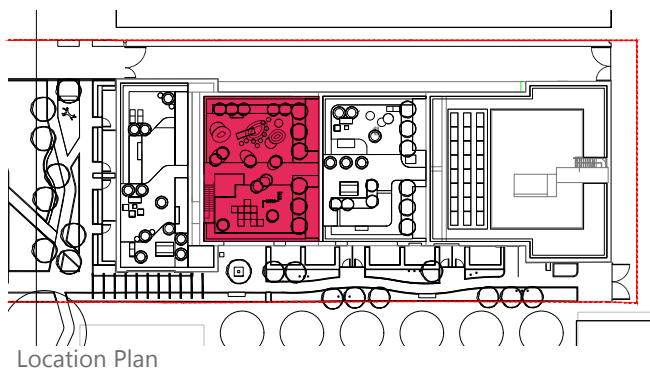
Provide a range of physical challenges for play

Provide educational opportunities through play

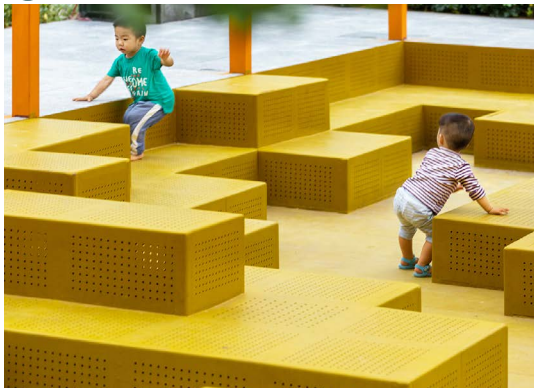
Provide a diverse range of activities that are usable throughout the year

Imaginative and incidental play

Defensible planting to residents private amenity terraces



1 Prescriptive play with berms and balancing balls



2 Prescriptive box climbing play planting



3 Chalk board wall



6 Amenity planting



7 Tree planting



4 Prescriptive play with climbing bars

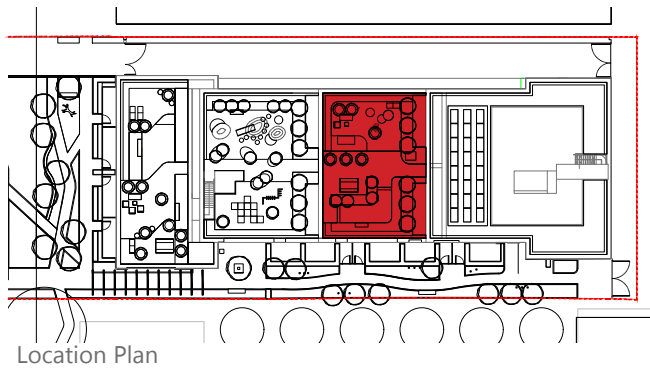


5 Defensible planting to private amenity terraces

Ninth Floor Communal Terrace

The roof terrace at ninth floor provides an elevated amenity area for residents of the development. The terrace will incorporate a variety of functions to create a community minded space that is inclusive and caters to all residents. These include;

- Gathering areas catering for small groups and individuals;
- Seating areas that maximise aspect and sunlight;
- Lawn area;
- Soft material selection in timber and neutral hard paving finishes
- A biodiverse roof that provides habitat for invertebrates as well as other ecological and sustainability benefits;
- Planting which enhances on-site biodiversity and ecology;
- Sensory planting
- Defensible planting to residents private amenity terraces
- Door step play



1 Solo respite seating within planting



2 Lawn play



3 Playful lounge seating



4 Social dining area



5 Hammock seating



6 Bug hotel within biodiverse meadow planting