



- 1 Double shining LED outdoor wall light Jendrik
- 2 Tilttable LED Exterior Wall Light
- 3 Concrete Outdoor Mast Downlight
- 4 Bega Garden Pathway Light
- 5 Hunza Spike Spot adjustable light
- 6 Hunza Path Lite
- 7 Starburst LED Wall Light
- 8 Basic Square 28w 2D Bulkhead Light
- 9 Curved Outdoor IP44 Rated Wall Light with Diffuser
- 10 Avenue D² LED
- 11 Downlights to colonnade entrance feature
- 12 Under bench lighting

4.16 Secured By Design

The proposals have been designed in line with Secured by Design principals and officers have been consulted on both the previous application scheme and this application.

Previous application scheme

The previous scheme set out some design principles in respect to Secured By Design.

- › External lighting will be to the approved standard
- › Door and window security will be to the approved standard
- › Video intercom systems will control access, including controlled
- › Lift and stair access so only residents and their authorised visitors can access their corridor.

Current application scheme

The current application scheme was reviewed at a meeting with the Design Out Crime Officer on 21 July 2020.

A summary of some of the items discussed and principles followed in the current scheme are set out below which expand on the previous scheme.

- › Ground floor duplexes on both the south and east facade help not only assist in providing active frontages but have the benefit of passive surveillance surrounding the property.
- › Refuse and cycles stores doors and roller shutters will be security rated.
- › In general all doors and windows should be security rated (PAS 24)
- › The mews will be accessed via a secure gate and will have a pedestrian gate to minimise tailgating.

- › Door entrances in the mews are angled
- › Reception entrance doors are single leaf to avoid security issues with double or leaf and a half doors.
- › Access to the communal terraces is required for all tenants but mitigation will include data logged fob controlled doors and future points for CCTV cameras if required.
- › Perimeter fences in general to be a minimum of 2.1 meters high except the boundary between Garden Walk and Milk Yard to the east. Here it is preferable to have a low fence, or no fence at all, if both areas have open access. This is beneficial for passive surveillance.

The Design Out Crime officer noted that design had improved and there were no major concerns in respect to Secured by Design for the scheme as it stands within this document.



5.0 Access

5.1 Access Introduction

I-transport planning consultancy have prepared a number of supporting documents relating to transport and access which are part of this planning application:

- › Transport Assessment
- › Framework Travel Plan
- › Framework Delivery and Servicing Plan

A separate building management plan is also being submitted.

The following chapter summaries elements of these reports and discusses the principles of access to the building. Further details can be found in the corresponding documents.

All of proposals have been designed with accessibility in mind and with regard to Approved Document M.

5.2 Transport Connections

In terms of transport accessibility, the site is within walking distance of bus stops and Hayes and Harlington railway station, providing a number of services to local destinations and further afield. The public transport accessibility level (PTAL) of the local area is 4, which will increase to 5 with the introduction of the Elizabeth Line in December 2022, indicating very good public transport within the vicinity of the site.

5.3 Inclusive Access

The building has been designed to be fully accessible with level approaches at all thresholds including to private balconies and communal terraces. One lift at the south core provides level access to all of the accessible apartments. Two lifts provide access to all levels at the north core.

The new lifts will be compliant with tactile and audible controls located at an adequate height for all users having regard to BS 8300 and Approved Document M. New corridors, doorways and lobbies will generally be designed in accordance with the building regulations Approved Document M and K.

When arriving by car, the designated accessible spaces are clustered close to the south core which can also be accessed via the mews.

The scheme provides 10 no. fully accessible apartments.

The cycle parking provision includes spaces for non standard bikes.

5.4 Links to Surroundings

9 Nestles Avenue is located centrally in the SA5 adopted policy area.

In its Day 1 scenario the sole access to the site is via Nestles Avenue to the south. It is understood that in time it is the councils intention to create a local area 'green super-highway' running east to west along Nestles Avenue. This will include wide a pedestrian and cycle route with landscaped linear garden paths, to which the 9 Nestles Avenue proposal contributes.

As the emerging context develops there is an opportunity to provide links via a north south pedestrian route running in between 9 and 7 Nestles Avenue and the east-west pedestrian link From the Nestle Factory development to the new Crossrail station.

This will open up a more direct link from the site to the station and Hayes town centre.

Pedestrian access to the site will be via Garden Walk to the east of the property, this entrance is marked via a sculpted colonnade visible from Nestles Avenue leading pedestrians down Garden Walk.

One of the key developments of the proposed scheme is the separation of vehicles which will access the car park via a separate gated entrance to the Mews at the west boundary.

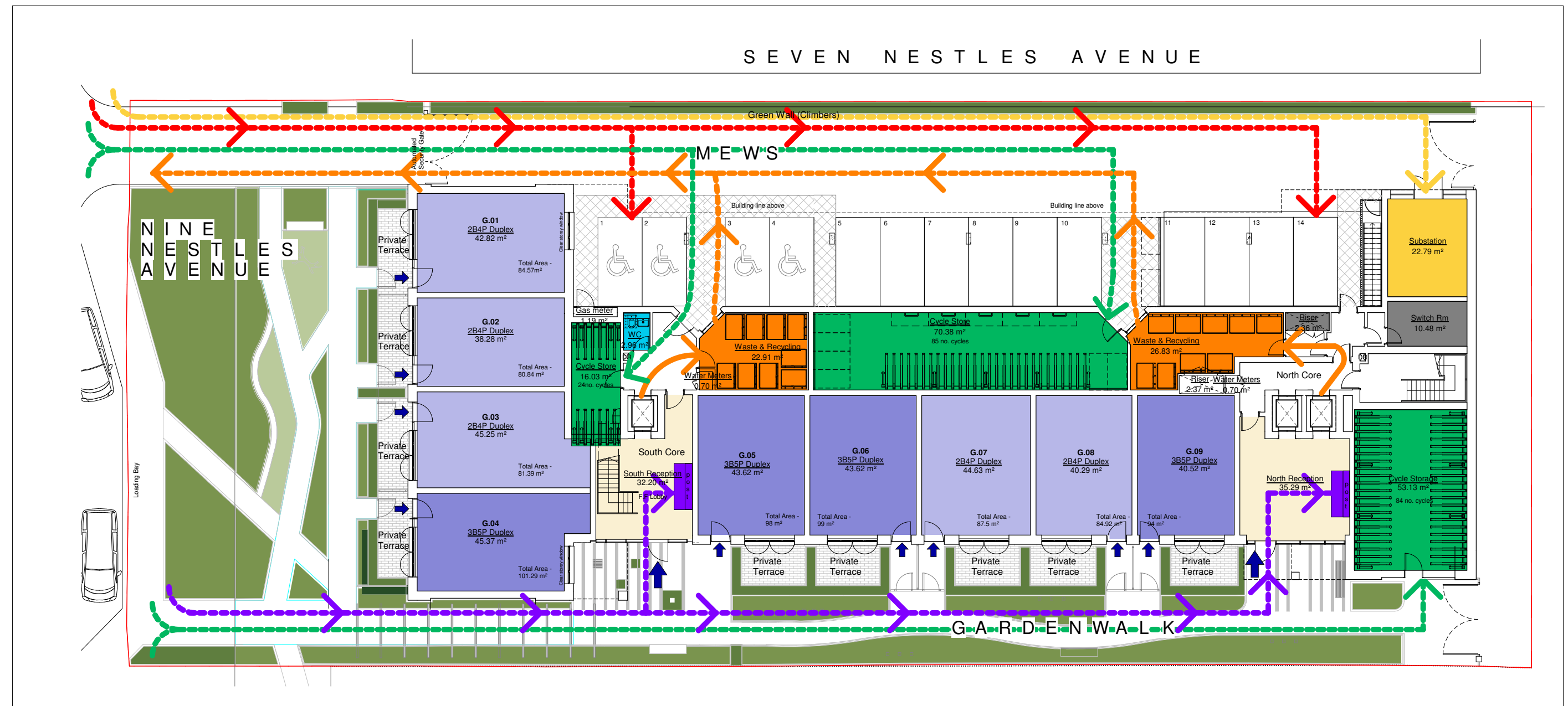
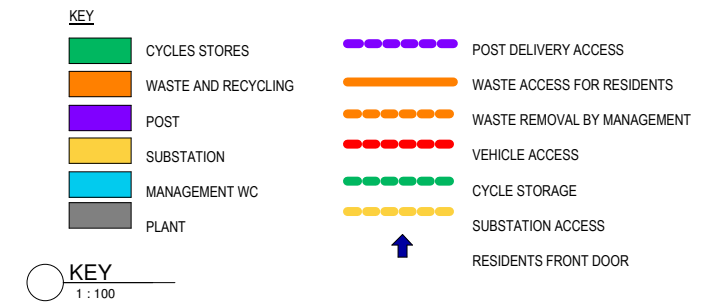


1. An east-west pedestrian link between the Nestle Factory heritage facade and the new Crossrail station
2. Local area 'green super-highway' Wide pedestrian and cycle route landscaped linear garden paths "East-West Roadway"
3. Communal link and intersection focal point "North-South"

5.5 Service, Deliveries, Refuse & Management

The diagram below shows the route of entry pathway through the building for a variety of occupier functions including cycle parking and refuse disposal. It also shows routes and access for visitors to the site including deliveries and service personal. A management lavatory is included on the ground floor at the south core for any service personal who will be spending time at the site.

Further detail is provided in the transport assessment and management plan submitted as part of this planning application.



6.0 Sustainability

6.1 Sustainability Strategy

The scheme complies with all relevant policies with regards to Energy and Sustainability set by London Plan and London Borough of Hillingdon Local Plan.

The strategy for reducing energy use and associated carbon emissions through the design of the scheme follows the London Plan energy hierarchy, namely:

- › Be Lean – Reduce energy demand through passive design strategies and best practice design of building services, lighting and controls;
- › Be Clean – Reduce energy consumption further by connecting to an existing district heating system (no existing district heating is currently available at the site location); and,
- › Be Green – Generate power on site through Renewable Energy Technologies.

The following passive and active energy efficiency features have been considered in the proposed strategy for the proposed scheme:

- › High performance building fabric in terms of U-values and thermal bridging to reduce heating demand;
- › Excellent air tightness to reduce heat losses through infiltration;
- › Highly efficient building services systems for heating, cooling and ventilation that exceed minimum Part L standards in terms of performance; and,
- › Low energy light fittings with occupancy and daylight sensors.

The following Low/Zero Carbon Technologies proposed will provide heat or generate energy on site:

- › Air source heat pumps, coupled with back-up gas-fired boilers, will provide space heating and hot water throughout the scheme; and,
- › Photovoltaic panels installed on the roof will generate renewable energy thus providing electricity to be consumed on site.

Following the proposed energy strategy, the building achieves significant carbon savings that exceed both the Building Regulations’ Target Emission Rate and the London Plan Target Reduction in terms of CO2 emissions.

Further information can be found in the Energy & Sustainability Statement submitted as part of this application.

Landscaping measures

There are a number of sustainable and biodiverse measures included within the landscape. Rainwater will be collected from the roof and used as grey water recycling to serve the WCs within the building. Permeable paving will be used throughout the ground floor landscaping and rainwater will be attenuated in a tank under the ground floor. Planting species will be biodiverse and additions to the planting will include invertebrate and bird boxes.

Further measures are explained in the Landscape Statement and Floor Risk Assessment and Drainage Strategy report.

7.0 Building Services

7.1 Building Services Strategy

This section outlines the M&E services strategies for the proposed development.

Incoming Services

A bulk water meter will be installed on the incoming supply pipework to the cold-water storage tank and individual internal fit meters will be installed for each apartment in the risers on each floor.

An incoming gas supply will be provided to serve the centralised boilers within the basement, via a gas meter room located on the perimeter of the building.

A new substation will be provided at ground floor level. Supplies will be distributed to serve all floors via Ryefield cabinets, within dedicated electrical risers. A separate metered supply shall be provided for the landlord's areas.

Infrastructure and ducts from the external telecommunications providers and internal service providers will be installed. These ducts shall serve the risers to allow for future cabling to be installed by the telecommunications providers.

Heating

Heating will be provided by central air source heat pumps with boiler support and will distribute via a system of pipework to each apartment. In each apartment there will be a heat interface unit that the occupant will use to control their own heating and generate hot water. The heat interface units will contain MID approved heat meters that monitor and record the heat energy used by each apartment.

The central plant will include: modular air source heat pumps, gas fired modulating boilers, buffer vessel, circulating pumps, Individual pipework branches serving each riser. Occupied spaces within the apartments will be heated via underfloor heating. Bathrooms and WCs will contain a dual fuel towel rail (low temperature hot water and electrically heated when outside of the heating season).

Ventilation

Continuous mechanical supply and extract with heat recovery units (MVHR), will provide outside air and remove stale air via a ducted extract connection from each wet room (Bathroom, Kitchen, Sanitary Accommodation and

Utility Room) and a ducted supply connection to each habitable room. The MVHR units will run continuously to draw outside air through the property. The fan will also have a boost mode in order to counteract the build-up of cooking smells or shower moisture generation. Purge ventilation will be via openable windows.

The MVHR units will be selected to comply with part L of the building regulations as determined by the SAP calculations. The units will be selected and attenuated in order to comply with noise level requirements as dictated by the planning conditions.

Public Health

All apartments will be fed via a centralised boosted water supply which will be fed via a potable cold-water storage tank located at ground floor level. A cold-water riser will rise up each core to serve the apartments, there will be an individual metered branch at each floor level that distributes to the apartments heat interface unit and the cold taps. Hot water will be generated by the HIU in each apartment.

A gravity drainage system will collect foul drainage which will combine at ground floor level before connecting to the sewer connection. Rain water will be collected from roofs and landscaped areas via a dedicated drainage system. A rain water harvesting system will be installed to collect water which will serve the WCs within the building.

Smoke Extract Ventilation

A smoke extract ventilation system for the residential circulation areas will be used to suit the Fire Consultant's recommendations. Both cores will contain a Colt type smoke extract system. A louvred smoke extract riser will extract smoke from the firefighting lobby on the fire floor and make up air will be introduced via an AOV installed at the head of the stair. The smoke extract will be provided with a supply from the standby generator. Natural ventilation louvres shall discharge smoke from the basement plant areas.

Sprinklers

The apartments will be sprinklered in accordance with BS9251:2014. The potable cold water storage tank and booster set shall be used to store and discharge sprinkler water. Pipework will distribute through each core to serve sprinkler heads within the flats.

Electrical

A generator with 8-hour integral fuel tank shall be installed in its own dedicated room, this will be used to support the life safety equipment via the main Essential switch-panel.

A dedicated LV switch-room has been included to house a suitably sized LV switchboard to supply all the landlord's services and the normal supplies to the firefighting equipment.

All lamps will have an LED light source in compliance with Part L of the Building Regulations. All apartment area internal lighting final circuitry shall be wired using LSOH/LSOH copper cabling with integral circuit protective conductor. All external lighting will be design in accordance with BS5489 2012/2013 (BS EN 13201-2 2003).

A maintained emergency and escape lighting scheme to BS5266 Part 1 will be provided. The emergency lighting provision shall generally take the form of integral or remote battery / inverter units fitted to normal luminaires to provide 3-hour duration, maintained operation.

The fire detection and alarm system shall be certified by a BAFE or LPS 1014 accredited specialist organisation. Each apartment to be provided with an independent mains operated fire alarm system in accordance with the requirements of BS 5839 part 6 Grade D type LD1 standard. The common parts will have an analogue addressable fire alarm system in accordance with the requirements of BS5839 part 1 2002 & A2 2008 to type L1 coverage will be provided to the common parts.

The security systems will include a door entry system with CCTV (Common parts monitored by 24-hour security). The Audio visual door entry systems shall be installed to all the residential apartments with the main entry panels to be located at the building entrances.



Sarah Brown

Director

TateHindle Ltd

02073324850

sarah.brown@tatehindle.co.uk

Daniel Jones

Associate

TateHindle Ltd

02073324850

daniel.jones@tatehindle.co.uk



www.tatehindle.co.uk



TateHindle Limited
1 Lindsey Street
Smithfield
London EC1A 9HP