

# Squirrels Estate, Hayes, UB3 4RY

## Design & Access Statement

1st November 2022 | 15489\_L11\_002\_02





# Issue Record

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# 1.0 Introduction

## Squirrels Estate



# 1.1 Purpose

TateHindle have been commissioned by Mackenzie Homes to prepare a planning application for a residential led mixed use development at Squirrels Estate, Hayes UB3 4RY.

This Design and Access Statement has been prepared for discussion with planning officers at the London Borough of Hillingdon for the proposals for this site.

## Description of Development:

Erection of part 10 storey, part 11 storey mixed use building comprising 116 residential dwellings and ground level commercial premises along with public realm delivery of Green Super-highway with associated landscaping, access, and parking, following demolition of existing buildings.

# 1.2 Development Team

Mackenzie Homes focuses on building attractive homes that blend sympathetically into the existing environment and satisfy local housing needs. At this time when there is a structural shortage of mainstream residential units, this constitutes one of the key challenges to the economic and demographic development of Greater London. Mackenzie Homes are specialists at delivering schemes of 50 to 300 units, perfectly set in their local environment and benefiting from good public transport access with a particular focus on Crossrail and other forms of public transport.

The professional team of consultants listed below have been assembled as part of the design development team.

	<b>Client / Developer</b> Mackenzie Homes		<b>Ecology/Noise/ Air Quality/ Arboricultural/ Energy &amp; Sustainability</b>  Syntegra		<b>Fire</b>  Elementa
	<b>Architect</b> TateHindle		<b>Transport</b>  Motion		<b>Townscape &amp; Visual Impact</b>  GL Hearn
	<b>Planning Consultant</b> Progress Planning		<b>Daylight Sunlight</b>  Waldrams		<b>Structure, Drainage &amp; Flood</b>  Patrick Parsons
	<b>Landscape Architect</b> Exterior Architecture		<b>MEP</b>  BSG		<b>Communications</b>  West5



# 1.3 Introduction

The site is located close to Hayes town centre in the London Borough of Hillingdon.

This report sets out the local context in which the building sits including emerging context and sets out the principles of the design strategy.

The aims of the proposal are to redevelop the site at Squirrels Estate which sits within a designated area of opportunity for development. This area has several current developments schemes which are progressing the council’s masterplan to increase housing and create a green link in an east-west orientation.

The scheme involves demolition of the existing building and redevelopment of the site to provide the missing link in public realm required to complete the east-west pedestrian Green Super-highway across the site. This public realm occupies over 60% of the site footprint. The southern portion of the site proposal is occupied by a new building of part 10 and 11 storeys, comprising residential accommodation, associated landscaping, car and cycle parking and commercial space. All servicing is proposed within the site.

The proposed form, scale, and materials of the scheme take cues from the existing surrounding area and the emerging context of the local built environment.



Existing Building - Elevation Looking East



Existing Building - Aerial View Looking East



## 2.0 Site Assessment



## 2.1 Location

The site lies approximately a third of the way along Nestles Avenue, close to Hayes town centre and Hayes and Harlington Railway station. It is a part of a larger industrial zone located to the south of the railway line and the Grand Union Canal, bordered by Nestles Avenue. Further south of Nestles Avenue lies mainly two storey suburban housing.

At the western end of the industrial zone is a cluster of separate units of which the site is one. The west of the site borders Viveash Close. The north of the site has its boundary with 4 Viveash Close.

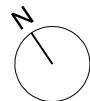
The site is bordered to the east by the former Nestle Factory site which is currently under development for a mixed use scheme comprising over 1,300 homes and substantial industrial/distribution space. The former factory site includes a number of locally listed buildings and structures. Currently, two blocks adjacent to the site, are under construction.

To the south 9 Nestles Avenue has planning consent for a new residential block and 7 Nestles Avenue is an existing light industrial building.

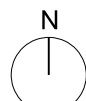
The site falls within Site Allocation SA5 of the Local Plan and is envisioned for residential development. This is explained further in section 2.5.



Former Nestle Factory proposed masterplan (currently under construction)



Aerial view showing site context





## 2.2 Historic Context

As with most outer London towns the introduction of the canal and railway line played the biggest part in changing the landscape and built environment in the town of Hayes.

Hayes was predominantly a rural area until the advent of the Grand Junction Canal in the 1790s (later to become part of the Grand Union Canal). It connected London and Birmingham and encouraged the excavation of brick clay, which was transported on the canal. The Great Western Railway was completed in 1838, although Hayes station (now Hayes and Harlington) did not open until 1864.

By the early 20th Century residential and industrial development had begun, attracted by the transport links.

The site and locality have a rich industrial history. The first factory on the site was opened in 1914 by Eugen Sandow, the former World's Strongest Man 1889, where he produced his 'Health and Strength Cocoa'. The factory's sports grounds extended to the east over the site of Squirrels Estate.

In 1929 the factory was bought by Nestle and closed after 80 years of production in 2015, when Nestle moved to new facilities in Derbyshire.

The existing light industrial buildings on the site were erected as part of the trading estate and the units are currently used by a variety of traders.



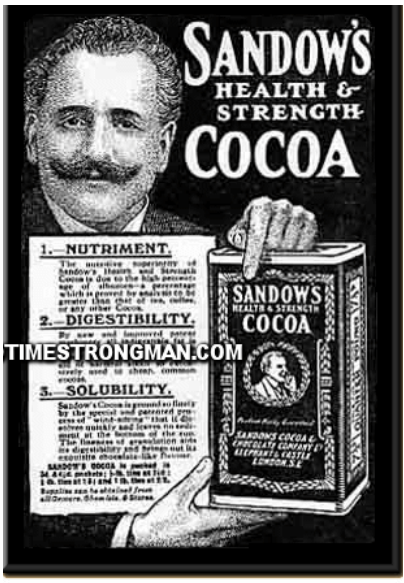
1914 Map (approximate site boundary location in red)



1935 OS Map (approximate site boundary location in red)



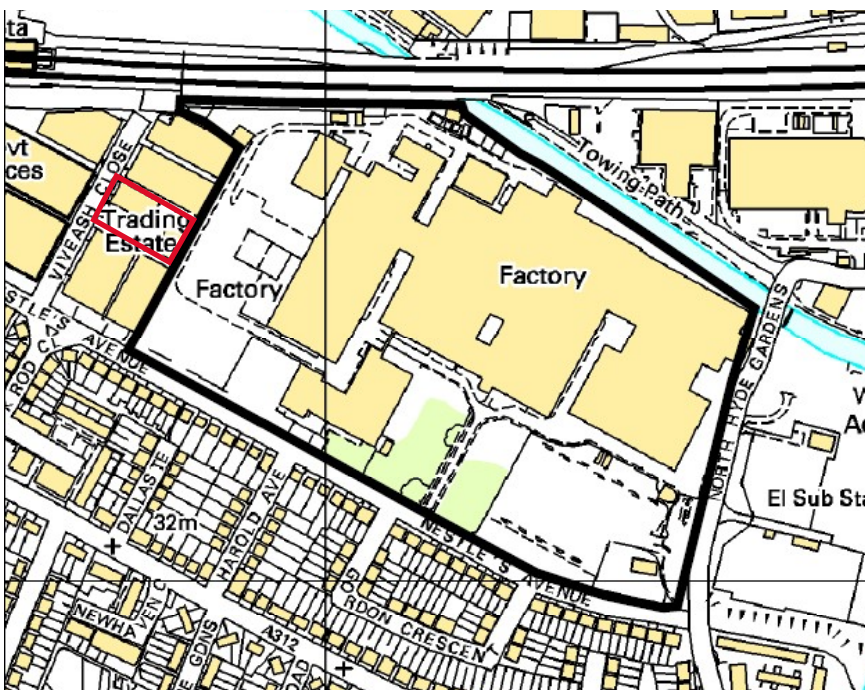
Eugene Sandow



Sandow's Cocoa Advertisement



1939 Aerial Photograph of the factory and playing fields looking south

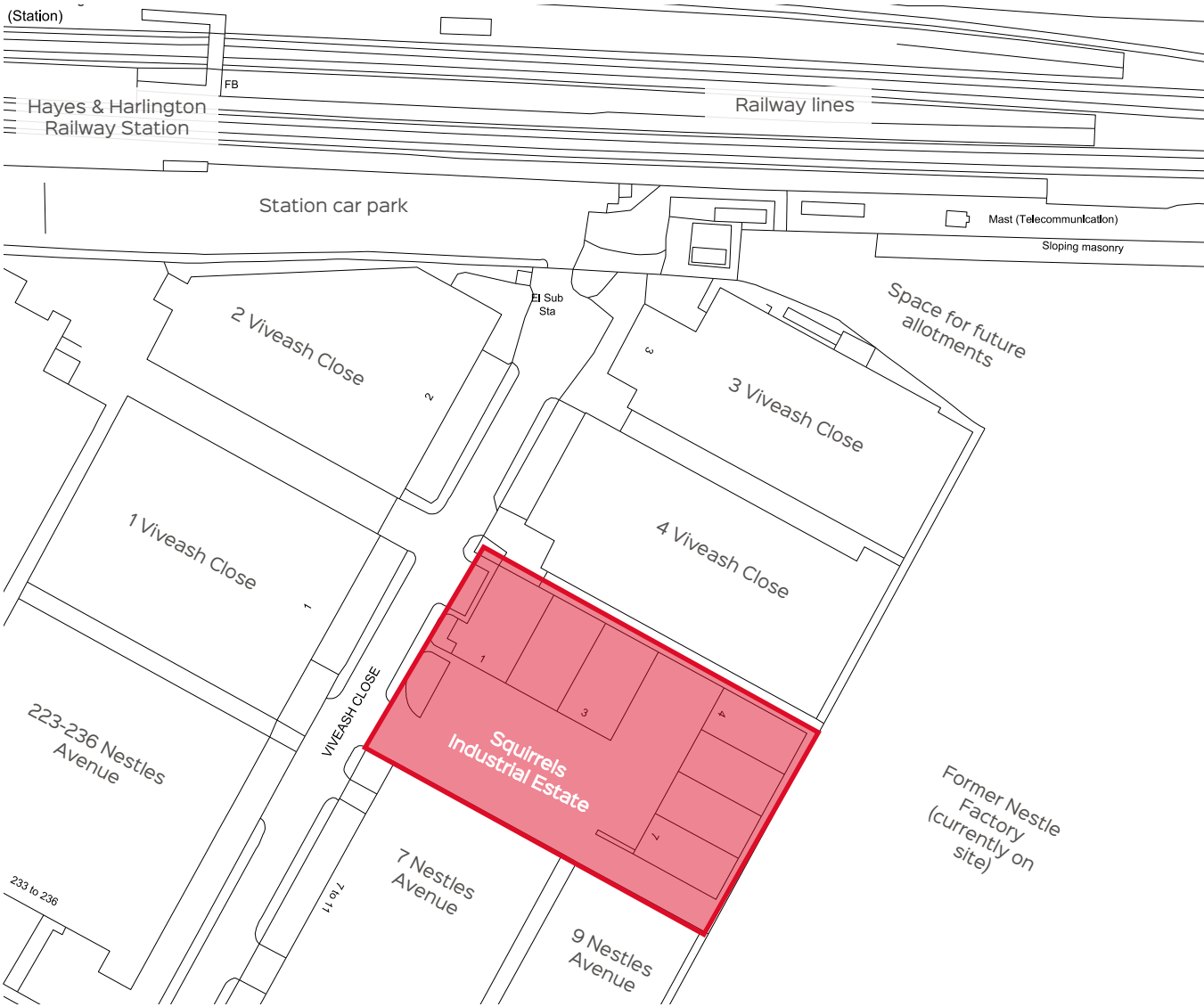


Botwell: Nestles, Conservation Area Map shown within the black outline



## 2.2.1 Existing Site Plan

Both plans show the east-west orientation of the site and the relationship with the former Nestle Factory.



Existing Site Plan - Reference drawing 15489-EX-PL-(02)-100\_03



Existing Aerial View of Site



## 2.2.2 Existing Site Photos



Existing Buildings - Looking East from Viveash Close



Existing Building - Aerial View Looking East



Existing Building - Aerial View Looking South



## 2.3 Transport Opportunities

The site benefits from a being sited very close to Hayes and Harlington Railway station, with the entrance to the station car park at the top of Viveash Close.

Once Crossrail fully opens, the journey time from Hayes & Harlington to Bond Street will be reduced by almost half, to just 20 minutes. Farringdon will be 25 minutes and Canary Wharf 34 minutes, all on accessible trains and upgraded stations.

The huge improvements to the accessibility of Hayes is attracting many new residents, many of whom will commute to London.

The existing site has a Public Transport Accessibility Level (PTAL) of 4.

The improved accessibility and capacity sustains and supports higher density development around these newly upgraded Crossrail stations.

Local bus services have been upgraded to serve the new rail connections:

- New express route X140 from Harrow to Heathrow Airport
- New route 278 from Ruislip to Heathrow Airport

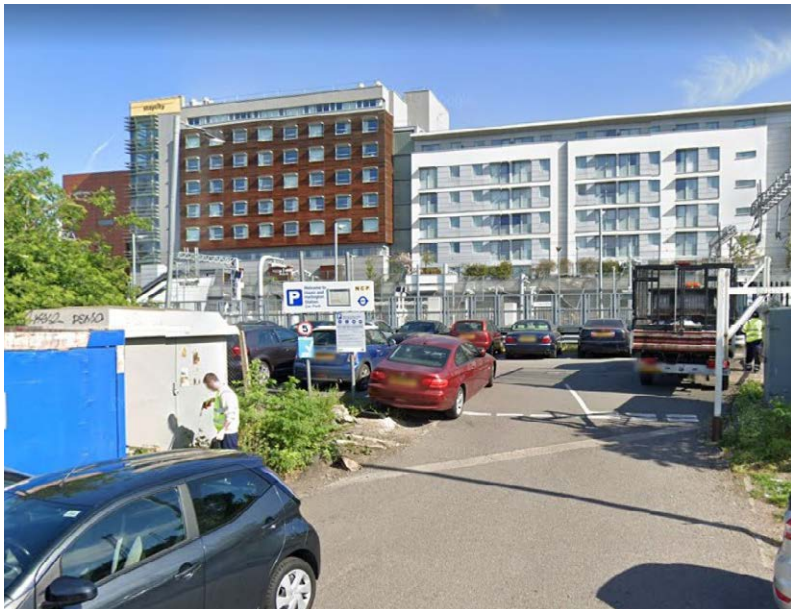
Pedestrian and cycling accessibility around the area will also be enhanced with a new footpath and cycle way as part of a proposed 'sustainable transport corridor' along Nestles Avenue.

These new and improved transport infrastructure elements will sit aside the existing road and pavement networks and the walkways along the canal. This mix of systems supports walking, cycling and public transport to increase green travel opportunities.

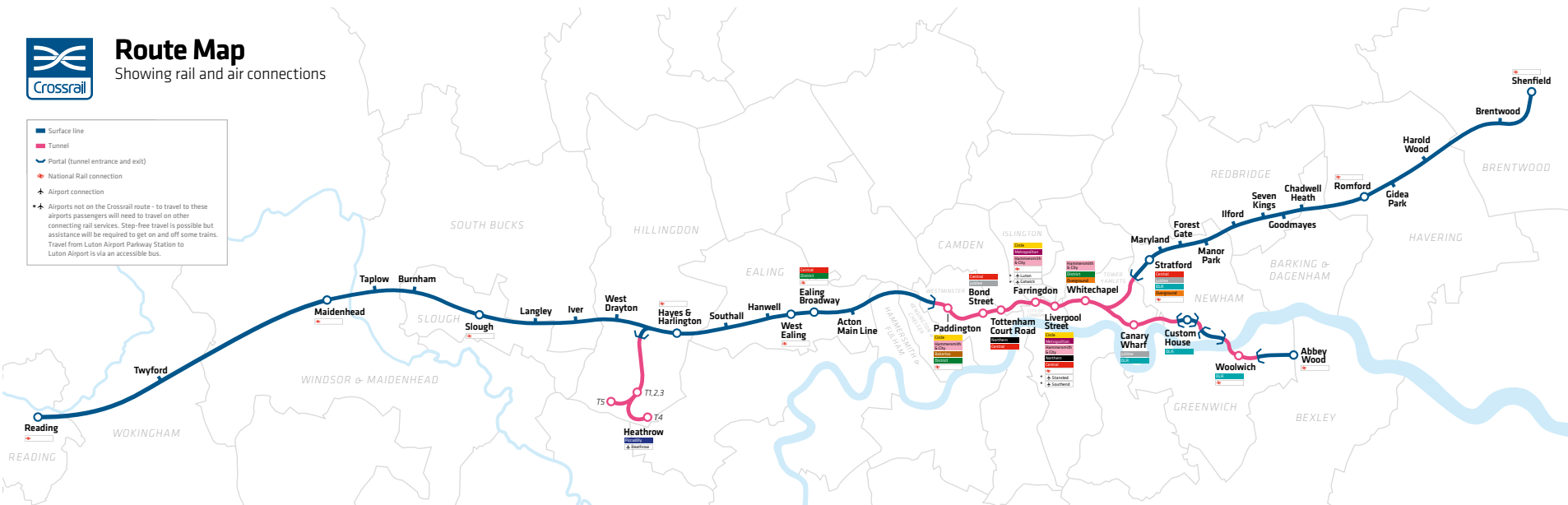
The completion of the pedestrian Green Super-highway through the proposed masterplan will encourage active travel.



New Hayes & Harlington Station



Entrance to the Station Car Park



Crossrail Route Map





## 2.4 Local Emerging Schemes

### Introduction

There are a number of neighbouring schemes which are consented or for planning that should be considered in the context of this proposal. The diagram opposite shows the location of those closest to the site and the proposed Green Super-highway.

- Key:
- 1 1 Vinyl Square & Old Vinyl Factory - (Part Complete)
  - 2 High Point Village - (Completed)
  - 3 233 - 236 Nestles Avenue (Planning Consented)
  - 4 Viveash Yard - (Near Completion)
  - 5 Milk Yard - (Near Completion)
  - 6 Former Nestle Factory Site - (Under Construction)
  - 7 9 Nestles Avenue (Planning Consented)
  - 8 3 Viveash Close (Planning Consented)
  - Green Super-highway



Site plan showing changing context





1

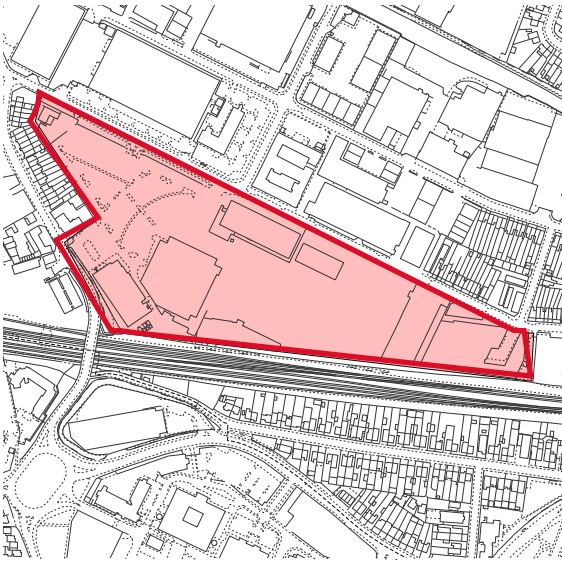
Vinyl Square, The Old Vinyl Factory

Redevelopment of this site provides a mixed-use development comprising of 134 residential units (C3 Use Class) and ground floor commercial floorspace (flexible A1/A2/A3/A5/B1 Use Class), with associated car parking, cycle parking and landscaping.

Delivering new homes, there will be a mix of studio, one, two and three-bedroom apartments and three-bedroom maisonettes within the development and mixed uses alongside the mix of re-imagined art deco office buildings, innovation and educational hubs, restaurants, shops, gym, cinema and a GP practice.

Summary

- > Comprising 134 residential units
- > 4,252 sqft of ground floor commercial floor space
- > 84,705 sqft of high-end office space
- > 238 cycle spaces
- > 67 car parking spaces with associated landscaping
- > 10 levels plus plant box



Proposed Site Plan



Visualisation of Proposed Redevelopment of 1 Vinyl Square



Proposed South Elevation



2

High Point Village

The scheme at High Point Village is part of the strategic regeneration of Hayes. The site, a former scrapyard lies west of Hayes and Hillingdon station. The proposal accommodates the new Crossrail station, providing excellent transport links to both Heathrow and Central London. The residential units are designed for both the client and the people who will ultimately live, work and enjoy the buildings in the future. Generous space standards are observed along with sustainable solutions, such as the site wide CHP unit, benefit the community and the environment. Of the 576 units, 35% are either affordable or shared ownership, sizes range from one bed through to large four bed homes, 10% are capable of conversion for wheelchair use.

The scheme was completed in 2011.



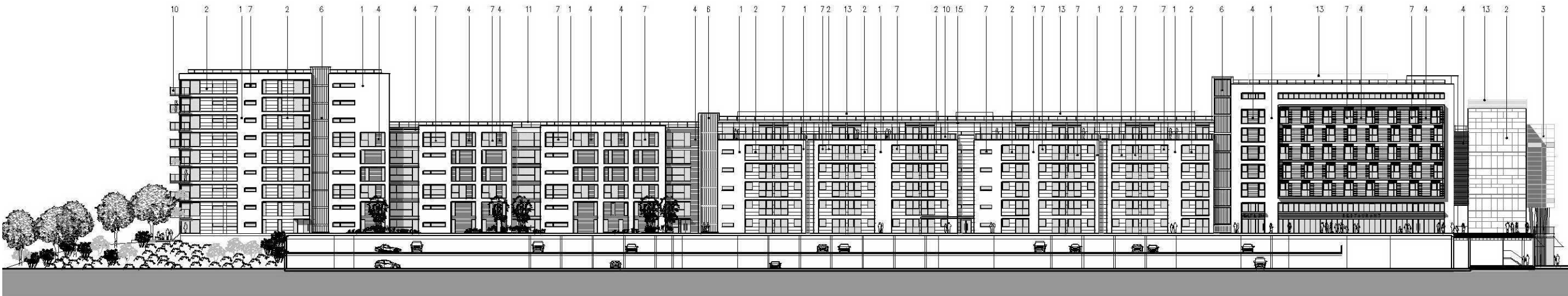
Photograph of Completed Scheme



Photograph of Completed Scheme

Summary

- › Provides a mixture of housing tenure, a Staycity Apart-hotel as well as on-site leisure facilities
- › 576 apartments provided of which 35% are affordable or shared ownership
- › 1,500 sq metres of retail space
- › Urban squares, public art, waterside promenades and a stimulating network of parks and garden spaces of different sizes, layout and character all respond to the community
- › Up to 11 storeys tall
- › Runs along side of Grand Union Canal



Proposed Buildings E, F, H and G North Facing Elevation - Facing the Canal (up to 11 storeys tall)



3

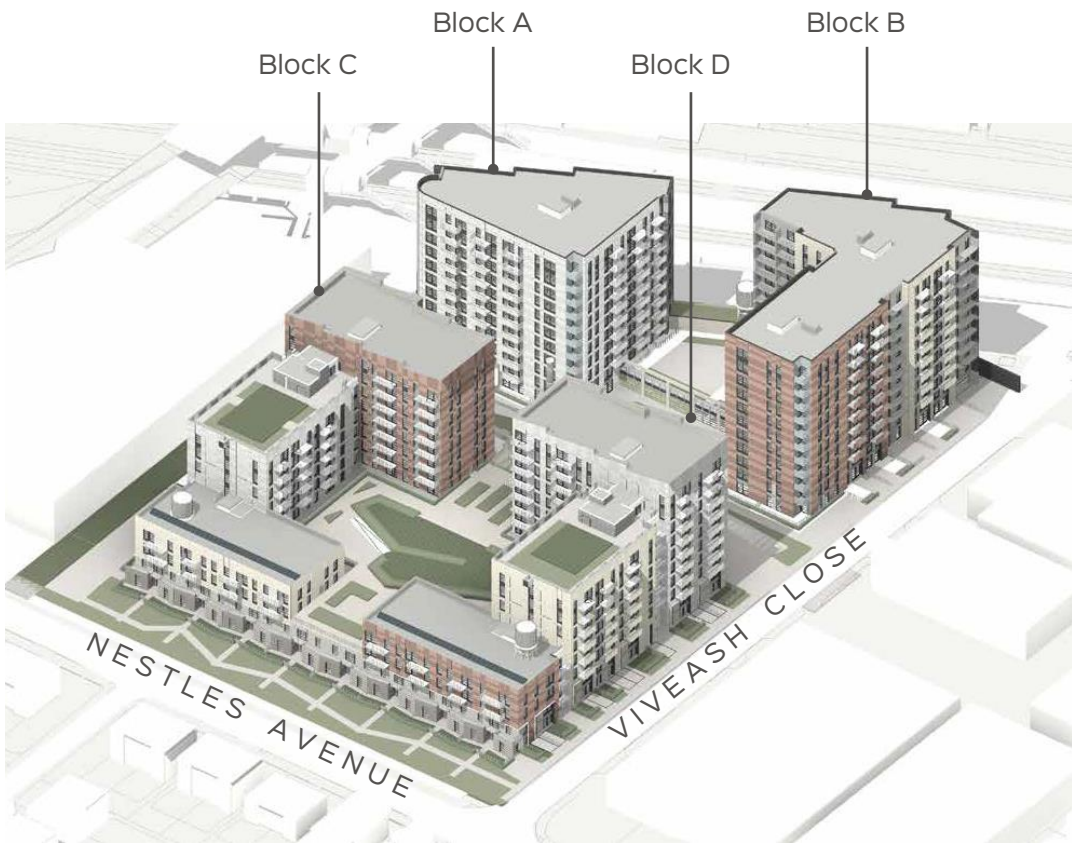
233 - 236 Nestles Avenue

The scheme includes: site clearance and redevelopment to provide a mixed use scheme, including 474 residential units, 264 sqm (GEA) A1 retail use, 229 sqm (GEA) A3 cafe use and 341 sqm (GEA) B1 office, together with 286 car parking spaces and 703 cycle parking spaces, hard and soft landscaping, refuse and recycling facilities, and public and private amenity space.

The Development is for four Blocks (A-D) with Blocks A and B joined at ground level with a podium in the northern half of the Site and Blocks C and D joined at first floor by a podium. Both Podium areas will be amenity areas with car and cycle parking underneath.

Nineteen duplex units are proposed along the southern and eastern edges of Blocks C, D and B and the remaining units will be either studios, one, two or three bed residential units.

The mixed-use redevelopment was granted planning permission in November 2019 by Hillingdon Council (Ref 73238/APP/2018/1145).



3D Massing Model of the Development (blocks A, B, C and D)

Summary

- › Providing 457 new homes
- › Over 800 sq metres of retail, cafe and office space
- › 286 car parking spaces with 703 cycle parking spaces
- › Hard and soft landscaping, refuse and recycling facilities and additional amenity space
- › 4 storeys onto Nestles Avenue
- › 4 to 11 levels onto Viveash Close



Visualisation of A and B on Sandow Avenue



Visualisation of View Along Nestles Avenue



Visualisation of A and B from Station Road Bridge



4

Viveash Yard

Situated within the redevelopment of the former Nestle factory site, Viveash Yard is on the western side of the site adjacent to 3 Viveash Close. This development abuts the east boundary of the site.

The area noted as Viveash Square is planned as local allotments. This is part of the northern boundary of the site.

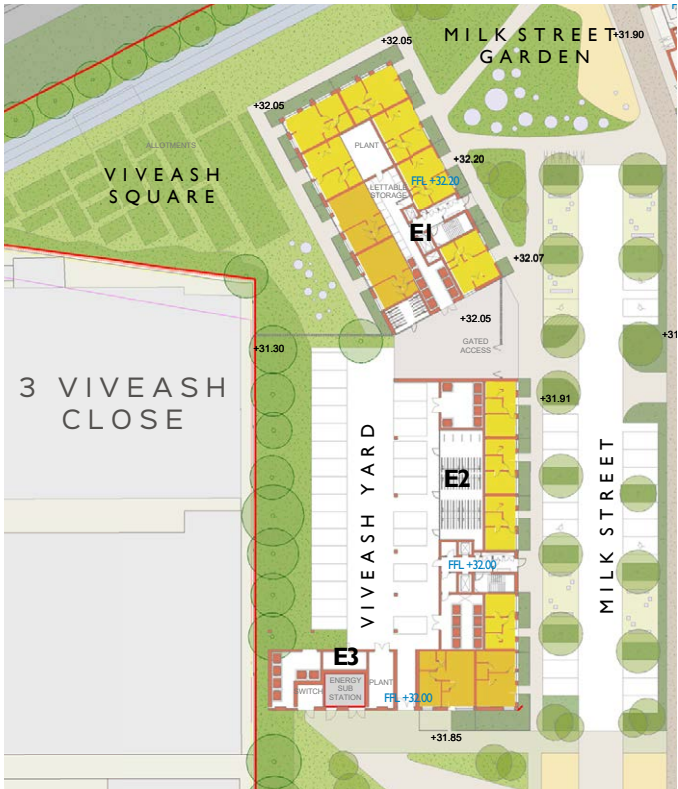
Building E1 is 11 storeys, building E2 is 9 storeys and building E3 is 5 levels.

This site currently is under construction and is nearing completion.

The open space noted as Viveash Square was originally planned to be allotments but will now come forward as a public square.



Site images - building under construction from West



Location Plan



Viveash Yard Elevation



5

Milk Yard

Located within the redevelopment of the former Nestle factory site, Milk Yard is on the south-western border of the overall masterplan and situated within block D.

The building stands at four levels on to Nestles Avenue, rising to 5, 8 and 10 levels.

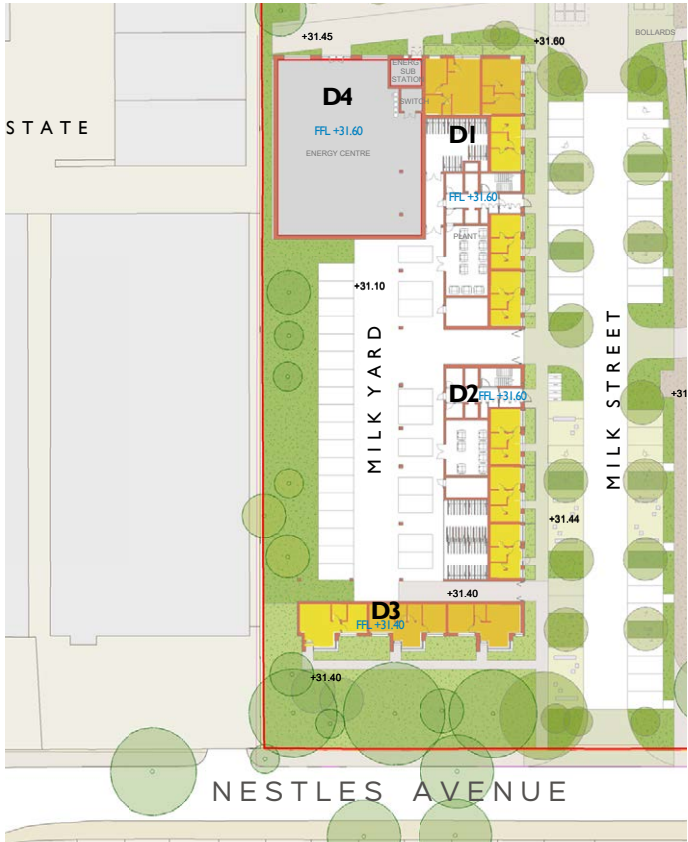
This site currently is under construction and is nearing completion.



View of block D4 from Sandow Square



Rendered view of block D4 from Sandow Square



Location Plan



Milk Yard Elevation



6

Former Nestle Factory Site Masterplan

A major redevelopment to provide over 1,300 homes and 22,000 square metres of commercial and distribution space received planning consent in July 2018. The scheme builds upon a 2015 masterplan developed by Hillingdon Council and the GLA. The scheme was developed by Segro and Barratts and is currently on site.

The scheme includes restoration of one locally listed building, the Art Deco themed factory facade and canteen, the Wallis Gardens and railing fronting Nestles Avenue. Along with the creation of new green spaces along the railway line and the Grand Union Canal, with a new linear park east-west pedestrian link from the Art Deco factory frontage to the site's western boundary. The masterplan envisages this link being extended west to the Crossrail station in future redevelopments of neighbouring sites.

The proposed residential buildings run predominantly in north-south orientated blocks with returns to enclose courtyards or backlands. Buildings rise in height from 4 storeys on Nestles Avenue to 11 storeys next to the railway line.

Summary

- › Provide 1,386 homes
- › Creates over 500 permanent jobs
- › 230,000 sq ft of sustainable, high quality employment space
- › Areas of extensively landscaped public green space
- › 2,000 cycle spaces
- › Reach Heathrow in 5 minutes and bond Street in 20 minutes via Crossrail
- › Building heights vary from 4 storeys to 11 storeys



Proposed site plan



Visualisations of Proposed Redevelopment of Former Nestle Factory Site