DESIGN & ACCESS STATEMENT

JANUARY 2026

2 Proposed West Context Elevation
Scale: 1:150

PROJECT:

UNIT 1, CAXTON TRADING ESTATE,HAYES

CLIENT:

ZONGWISE LIMITED

WAM
Architecture & Building Consultants

1.1 INTRODUCTION

Aerial photograph showing the site location

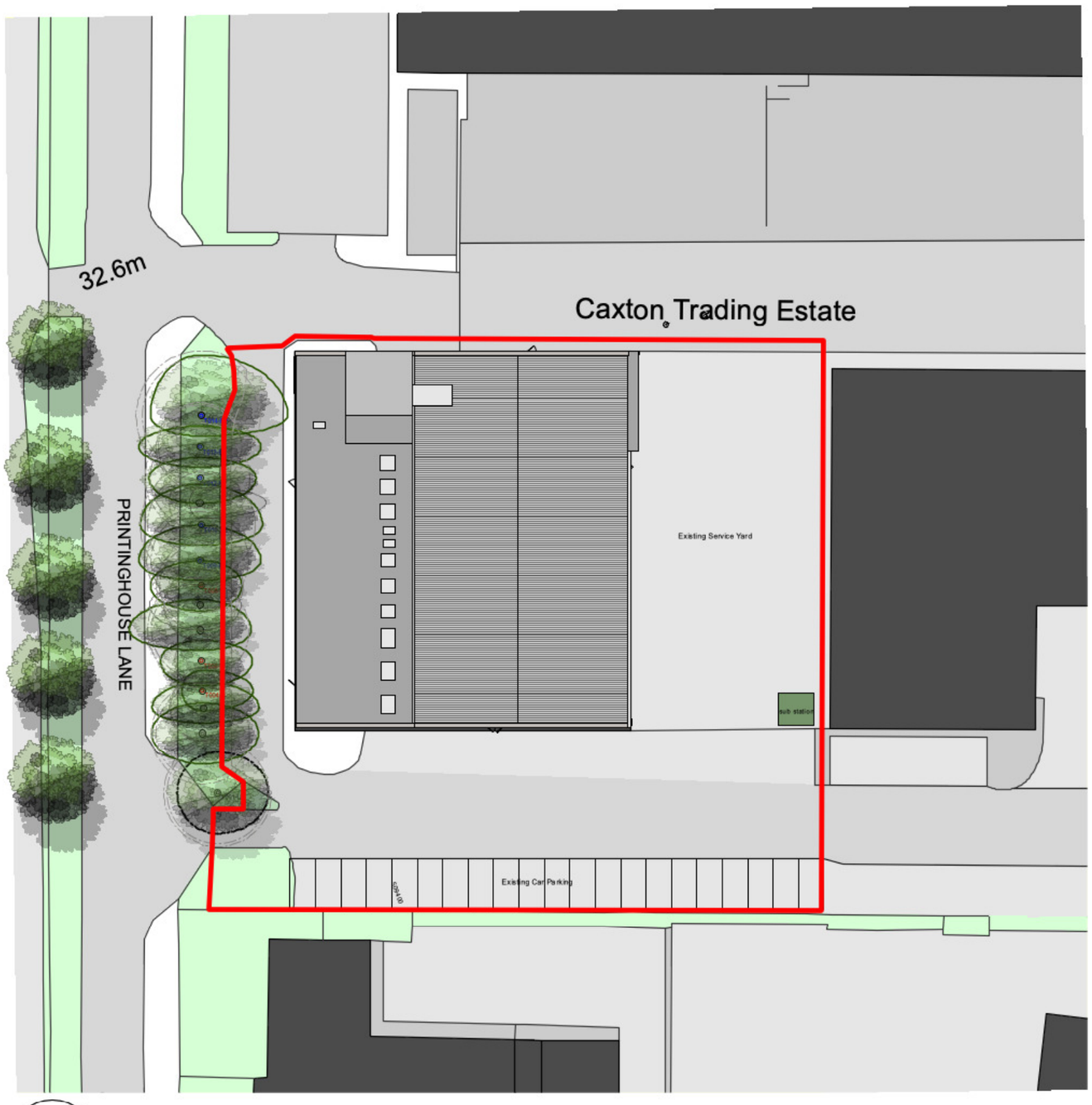
This proposal has been prepared by WAMM Consulting on behalf of Longwise Ltd for the extension and redevelopment of the existing B2/B8 warehouse at Unit 1, Caxton Trading Estate, Hayes.

The application seeks full planning permission for the refurbishment and subdivision of the existing building to provide 6 no. trade counter units, together with the creation of 2 no. B2/B8 warehouse units, 8 units in total.

The proposals include the reconfiguration and upward extension of the existing ancillary office accommodation by one additional storey to form trade counter units over three floors, a vertical extension to part of the existing warehouse to create a separate warehouse unit with internal mezzanine and a modest increase in overall building height, and the erection of an additional warehouse building with internal mezzanine within the existing service yard.

Associated works include the provision of car parking, cycle parking, and ancillary refuse and recycling storage.

2.1 THE SITE - LOCATION



2 Existing Site Plan
Scale: 1:500

Site Location Key Points:

The application site extends to approximately 0.35 hectares (0.87 acres) and is currently partially occupied by GSF Car Part operating from an existing trade counter and warehouse facility.

The site forms part of the Caxton Trading Estate and is located within an established industrial and commercial area characterised predominantly by B2 and B8 uses, with buildings of varied scale, form, and utilitarian industrial finishes.

The site benefits from good strategic connectivity, with close proximity to primary arterial road networks and Heathrow Airport, supporting its continued employment and distribution-related use. Vehicular access to the site is currently taken from Printing House Lane, via a shared estate access arrangement serving adjacent commercial units within the Caxton Trading Estate.

The site is located within an area subject to general Tree Preservation Order (TPO) coverage, with a protected tree located within the application boundary fronting Printing House Lane.

In terms of flood risk, the site lies within an area of very low probability of surface water flooding, including flooding from rivers and the sea, and the risk of groundwater flooding is also considered to be very low.

2.2 SITE & CONTEXT PHOTOGRAPHS

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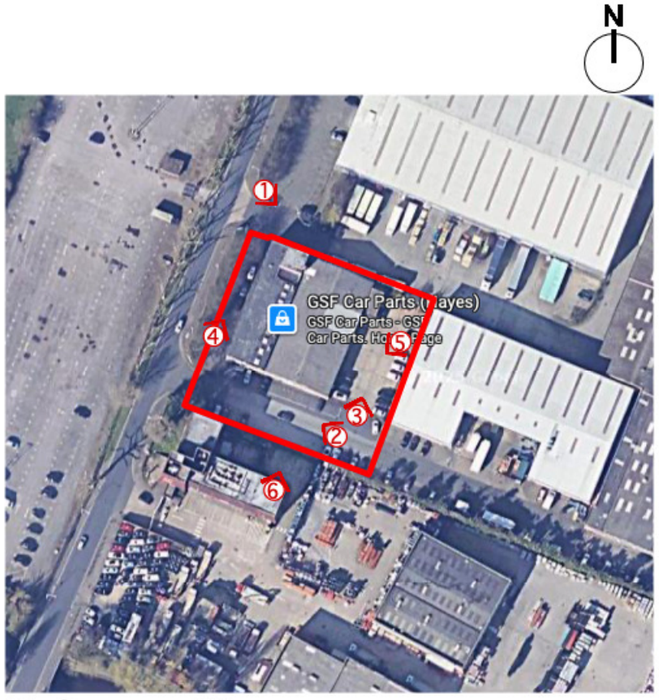
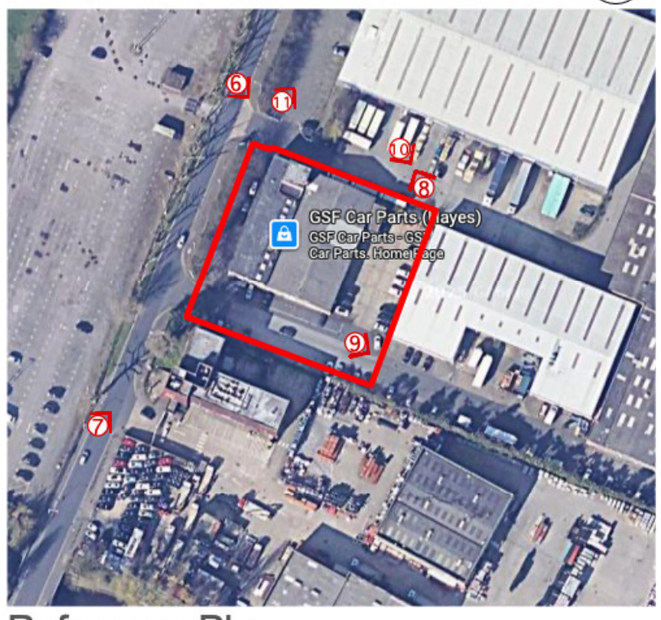


Reference Plan

2.3 SITE & CONTEXT PHOTOGRAPHS



Reference Plan

3.1 DESIGN APPROACH

Proposed sketch view of development

KEY DESIGN REQUIREMENTS:

The design approach seeks to deliver a series of high-quality commercial units within a coherent and well-considered built form that respects the scale, massing, and character of the surrounding industrial context. The proposal responds positively to the established pattern of development within the Caxton Trading Estate, ensuring that the overall building composition remains appropriate to its setting.

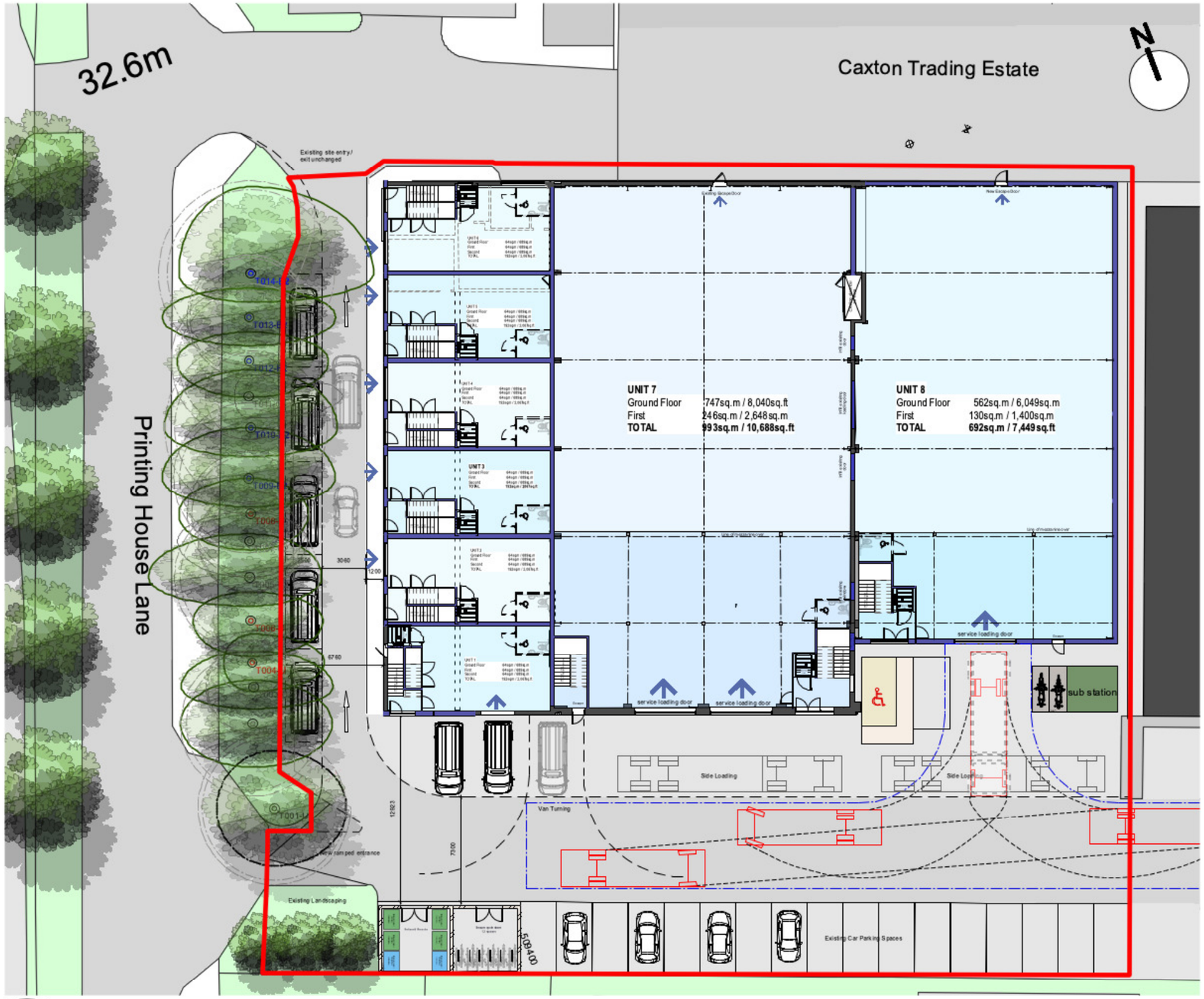
The development retains and utilises the existing vehicular access from Printing House Lane, maintaining the established shared access arrangement serving adjacent commercial units, thereby minimising disruption and avoiding unnecessary highway alterations.

Servicing, loading, and parking have been carefully planned and optimised, with provision focused to the western frontage and the southern end of the site, ensuring efficient vehicle movements while maintaining clear and functional circulation throughout the site.

The design consciously retains the Tree Preservation Order (TPO)–protected tree along the site frontage, using existing landscaping to soften the visual impact of the development and enhance the streetscape when viewed from Printing House Lane.
A sympathetic and robust palette of high-quality materials is proposed to complement and enhance the existing building fabric and the wider industrial character of the area, delivering a visually cohesive and durable commercial development.

The scheme has been developed with sustainability at its core, adopting an integrated and effective design strategy to support a sustainable form of development, including efficient use of land, long-term adaptability of the units, and measures to reduce environmental impact.

4.1 PROPOSED SITE LAYOUT & GROUND FLOOR PLAN



1 Proposed Ground Floor Plan
Scale: 1:325

KEY POINTS:

The proposed development retains the existing vehicular, servicing, and pedestrian access from Printing House Lane, maintaining the established shared access arrangement serving the Caxton Trading Estate.

The existing building is reconfigured and extended above the former office accommodation to provide 6 no. three-storey trade counter units, together with the creation of a separate B2/B8 warehouse unit within the footprint of the existing warehouse, enabled by a vertical extension to increase overall height. The scheme also extends into the existing service yard to provide a new B2/B8 warehouse building, resulting in 8 commercial units in total.

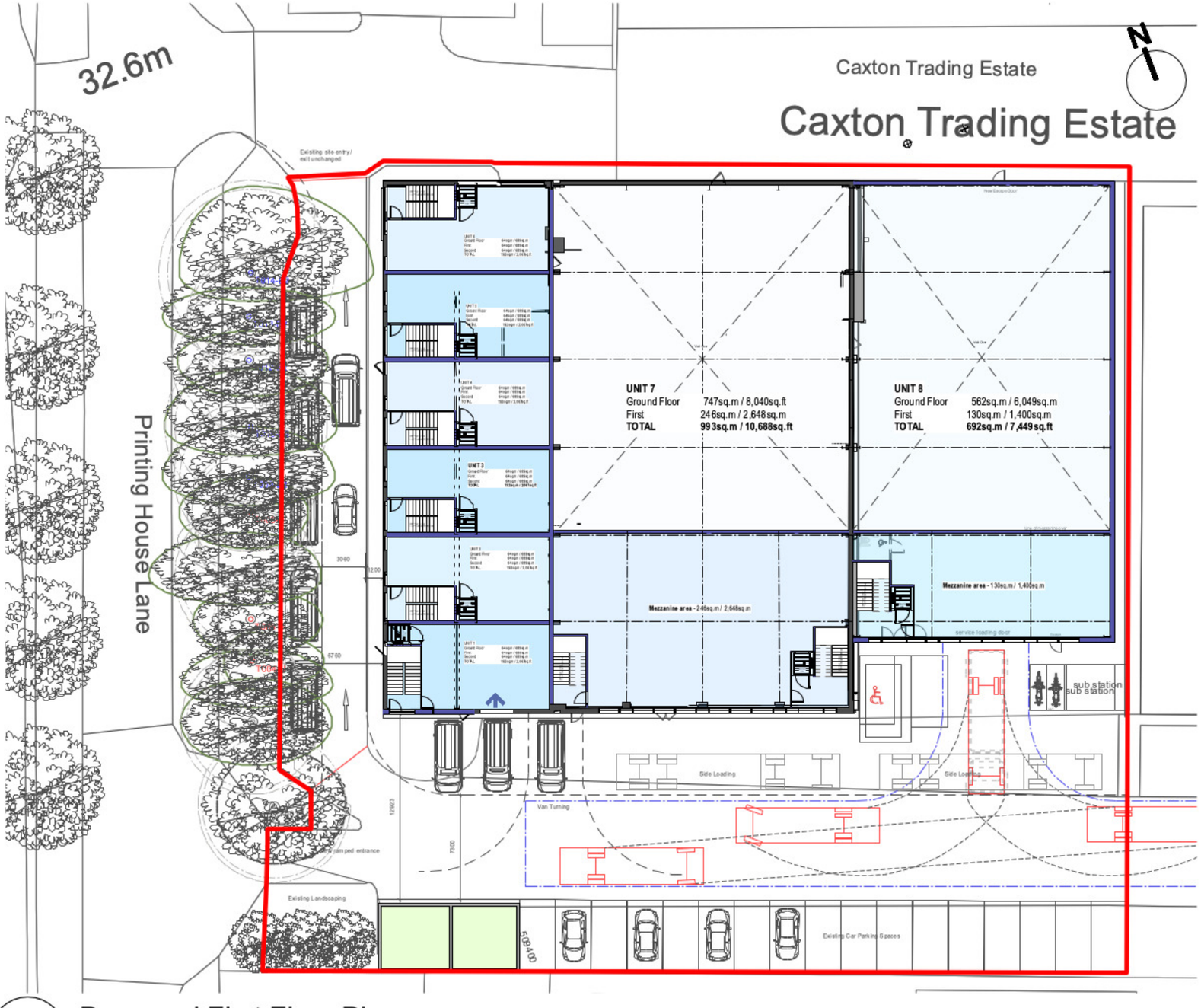
Car parking is retained along the southern boundary, with a new refuse and recycling store provided. Servicing has been carefully planned, with new loading doors for each unit and clearly defined access to unit entrances. The layout accommodates van servicing for trade counter units and 10-metre rigid and articulated vehicle loading for the larger B2/B8 units.

Each unit includes a clearly defined entrance and lobby, with provision for an ambulant-compliant stair, platform lift, and disabled WC, ensuring inclusive access.

Existing TPO-protected trees are largely retained, with the removal of Tree T001 proposed solely to improve visibility and access to the trade counter frontage.

The existing electrical substation in the south-eastern corner of the site is retained and integrated into the layout.

4.2 PROPOSED FIRST & SECOND FLOOR PLANS



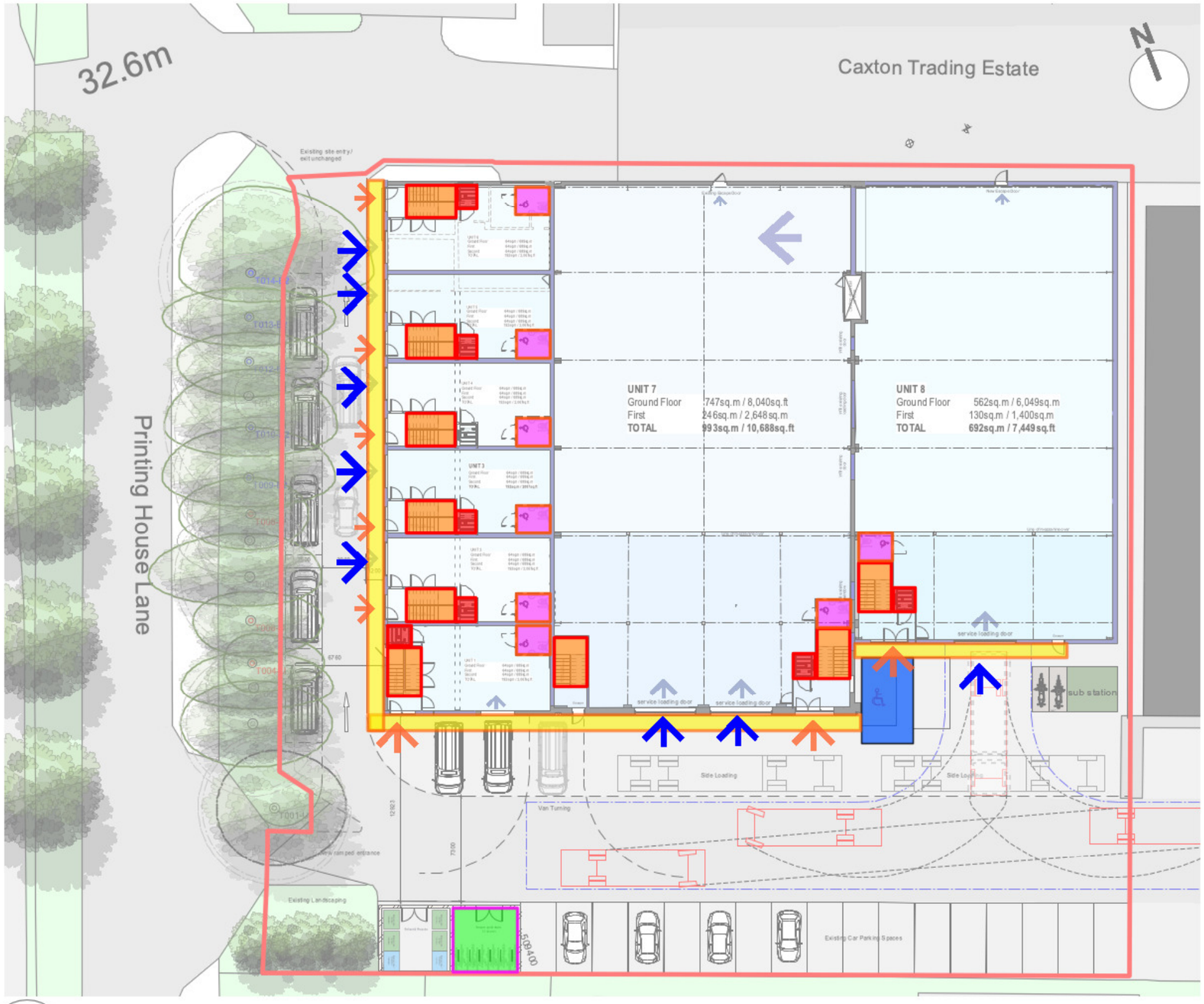
1 **Proposed First Floor Plan**
Scale: 1:325

KEY POINTS:

The 6 no. trade counter units are configured over three storeys, with first and second floor accommodation accessed via an ambulant-compliant stair and a platform lift, providing inclusive access to all upper-floor levels. The upper floors are designed to offer flexible ancillary accommodation in support of the ground floor trade counter use, allowing for a range of future occupier requirements.

The 2 no. B2/B8 warehouse units incorporate first-floor mezzanine accommodation, provided as ancillary space to the primary warehouse floorspace. The mezzanine areas are designed to support operational needs such as storage, light ancillary uses, or office functions, while the remaining warehouse areas are maintained with a clear internal height of approximately 12 metres to haunch, ensuring adequate volume and functionality to meet modern storage and distribution requirements.

5.1 ACCESSIBILITY



1 Proposed Access Plan
Scale: 1:325

Approach Gradients
All approaches to entrances are level for ease of access.

Entrances
Illuminated and level accesses into the primary and secondary access points into the building

Bicycle parking
Provision for 12 no. secure bike parking spaces

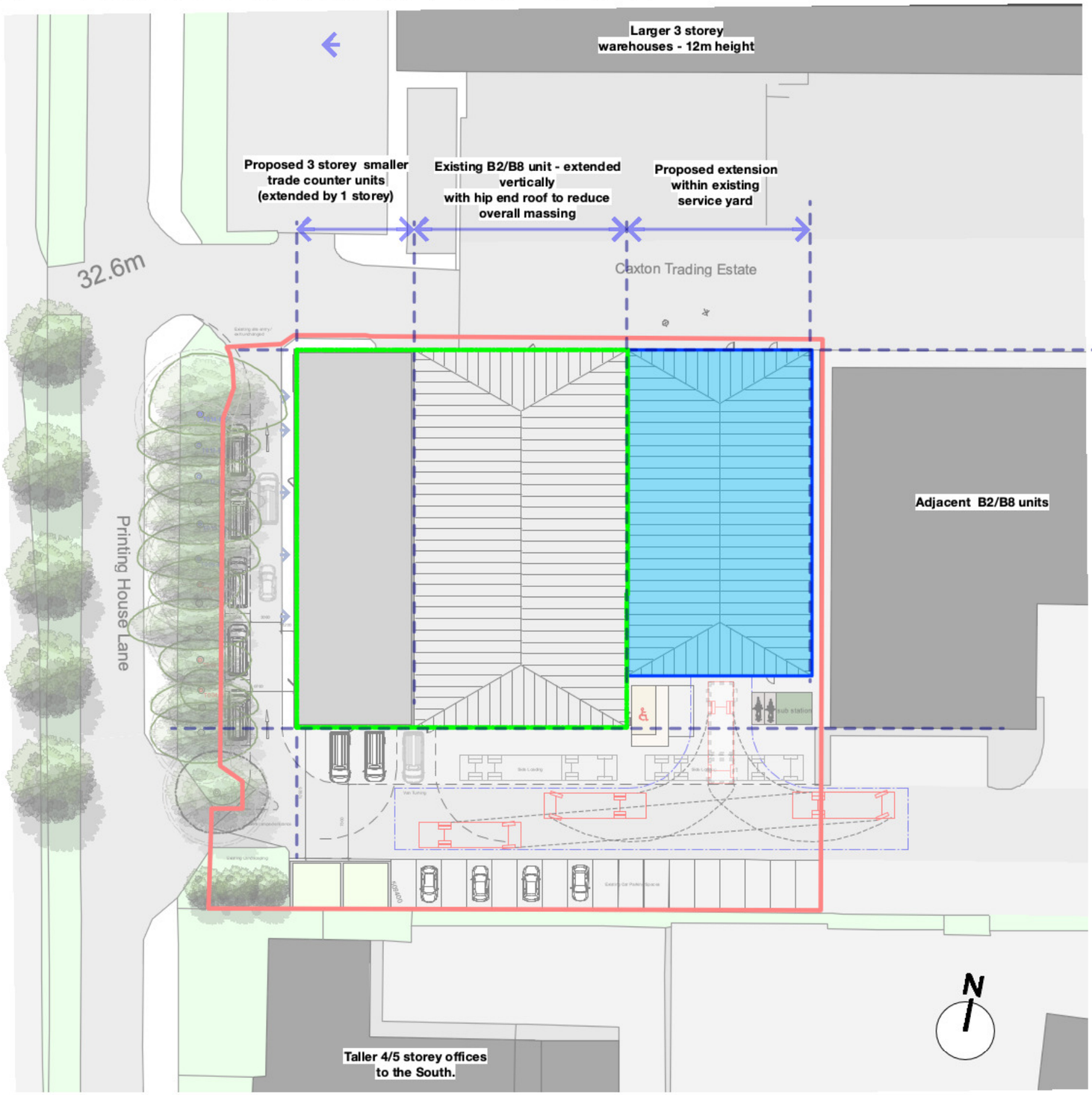
Car parking
Disabled parking bays provided on site

Stair & Lift
A fully compliant ambulant stair providing access to the first and second floor accommodation. Future provision for a DDA lift has been provided.

Drawing Key

- Bicycle parking for commercial unit
- Disabled parking bays directly in front of proposed unit
- Level access footpaths into all parts of site from surrounding car parking areas
- Level access to primary entrance and showroom
- Level access to service areas
- Ambulant stair access.
- DDA compliant WC
- Provision for a future DDA Lift

6.1 MASSING & LAYOUT



Proposed Site Layout - Massing

KEY POINTS:

- The proposed extensions have been carefully designed to align with the scale and massing of the existing building and surrounding commercial development, particularly the established built form to the east. The layout incorporates an appropriate setback from the estate road, allowing for effective servicing, vehicle manoeuvring, and the retention of the existing electrical substation, ensuring the development integrates seamlessly with the operational requirements of the site.

- The roofscape has been articulated to respond to both function and context. A hipped roof form is proposed over the extended warehouse elements and the new warehouse building to the east, helping to reduce perceived bulk and soften the overall massing. In contrast, a flat roof is proposed over the extended trade counter units fronting Printing House Lane, reflecting the more urban frontage condition and allowing for a clear and legible commercial elevation.

- In overall terms, the proposed massing is lower than the adjacent buildings to the north and south along Printing House Lane, and is set back from the lower massing to the east, resulting in a built form that is appropriately scaled and well balanced within its surroundings. The development therefore achieves a proportionate and contextually responsive massing and form, consistent with the established character of the Caxton Trading Estate.

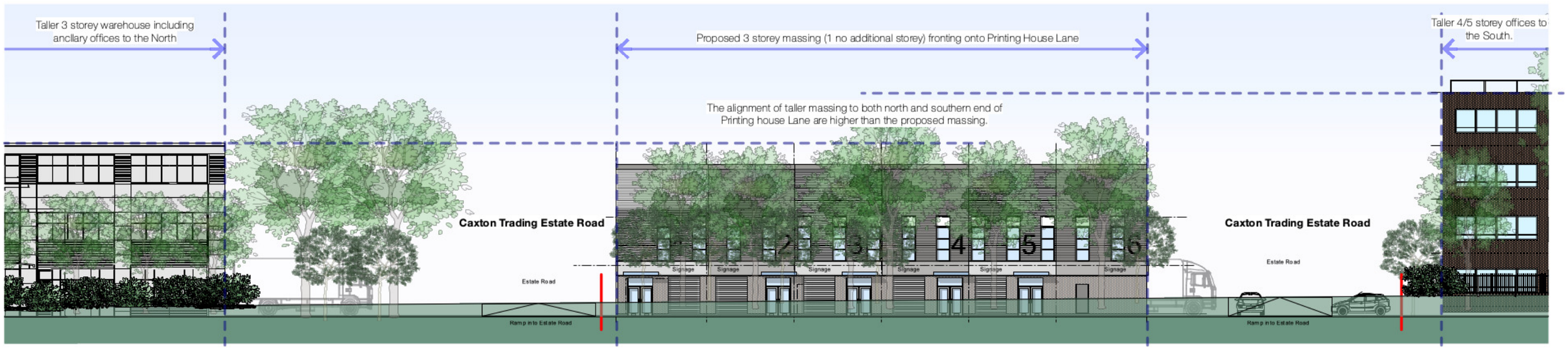
DRAWING KEY

Outline of Existing Footprint

Footprint of Proposed extension

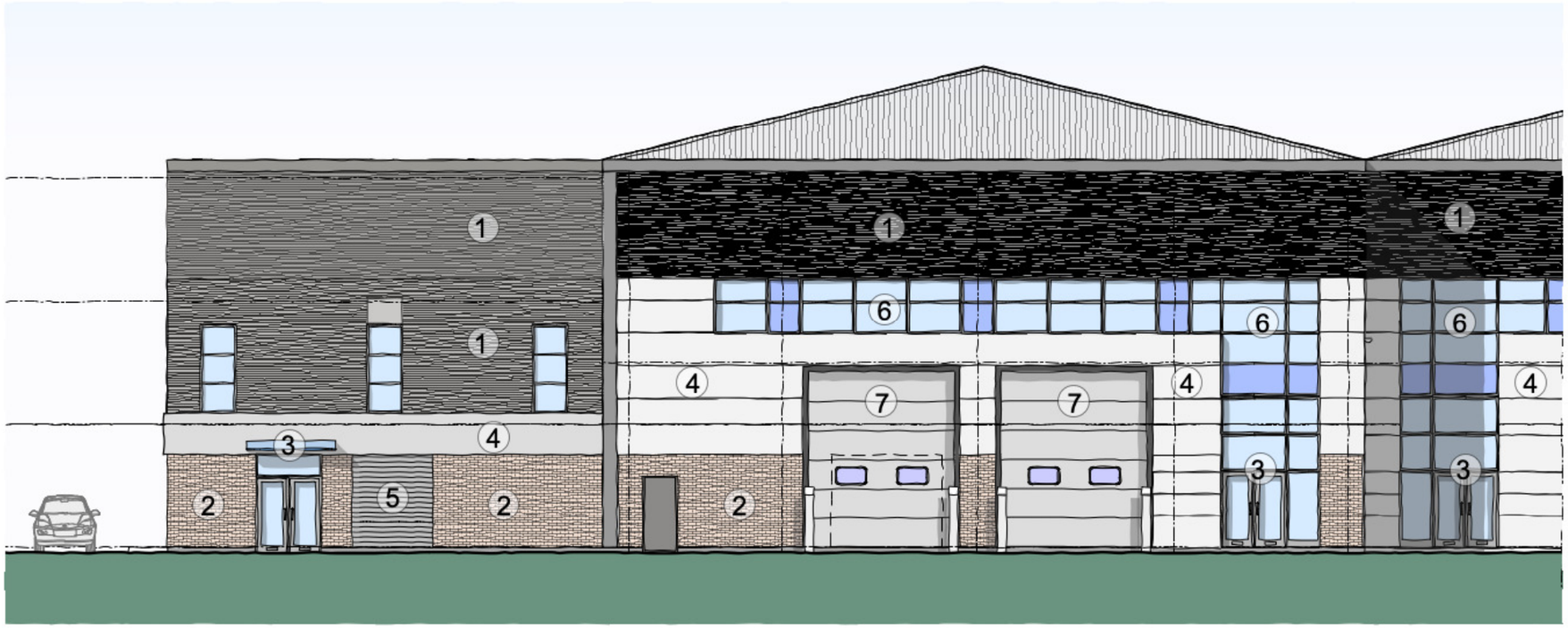
6.2 ELEVATION FORM & MASSING

Proposed Massing (South Elevation) - Caxton Estate Road



Proposed Massing (West Elevation) - Printing House Lane

6.3 MATERIALS



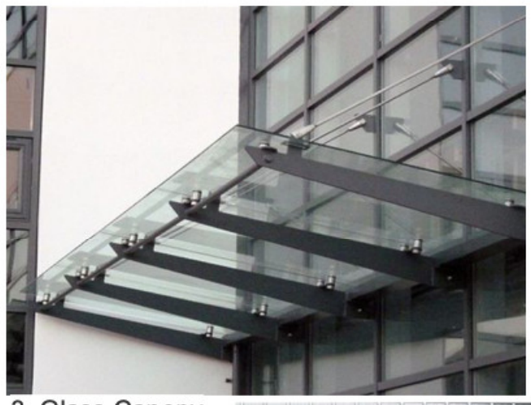
Proposed South Elevation

Proposed Material Selection

- Where relevant the grey profile cladding is proposed to the top sections of the building in two complimentary tones
- The lower portion of the building to accommodate brickwork panels to the side an rear to match existing
- New Mircrorib flat panel cladding to the primary elevations around the glazing and building entrances.
- Curtain wall glazing to the primary elevation and entrances
- Sectional overhead loading doors to the service area

1. Profile metal cladding

2. Existing brickwork



3. Glass Canopy

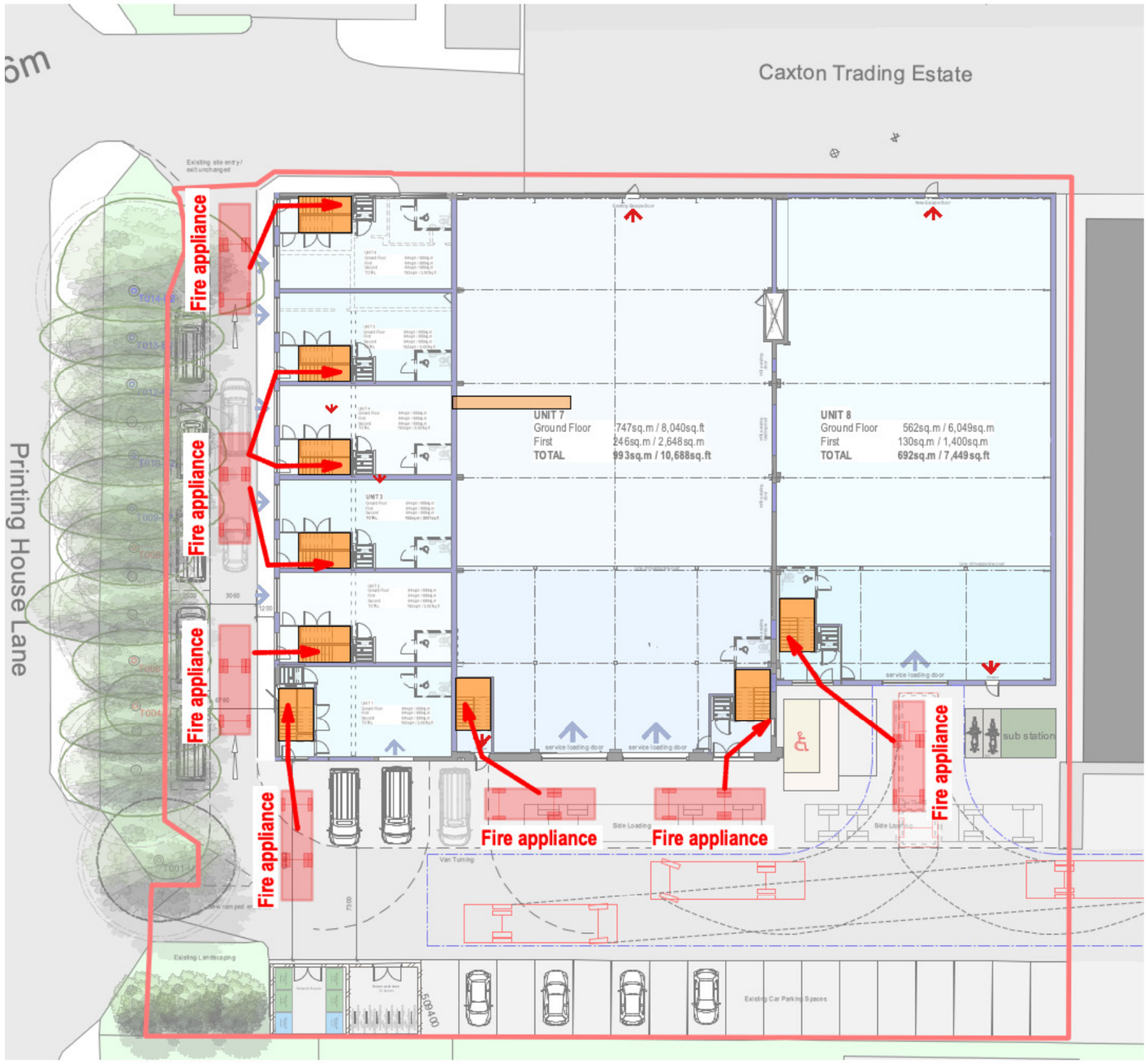
4. Microrib cladding

5. Sectional overhead door - small units

6. Curtian wall glazing

7. Sectional overhead loading doors - large units

7.1 FIRE STRATEGY



PROPOSED SITE PLAN - Fire Strategy

Building Regulations Compliance

Storage andother non-residential
7(b)) for the storage or deposit of goods or materials

any building not within purpose groups 1 to 6.
Means of warning and escape
B1. The building shall be designed and constructed so thatthere are appropriate provisions for the early warningof fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.

Escape routes & Stairs are suitably located, sufficient in number and of adequate capacity.

An electrically operated fire alarm system would be provided. In some situations, the alarm should be operated by a fire detection system. The detailed specification would be compatible with the fire strategy for the exisiting and extension to the building.

Fire Fighting
Provisions covering access and facilities for the fire service are to safeguard the health and safety ofpeople in and around the building.

Most firefighting is carried out within the building. In the Secretary of State's view, requirement B5 is met by achieving all of the following.
a. External access enabling fire appliances to be used near the building.
b. Access into and within the building for firefighting personnel to both:
i. search for and rescue people
ii. fight fire.
c. Provision for internal fire facilities for firefighters to complete their tasks.

The following considerations have been assessed and met within the proposed layouts:

Total floor area = 2000–8000sq.m

Provide vehicle access to: Up to 11m in height 15% of perimeter ✔ *compliant*

Type of appliance: Pump High reach ✔ *compliant*

Table 15.2 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

NOTES:
1. Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions.
2. The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.

✔ *compliant*

DRAWING KEY:

Escape door & Routes

Escape stairwells

Fire Appliance

8.1 SUMMARY OF THE PROPOSALS

Existing Unit						
		office	Warehouse	Mezzanine/store	GIA(sq.m)	GIA(sq.ft)
	Ground Floor		1171		1171	12605
	First Floor	413		510	923	9935
Total		413	1171	510	2094	22540

Proposed Development						
			B2/ B8 Warehouse		GIA(sq.m)	GIA(sq.ft)
Unit 1	Ground Floor		64		64	689
	First Floor		64		64	
	Second Floor		64		64	
Total			192		192	2067
			B2/ B8 Warehouse		GIA(sq.m)	GIA(sq.ft)
Unit 2	Ground Floor		64		64	689
	First Floor		64		64	
	Second Floor		64		64	
Total			192		192	2067
			B2/ B8 Warehouse		GIA(sq.m)	GIA(sq.ft)
Unit 3	Ground Floor		64		64	689
	First Floor		64		64	
	Second Floor		64		64	
Total			192		192	2067
			B2/ B8 Warehouse		GIA(sq.m)	GIA(sq.ft)
Unit 4	Ground Floor		64		64	689
	First Floor		64		64	
	Second Floor		64		64	
Total			192		192	2067
			B2/ B8 Warehouse		GIA(sq.m)	GIA(sq.ft)
Unit 5	Ground Floor		64		64	689
	First Floor		64		64	
	Second Floor		64		64	
Total			192		192	2067
			B2/ B8 Warehouse		GIA(sq.m)	GIA(sq.ft)
Unit 6	Ground Floor		64		64	689
	First Floor		64		64	
	Second Floor		64		64	
Total			192		192	2067
			B2/ B8 Warehouse	Ancillary / Office	GIA(sq.m)	GIA(sq.ft)
Unit 7	Ground Floor		747		747	8041
	First Floor			246	246	
Total			747	246	993	10689
			B2/ B8 Warehouse	Ancillary / Office	GIA(sq.m)	GIA(sq.ft)
Unit 8	Ground Floor		562		562	6049
	First Floor			130	130	
Total			562	130	692	7449

			Warehouse	Ancillary / Office	GIA(sq.m)	GIA(sq.ft)
OVERALL TOTAL			**2461**	**376**	**2837**	**30537**

8.2 SUMMARY

The proposed development replaces inefficient and visually poor-quality temporary storage arrangements on the site and delivers a high-quality and purpose-built commercial development, providing much-needed trade counter and warehouse accommodation to support the continued operation and growth of the local business.

The proposal is visually sympathetic to the surrounding industrial context and has been carefully designed to sit comfortably within the established streetscape of the Caxton Trading Estate.

A significant proportion of the development is delivered within the footprint of existing buildings and extant consent, with additional extensions introduced only where necessary to meet the operational and servicing requirements of the proposed units. The scheme provides high-quality and flexible commercial accommodation, fully compatible with inclusive access requirements and relevant Local Planning Authority standards, ensuring a sustainable and appropriate form of development for the site.