

Fairview Business Centre, Hayes

Design Statement – October 2024

Bloom

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Introduction

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Introduction

This document is prepared on behalf of IRIS Propco 1 Limited who have recently acquired Fairview Business Centre, Hayes as part of a new joint venture between Bloom Real Estate Ltd and Crosstree Real Estate Partners LLP.

Bloom are a specialist industrial developer and asset manager with a total of 400,000sqft under management across eight sites in London.

Crosstree are a specialist real estate fund operating across London in a variety of sectors including; leisure, commercial and industrial.

The site is a multi-let industrial estate, developed in the 1970s and 1980s. It provides 106,901sqft of industrial space across two terraces, separated by a central yard.

The purpose of this document is to explain the changes and enhancements proposed at the site.

The proposal will see the existing industrial units on site retained and enhanced to meet current standards as required by modern occupiers.

The wider application pack includes details of the works proposed but in summary; the external walls will be over clad with profile metal sheets, the roofs will be replaced enhancing thermal performance, solar PVs will be installed to provide a renewable source of power, cycle storage and EV chargers will be installed to encourage green transport and the central service yard will be demised to each unit, rationalising the area and improving security.

The document also outlines the location of the site and its context in the local area.



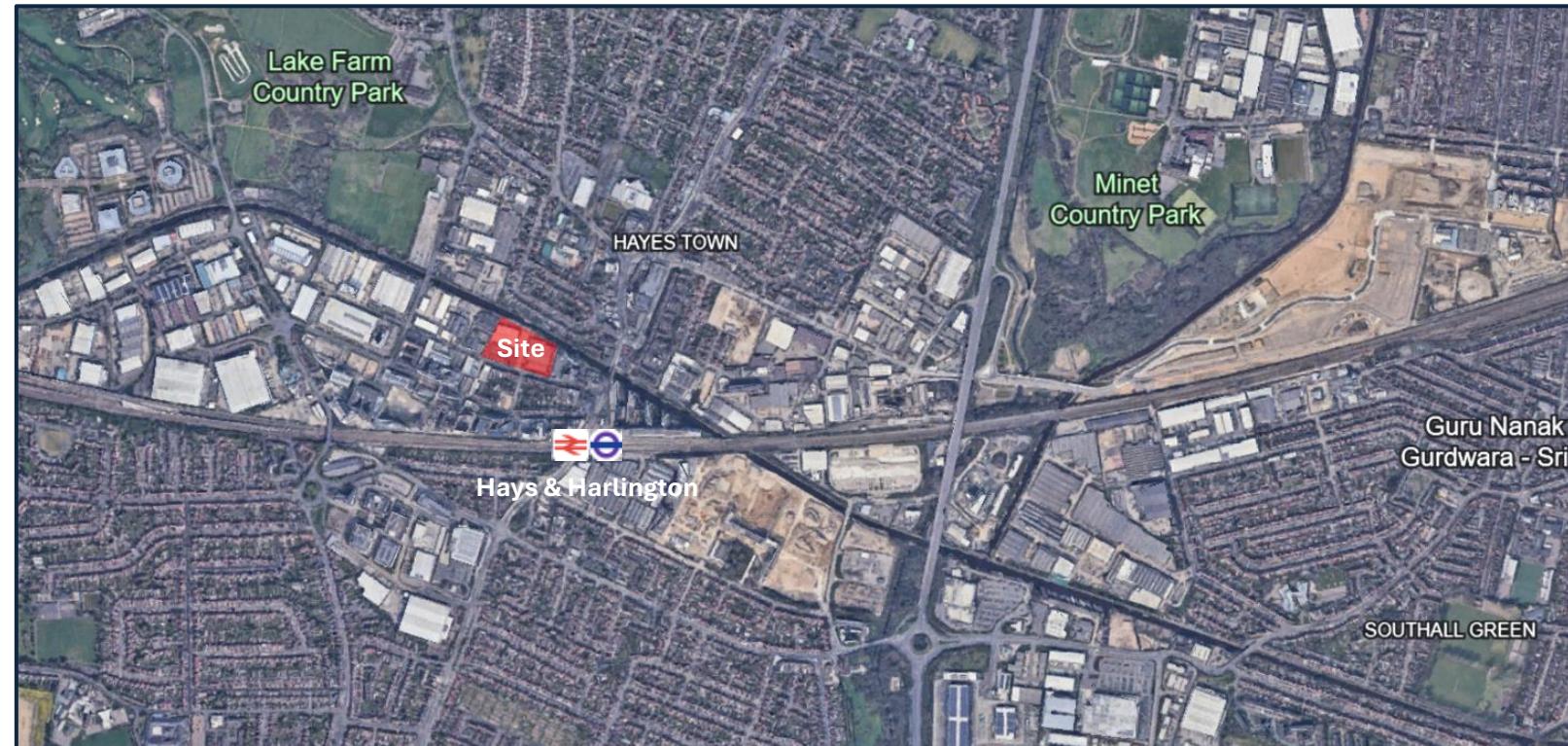
Site Location

The site is located in Hayes in the London Borough of Hillingdon, bounded by the Grand Union Canal on the northern side of the site.

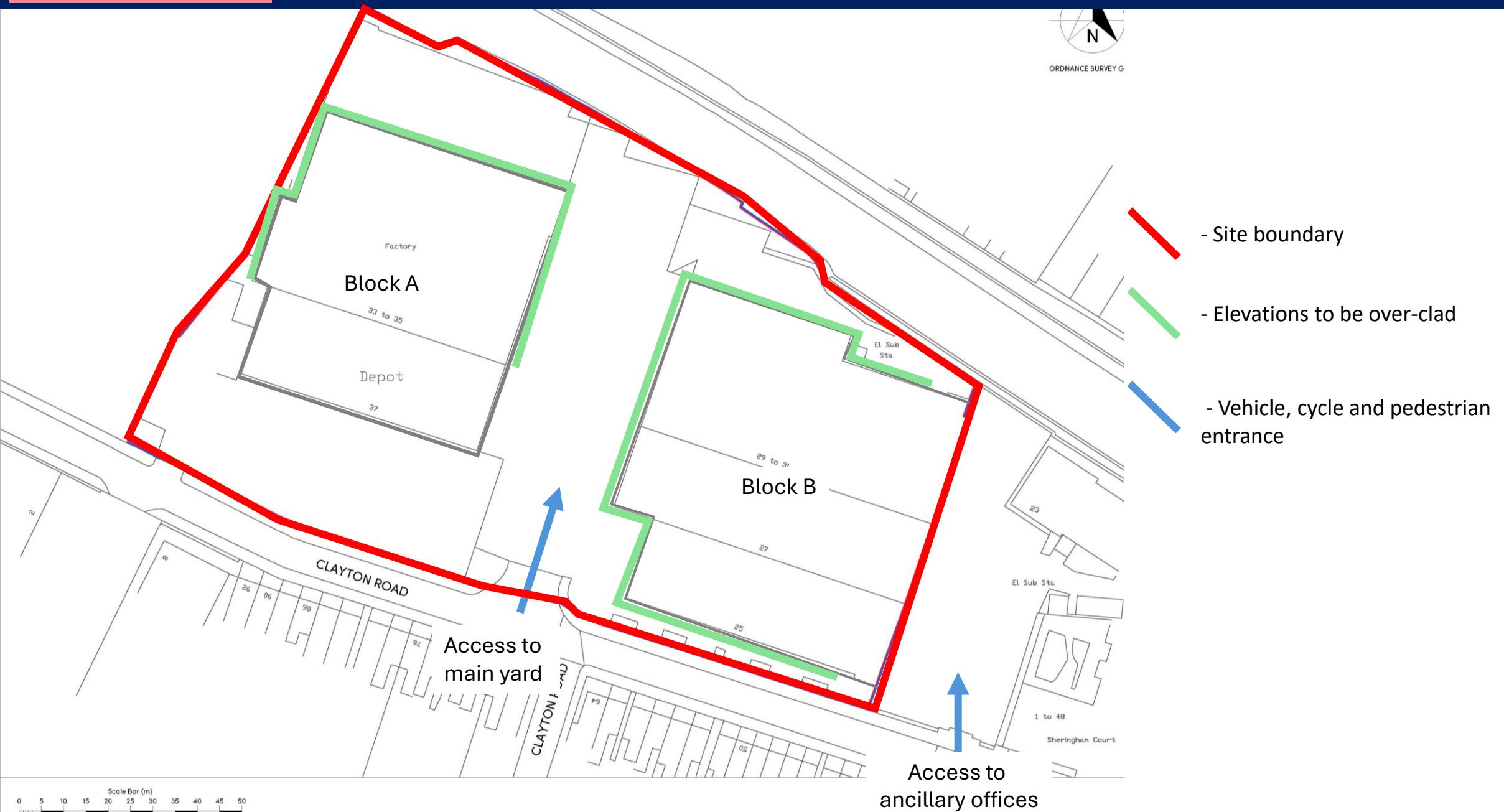
Hayes is a well-established commercial, warehousing and industrial centre with good access to both Central London, M4 and A312. The surrounding area of the site is predominantly residential in nature with surrounding commercial uses being developed for residential. To the north and south of the site, the built environment largely comprises of two storey Victorian terrace housing. To the south of the site there is an extensive residential redevelopment of the Old Vinyl Factory. To the east of the site is Galliard Homes' Waterside residential development. To the west of the site, it is largely characterised by large retail warehouses and industrial units

The site comprises two warehouse blocks, split into five separate units.

The yard is accessed by a main gate on the southern side of the site, accessed off Clayton Road. There is an additional access point serving the office accommodation to the eastern terrace.



Site Plan



← London
🚗 15 miles

↑ Heathrow Airport
🚗 10 mins

← Hayes High Street
🚶 10 mins

← ⚡ Hayes & Harlington Station
🚶 5 mins

UNIT 33
14,681 SQ FT

UNIT 35
14,681 SQ FT

→ Stockley Park
🚶 17 mins



2 Design Proposals

Design Summary

The proposal is to refurbish the existing property to provide a modern flexible multi-let industrial estate, in line with the existing and historic planning consent and use of the site.

The buildings will receive cosmetic upgrades by over-cladding the brickwork, modernising the appearance across the estate. The areas of darker brickwork currently on the site will be replicated with darker sections of cladding and the light sections of brickwork in lighter cladding.

Works will also include the replacement of existing roller shutter doors with modern, insulated, sectional loading doors and unit signage to the front facades.

The design proposal also includes the replacement of roofs with modern metal roofs with enhanced levels of insulation, new roof lights and solar photovoltaic panels will be installed to the roof of both blocks. These works will aid in bringing natural light into the units and significantly improve the sustainability credentials and energy performance of the buildings.

The site will also be upgraded with the resurfacing of the yards and parking areas, a new pedestrian pathway, installation of new secure fence and gates to form individual yards for each unit. This will help improve the estate's vehicle flow, general operations and site security.

Cycle storage and EV charging facilities will also be installed to encourage greener methods of transport to and from the estate.



Existing Images

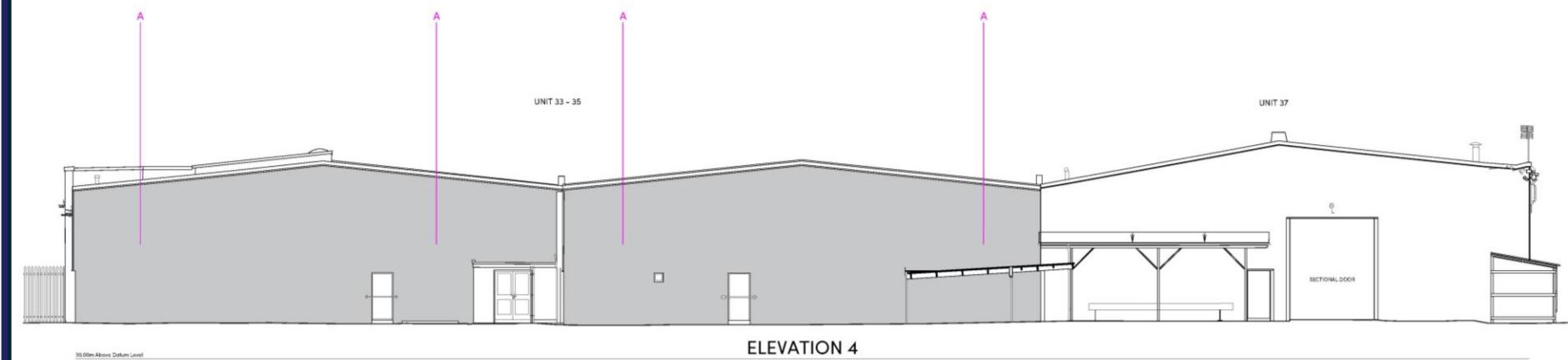
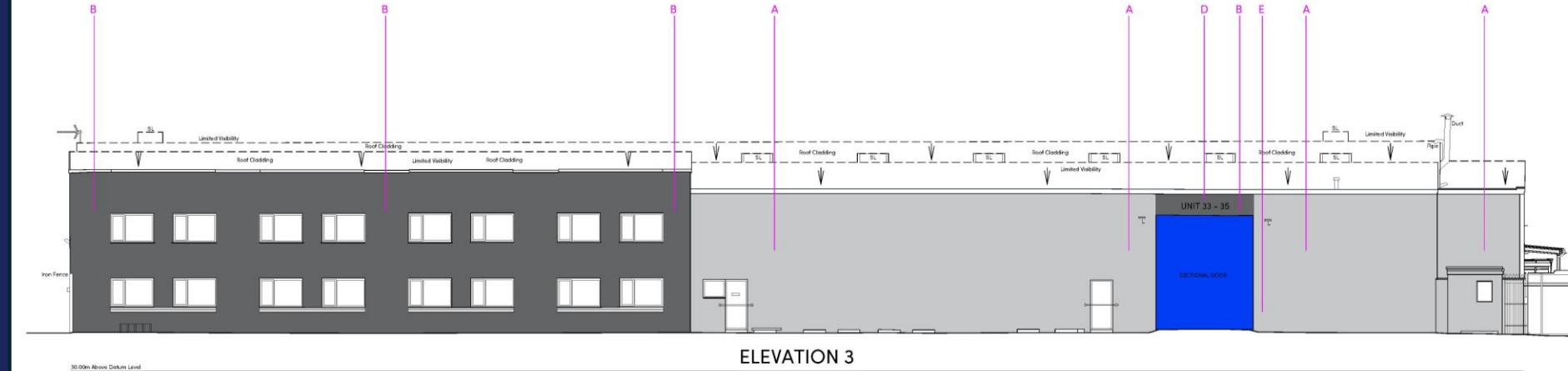
Indicative Finishes

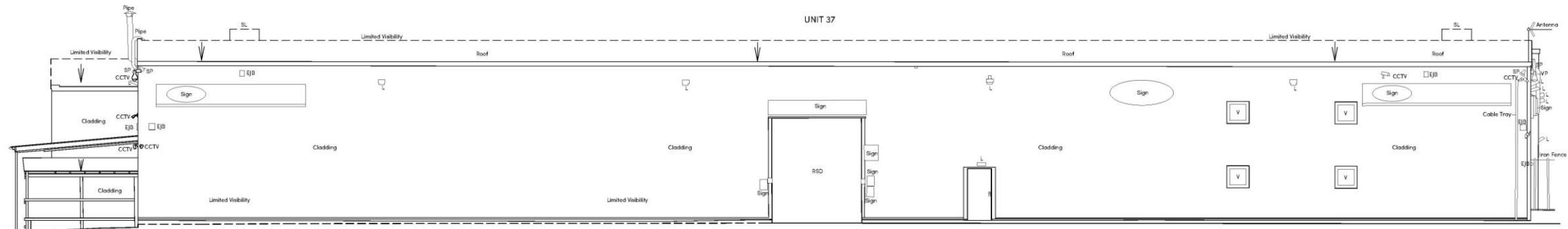
Indicative Benefits

Proposed Elevations Block A (33 – 39)

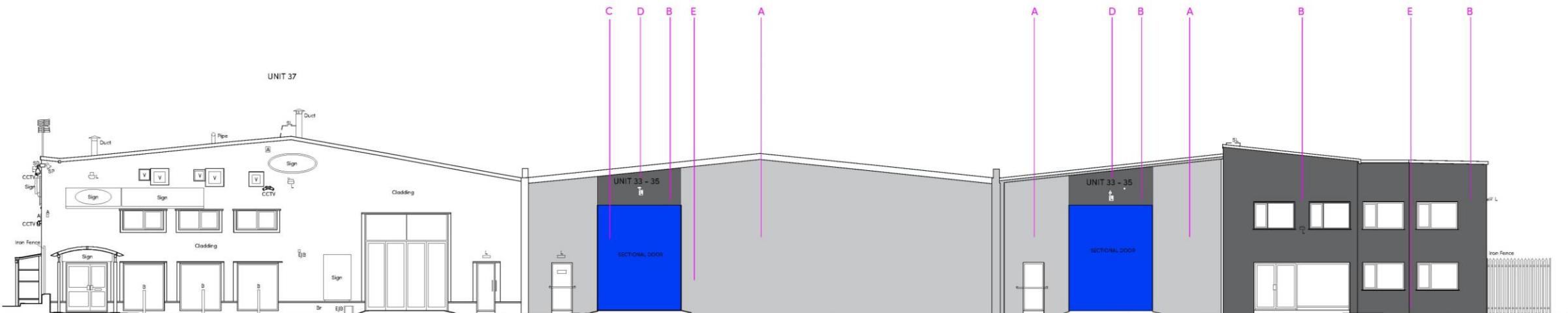
KEY

- A - New Trapezoidal Euroclad cladding
 - Light Grey
- B - New Trapezoidal Euroclad cladding
 - Dark Grey
- C - New Sectional Loading Doors
 - Dark Blue
- D - New unit signage
 - Light Grey
- E - New Zappi EV charging points.





ELEVATION 1

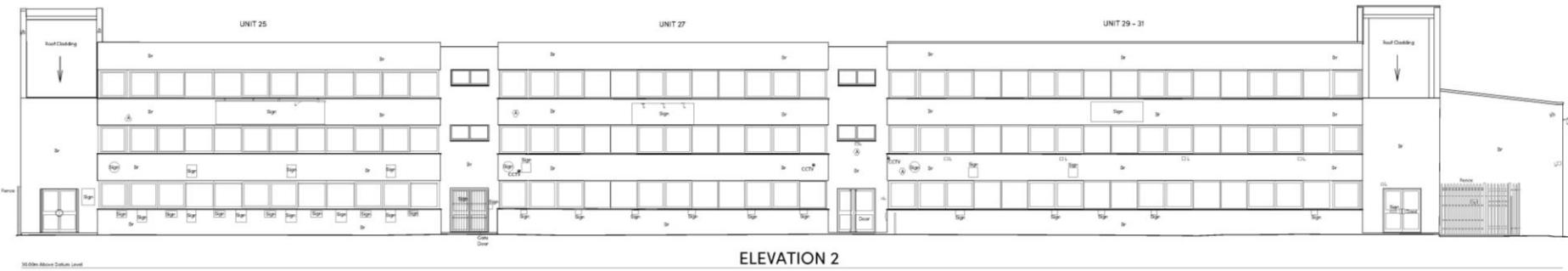
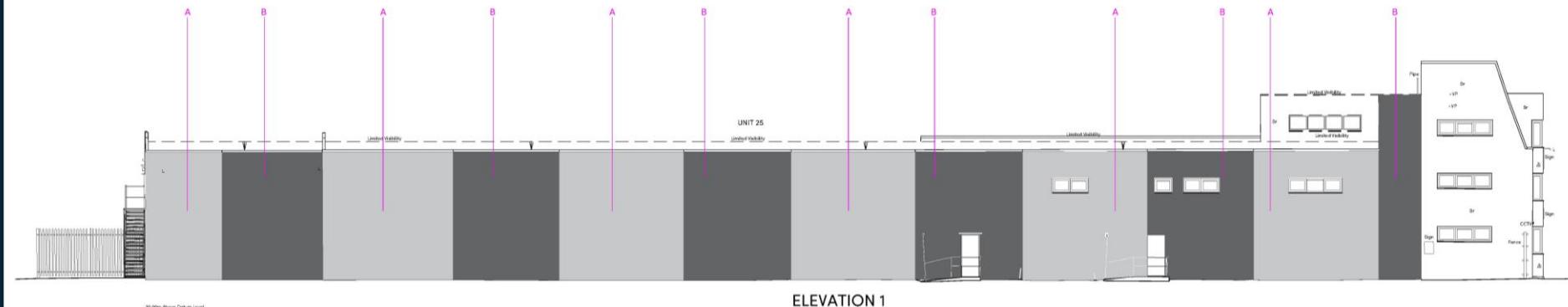


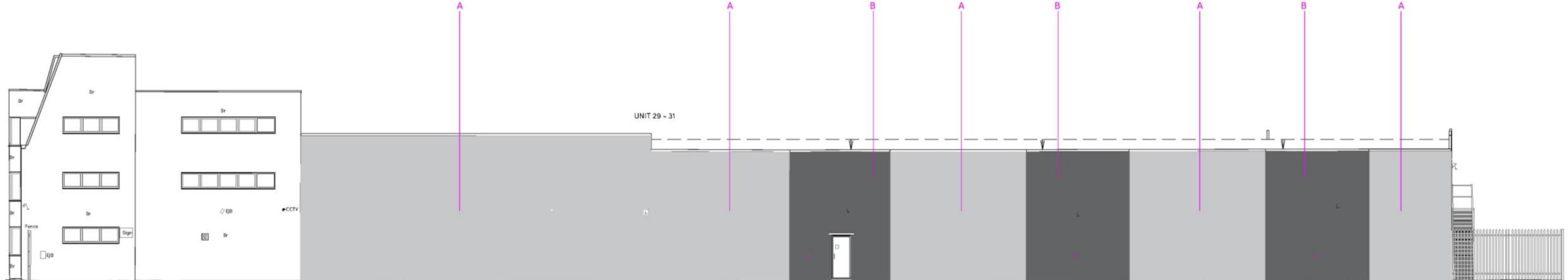
ELEVATION 2

Proposed Elevations Block B (25 – 31)

KEY

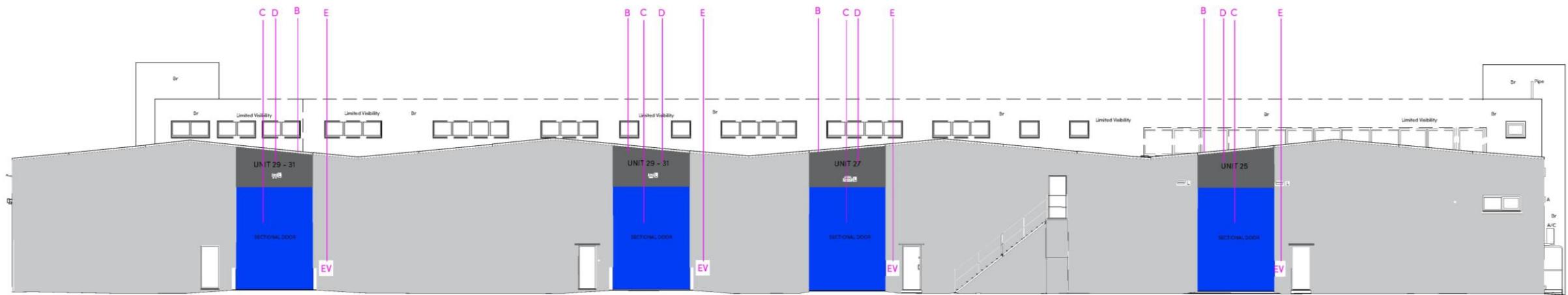
- A - New Trapezoidal Euroclad cladding
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ELEVATION 3

30.00m Above Datum Level

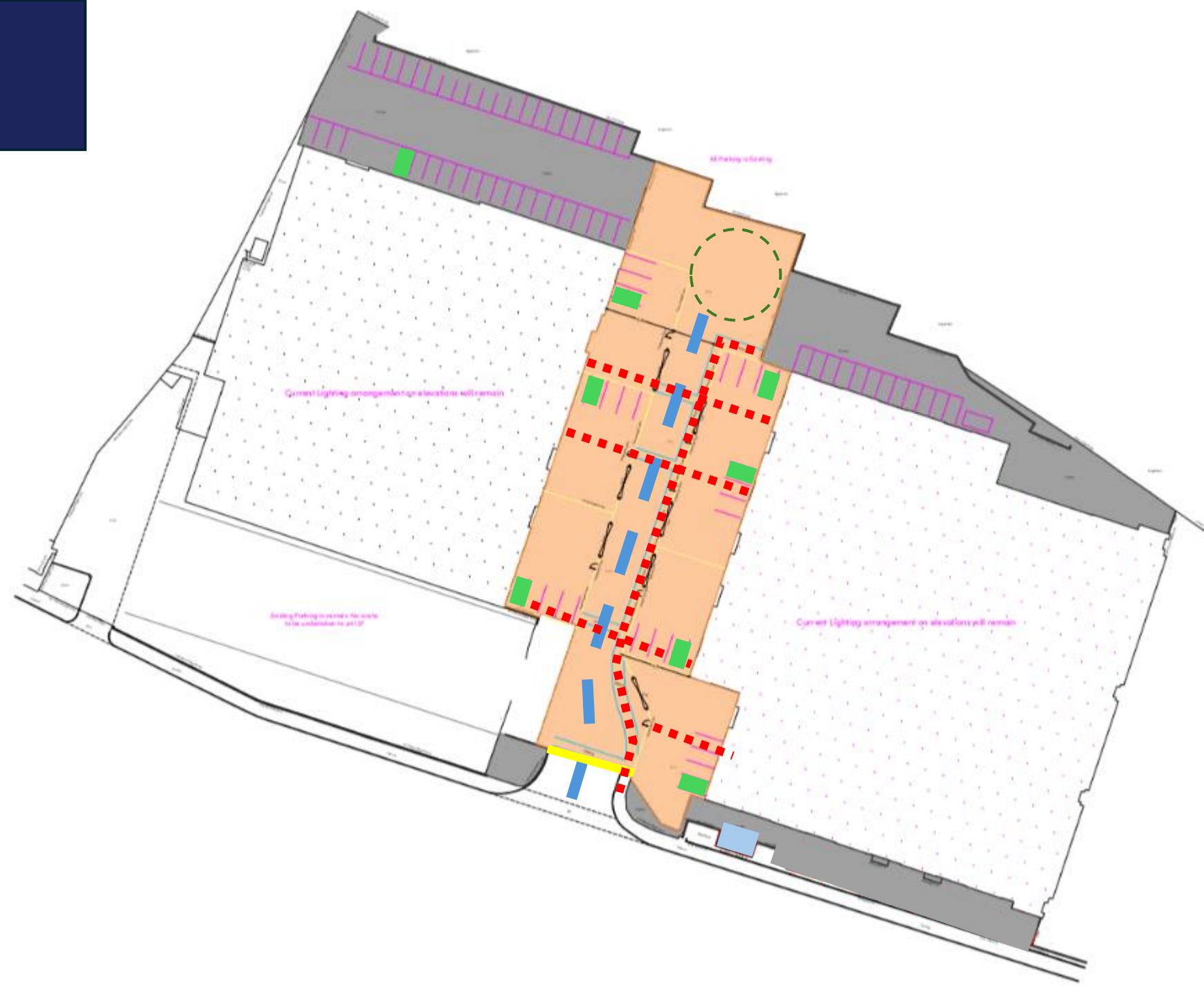


ELEVATION 4

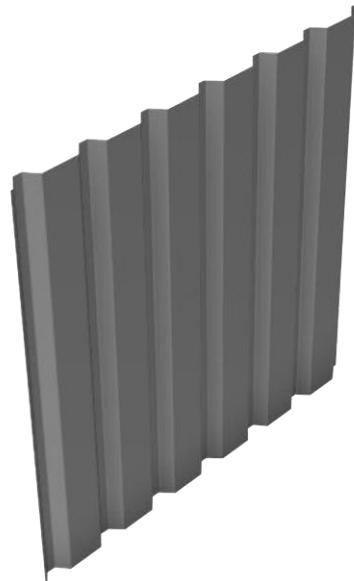
30.00m Above Datum Level

Accessibility

- Turning area
- Vehicle and pedestrian gate
- Pedestrian walkway
- Accessible parking bays
- Cycle storage
- Main vehicle access route



Proposed Materials



Proposed wall
cladding profile



Proposed Sectional Doors



Proposed Fencing System

Proposed Roof Plan

Block A (33 – 39)

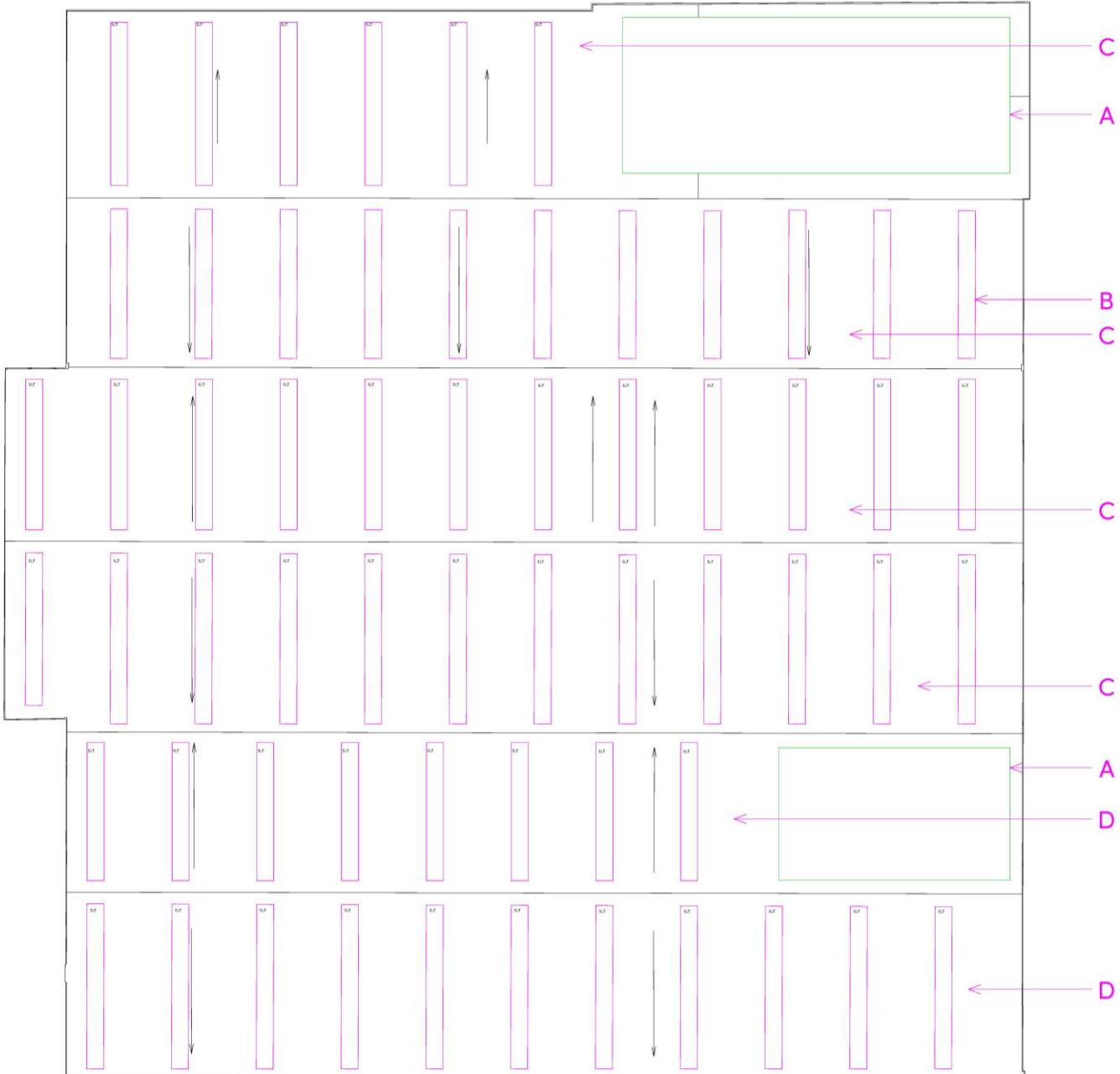
KEY

A - New Photovoltaic Panel Array

B - New Translucent Roof lights

C - New Metal Roof

D - Existing Roof To Remain

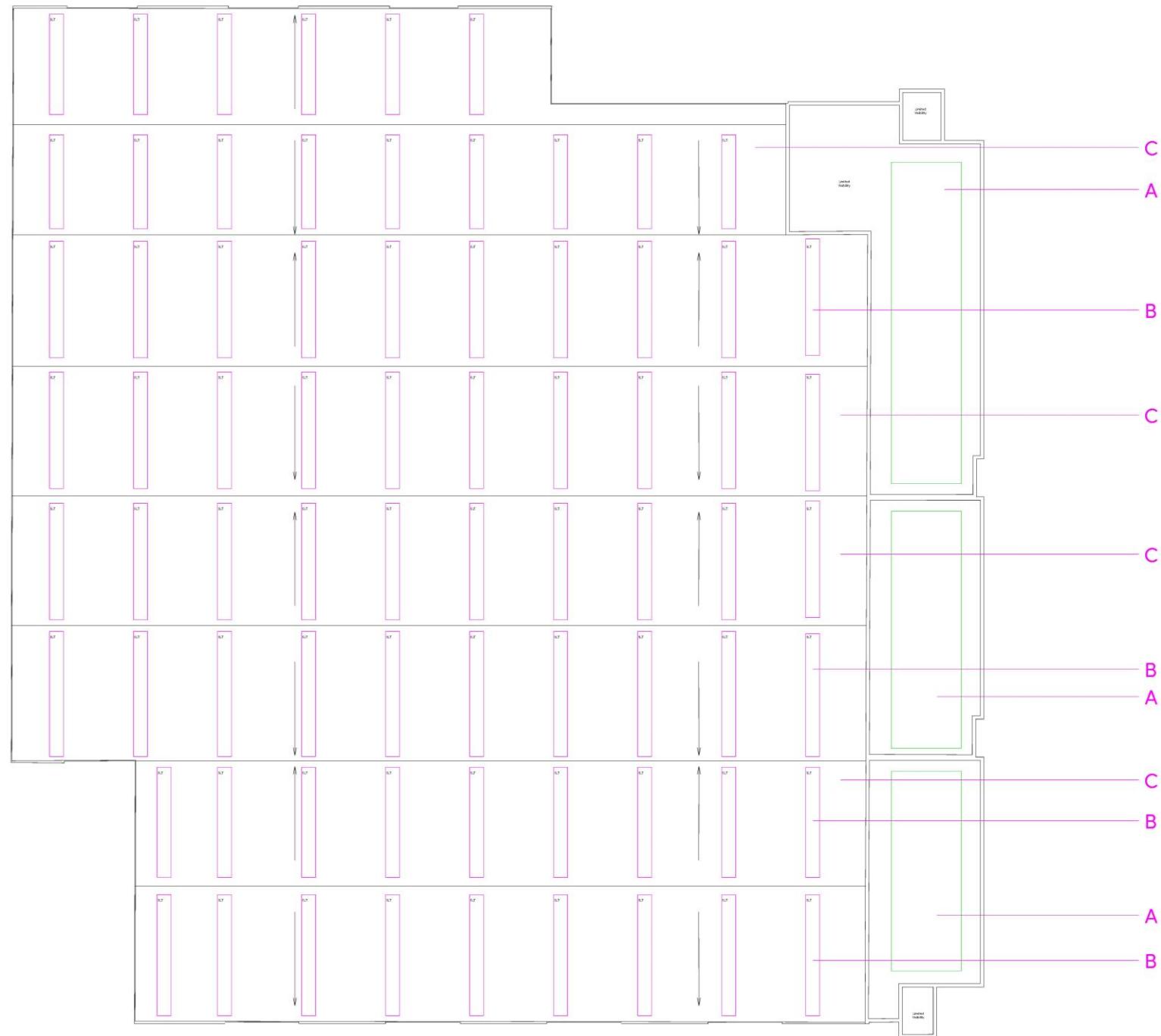


Proposed Roof Plan

Block B (25 – 31)

KEY

- A - New Photovoltaic Panel Array
- B - New Translucent Roof lights
- C - New Metal Roof
- D - Existing Roof To Remain



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Sustainability

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Sustainability / ESG Initiatives

As part of the wider refurbishment of the site, the following ESG initiatives will be provided to enhance the estate:

- Solar photovoltaic panels to the roofs.
- New rooflights providing more daylight into warehouse areas
- Numerous EV charging points to each unit.
- Cycle storage facility.
- Air source heat pumps to refurbished units.
- LED lighting to replace existing inefficient fixtures
- Increased thermal insulation to the units



LED lighting



Solar panels & EV charging points



Air Source Heat Pumps



EPC A targeted

4

Summary

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Summary

Overall, the proposals would see widespread improvements to Fairview Business Centre.

Enhancing the estates' visual appearance through the installation of modern cladding, sectional loading doors, and new roof coverings.

Operationally the estate will be enhanced via the resurfacing of the yards and parking areas, alongside the separation of each unit's yard and a new pedestrian footway through the estate.

The proposed changes will also see the introduction of sustainable features such as solar PV panels, EV charging points, and cycle storage facilities to encourage greener operations for existing and future tenants.

Whilst internal refurbishments will target to EPC A ratings for the refurbished units.

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