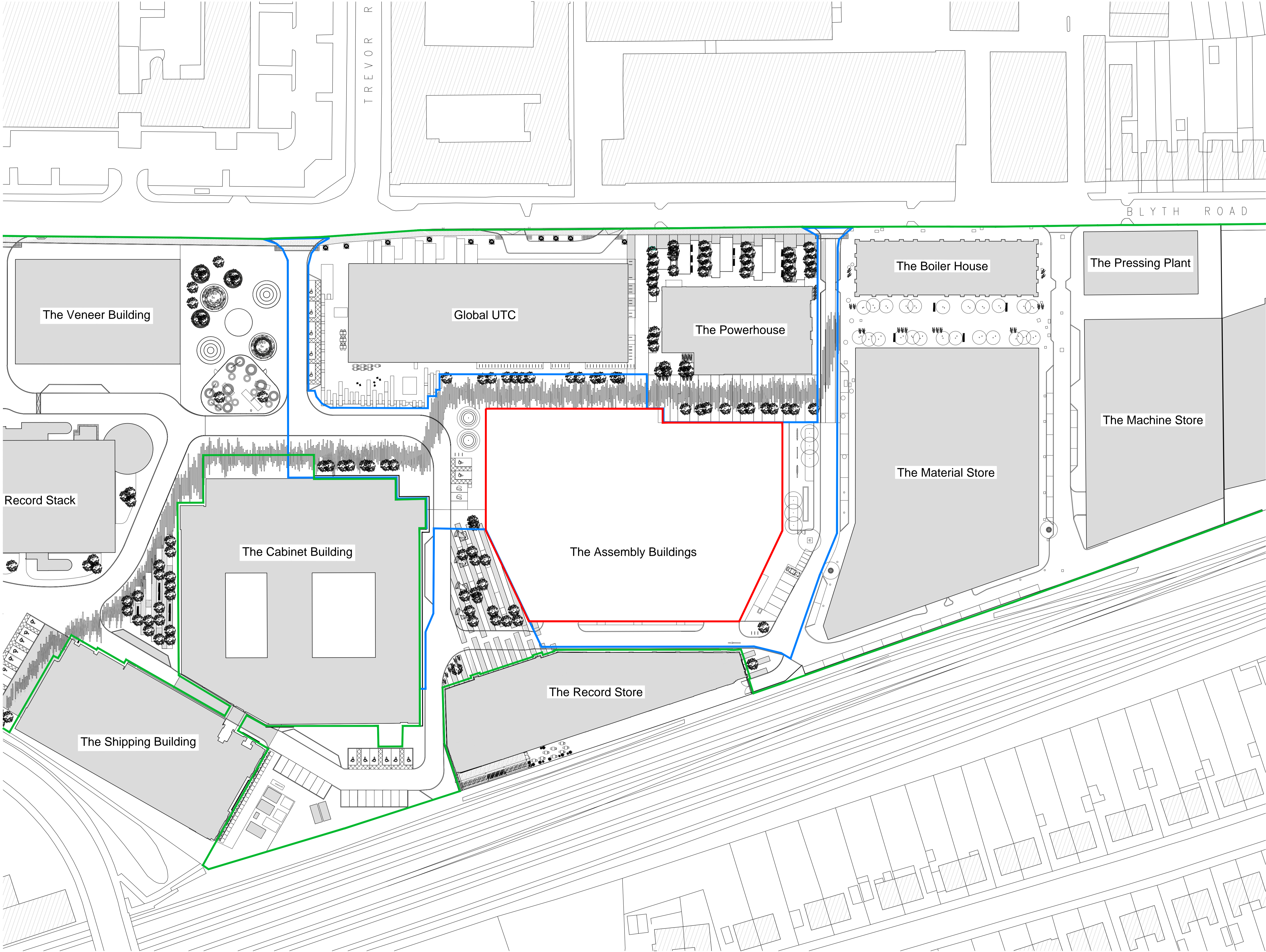


Appendix A

Site location plan



Recent revision history

#	Status	Description	Date
A	STAGE 2	ISSUED FOR PLANNING	23.03.2018
B	STAGE 2	ISSUED FOR PLANNING	23.11.2018

Notes & Legend

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.
Drawings are subject to completion of site investigation and approved inspectors review/comments on building regulations compliance assessment.

KEY

MASTERPLAN SITE BOUNDARY

LANDSCAPE AREA TO BE CONSIDERED WITH ASSEMBLY BUILDINGS APPLICATION APPLICATION BOUNDARY

ASSEMBLY BUILDINGS DEMISED LINE

Project

TOVF ASSEMBLY BUILDINGS
BLYTH ROAD, HAYES, LONDON, UB3

Client
U+I

Issuer
**WOODS
BAGOT.**

© Woods Bagot

Project number
440543

Checked
DR

Approved
DR

Size check
25mm

Sheet size
A1

Scale
1:500

Sheet title
PROPOSED
SITE PLAN

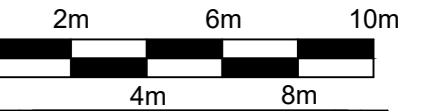
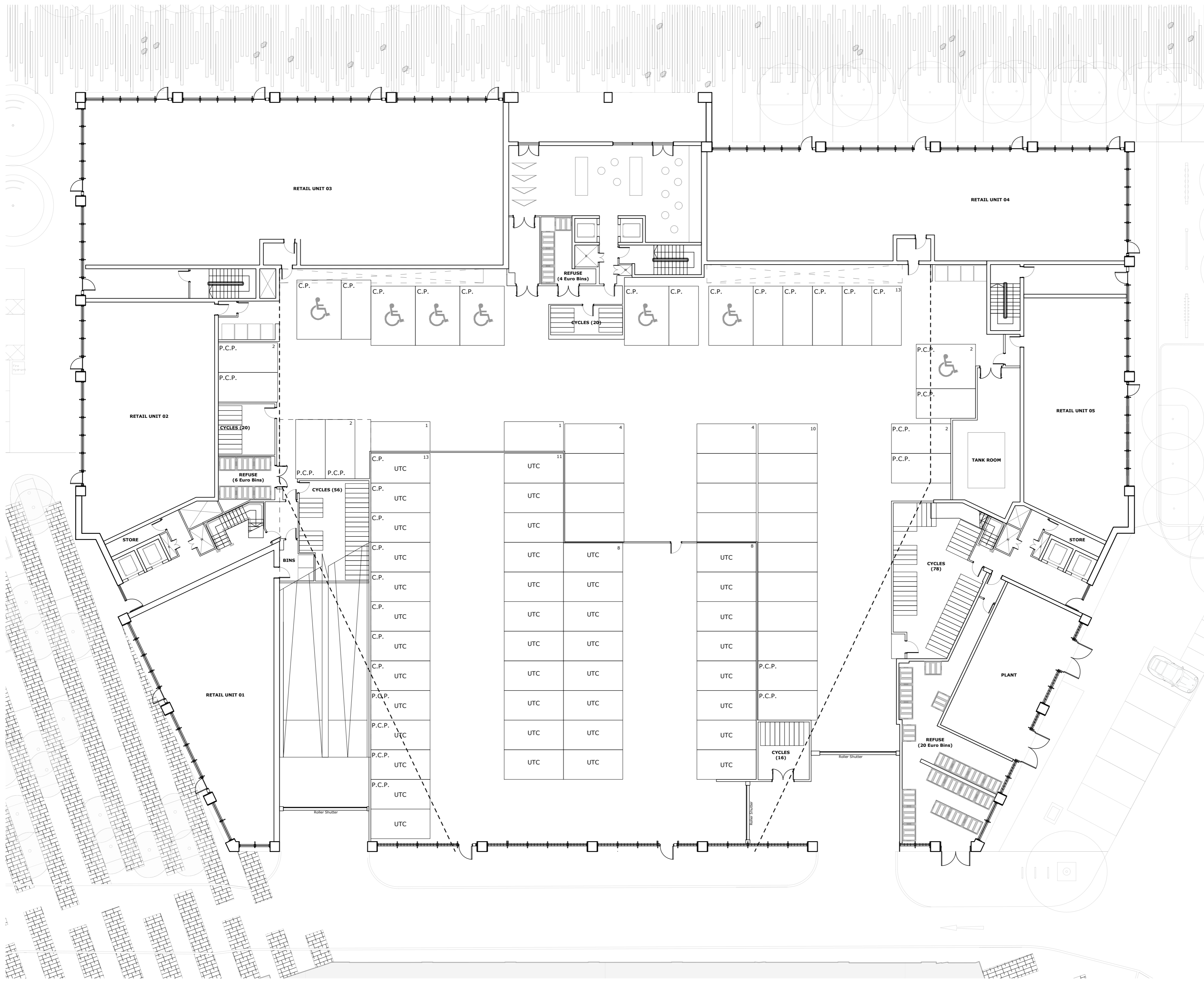
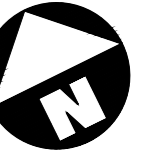
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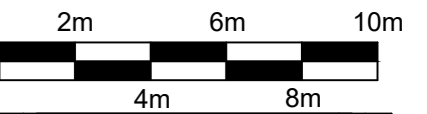
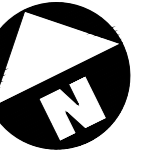
Revision
B

Appendix B

Approved drawings



rev	description	by	date
<div>PLANNING ISSUE</div>			
Title Proposed Ground Floor Plan			
Site The Assembly Buildings, Hayes			
Drg. WH199/22/P/25.01			
Date October 2022		Rev _	
Drawn JM/CN		Scale 1:200 @ A2	
<div><div><div>Weston Homes</div><div>The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU. Tel: 01279 873333 Fax: 01279 873378 info@weston-homes.com</div></div><div></div></div>			



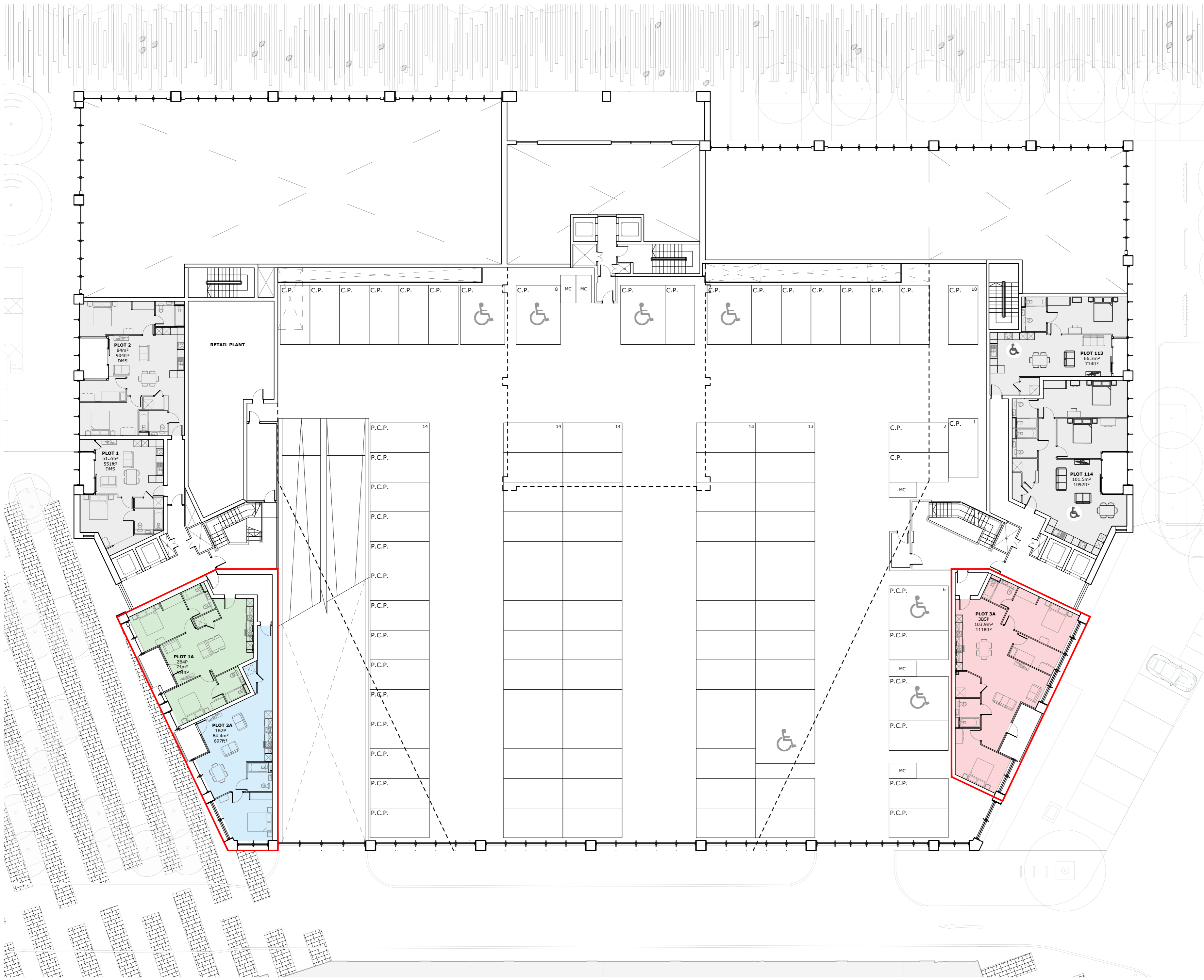
rev	description	by	date

PLANNING
ISSUE

Title	Proposed 1st Floor Plan		
Site	The Assembly Buildings, Hayes		
Drg.	WH199/22/P/25.02		
Date	October 2022	Rev	-
Drawn	JM/CN	Scale	1:200 @ A2

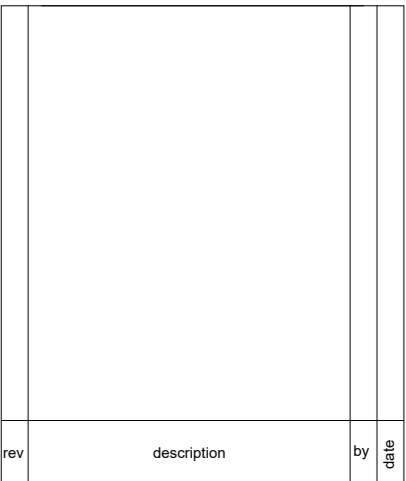
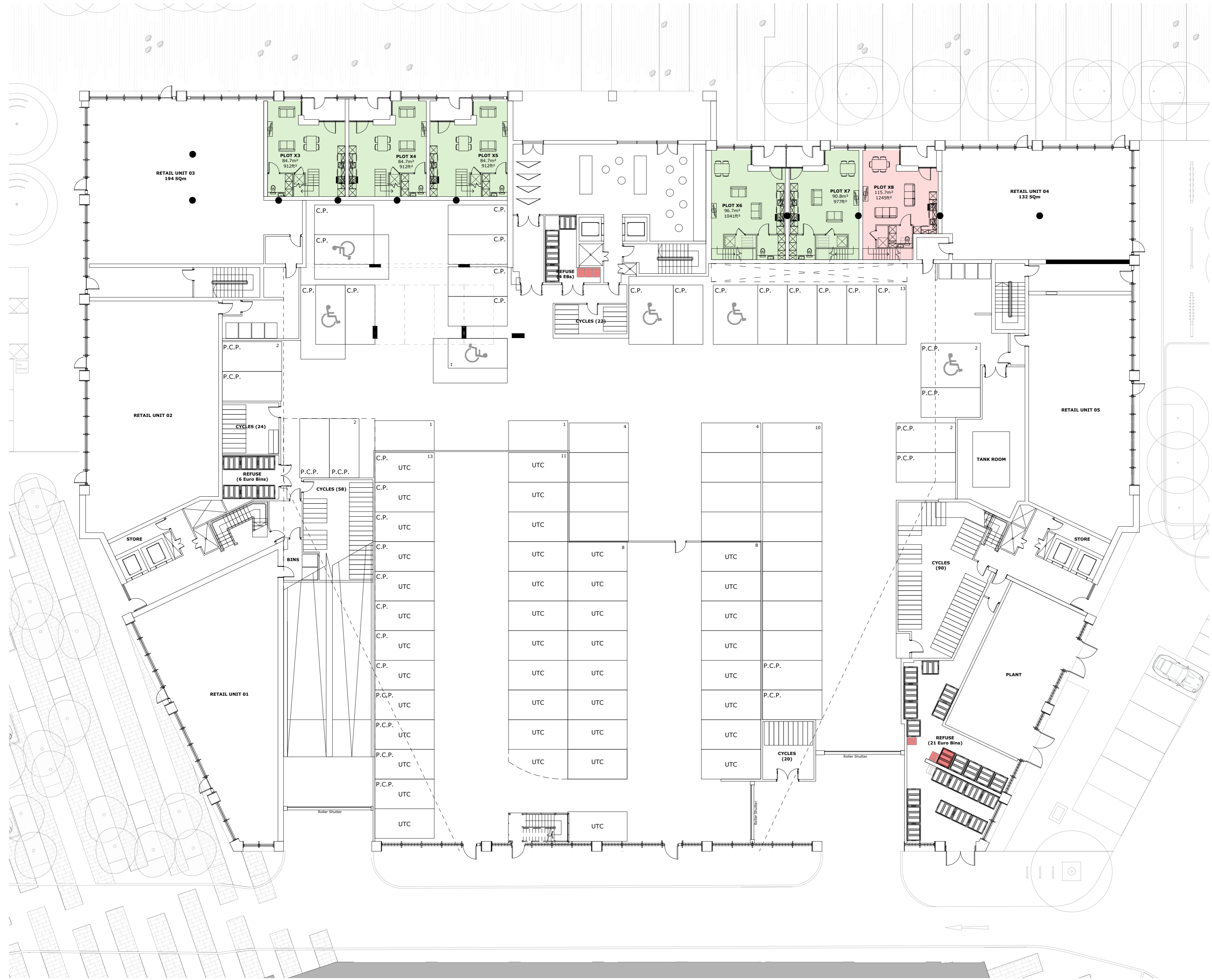


The Weston Group Business Centre, Parsonage Road,
Takesley, Essex, CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378
info@weston-homes.com



Appendix C

Proposed drawings



Title	Proposed Ground Floor Plan
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Site	The Assembly Buildings, Hayes
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Org. WH199/22/P/25.100

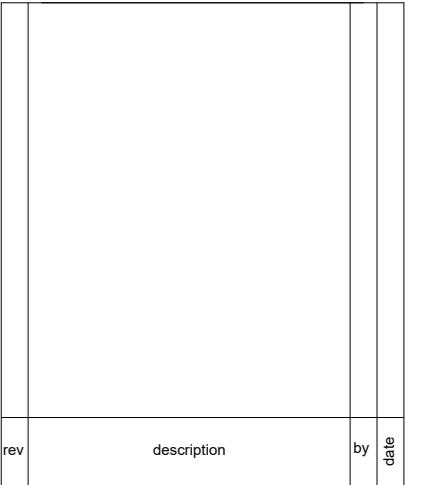
Date	DEC 2023	Rev	-
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Drawn MS	Scale 1:200 @ A2
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the Weston Group Business Centre, Parsonage Road,
Takeley, Essex, CM22 6PU.
Tel: 01279 873333 Fax: 01279 873378

fo@weston-homes.com



Drawn MS	Scale 1:200
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info@weston-homes.com

Appendix D

Lunson Mitchenall letter

Jarrold Spencer Esq
Weston Home Plc
Parsonage Road
Takeley
Essex
CM22 6PU

19th December 2023

The Venue Hayes

I write with reference to the above development and pursuant to the planning application to amend the design and use of parts of the commercial floorspace relating to units 3 and 4 within the scheme. Lunson Mitchenall were appointed by Weston Homes in November 2022 to seek tenants for this floor space and set out below is the background and context relating to this instruction.

Lunson Mitchenall

Formed in 1980, Lunson Mitchenall are the UK's leading independent consultant in the UK retail, restaurant, leisure property sectors across the United Kingdom. We have grown to be a company of 28 people and cover all aspects of retail, restaurant and leisure property including investment, leasing, development, acquisition, consulting and lease advisory sectors. Lunson Mitchenall are currently working on over 60 shopping centre and high street instructions across the UK ranging from super regional locations such as Lakeside Shopping Centre to high streets such as South Street, Farnham.

The Location

Hayes is a west London suburb some 15 miles from central London by road but also around 4 miles north of Heathrow Airport. The Hayes town centre ward had a population of 15,410 people in 2021 (GLA 2021) with this population growing significantly since 2011 arising from the new housing stock which has been delivered. The location accessibility has been radically improved by the opening of the Elizabeth Line which allows access to Paddington in under 20 minutes but also equally makes it easier for residents to shop outside of the immediate offer.

Hayes Town Centre has a range of local and national multiple occupiers ranging from Tesco and Iceland to the independent Café Vaknat and TrendZ Clothing, with an estimated 206 ground floor commercial premises making up the town centre, according to the local authority. In this context, even a small churn of operators means there will be a number of vacant units available in the main retail pitch at any point in time.

The Vinyl Factory Development

The Venue residential led mixed use development forms one part of wider Vinyl Factory masterplan conceived by U&I back in early 2000's and which received outline planning consent in 2012. Different phases have been delivered over the intervening years by subsequent developers to provide a mix of office, educational and car parking uses, as well as private sale and private rental residential. Mixed into the overall masterplan is a sprinkling of retail/leisure floorspace ancillary to these primary uses.

The overall masterplan outline consent provided for 115,953 sqm GEA of refurbished and new floorspace. In terms of the retail/leisure, the focus of this was in a phase named The Gramophone which included a 3 screen cinema, café/bar, Heritage exhibition and multi-function space. This was intended to be the major visitor attraction and draw to the area and would have been located close to The Venue. However despite private and public sector commitment to deliver this scheme, it has never materialised due to the inability to fully fund it. One consequence is that the overall masterplan from a retail and leisure perspective is significantly incomplete, and this has a knock on impact to the attractiveness, viability and deliverability of the rest of the commercial floorspace from an occupier perspective.

Equally the retail and leisure sector has been dramatically impacted by Covid which has changed the way consumers shop and spend their leisure time, as well as how they work. In this context the scheme was designed and planned in a very different era pre-covid but also at a time when inflation was still low.

Furthermore, rising interest rates have contributed to making access to capital more difficult for occupiers, leading to a more risk-averse approach amongst established multiples to local independents.

The architectural vision was premised on a vibrant location with visitors and residents bringing vitality to the location during both daytime and evening. In reality the location is very quiet. This aspect is also illustrated by the high vacancy rate of The Record Store office building where 76% of this circa 84,000sqft building is currently vacant (Loopnet) or the Shipping Building where almost 30% is vacant (Loopnet) and the building itself is currently in receivership. Office occupation levels and utilisation have on the face of it therefore declined, again most probably following Covid. The residential appears more resilient and we understand it is has proved popular with flight crews from Heathrow, although evidently they are regularly away from home so are really more transient residents.

The Venue

The Venue is located some 10 min walk from Hayes town centre which has a good range of retail, leisure and catering offers including national multiple and local independent's. There is then a further local parade of independent stores on Clayton Road which is closer still. Further retail exists in The Boiler House development, part of which has been let to a 'Welcome' Co-op convenience store, whilst the remaining commercial floorspace in the block remains vacant. The commercial floorspace in the Fizzy Living block (The Material Store building) is occupied by The Nest indoor climbing wall. The subject site is also within close proximity to gym operators such as Energie Fitness. With such a wide range of offers in the immediate vicinity, the new space must respond to this in terms of potential occupiers and its relationship to the wider retail and leisure hierarchy.

Moreover, substantial components of the retail/leisure floorspace originally envisaged and approved for the Vinyl Factory masterplan area remain vacant or undelivered, not least the 'destination' cinema-anchored mixed use scheme at The Gramophone. As indicated previously, this has direct consequences for the attractiveness of the new space at The Venue and the ability to secure suitable commercial occupiers.

Design

The commercial floorspace at The Venue totals circa 13,500 sqft divided into 5 units ranging in size from 1,614sqft to 4,800sqft. These are located around the perimeter of the building presumably with the planning aspiration of creating active frontages. The units are completed to shell specification and so require significant capital investment to make them suitable to occupy and trade from. The development was also designed with a very particular façade to the commercial units; one which does not provide good visibility into the units themselves. Whilst there is some car parking relating to the commercial within the development itself, this is limited to 10 spaces only. The only other available car parking is on street, on a first come first served basis.

Marketing

The initial marketing of the scheme commenced in December 2022. A full marketing brochure (Appendix 1) was produced and this has been used as part of the marketing strategy across the wider retail and leisure market itself. The scheme was and continues to be promoted through different avenues at different time with the aim of achieving as broad a market coverage as possible. This has included Costar Realla/Loopnet marketing portal, the PIPnet marketing service, the Completely Retail marketing portal and the Lunson Mitchenall website, as well as direct approaches to target occupiers and onsite marketing vinyl's and information.

Tenant Interest

The marketing has generated interest from a variety of retail and F&B occupiers although it has not resulted in any acceptable offers to Weston Homes for any of the units.

A summary of some of the other target occupiers we have had contact with is set out in Appendix 2.

Tenant Feedback

In relation to understanding the perspective of occupiers to the opportunity, below are some extracts of the feedback we have received over the course of marketing;

Sorry didn't come back straight away on this one, but I wanted to check the Hayes location out first before asking the agent to get involved. My concerns initially was the area being still quite undeveloped, and a lack of local retail in the area we could somewhat benefit from. I went down there this morning, and my concerns were confirmed. It is heavily residential, and the only other retail onsite, admittedly currently, is a café/climbing centre. Speaking to the owner of the cafe it seems like a lot of residents in the new fancy looking apartments are air crews from Heathrow so during the week it's devoid of traffic. I'm sure in time it could well become more vibrant, but I would struggle to see a store performing well there. Parking also looks a real issue, understandable for London, but as it's quite a building site in the area it's quite chaotic to see where anyone would park to visit. - Retail tenant site visit feedback January 2023

Unfortunately this is not in the right location for my client - Retained property agent for a national multiple homewares retailer.

Thanks for this, I've just had a quick look at the location on our demographic tool and unfortunately the wider area isn't one for us and there's not enough new residential to move the dial dramatically on this, so unfortunately a pass for us. - Retained property agent for a multiple site nursery brand.

Unfortunately there is a limited immediate catchment even with the new residential planned which will not get to a sufficient sales level. - national multiple retailer feedback.

Whilst the above is a limited snapshot of opinions, it is apparent that the location of the scheme and the limited passing footfall is an issue for some potential occupiers. In the context of current economic headwinds, slower consumer spending and the higher capital investment required to fit out most of the units, then the commercial risks involved are a significant disincentive to potential tenants.

Conclusion

The outline scheme was conceived in a very different retail climate up to 2012 and the design did not seek to reflect changing requirements when it was taken forward at detailed planning stage in 2018. This was before the impact of Covid and the subsequent inflationary period and which has had a profound impact on the retail, catering and leisure sector. Equally, it is apparent that there are phases of the wider masterplan outside of the control of Weston Homes which have not been delivered and without which the whole area has not evolved and regenerated as intended and as a location for visitors and consumers to visit. In this context demand from occupiers is very thin and is likely to remain so for the foreseeable future. As such it is logical to seek amendments to the current scheme to reduce the quantum of commercial floorspace available.

Yours Sincerely

Andrew Reavley

Director

DD: +44 (0)20 7478 4958

Mobile: +44 (0)7775 613160

Email: andrewr@lunson-mitchenall.co.uk

APPENDIX 1 – SCHEME BROCHURE

See Attached

APPENDIX 2 – SUMMARY OF INTEREST

Summary of some of the occupiers who have expressed interest or have been approached for the scheme

Medivets	The Gym	Wex Photographic	Tapie Carpets
Asda	Sainsburys	Tesco	Co-Op
Nisa	Gorillas	Plan Burrito	CakeCo
Global Academy	Anytime Fitness	F45	Gold's Gym
Fitness4less	Giant Cycles	Karak Chaii	Popiandys
Snap Fitness	Busy Bees	N Family Club	Little Aisha
Pirate Studios	Bright Young Things	Napa centre	Red Onion Café
Fennies	Kinderzimmer	Bensons for Beds	The Box
Arbeit Studios	Jetts Fitness	Gymnasium	Flooring Superstore
Simply Fresh	Victory MMA	Bodyset	Muffin Break
Chaii Master Hayes	Coco Corner Café	Costa	Heavenly Desserts
Falooda Wala	Fortitude Bakehouse	Belleza Beauty	The Chairman
Moreyoga	Sunshine Co	Krina Beauty	Adorn Beauty
Waitrose	GMB Union	9Round	M&S
Orange Theory	Esquires Coffee	The Coffee Dock	Chaiiwala
Blue Tit Hairdressers	Banning Dental	Phenix Salon	Bewitched Coffee
Townhouse			

THE VENUE

CGI: W-B & ERA-co

LUNSON MITCHENALL

Over 13,500ft² of
Commercial Space

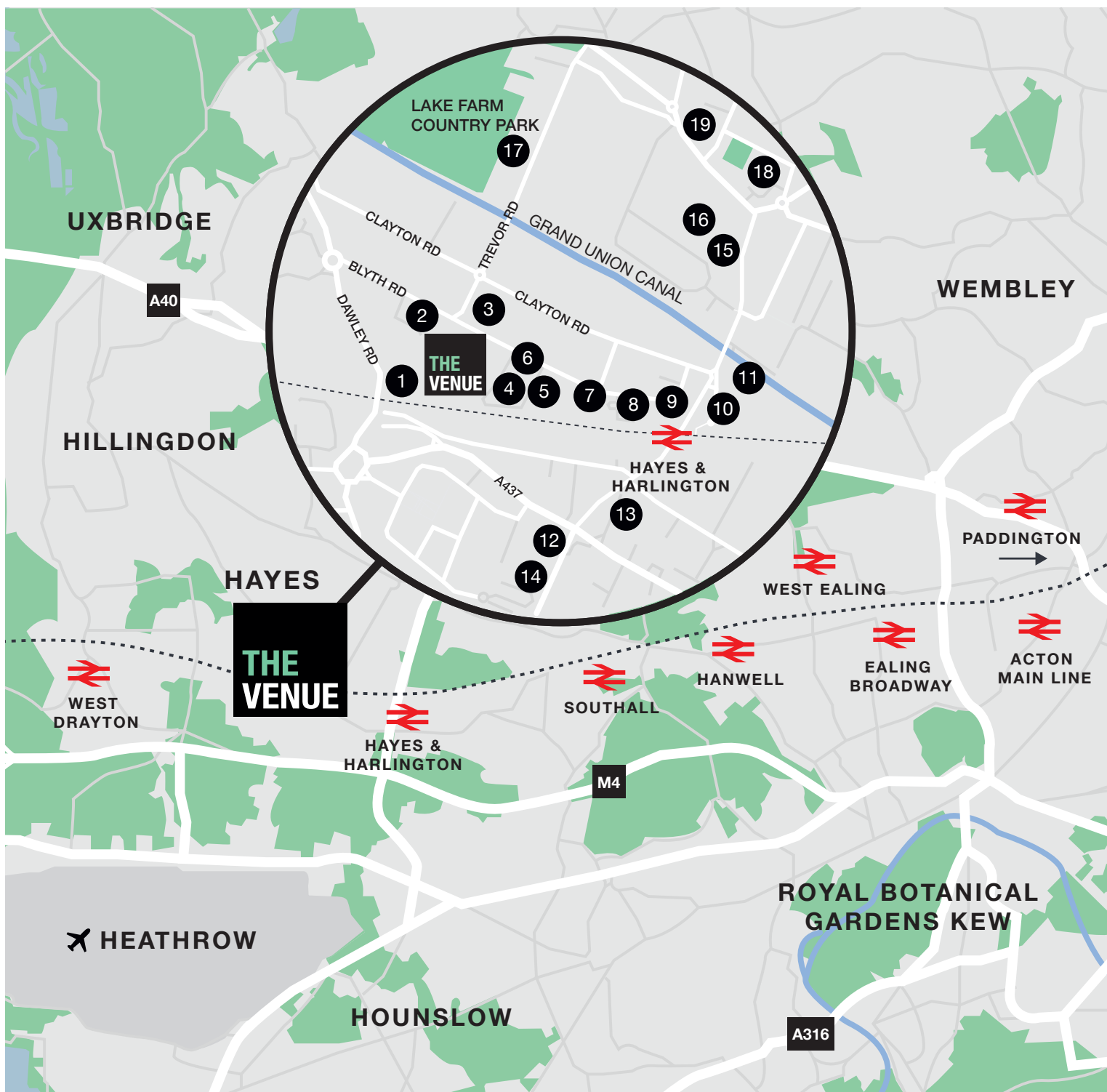
550,000ft² of
adjacent offices

642 New Homes at
The Old Vinyl Factory

10-minute walk to Hayes
& Harlington Train Station

400 students with capacity for 800
at the adjacent Global Academy

Weston
Homes



CONVENIENTLY CONNECTED

LOCATION

- 1 The Old Vinyl Factory Business Centre
- 2 Global Academy
- 3 Wonderland Nursery
- 4 The Nest Climbing Centre
- 5 Fizzy Living
- 6 The Boiler House
- 7 The Gatefold Buildings
- 8 Bluenote Apartments
- 9 The Stylus
- 10 Tesco Express
- 11 The Village Cafe
- 12 ASDA
- 13 Nestles Avenue Children's Centre
- 14 ASDA Petrol Station
- 15 Hayes Post Office
- 16 Botwell House Catholic Primary School
- 17 Excel Tutorial College
- 18 Botwell Green Sports and Leisure Centre
- 19 LIDL

THE VENUE AT

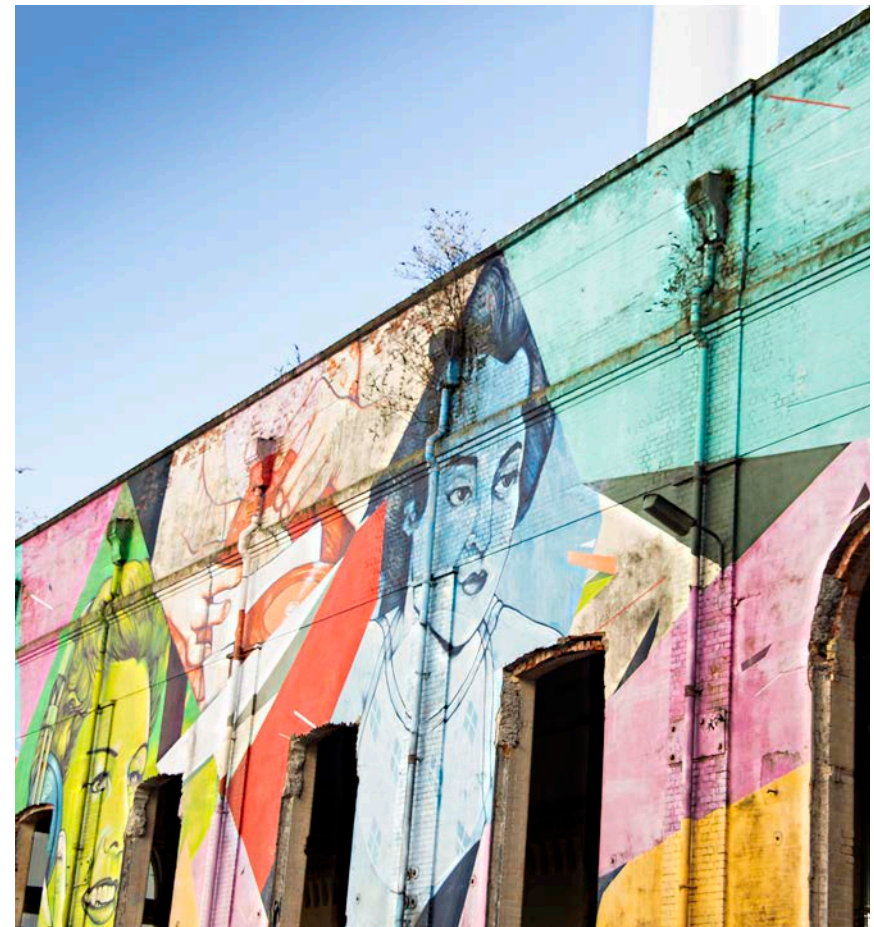
THE OLD VINYL FACTORY

On the site of the 18-acre EMI record factory, where ground-breaking records by Pink Floyd and The Beatles were created, a unique new neighbourhood is evolving.

The Old Vinyl Factory is now the site of a wide range of 642 new homes, innovation and educational hubs, restaurants, shops, gym and climbing wall.

The Venue by Weston Homes is the last phase of residential development on the site, where over half of its 181 properties are now occupied with the rest to be finished by Spring 2023.

The Groove, a tree-lined pedestrian street that runs past the commercial units at The Venue, goes through the entirety of The Old Vinyl Factory and links to Hayes & Harlington train station and the town centre.



A VIEW ALONG THE GROOVE

CGI: W-B & ERA-co

LEASE

For a term to be agreed.

SPECIFICATION

The units are constructed to shell.
Specification details available on request.

USE

The units can be used for a variety of different uses subject to planning permission and landlord consent.

PARKING

All external car parking spaces (incl. disabled) are visitor parking to serve the commercial units.

Each commercial unit is provided with 2 private secured staff parking spaces.

RENT

Upon Application.

RATES & SERVICE CHARGE

To be confirmed.

LEGAL COSTS

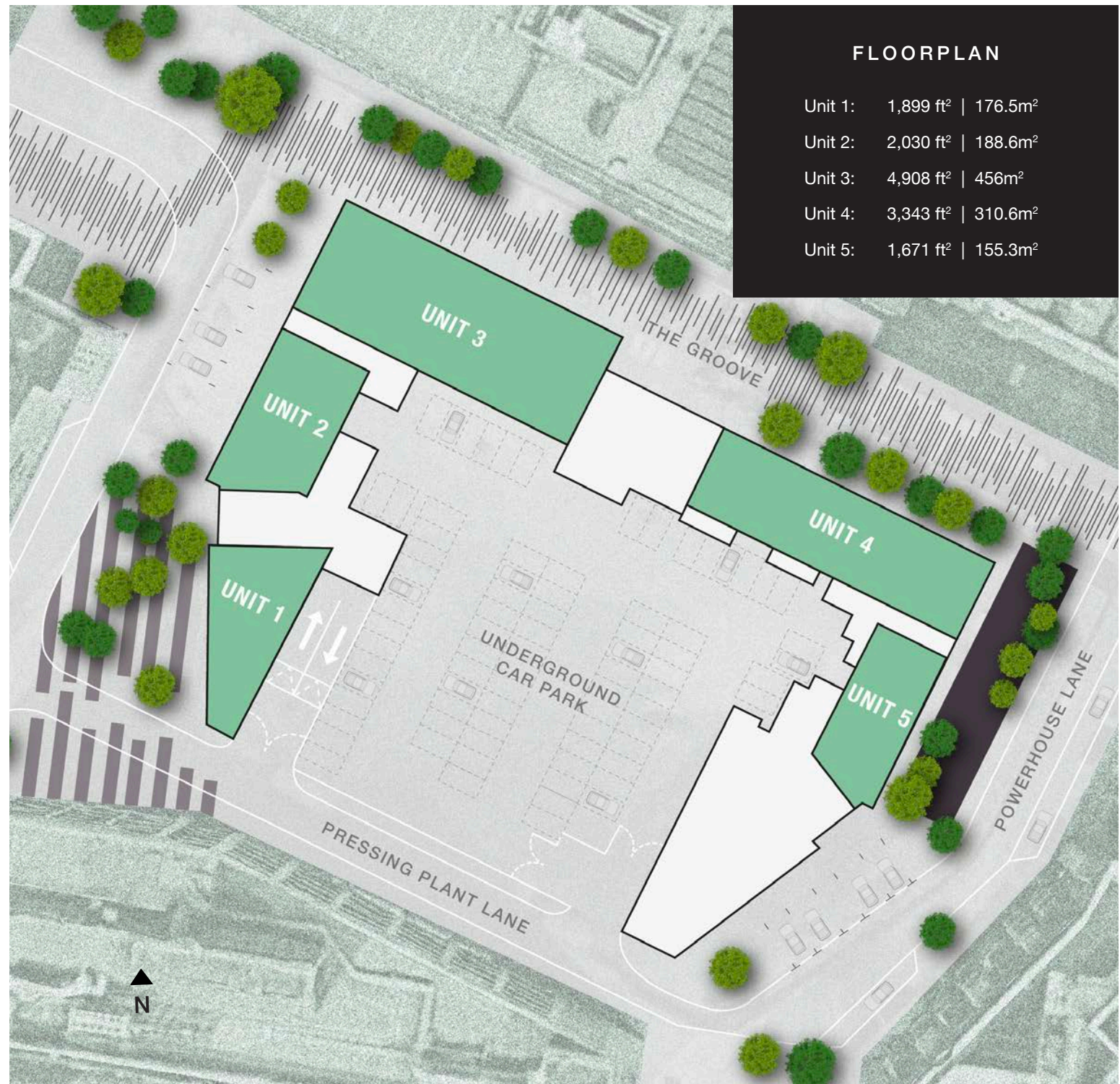
Each party to bear their own.

INSPECTIONS

Through appointed letting agents.

FLOORPLAN

Unit 1:	1,899 ft ² 176.5m ²
Unit 2:	2,030 ft ² 188.6m ²
Unit 3:	4,908 ft ² 456m ²
Unit 4:	3,343 ft ² 310.6m ²
Unit 5:	1,671 ft ² 155.3m ²



THE VENUE



CGI: W-B & ERA-co

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Email: jacobc@lunson-mitchenall.co.uk

ANDREW REAVLEY

Mobile: 07775 613160

Email: andrewr@lunson-mitchenall.co.uk

LUNSONMITCHENALL

**Weston
Homes**

Appendix E

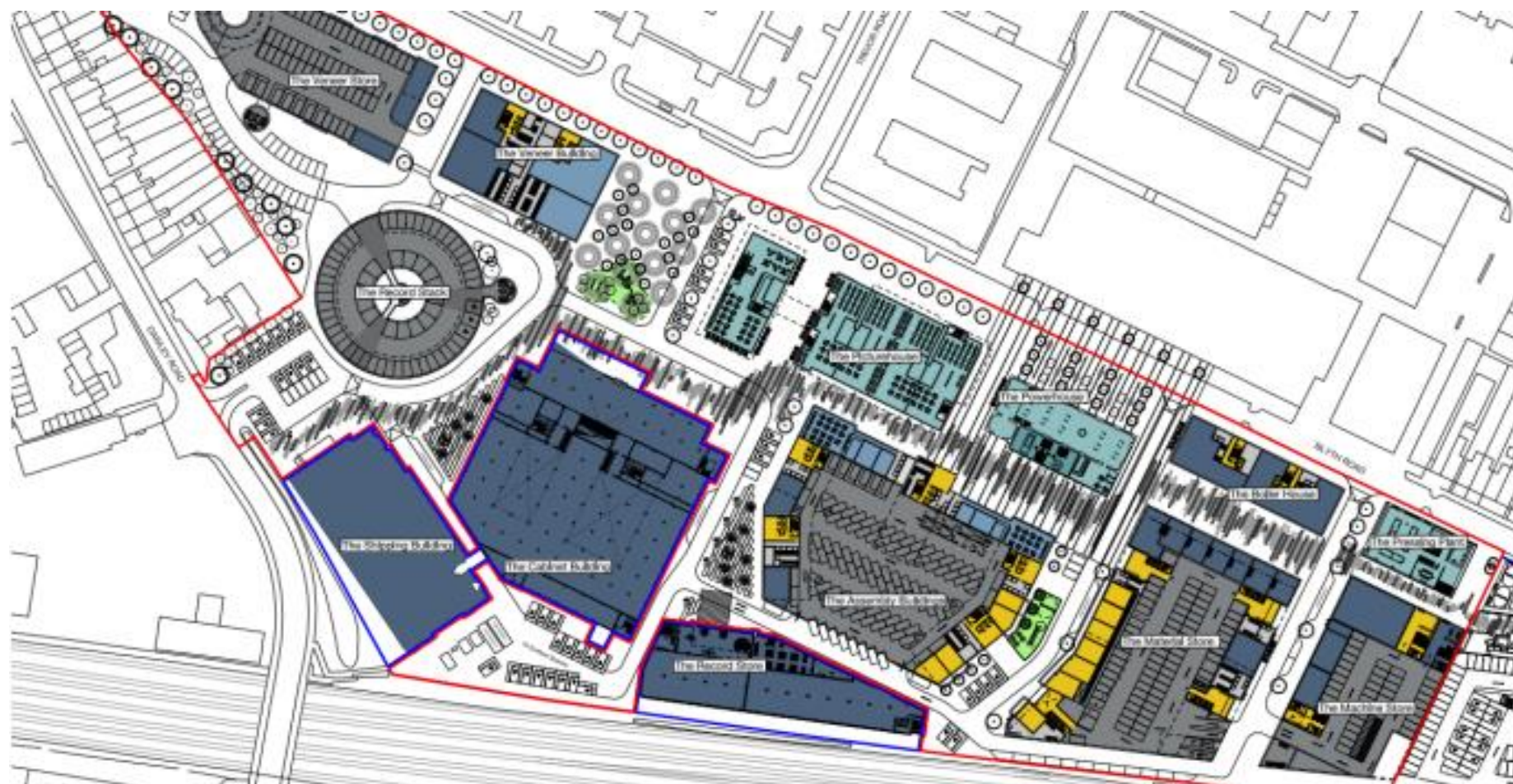
Schedule of commercial provision within the masterplan area

The Old Vinyl Factory masterplan area – status of commercial provision (December 2023)

Outline Building Name	Building Name	Commercial Provision	Delivered?
The Pressing Plant	The Gramophone	Cinema; Retail space; Bar; Restaurant; Exhibition space; Ancillary spaces	No
The Machine Store	The Machine Store	Bar; Health centre	Yes – bar and health centre not occupied
The Boiler House	The Boiler House	504 sqm of ground floor commercial space	Yes – only one unit occupied – 355 sqm of ground floor commercial space remains vacant
The Material Store	The Material Store (Fizzy)	Commercial unit (communal hub) over two storeys	Yes – communal hub (including climbing wall, co-working spaces, café)
The Power House	The Power House	B1 office floorspace; Cafe	No
The Picture House	The Global Academy	University Technical College	Yes – occupied
The Cabinet Building	The Cabinet Building	B1 office floorspace (2,914 sqm)	Currently vacant
The Shipping Building	The Shipping Building	Existing office space	Part occupied – circa 30% of office space vacant [1]
The Record Store	The Music Box	Existing office space; Car park	Part occupied – circa 76% of office space vacant [1]
The Veneer Building	The Veneer Building	-	Under construction
The Veneer Store	The Veneer Store	Car park	Currently vacant

Notes:

[1] Sourced from Loopnet.



Appendix F

Schedule of vacant street-level commercial property in Hayes Town Centre

Hayes Town Centre – Vacant Units (December 2023)

Unit address	Gross floorspace (sqm)
82 East Avenue	38
86 East Avenue	72
1 Coldharbour Lane	57
18 Coldharbour Lane	134
26 Coldharbour Lane	115
36A Coldharbour Lane	79
36B Coldharbour Lane	82
57 Coldharbour Lane	69
71 Coldharbour Lane	236
81 Coldharbour Lane	73
97 Coldharbour Lane	103
1 Pump Lane (former Wilko)	2,212
8 Pump Lane	225
14-16 Station Road	233
27A Station Road	98
62 Station Road	424
68 Station Road	142
	4,392

Source: CPW Planning and Edozo Occupiers