

Commercial Unit - Technical Information

Programme

- Unit forecasted handover 31st March 2019.

Planning Conditions

- Planning permission details:

Demolition of existing building and redevelopment of site to provide 274 residential units within four interlinked buildings (10, 16, 19 and 26-storeys), with ancillary car and cycle parking, refuse storage areas and plant space; together with 485 square metres of flexible commercial floorspace (Classes A1, A2, A3, A4, B1, D1, D2), landscaping including roof gardens, and other associated works.

Below are a summary of the planning conditions that pertain to the commercial space:

Condition Number	Description	Information Required	Discharge Required
24	The combined rating level of the noise from any plant installed pursuant to this permission shall not exceed the existing background noise level outside the window to any noise-sensitive room.	Although plant for 'artistic purposes' may not be pursuant to the planning consent, please note that we are under noise restriction clauses generally.	This submission has been made to the LPA, no further submission currently required.
26	Following the occupation of the ground floor commercial space any further change of use to another use specifically permitted by this permission must be carried out within a period of 10 years from the date of this permission.	Comply only - for information.	No submission needed.
27	The proposed new commercial unit(s) hereby permitted shall be permitted to trade between the hours of 07:00 hrs and 23:00 hrs on any day and at no other time, with the exception of the deposit of cycles which shall be permitted from 05:00 hrs.	Comply only - for information.	No submission needed.
28	The delivery/collection of goods associated with the proposed new commercial unit(s) is only permitted to take place between the hours of 07:00 hrs and 21:00 hrs on any day.	Comply only - for information.	No submission needed.
29	The movement of bins and rubbish associated with the proposed new commercial unit(s) are not permitted to take place outside the premises between the hours of 23:00 hrs on one day and 07:00 hrs the following day.	Comply only - for information.	No submission needed.

30	The commercial unit(s) hereby permitted shall not be occupied until details of the appearance of any kitchen extract ventilation system and associated equipment and any other plant or equipment on the roof	Information will be required to satisfy the planning authority before occupation can occur.	We are targeting approval of this condition by the end of the calendar year (2018).
31	Any kitchen extract ventilation system for the proposed new commercial unit(s) shall be designed to ensure that structure borne (re-radiated) noise emissions from the kitchen ventilation system do not exceed 35 LAeq dB (5 min) when measured in any habitable room in adjoining residential premises.	Comply only - for information.	No submission needed.
36	Prior to the occupation of the development a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority in conjunction with TfL.	Information will be required to satisfy the planning authority before occupation can occur.	We are targeting approval of this condition by the end of the calendar year (2018).
42	The proposed commercial unit(s) hereby permitted shall not be occupied until cycle parking provision for visitors and staff in accordance with London Plan standards; and staff showers, lockers and on-site changing facilities have been provided.	Information will be required to satisfy the planning authority before occupation can occur.	We are targeting approval of this condition by the end of the calendar year (2018).

The lessee and operator of the commercial unit will need to assist with the discharge or satisfy these planning conditions, namely:

- Conditions 24, 26, 27, 28, 29, 31 are to note for the operation of the commercial unit and must be complied with.
- Conditions 30, 36 and 42 will require information to be submitted. To note: Condition 42 requires the installation of cycle stands and construction of staff showers, lockers and on-site changing facilities
- Conditions 30, 36, 42 are Prior to Occupation conditions and therefore submission of this information should be beginning of October 2018.

Lease Restrictions

The lease granted to the lessee will govern the operation of the unit by way of lease restrictions. These restrictions will be passed down to the tenant of the lessee, otherwise known as the unit operator. Once the lease has been executed and signed, the restrictions will come into force. Until this lease is engrossed, the candidate's proposals will be considered in the context of these draft clauses.

Internal

- Fit Out to Shell and Core specification:

Shell and Core Specification

- Façade to be fitted in line with the drawings approved by the Local Planning Authority for the Acceptable Planning Permission (i.e. glazing and cladding as per the Planning Application)
- Floor to be a structural concrete finish set at a level to allow for the occupier's own floor finish
- Capped services (water, drainage, electricity, gas, BT communications) to be provided for connection to the Premises – the Seller to notify specific requirements (including locations) to the Buyer up to 6 months from Completion to allow for build programme requirements, otherwise the Buyer to supply capped off services supply technical details at the Buyer's discretion
- Columns, walls and ceilings to be fair faced concrete finish
- A minimum of two doors (one to the front of the Premises on the active frontage onto Cambridge Road and one to the rear of the Premises)
- The inclusion of a refuse store to serve the Premises with external door (subject to approval by the Local Planning Authority)
- Subject to the Seller providing the Buyer with details of its reasonable ventilation requirements for the Premises by 30 April 2016, of a design, insofar as it relates to the location and size of the capped services, which to the extent reasonably practicable takes into account those ventilation requirements

- Floor to ceiling height – 4.4m approximately
- Façade elevation drawings included in pack
- Service connection location drawings included in pack relate to the provision of the following services:
 - Water
 - Drainage
 - Electricity
 - Gas
 - Telecommunications

There are no TV or satellite TV connections available in the unit.

- Fire and sprinklers

The commercial unit currently has no proposals for a sprinkler system. If a sprinkler system is installed it must be to the requirements of the building and relevant Regulations. Sprinklers are not currently proposed. There is no significant risk in these areas that would not be expected to burnout within the unit's compartment enclosure, with regard internal fire spread.

- Service charges

The services provided by the Landlord are yet to be agreed.

External

- Display window

The commercial unit tenant has access to a display unit to the front of the building (as highlighted on commercial lease plan). This is accessed through key lock door.

- Access

Front entrance door – key lock door

Bin store – key lock door

To rear of unit (as per lease plan) via lockable gate and a separate rear door.

- Cycle storage

Hoops to be installed to front of unit for visitor/tenant use. To be a proposed and agreed by the Local Planning Authority, as this has been included so far.

- External finishes

As per attached landscaping plan.

It is important to note that the buildings external facing materials have been constructed out of a unitized cladding and window system. This means that nothing can be attached to the outside of the building under any circumstances.

- Refuse Storage

The unit has a dedicated refuse and recycling store which will be cleared by the local council weekly.

- Rear external space

The unit comes with access to the rear of the commercial unit. This is limited by the boundary fences (wooden closed board) which separate Barking train station to the development. Access will be periodically required by the landlord for maintenance and cleaning of the building, so this space should be kept clear within reason.