ROYAL WHARF

LONDON

PHASE 1
PLOT 5.01
UNIT 5.03b
TENANT DESIGN PACK

Oxley ballymore. Whittam Cox ARCHITECTS

CONTENTS

APPENDICES

LANDLORD TEAM

CLIENT TEAM

Client: Oxley Wharf Limited

Development Manager: Ballymore

Client Agent: Acumen Portfolio Solutions

APPOINTED PROFESSIONAL TEAM

Consultant appointments and warranties teams are agreed for all key members of the design team.

Lead Consultant: Whittam Cox Architects

Structural: O'Connor Sutton Cronin (OCSC) / Byldis

M&E: Tate Consulting Ltd (TCL)

Civil & Highways: O'Connor Sutton Cronin (OCSC)

Acoustic Engineer: AECOM

Landscape Architect: Townshend Landscape Architects

Fire Engineer: Trenton Fire

Building Control: Butler & Young

Planning Consultant: Rolfe Judd

1.0 EXECUTIVE SUMMARY

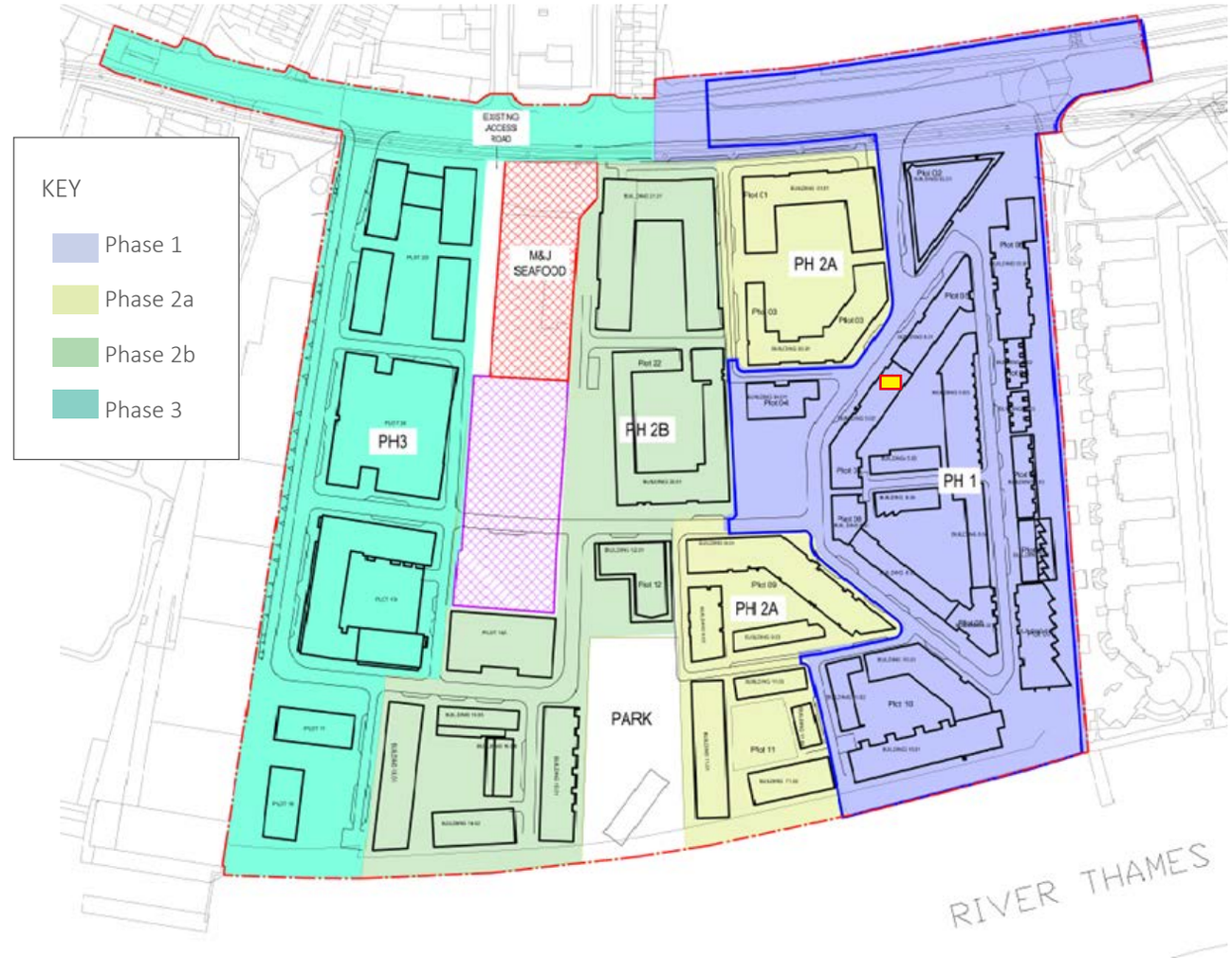
This provides information for tenants regarding the shell of the commercial unit and fitout requirements giving the specific requirements for the commercial shop front, with an indication of appropriate signage zones and a material palette to tie into the design of the residential units above. The site is under the ownership of Oxley Holdings with Roundstone acting as the Development Managers for the project.

The site is located between the River Thames to the south and North Woolwich Road to the north, adjoining Barrier Point Road to the east, in the London Borough of Newham. The western boundary is occupied by warehouses over the majority of its length sited directly up to the boundary line.

The DLR runs along the northern boundary with
Pontoon Dock station adjacent the north east corner of the site.

The site is accessed from North Woolwich Road. This is the primary route connecting the Royals to Canning Town via Silvertown Way. Along North Woolwich Road to the east, Pontoon Dock, Docklands Light Railway station is located. The Thames Barrier is in close proximity to the south of the site where the river width reaches 550 metres.

2.0 LOCATION PLAN



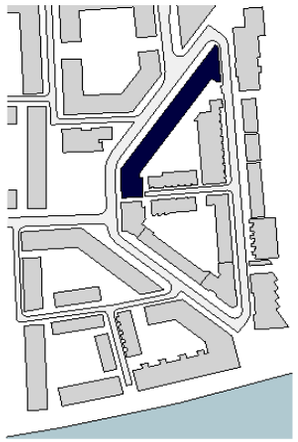
3.0 UNIT PLAN

Ground Floor - Unit 5.03 106.46 m^2

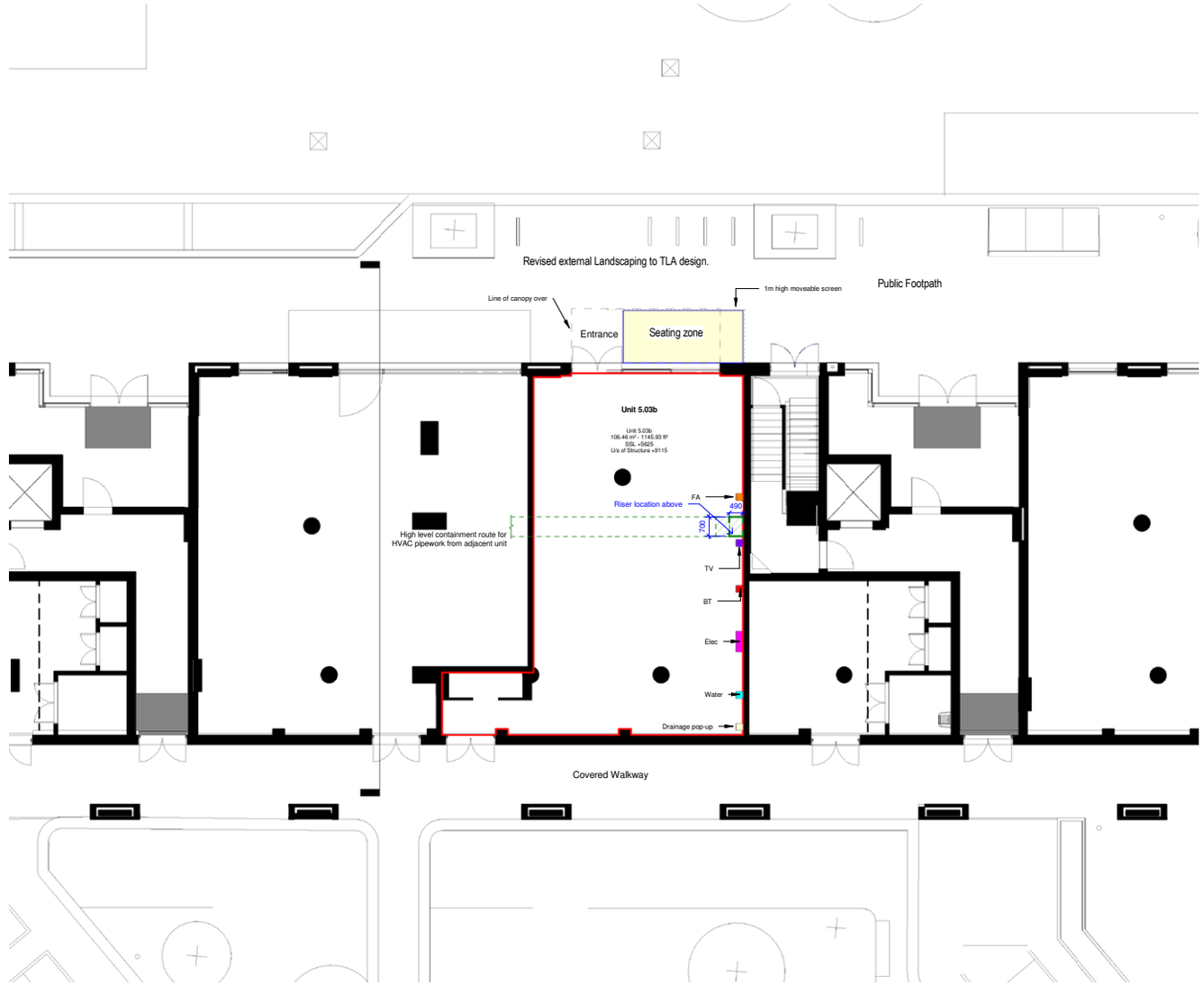
The design and construction of the development shall be in accordance with the approved Planning Consent issued by the Local Planning Authority.

(see appendix D)

The Tenants will be responsible for making any Building Signage application for Consent to Display Advertisement.



Block Location Plan



4.0 SHOP FRONT TYPOLOGY

Window and Door frames

In the locations shown on the drawings, the tenants shall provide Insulating glass units curtain walls.

The frames are to be Aluminium, PPC finish, through colour internal and external window and door frames, PPC colour ref : RAL 8080 30% gloss.

Comar Architectural Aluminium Systems (or equal approved)
Type: Schuco Structurally Glazed Curtain Walling System.

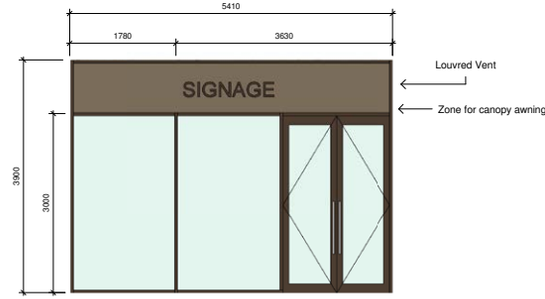
Spec: All ground floor inner panes to be min 6.8mm laminated Extra Clear Float to comply with 'Secured by
Design' and to comply with required BREEAM ratings. Minimum U value 1.8W/m sq.

Outer pane: Toughened SN70/37 on Extra Clear Float coating applied to surface.

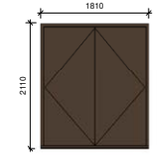
Spectrophotometric Data Light Transmission 70% G value 0.37.

Please refer to curtain wall spec and detailed drawings provided.

Signage Zone colour ref : RAL 8028



North West Elevation Curtain Walling



South East Elevation

5.0 SHELL SPECIFICATION

Introduction

This specification provides a brief outline of the building and services the landlord is to provide to the tenant to enable the tenant to take possession and fit out with their operational requirements.

The document is not intended as a full construction specification for the works.

The following identifies key components of the Landlord shell:

Design

1.0 Structure

The units have been designed to cater for the following loadings:

- Imposed Load on the floor 5kN/m²
  (to include any partition loads)
- Finishes Load on the floor 1.4kN/m²
- Ceiling and Suspended Services Load 0.5 kN/m²

2.0 Waterproofing

The envelope has been constructed to resist moisture ingress in accordance with the Approved Document C of the Building Regulations.

3.0 Thermal

At ground floor level, the thermal line is the external walls and their integrated components. These items are insulated to achieve the following:

- Ground Floor 0.2 W/m2.K
- External walls 0.28 W/m2.K
- Curtain walling 0.18 W/m2.K
- High usage entrance doors 2.8 W/m2.K
- Soffit 0.2 W/m2.K

4.0 Air Permeability

The building shell is to be designed and constructed to achieve the following:

- Air permeability 5m3/hr/m2 @50Pa

Results of the air permeability test are to be made available to the tenant.

Building Specification

5.0 Substructures

All remediation, site stripping and bulk excavation to achieve the required finished floor levels has been carried out by the Developer.

6.0 Foundations

The foundations are a concrete piled solution with ground beams designed in accordance with BS 8004 and BS8110, based on the findings of the site investigation.

7.0 Structural Frame

The superstructure of the units is a concrete framed structure consisting of concrete columns supporting flat slab floors.

8.0 Ground Floor

The ground floor is float finish suspended concrete slab.

9.0 First Floor

Not applicable.

10.0 External Walls

External walls comprise of cavity wall construction, consisting of an inner leaf of insitu concrete blockwork. The inner leaf of the external walling is to be tied to the concrete frame using stainless steel cramps.

The external leaf is facing brickwork, laid in stretcher bond.

The two leafs of the wall are tied together using stainless steel ties/cramps.

Within the cavity, slab insulation is to be installed with close butt joints to minimise cold bridging.

11.0 Curtain Walling

The unit will be provided with a secure hoarding.

12.0 Party Walls

Walls separating retail units from the residential and communal areas and from other retail tenancies are to be constructed from concrete blockwork laid half lap stretcher bond, with all joints flush.

Walls are of appropriate thickness blockwork to achieve the required structural stability, fire and acoustic requirements under Building Control.

Any landlord services passing through the walls to be sealed to maintain the thermal, fire and acoustic performance requirements.

13.0 Soffit

The soffit of the ground floor retail unit is to be an insitu concrete slab forming the floor of the residential accommodation over.

Note: The concrete soffit is insulated with 170mm thick thermal insulation board fixed to u/s structural soffit.

14.0 Landlord Services

Where Landlord drainage services are to pass through the unit. These are located within Appendix H.
These are to be HDPE pipework with all joints welded.

15.0 Building Services

- Water - 32mm diameter Metered supply
- District Heating – __14.2kW___ Metered supply
- Electricity - 100 A Three Phase Supply
- Telecom – BT Copper Line (Typically 20 pair)
- TV – 2 core fibre optic cable for connection to the communal TV IRS system
- Fire Alarm – 1No. fire alarm interface unit for future connection to site wide fire alarm
- Dedicated drainage will beprovided as part of the landlords works for future connection by the tenant. Please refer to unit plans for provision.

6.0 FIT OUT SPECIFICATION

Section A: Introduction

This document provides a brief outline as to the requirements the tenant have for the design and construction of the fitting out of their unit.

The document is not intended as a full construction specification for the works.

Section B: General

The design of the developments shall be in accordance with the approved planning consent issued by the local authority.

The construction shall be in accordance with the requirements of the Building Regulation Approved Documents current at April 2013, and the approved Fire Strategy for the development.

All methods of construction, the design of the structure and supervision on site is to be regulated by the Construction (Design and Management) Regulations 1994 (CONDAM) instigated April 1995.

So far as reasonably practicable, compliance with the relevant statutory provisions, including where applicable:

- COSHH
- CDM (Contents and format of the Health and Safety File)
- Manual Handling
- Management of Health and Safety at Work

Section C: Planning

The overall development was approved under London Borough of Newham Planning Application ref 11/00856/OUT dated 23 May 2011.

Note, then tenant is responsible for the Application for and Construction of any items requiring planning consent in relation to the fitting out of the unit, in particular in relation to the following:

- Signage.
- External Lighting.
- Commercial Plant Zones and a Minimum Specification Document have been agreed with the Council as part of the approval of Condition C13 and C15 attached to the site wide consent (application reference numbers 14/01554/AOD, 17/01230/AOD, 17/03999/AOD and 18/01449/AOD. These documents set out where all commercial plant for the plots should be located and the minimum performance of the plant which shall be achieved. Where proposed plant for the commercial unit adheres to the minimum specifications and is located within the designated plant zone planning consent will not be required form the Local Planning Authority for its operation. Should the plant not adhere to the strategy or be proposed in an alternative location then full planning permission shall be required from the Local Planning Authority before its installation on site.

Section D: Building Control Approval

The tenant is responsible for the Application for and Construction of the fitting out element of the works within their unit. In particular in relation to the following:

- Fire. (Inc fire protection glazing to unprotected glazed areas)
- Ventilation.
- Water and sanitary fittings.
- Drainage.
- Space heating.
- Access and facilities for the Disabled.
- Electrical installation.
- Party wall insulated drylining as independent wall. Lining to achieve U value agreed with Building Control.

Section E: Fit Out Specification

1.0 Specification of Floor finishes

1.1 Please note: All major building element materials specified on the development shall meet Green guide rating standards of A or A+ as a minimum and be responsibly and sustainably sourced.

1.2 The floor coverings are required to be assessed within the fit out works and must be specified to be rated C or higher.

1.3 The tenant must provide detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed with an Environmental Product Declaration and/or Environmental Profile Certificates for their products.

2.0 Specification of Insulation

2.1 Please note: All insulation specified on the development shall meet certain Green guide rating standards of A or A+ as a minimum and be responsibly and sustainably sourced.

2.2 For any insulation requirement, the tenant must specify insulation is the same as or greater than 2 (this should be confirmed by the manufacturer/supplier) in line with the Insulation Index.

2.3 The tenant must ensure that their appointed building services installer identifies the amount of insulation within the unit by providing references to the building services insulation locations on the fitout drawings with quantities in m2 , thickness in m or volume in m3.

2.4 The tenant must provide detailed documentary evidence confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed with an Environmental Product Declaration and/or Environmental Profile Certificates for their products.

3.0 Cold storage units & air conditioning units

3.1 All systems (with electric compressors) must comply with the requirements of BS EN 378:2008 (parts 2 and 3) and where refrigeration systems containing ammonia are installed, the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice.

3.2 Optional - Where air-conditioning or refrigeration systems are installed the refrigerants used have a Global Warming Potential (GWP) ≤ 10.

3.3 Optional – Have a leak detection system compliant with BREEAM Pollution criteria.

4.0 Pollution

Domestic scale heating and hot water boilers
Please note where gas is provided.

4.1 The tenant must ensure that any gas fired heating and hot water boilers to be installed do not exceed 70mg/kWh NOx emissions

4.2 Manufacturer information must be provided for approval and compliance with the BREEAM prior to installation.

5.0 External lighting

Please note external lighting is subject to approval.

5.1 Any illuminated signage required by the tenant must be designed in compliance with the ILE Technical Report 5 – The Brightness of Illuminated Advertisements.

6.0 Noise attenuation

6.1 Any plant required by the tenant must be designed and installed to meet the requirements as outlined in documents 12430-M014-A Building services noise emission limits and 12430-R30-A Environmental noise survey report, the Acousticians reports for the project and site to protect noise sensitive areas in and around the building and wider development which may be affected.

6.2 Noise may be attenuated at source using the recommendations of BS8233:1999.

7.0 Shopfronts

The shopfronts are to be a tenant fitout item. The landlord will be providing hoarding to the shop fronts if necessary, prior to fitout.

The tenant is to provide design proposals showing the setting out of curtain wall mullions, transoms, door arrangements, glazed elements, louvres, opaque panels for Landlords approval based on the shopfront typology Item 4.0. Door loactions are to tie into the external levels. The thermal performance and air leakage performance of the shopfront to comply with the shell specification Item 5.0.

Within the framing system, the glazing is to consist of thermal insulated double glazed units, thickness of the glass to be designed to suit the spans and loadings given the locations. Within the curtain walling system, in accordance with the drawings, single swing doors are to be provided, unless otherwise stated in unit drawings. These again are constructed from aluminium frames with a polyester powdercoated finish to match the surrounding curtain walling system, glazed with thermal insulated double glazed units.

The joint between the masonry and the curtain walling to be sealed using compressible fill material and sealed with a one part polysulphide sealant. A proprietary aluminium threshold strip is to be provided at the base of the door opening.

The joint between the masonry and the doorsets is to be sealed using compressible fill material and sealed with a one part polysulphide sealant. Sealant colour to match frame colour.

Section F: Materials not to be used

Materials are to be used in line with BCO Report 'Good Practice in the Selection of Construction Materials 2011'. Products or materials not to be used which contravene any relevant British or European Standards or Codes of Practice, and/or by their nature or application contravene any publications of the Building Research Establishment related to the specification of products or materials.