



ROYAL WHARF

LONDON

PHASE 2

PLOT 9.01

UNIT 9.01

TENANT DESIGN PACK

Oxley

ballymore.

wcec architects

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LANDLORD TEAM

CLIENT TEAM

Client: Oxley Wharf Limited

Development Manager: Roundstone

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: WCEC Architects

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

M&E: Flatt Consulting

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

Acoustic Engineer: URS Infrastructure & Environment

Landscape Architect: Townshend Landscape Architects

Fire Engineer: Trenton Fire

Building Control: Butler & Young

Planning Consultant: Rolfe Judd

1.0 EXECUTIVE SUMMARY

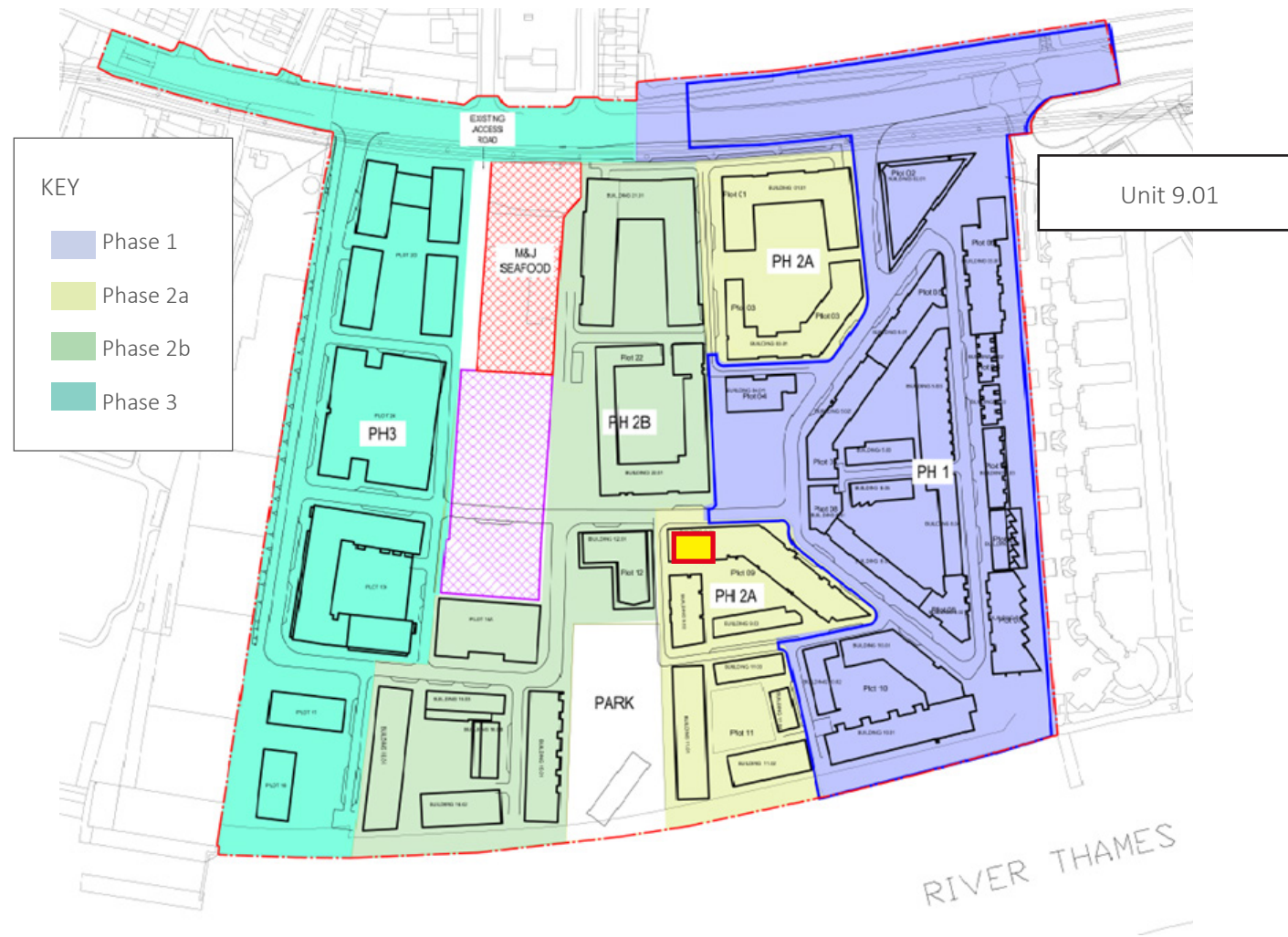
This provides information for tenants regarding the shell of the commercial unit and fitout requirements giving the specific requirements for the commercial shop front, with an indication of appropriate signage zones and a material palette to tie into the design of the residential units above. The site 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



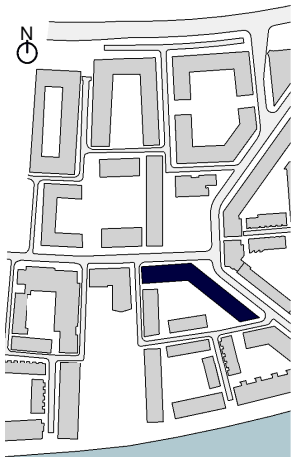
3.0 UNIT PLAN

Ground Floor - Unit 9.01 201.3 m²
 First Floor - Unit 9.01 124.7 m²

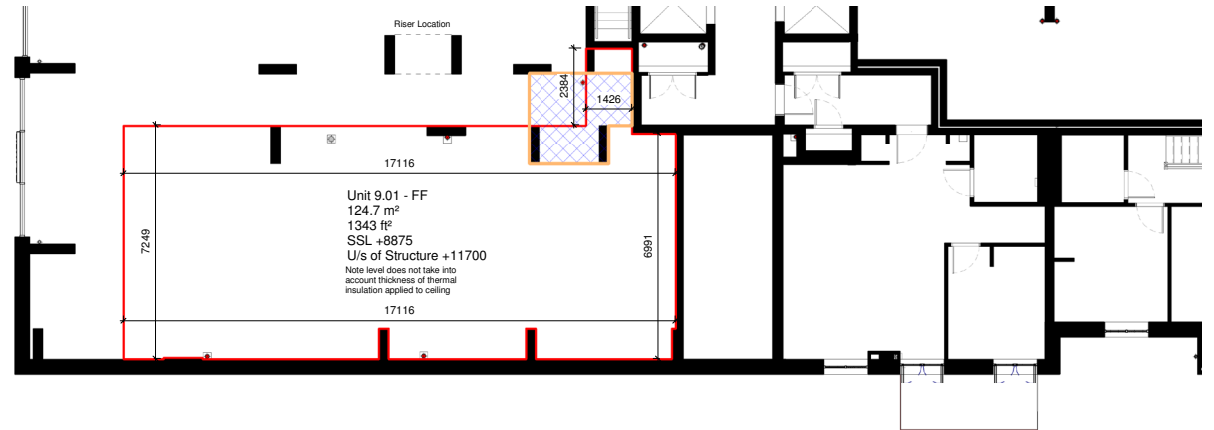
The design and construction of the development shall be in accordance with the approved Planning Consent issued by the Local Planning Authority.

(see appendix D)

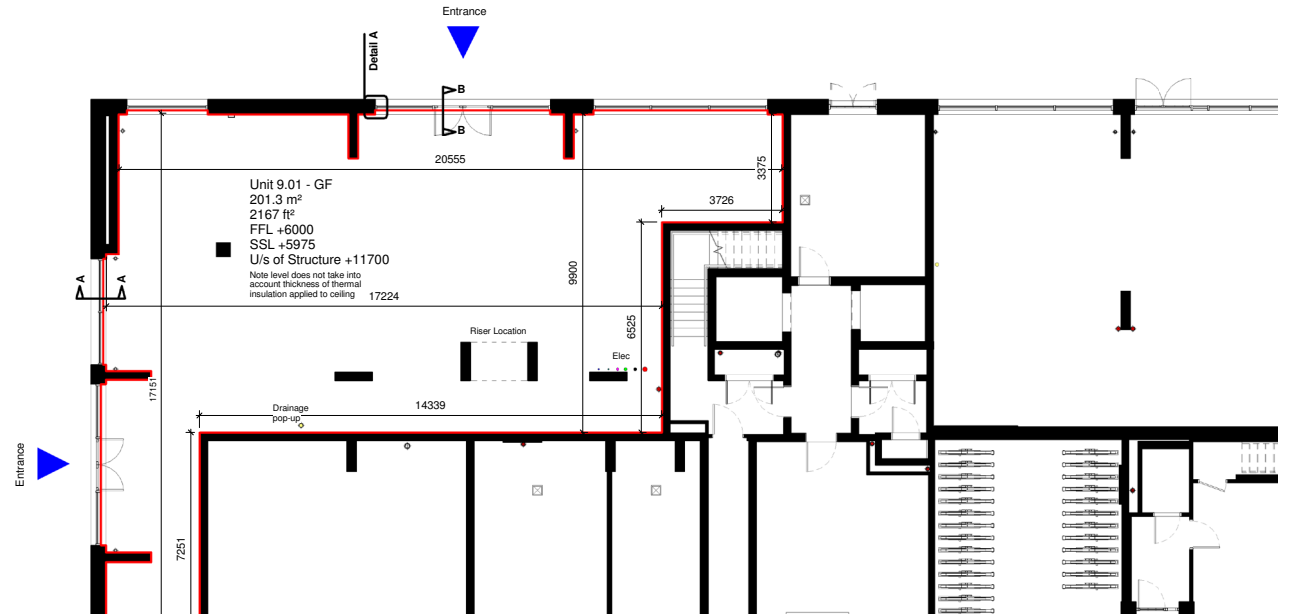
The Tenants will be responsible for making any Building Signage application for Consent to Display Advertisement.



Block Location Plan



First Floor Plan
1:100



4.0 SHOP FRONT TYPOOLOGY

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 7006 30% Gloss

Comar Architectural Aluminium Systems (or equal approved)

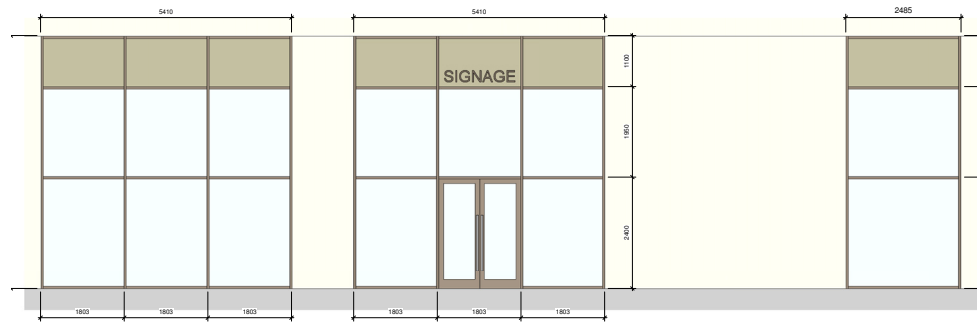
Type: Comar 6EFT Structurally Glazed Curtain Walling System.

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.

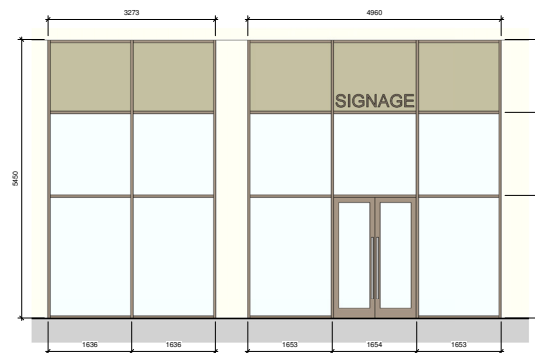
Outer pane: Toughened SN70/37 on Extra Clear Float coating applied to surface.

Spectrophotometric Data Light Transmission 70% G value 37 U value 1.0


Please refer to NBS clause H11/ 110A CURTAIN WALLING: [STRUCTURAL - SHOP AND OFFICE FRONTAGE REFER TO WCEC DETAILED DRAWINGS]



North Elevation- Commercial Unit 9.01- Curtain Walling



West Elevation- Commercial Unit 9.01- Curtain Walling

 Signage Zone- glazed in aluminium panels- colour TBC

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 0.28 W/m².K
- High usage entrance doors 2.8 W/m².K
- Soffit 0.2 W/m².K
- Party Walls 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

Where the retail units are located on the first floor, the floor is to be constructed from a suspended in-situ concrete slab.

10.0 External Walls

External walls comprise of cavity wall construction, consisting of an inner leaf of concrete blockwork laid half lap stretcher bond with sand cement mortar joints with flush finish. The inner leaf of the external walling is to be tied to the concrete frame using stainless steel cramps. Other areas of inner leaf are constructed from an SFS framing system.

The external leaf is to be concrete facing blockwork laid half lap stretcher bond with sand cement coloured mortar joints with a 5mm recessed finish.

The two leaves of the wall are tied together using stainless steel wall ties with plastic insulation retaining clips.

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

11.0 Curtain Walling

Glazing to the external walls is to be a tenant fitout item. The landlord will be providing hoarding to the shop fronts if necessary, prior to fitout.

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. 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.

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 to be 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.

Walls to these areas to be lined with an insulated plasterboard fixed via an independent wall lining system to achieve the required U-value.

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.

14.0 Tenant Services

Where Tenant drainage services are to pass through the unit. These are located on the contract drawings. These are to be HDPE pipework with all joints welded.

15.0 Building Services

- Water – 63mm diameter Metered supply
- District Heating – __39.04kW__ Metered supply
- Electricity – 140kVA Three Phase Supply
- Telecom – BT Copper Line (Typically 20 pair)
- TV – 2No. Co-axial cables coiled up, for future connection to site wide fire alarm

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:

- Location and acoustic performance of any external plant
- Signage.

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 FR glazing to unprotected areas)
- Ventilation.
- Water and sanitary fittings.
- Drainage.
- Space heating.
- Access and facilities for the Disabled.
- Electrical installation.

Section E: Fitout Specification

Below are the requirements the tenant will need to action:

- Management of construction process Tenant Retail Spaces
- Materials

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 where approval for external lighting is provided.

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 Curtain Walling

Glazing to the external walls is to be a tenant fitout item.

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. 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.

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Section F: Materials not to be used

The following list of materials or procedures are not be used in the fitting out of the unit:

- | | | | | | |
|-------|---|--------|---|-------|--|
| i) | High Alumina Cement | xiii) | Lead or any materials or products containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings containing lead are specifically required in drinking water pipework by any relevant statutory requirements. | xxi) | PTFE fabrics – except where the use of PTFE is as a jointing tape in plumbing applications and on specialist applications such as valve seats, bearing material or sealing rings in pre manufactured items of plant and equipment. |
| ii) | Woodwool slabs in permanent formwork to concrete or in structural elements. | | | | |
| iii) | Cemfil | xiv) | Vermiculite containing fibrous dust. | xxii) | Galvanised wall ties. |
| iv) | Asbestos or asbestos containing products, as defined in the Asbestos Regulations 1987. | xv) | Polyurethane foam and polyisocyanurate foam | | |
| v) | Chrysotile Amosite Crocodylite. | xvi) | The use of species of hardwood from the Tropical Rain Forest is not permitted unless they are obtained from suitable proven renewable resources. | | |
| vi) | Calcium Chloride. | xvii) | Chlorofluorocarbons or any goods and/or materials containing the same. | | |
| vii) | Marine derived or marine washed aggregates in reinforced concrete (totally prohibited in prestressed or post-tensioned form) subject to a compliance with BS8110: 1985 and BS882: 1992 in non-stressed form | xviii) | Calcium silicate bricks, blocks and tiles. | | |
| viii) | Urea Formaldehyde. | xix) | Bitumen coated polythene save that the use of bitumen coated polythene may be permitted for tanking and DPM. | | |
| ix) | Polychlorinated Biphenyl. | xx) | Concrete that may be susceptible to alkali/silica reaction (ASR). | | |
| x) | Alkali reactive aggregates. | | | | |
| xi) | Materials containing mineral fibres, either manmade or naturally occurring, having a thickness of 3 microns or less and length of 200 microns or less. | | | | |
| xii) | Fibres not sealed or otherwise stabilised to ensure that migration is prevented. | | | | |

