

10.0 PROPOSED USE TYPE: COMMERCIAL

10.1 OVERVIEW

The commercial units are located on the Hermitage Road block on the ground and basement levels, activating the street frontage. The aspiration is to rehouse existing commercial tenants in these new affordable workspaces as well as provide space for new tenants. The street is repaved and new trees and planters line the facade.

A variety of different sized commercial units have been provided to enable the possibility for tenants to grow on the site.

All commercial units will be developed as shell and core, and individual businesses will fit out to meet their individual requirements.

10.2 SCHEDULE OF ACCOMMODATION FOR COMMERCIAL USE

Floor	Unit Name	Unit Area
Basement	C06	235
	C07	149
	C08	219
Ground	C01	80
	C02	63
	C03	112
	C04	112
	C05	71
Total		1041



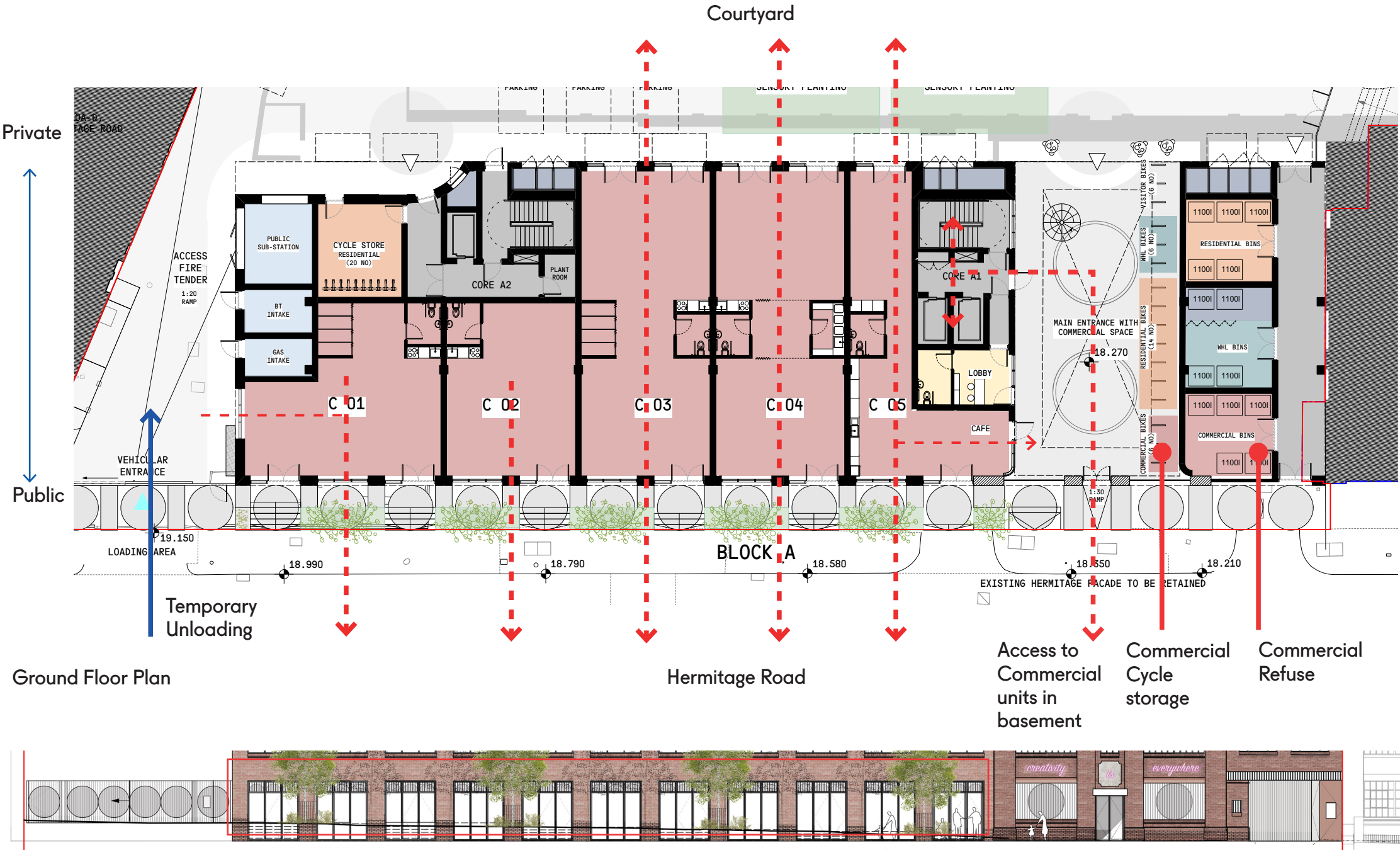
10.3 POTENTIAL COMMERCIAL OFFER ON GROUND FLOOR

Five commercial units are located on the ground floor with street access and generous floor to ceiling heights of 3.4m, that could accommodate for example fashion studios, maker spaces, galleries, a bicycle shop and a cafe. The ground floor units benefit from lots of natural daylight from the street, as well as from the courtyard, and an industrial material palette including concrete floors and exposed blockwork walls. Large glazed doors open to Hermitage creating visual transparency through the depth of the block to the courtyard beyond.

The windows and doors are white powdercoated metal framed clear generous glazing, maximising natural daylight.

The fascia panel doubles as a ventilation grill and brings identity to the development. The fascia panels are designed using vertical ribs that twist in direction to create circular rhythms.

There is a projecting signage banner for each commercial unit. The facade is softened by new planting including trees and low shrubs.



Examples of tenants that would benefit from:

- Natural daylight
- Street frontage
- Generous ceiling heights at 3.4m
- Private and Public areas, depending on if facing courtyard or street



Fashion



Cycle Store



Photography Studio



Gallery



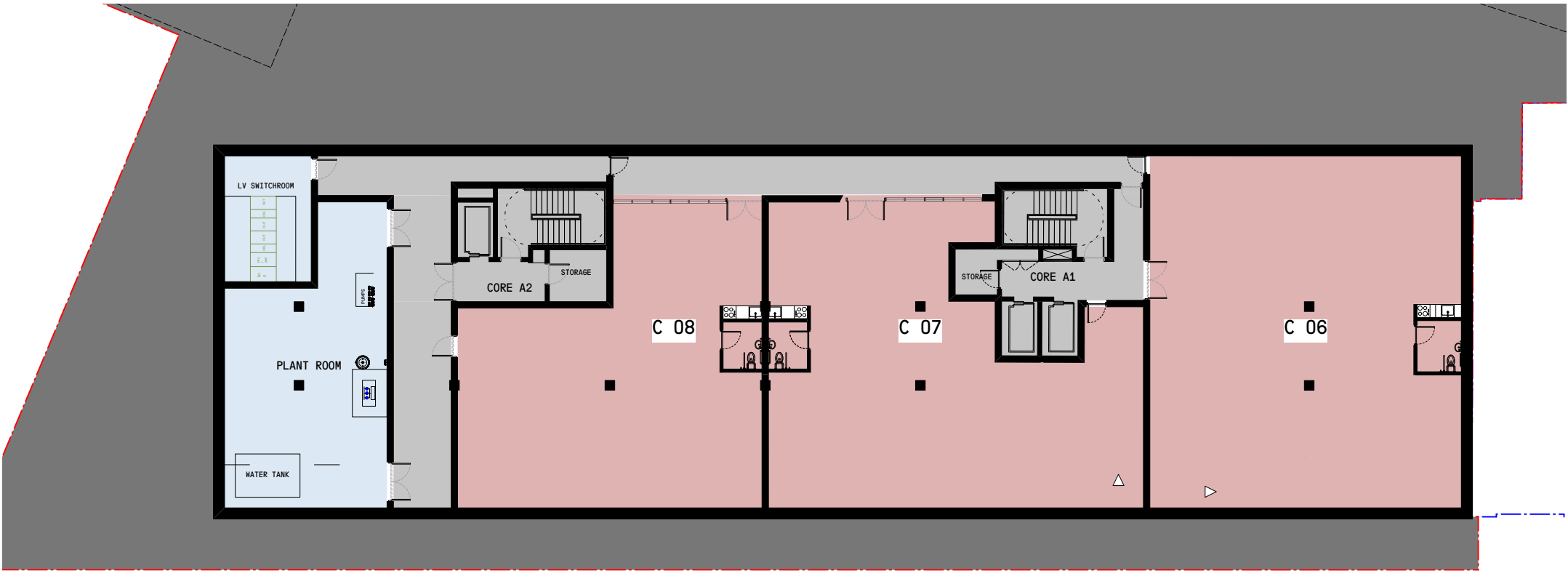
Cafe

10.4 POTENTIAL COMMERCIAL OFFER
ON BASEMENT FLOOR

Three large commercial units are located on the basement level which are ideal for uses that require acoustic separation and lighting control, such as a recording studio, gym and maker space.

These are accessed via the primary entrance core on Hermitage Road beside the concierge. There is a secondary access from the other core on this block, reserved for fire escape.

These units are mechanically ventilated as they have no external windows or daylight.



BLOCK A

Basement Floor Plan

- Examples of tenants that would benefit from:
- Acoustic control
 - Lighting control
 - Generous ceiling heights at 3.6m
 - Extract ventilation
 - Lots of storage



Gym



Workshop



Recording Studios

10.5 CONCLUSION

The proposed provision for commercial units doubles the existing provision on site and introduces flexibility by incorporated a variety of sizes of units that business can grow into. Potential commercial offerings are maximised with ground floor and basement spaces, with different advantages to suit different commercial tenants.



Interior impression inside a Commercial unit