

## Design Objectives and Development Parameters

### Design Objectives

- Create a landmark building at the junction of London Road and North Street which serves as a prominent signpost for the Barking town centre.
- Utilise this building to form a new Market Square and pedestrian passage between the pedestrianised East Street retail area and London Road.
- Incorporate a net 40,000 sqft foodstore and significant residential provision, with all necessary parking and support areas.
- Respond and be sensitive to surrounding heritage assets, including the Abbey Green, Curfew Tower, and Magistrate's Building.
- Minimise the impact of the development on the rear of adjoining properties along East Street.
- Create active frontages along the new Market Square, London Road, and North Street.
- Provide a high quality public realm throughout the scheme in accordance with the Barking Code.
- Achieve BREEAM "Excellent" for the foodstore and Code for Sustainable Homes Level 4 for the residential areas.

### Development Parameters

The Scheme consists of the following –

<b>Commercial</b>		
Foodstore Gross Internal Area		8,899 m <sup>2</sup> / 95,788 sq ft
Foodstore Net Sales Area		3,716 m <sup>2</sup> / 40,000 sq ft
Foodstore Café		350 m <sup>2</sup> / 3,768 sq ft
Employment		350 jobs
<b>Ancillary Space</b>		
Community or Retail Unit		115 m <sup>2</sup> / 1,238 sq ft
<b>Market Square</b>		Circa 2000 m <sup>2</sup>
<b>Car Parking</b>		
336 dedicated parking spaces for shoppers and a further 8 units for blue badge residential holders		
<b>Residential</b>		
90 units		
1 Beds (2 person)	36 units	40%
2 Beds (3 person)	22 units	24%
2 Beds (4 person)	23 units	26%
3 Beds (5 person)	3 units	3%
3 Beds (6 person)	6 unit	7%

At this stage it is anticipated that the level of Affordable Housing that could be provided will be subject to viability testing and the availability of HCA Grant Funding. It is very unlikely that the scheme will provide significant level of affordable housing.

The scheme will also include a new market square which will either be laid out by the developer's contractor to LBBB's agreed specification at the agreed capped cost of £600,000 exclusive of VAT, or this level of contribution will be provided to the Council to complete these works.

The retail store occupies the first floor of the new building with associated parking on the ground and basement levels. The residential element steps down from 6 to 4 stories (from 27.5m to 10.m) above the supermarket from the London Road / North Street junction and line the perimeter of the London Road and North Street blocks.

There is an optional proposal (if residential values increase sufficiently) that a further 20 units of housing be provided above the car park and service yard entrance / area on London Road. This is based on whether current housing prices recover and increase at a greater rate than construction costs.

The residential element will be designed to meet Lifetime Homes Standards and Code for Sustainable Homes Level 4. The foodstore will be designed to meet BREEAM Excellent.

The materials proposed are as follows –

Ground floor	Brickwork
Ground floor Cores and Entrances	Glazing
1 <sup>st</sup> floor store	Cladding
2 <sup>nd</sup> – 6 <sup>th</sup> floor (residential)	Coloured Render

The shopfront of the store has been orientated to directly face onto the Market Square with the Café a clear glazed entrance atrium forming a continuously animated façade framing the Square. Pedestrian access will be via three entrances from the market square - one directly off the main portion of the market square, a second off London Road, and a third located in the accessway between the two. Customer vehicles will access the parking area under the store via an entrance off North Street and a separate entrance for service vehicles will also be located on North Street.

For the residential elements, pedestrian access will be provided via two residential cores (serving approximately 40-45 persons each), one located on London Road and the other on North Street. 8 parking spaces will be provided for blue badge holders and will share access with retail customers. It is

envisaged that parking permits for London Road Multi-storey car park may be provided for other residents of the Scheme.

The market square will provide a new civic space along and improved access for pedestrians walking from London Road to East Street. The market square will consist of a 6m wide area leading from London Road to the main portion of the public square providing opportunities for spill out seating for the Café, and Skills Centre Bistro located directly opposite. The square will extend towards East Street where it is envisaged that smaller market stalls will be provided to accommodate the weekly public market. Further specifications for the market square will not be provided by BYG, instead design control will rest with the Council. Nevertheless, the market square is to be designed in accordance with the Barking Code.

An ancillary unit will be located towards the corner of London Road and North Street and will be available for either a retail or community use. BYG will explore potential occupiers for the site prior to submitting for planning.