CERTIFICATE OF OCCUPATION PRIOR TO COMPLETION

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010

1.	**Address of Building: Barnacle House, 1 Hemlock Street, London E14 0YW** **Poplar Gas Works, Leven Road, London**	**Application Number** FP/19/04182/B1
2.	**Part to be occupied: see schedule attached below**	
3.	**Details of work-description:** In Full, for 66,600 sq.m (GEA) of residential (Use Class C3) arranged in four blocks (A, B, C and D), ranging from 4 (up to 23m AOD) 5 (19.7m AOD), 6 (up to 26.9m AOD), 8 (up to 34.1m AOD), 9 (up to 36.3m AOD) 12 (up to 51.3m AOD) and 14 (57.6m AOD) storeys in height, up to 2700 sq.m GIA of office and flexible workspaces (Class B1), up to 500 sq.m GIA community and up to 2000 sq.m GIA leisure uses (Class D1 & D2), up to 2500 sq.m GIA of retail and food and drink uses (Class A1, A2, A3 and A4) together with access, car and cycle parking, energy centre, associated landscaping and new public realm, and private open space	
4.	**Date Full Plans were deposited:** 07 October 2019	
5.	**Statement of compliance:** It is hereby certified that the building works described above have been inspected and as far as this Authority has been able to ascertain, after taking all reasonable steps, these works comply with the applicable requirements of Schedule 1 of the Building Regulations sufficient to permit occupation as specified in 2 above. NAME OF AUTHORISED OFFICER: J. McGeary SIGNATURE: DATE: 29 January 2025  **J. McGeary** **Head of Building Control** Notes: a. This certificate is issued in respect of occupation prior to completion and does not relate to any work carried out to which the regulations did not apply on this occasion. b. This certificate does not relieve the person carrying out the building work of their obligation to notify this Authority as required by Regulation 16(4) not more that five days after work is completed.	

EQUALITY FRAMEWORK FOR LOCAL GOVERNMENT EXCELLENT
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Housing and Regeneration Directorate

Building Control - West
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ

Tel **0207 364 4089**
Email
patricia.mccalla@towerhamlets.gov.uk

www.towerhamlets.gov.uk

Mr Steve King
St William Homes LLP
Marlborough House
298 Regents Park Road
Finchley
N3 2UA

29 January 2025

My Ref: FP/19/04182/B1
Your Ref:
Officer: Patricia Mccalla

Dear Mr Steve King,

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010 (as amended)
Re:- Poplar Gas Works, Leven Road, London

In Full, for 66,600 sq.m (GEA) of residential (Use Class C3) arranged in four blocks (A, B, C and D), ranging from 4 (up to 23m AOD) 5 (19.7m AOD), 6 (up to 26.9m AOD), 8 (up to 34.1m AOD), 9 (up to 36.3m AOD) 12 (up to 51.3m AOD) and 14 (57.6m AOD) storeys in height, up to 2700 sq.m GIA of office and flexible workspaces (Class B1), up to 500 sq.m GIA community and up to 2000 sq.m GIA leisure uses (Class D1 & D2), up to 2500 sq.m GIA of retail and food and drink uses (Class A1, A2, A3 and A4) together with access, car and cycle parking, energy centre, associated landscaping and new public realm, and private open space

Please find enclosed for your records an Occupation Certificate for works carried out at the above premises. This certificate should be kept in a safe place as you may be asked to produce it if the property is sold.

Yours sincerely,



J. McGeary
Head of Building Control

File No. N/A

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LONDON BOROUGH OF TOWER HAMLETS BUILDING/PROPERTY NAMING AND NUMBERING ADDRESS SCHEDULE
for
B/21/00124/C1
issued on 12 August 2022

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 – PART II, SECTION 11 NAMING AND NUMBERING OF BUILDINGS/PROPERTIES

IMPORTANT -This document provides additional information only and should be read in conjunction with the attached Order.

The name(s) and / or number(s) of the individual properties at Poplar Gas Holder Site, Leven Road, London, E14 are described as:

Dev Plot: Developers Plot Reference Number
LBTH Plot: London Borough of Tower Hamlets Plot Reference Number

Dev Plot	LBTH Plot	Level	Class	Approved Address
			Parent Shell: Property Shell	Barnacle House, 1 Hemlock Street, LONDON, E14 *(NON-POSTAL ADDRESS)*
A1-01-01	43	First Floor	Residential: Dwellings: Flat	Flat 101, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

Dev Plot	LBTH Plot	Level	Class	Approved Address
A1-02-01	45	Second Floor	Residential: Dwellings: Flat	Flat 201, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-02-02	46	Second Floor	Residential: Dwellings: Flat	Flat 202, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-02-03	47	Second Floor	Residential: Dwellings: Flat	Flat 203, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-02-04	48	Second Floor	Residential: Dwellings: Flat	Flat 204, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-01	49	Third Floor	Residential: Dwellings: Flat	Flat 301, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-02	50	Third Floor	Residential: Dwellings: Flat	Flat 302, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-03	51	Third Floor	Residential: Dwellings: Flat	Flat 303, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-04	52	Third Floor	Residential: Dwellings: Flat	Flat 304, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-05	53	Third Floor	Residential: Dwellings: Flat	Flat 305, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

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A1-03-06	54	Third Floor	Residential: Dwellings: Flat	Flat 306, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-07	55	Third Floor	Residential: Dwellings: Flat	Flat 307, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-03-08	56	Third Floor	Residential: Dwellings: Flat	Flat 308, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-01	57	Fourth Floor	Residential: Dwellings: Flat	Flat 401, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-02	58	Fourth Floor	Residential: Dwellings: Flat	Flat 402, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-03	59	Fourth Floor	Residential: Dwellings: Flat	Flat 403, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-04	60	Fourth Floor	Residential: Dwellings: Flat	Flat 404, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-05	61	Fourth Floor	Residential: Dwellings: Flat	Flat 405, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-06	62	Fourth Floor	Residential: Dwellings: Flat	Flat 406, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-07	63	Fourth Floor	Residential: Dwellings: Flat	Flat 407, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-04-08	64	Fourth Floor	Residential: Dwellings: Flat	Flat 408, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

EQUALITY FRAMEWORK FOR LOCAL GOVERNMENT EXCELLENT
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Dev Plot	LBTH Plot	Level	Class	Approved Address
A1-05-01	65	Fifth Floor	Residential: Dwellings: Flat	Flat 501, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-02	66	Fifth Floor	Residential: Dwellings: Flat	Flat 502, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-03	67	Fifth Floor	Residential: Dwellings: Flat	Flat 503, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-04	68	Fifth Floor	Residential: Dwellings: Flat	Flat 504, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-05	69	Fifth Floor	Residential: Dwellings: Flat	Flat 505, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-06	70	Fifth Floor	Residential: Dwellings: Flat	Flat 506, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-07	71	Fifth Floor	Residential: Dwellings: Flat	Flat 507, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-05-08	72	Fifth Floor	Residential: Dwellings: Flat	Flat 508, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-01	73	Sixth Floor	Residential: Dwellings: Flat	Flat 601, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-02	74	Sixth Floor	Residential: Dwellings: Flat	Flat 602, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-03	75	Sixth Floor	Residential: Dwellings: Flat	Flat 603, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-04	76	Sixth Floor	Residential: Dwellings: Flat	Flat 604, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-05	77	Sixth Floor	Residential: Dwellings: Flat	Flat 605, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-06	78	Sixth Floor	Residential: Dwellings: Flat	Flat 606, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-06-07	79	Sixth Floor	Residential: Dwellings: Flat	Flat 607, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-07-01	80	Seventh Floor	Residential: Dwellings: Flat	Flat 701, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-07-02	81	Seventh Floor	Residential: Dwellings: Flat	Flat 702, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-07-03	82	Seventh Floor	Residential: Dwellings: Flat	Flat 703, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-07-04	83	Seventh Floor	Residential: Dwellings: Flat	Flat 704, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

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Dev Plot	LBTH Plot	Level	Class	Approved Address
A1-07-05	84	Seventh Floor	Residential: Dwellings: Flat	Flat 705, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-07-06	85	Seventh Floor	Residential: Dwellings: Flat	Flat 706, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-07-07	86	Seventh Floor	Residential: Dwellings: Flat	Flat 707, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-08-01	87	Eighth Floor	Residential: Dwellings: Flat	Flat 801, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-08-03	89	Eighth Floor	Residential: Dwellings: Flat	Flat 803, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-08-04	90	Eighth Floor	Residential: Dwellings: Flat	Flat 804, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-08-05	91	Eighth Floor	Residential: Dwellings: Flat	Flat 805, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-08-06	92	Eighth Floor	Residential: Dwellings: Flat	Flat 806, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-08-07	93	Eighth Floor	Residential: Dwellings: Flat	Flat 807, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-01	94	Nineth Floor	Residential: Dwellings: Flat	Flat 901, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-02	95	Nineth Floor	Residential: Dwellings: Flat	Flat 902, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-03	96	Nineth Floor	Residential: Dwellings: Flat	Flat 903, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-04	97	Nineth Floor	Residential: Dwellings: Flat	Flat 904, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-05	98	Nineth Floor	Residential: Dwellings: Flat	Flat 905, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-06	99	Nineth Floor	Residential: Dwellings: Flat	Flat 906, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-09-07	100	Nineth Floor	Residential: Dwellings: Flat	Flat 907, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-10-01	101	Tenth Floor	Residential: Dwellings: Flat	Flat 1001, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-10-02	102	Tenth Floor	Residential: Dwellings: Flat	Flat 1002, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

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Dev Plot	LBTH Plot	Level	Class	Approved Address
A1-10-03	103	Tenth Floor	Residential: Dwellings: Flat	Flat 1003, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-10-04	104	Tenth Floor	Residential: Dwellings: Flat	Flat 1004, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-10-05	105	Tenth Floor	Residential: Dwellings: Flat	Flat 1005, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-10-06	106	Tenth Floor	Residential: Dwellings: Flat	Flat 1006, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-10-07	107	Tenth Floor	Residential: Dwellings: Flat	Flat 1007, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-01	108	Eleventh Floor	Residential: Dwellings: Flat	Flat 1101, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-02	109	Eleventh Floor	Residential: Dwellings: Flat	Flat 1102, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-03	110	Eleventh Floor	Residential: Dwellings: Flat	Flat 1103, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-04	111	Eleventh Floor	Residential: Dwellings: Flat	Flat 1104, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-05	112	Eleventh Floor	Residential: Dwellings: Flat	Flat 1105, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-06	113	Eleventh Floor	Residential: Dwellings: Flat	Flat 1106, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-11-07	114	Eleventh Floor	Residential: Dwellings: Flat	Flat 1107, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-01	115	Twelfth Floor	Residential: Dwellings: Flat	Flat 1201, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-02	116	Twelfth Floor	Residential: Dwellings: Flat	Flat 1202, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-03	117	Twelfth Floor	Residential: Dwellings: Flat	Flat 1203, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-04	118	Twelfth Floor	Residential: Dwellings: Flat	Flat 1204, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-05	119	Twelfth Floor	Residential: Dwellings: Flat	Flat 1205, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-06	120	Twelfth Floor	Residential: Dwellings: Flat	Flat 1206, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-12-07	121	Twelfth Floor	Residential: Dwellings: Flat	Flat 1207, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

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Dev Plot	LBTH Plot	Level	Class	Approved Address
A1-13-01	122	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1301, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-13-02	123	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1302, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-13-03	124	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1303, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-13-04	125	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1304, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-13-05	126	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1305, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-13-06	127	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1306, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-13-07	128	Thirteenth Floor	Residential: Dwellings: Flat	Flat 1307, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-01	129	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1401, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-02	130	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1402, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-03	131	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1403, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-04	132	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1404, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-05	133	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1405, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-06	134	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1406, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW
A1-14-07	135	Fourteenth Floor	Residential: Dwellings: Flat	Flat 1407, Barnacle House, 1 Hemlock Street, LONDON, E14 0YW

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