

4 WINDS – Usage based on historical usage

B1 & B8

Classifications in the B class

The 4 WINDS site was covered by 2 main classes that are of interest. In most cases regulations allow for building uses to be changed. Each class comes with a prescriptive list of pre-determined uses to which it can be changed if a user wishes.

Class B1 includes offices linked to industrial facilities

This covers a broad range of commercial uses, including offices. Class B offices are generally linked to industrial activity, being used for research and development purposes, or some light industry uses, provided they are suitable to be placed within or nearby a residential area. This category covers a big proportion of all industrial activities and businesses within the sector, being a **use** which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B8 is reserved specifically for the distribution and logistics sectors

The key classification for the distribution and logistics sectors. With every year that passes, as online shopping becomes more popular and home deliveries increase, this class becomes more important. B8 encompasses the whole range of warehouses, distribution centres and fulfilment centres used by retailers, couriers and third party logistics (3PL) providers. Also includes open-air storage facilities. With permission from a landlord B1 properties can be converted to B8 uses, and vice versa