



The O2 Centre Masterplan S73 Submission

Circular Economy Statement

Buro Happold
January 2025

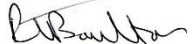


BURO HAPPOLD

Landsec

O2 Masterplan S73 Circular Economy Statement Addendum

Project O2 Masterplan – Section 73 Application
Subject Circular Economy Statement Addendum
Project no 0057548
Date 31 January 2025

Revision	Description	Issued by	Date	Approved (signature)
01	Draft issue for comment	LR	24/12/2024	
02	Updated to incorporate design team comments	LR	31/01/2025	

1 Introduction

This Circular Economy Statement Addendum has been prepared by Buro Happold on behalf of LS (Finchley Road) Limited (“the Applicant”), to support a Section 73 application which seeks to vary planning permission ref. 2022/0528/P, granted on 20 December 2023, in respect of the O2 Masterplan Site (“the Site”) within the London Borough of Camden (“LBC”). This addendum should be read in conjunction with the approved Circular Economy Statement P07 February 2022 (220131_Hybrid CES P07_O2 Masterplan_Part1of1) produced by Buro Happold.

Whilst the Section 73 application will grant a new planning permission for the entire Site, amendments are only proposed to the Detailed Element. The Outline Elements will be unaffected by the proposed except for a reduction in the maximum residential floor area proposed.

The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066_X_(02)_102. The 10 plots sit within three indicative phases.

The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the “Detailed Element”. The Detailed Element of the Site extends to 1.79ha.

Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form “Outline Element West”. Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form “Outline Element East”. These plots together are referred to as the “Outline Elements.” The Outline Elements are not affected by the amendments proposed as part of this Section 73 application except for a reduction in the maximum residential floor area proposed.

The amendments proposed as part of this Section 73 application are herein referred to as the “Proposed Development”.

In summary, the Section 73 design amendments relate principally to the Detailed Element and involve adjustments to the height, massing and footprints of the buildings; the replacement of Block N4D with a two storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall,

This Design Note has been prepared for the sole benefit, use and information of LS (Finchley Road) Limited for the purposes set out in the Design Note or instructions commissioning it and shall be subject to the express contract terms with LS (Finchley Road) Limited. BH assumes no liability or responsibility for any reliance placed on this Design Note by any third party. All concepts and proposals are copyright © 1976 – 2025 Buro Happold. All rights reserved. Issued in commercial confidence.

there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the Approved Scheme, an increase of 43 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace (-8sqm GIA). The affordable housing provision remains the same at 36% of the floorspace (GIA).

While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

The Proposed Description of development is as follows:

“Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions I4 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RM1 (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters – Access Statement), RM21 (Reserved Matters – Total floorspace), D20 (Photo-voltaic Cells), D21 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), D24 (Phase 1 Disabled Car Parking), D26 (Phase 1 Fire Safety Implementation of Approved Measures), and M28 (Phase-Wide Lighting Strategy) and the removal of Conditions M6 (Enabling Works) and M7 (Major Utilities Infrastructure) of planning permission ref. 2022/0528/P dated 20 December 2023 for ‘Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification. For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that’, to allow for amendments to the Detailed Element (Plots N3-E, N4 and N5) including additional height, alterations to the design, massing and footprint of the buildings; the replacement of Block N4D with the relocated community centre; additional residential floorspace (and corresponding reduction in floorspace within Outline Elements); revisions to unit mix and internal layouts; additional community (Class F2) floorspace, reduction in retail (Class E,a) floorspace, reduction in professional services (Class E,c) floorspace, additional blue badge parking and cycle parking; revised landscaping and additional public realm; and associated works”.

Full details and scope of the Section 73 application are described in the submitted Planning Statement Addendum, prepared by Newmark and the Design and Access Statement prepared by GRID.

2 Circular Economy

This report is an addendum to the report entitled O2 Masterplan Site, Finchley Road - Circular Economy Statement P07 February 2022 as approved by London Borough of Camden (LBC) as part of planning permission ref. 2022/0528/P and should be read in conjunction with the approved document.

The scope of this addendum is to provide confirmation of the circular economy commitments made for the consented scheme in response to the design amendments associated with the Section 73 application as described above. The tables below have been taken from the Hybrid Circular Economy Statement Revision P07, with additional detail added showing how the new design update may affect the Circular Economy strategy. No changes to the strategy are expected.

The key circular economy commitments for the project include:

- Supporting a secondary materials market or linking up the Applicant’s existing sites for materials transfer and reuse.
- Considering the links between circular economy and social value and supporting co-benefits.

- Working with the phased nature of the development and integrating meanwhile uses in a way that supports the circular economy (e.g. storage space provisions or introducing experimental programmes).
- Minimising the quantities of materials used.
- Minimising the quantities of other resources used (energy, water, land).
- Specifying and sourcing materials responsibly and sustainably.
- Designing using the Supplementary Planning Guidance (SPG) for circularity guiding principles.
- Reused or recycled content (minimum of 20%).

The following targets have not changed due to the design updates:

- For the existing site and new development, the Applicant will target 95% diversion from landfill at end-of-life, with disposal to be considered in more detail and in line with the waste hierarchy.
- For municipal waste during operation, the Applicant will target 65% diversion from landfill by 2030, with disposal to be considered in more detail and in line with the waste hierarchy.

The circular economy approach for the new development is set out in Table 2—1. This includes the approach described in the consented Circular Economy Statement and commentary on how this has been applied to the revised scheme design.

Table 2—1 Circular economy approach for the new development

Phase / building / area	Steering approach	Explanation	Supporting analysis, studies, surveys or audits	Design review updates
Residential	Longevity	•Residential schemes support a longevity approach as they typically aim to form part of a community and require little alterations between residents.	Optioneering from structural team that considers longevity, flexibility or adaptability as a key variable.	No change to CE.
O2 Centre & Detailed Element	Minimise material used	•For the Detailed Element, structural design supports lean design principles and the structural engineers have conducted several studies for this. •For the O2 Centre, retention scenarios have been conducted along with structural feasibility studies, which have allowed for parts of substructure to be retained in the new development.	Structural optioneering studies (e.g. column size studies, and facade optioneering studies). Sustainability Statement.	The structural design strategy has not changed, lean design principles are still implemented. Retention scenarios have not changed.
Open and green space (car parks, communal space, etc.)	Flexibility	•Flexibility of outdoor, civic, and communal space has been designed into the masterplan.	Meanwhile-uses plan. Design explorations of meanwhile uses and	Outdoor space has been increased, providing an increased area of

Phase / building / area	Steering approach	Explanation	Supporting analysis, studies, surveys or audits	Design review updates
		<ul style="list-style-type: none"> •This flexibility offers potential for meanwhile uses during operation (land-use efficiency). •Meanwhile uses during phased construction: aim for any temporary facilities to be designed in line with circular economy principles (eg design for disassembly) 	multi-use games spaces and outdoor furniture.	flexible outdoor space. No changes to the construction process.
Overall	Sourcing materials responsibly and sustainably	<ul style="list-style-type: none"> •Landsec Prohibited Materials List outlines guidance for sustainable material choices through the design process. •Team will explore maintenance options for larger, longer term building layers, such as the skin/shell /façade •Recognition of uses that have higher rates of change, with the ambition to design with material choice that support easy retrofit of these spaces. 	Maintenance Plan and implementation strategy. Facade optioneering studies that consider repair / replacement options as a key variable.	Prohibited Materials List has not changed.

The circular economy approach for the existing site is set out in Table 2—2. This includes the approach described in the consented Circular Economy Statement and commentary on how this has been applied to the revised scheme design.

Contractors have begun the process of deconstructing the existing buildings on site with an approach that minimises waste and enables material reuse. 35 tonnes of the existing steels from the previous Homebase building have so far been reclaimed and sold to a steel merchant. This will enable the reuse of the materials directly on other projects and will avoid the need for reprocessing and downcycling. This demonstrates the applicant’s commitment to material reuse and the prevention of waste creation through the redevelopment of the site.

Table 2—2 Circular economy approach for the existing site

Phase / building / area	Steering approach	Explanation	Supporting analysis, studies, surveys or audits	Changes
Site wide	Reuse	<ul style="list-style-type: none"> •Aim to deconstruct, repurpose and/or reuse elements from the existing buildings as much as possible. 	Sustainability Statement (Embodied Carbon and reuse studies). Material audits from design teams (architecture,	No change due to design updates. Deconstruction techniques to be used.

Phase / building / area	Steering approach	Explanation	Supporting analysis, studies, surveys or audits	Changes
		<ul style="list-style-type: none"> •Deconstruction techniques for material reuse on site has been initially developed by Buro Happold. 	landscape architecture, sustainability team). Deconstruction techniques, e.g. building on Buro Happold reuse studies.	
O2 Centre	Reuse and recycling	<ul style="list-style-type: none"> •Ambition to retain as much of the substructure as possible, mostly with regard to the O2 centre - a 'deconstruction approach' is recommended as opposed to full demolition. 	Structural engineers surveys and optioneering studies - further structural technical testing required at later stages. Sustainability Statement. Pre-development/ demolition audit, materials audit, and technical feasibility studies. Materials reuse plan and/or design drawing.	No change due to design updates. Retention quantities are not expected to change.
Landscape, gardens, and public realm	Landscape – circular design	<ul style="list-style-type: none"> • The landscape design team are engaged in circular economy design thinking, developing a convincing, contemporary reuse aesthetic or model for reuse in the local context. Their materials palette and meanwhile uses integrate circular economy principles. •Ambition to create gardens that are self-sustaining and regenerative systems 	Landscape design studies. Meanwhile-uses plan.	No change due to design updates, however there will be an increase in external space and landscaping potentially resulting in more material reused.

The circular economy approach for municipal waste in operation is set out in Table 2—3. This includes the approach described in the consented Circular Economy Statement and commentary on how this has been applied to the revised scheme design.

Table 2—3 Circular economy approach for municipal waste during operation

Phase / building / area	Steering approach	Explanation	Supporting analysis, studies, surveys or audits	Changes
Community & city	Developing a circular economy network	<ul style="list-style-type: none"> The Applicant is considering opportunities for linking up their other project sites for materials transfer, as well as linking up with local organisations that support reuse, eg Re:London. 		On track, no changes.
Detailed Element (residential and non-residential)	Supporting ease of waste separation and collection	<ul style="list-style-type: none"> The segregation of waste streams and consideration of the accessibility and ease of use of these spaces. Waste management will be considered according to the waste hierarchy. 	Waste Management Plan, Arup.	No changes due to the design update. Segregation of waste streams will be in place.
Detailed Element (residential and non-residential)	Maintenance strategy and implementation plan	<ul style="list-style-type: none"> Consideration will be given at the next stage to a repair and replacement strategy for shorter-life building layers ('space' and 'stuff'). MEP components, such as pipework and ducting will be designed with access for maintenance and repair, in accordance with Building Regulations. 	<p>Maintenance plan.</p> <p>Design studies and options to be considered during detailed design phase for MEP components.</p>	On track, no changes due to the design changes.

To summarise, there are no expected or designed changes to the circular economy approach and strategy due to the updates in the design. The key commitments made in the approved Circular Economy Statement Revision P07 February 2022 have not changed. These commitments focus on the use of secondary materials, reducing the amount of material used and phasing development to aid in circular economy practices. Additionally, the Applicant has demonstrated their commitment to material reuse and the prevention of waste creation through the disassembly and re-sale of 35 tonnes of the existing steels from the previous Homebase building.