

# The O2 Centre Masterplan S73 Submission

OPEN SPACE AND LANDSCAPE ADDENDUM

Townshend Landscape Architects  
January 2025





DATE	ISSUE	NOTES
17/01/2024	TOWN818(02)2002	Open Space and Landscape ADDENDUM - Draft
24/01/2024	TOWN818(02)2002 R02	Open Space and Landscape ADDENDUM - Draft
31/01/2024	TOWN818(02)2002 R03	Open Space and Landscape ADDENDUM - Draft_comments incorporated

Figure 1: Document control register

Copyright © 2025 Townshend Landscape Architects

No part of this document may be reproduced without the prior consent of the client. Townshend Landscape Architects and its collaborators are not responsible for nor shall be liable for the consequences of any use made of this Report other than that for which it was prepared by Townshend Landscape Architects for the Client unless Townshend Landscape Architects provide prior written authorisation for such other use and confirms in writing that the Report is suitable for it. It is acknowledged by the parties that this Report has been produced solely in accordance with the Client's brief and instructions and without any knowledge of or reference to any other parties' potential interests in or proposals for the Project.



# CONTENTS

1.0	INTRODUCTION	04
2.0	LANDSCAPE-LED MASTERPLAN	05
3.0	PUBLIC REALM	06
3.1	THE PARKS AND SQUARES	07
4.0	PLAY SPACE WITHIN THE PARKS AND SQUARES	08
5.0	ASSESSMENT OF PLAY PROVISION	09
6.0	ASSESSMENT OF OPEN SPACE PROVISION	10
7.0	MITIGATIONS	11

Aerial view





# 1.0 Introduction

The Section 73 Application has provided the opportunity to enhance this landscape led proposal. The intention remains to provide in excess of 50% of the entire site as public realm, which was a key principle of the approved scheme. The removal of Block N4D has provided the opportunity to increase the open space and public realm provision within the Detailed Element (from the approved masterplan) and further detail is provided within this Addendum note.

This document relate only to the Detailed Element - Phase 1 and, the outline element remains unaffected by the proposed amendment.

This Addendum note should be read in conjunction with the Open Space and Landscape Explanatory Note produced by East dated 21/09/2022 R03, which was approved as part of the original planning permission.

Consented Scheme - Site Masterplan



Landscape-led masterplan

Image references



Image reference - Streets



Image reference Park and Play

# 2.0 Landscape-Led Masterplan

A core principle from the hybrid O2 Masterplan consented is to provide over 50% of the site as public realm.

Parameter plan 19066 x (02) P103 submitted previously as part of the masterplan shows the proposed development plots and public realm. This indicates the maximum extent of the development plots and therefore the minimum extent of the public realm.

The public realm on the parameter plan extends to **31,813 sq. m** equating to **55%** of the total site area.

Application site area (sq.m)	57791	100%
Development plots	25978	45.0%
Public realm	31813	55.0%

The term 'public realm' excludes the podium gardens and roof gardens which are defined as private open space and are located within the development plots.

The public realm is broken down in the different following categories (next page).

Parameter plan 19066 x (02) P103 showing the minimum extent of public realm





# 3.0 Public Realm

Following figures relate only to the Detailed Element - Phase 1 and, the outline element remains unaffected by the proposed amendment.

The public realm for the Section 73 Detailed Element (Phase 1) is broken down in different categories which are defined by different characteristics and uses.

The landscape-led masterplan has 4 public realm areas :

- Roads
- Shared surface
- Pavements and paths
- Parks and squares (Incl. 1,985 sq m. of publicly accessible playspace, without including the private playspace in the podium gardens).

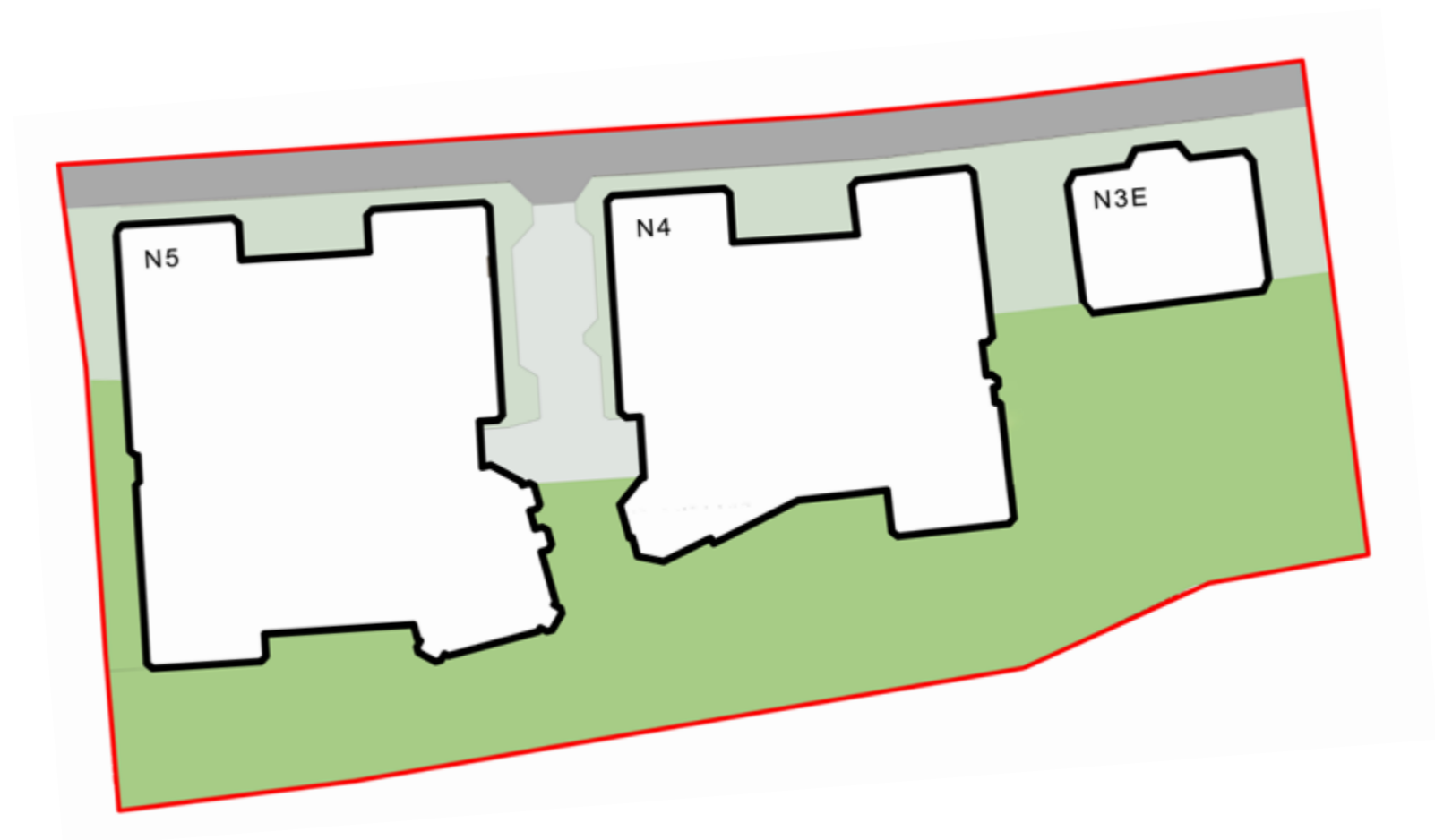
**Roads** are defined by any hard surface publicly accessible by any vehicle at any time given and for which this vehicle has priority.

**Shared surface** refers to any predominantly hard surface publicly accessible by any vehicle though for which pedestrians have priority. The shared surfaces proposed in the masterplan are green (incl. rain gardens and planters), offer permeable surfaces (grass cretes) and seating (stone edges to planters and gardens) and the ground treatments are textured and varied.

**Pavements and paths** are publicly accessible routes where pedestrians have priority and motorised vehicles are forbidden. Throughout the masterplan, the pavements and paths are mostly tree planted, offer areas of soft landscape and seasonal low planting with seating and street furnitures.

**Parks and squares** are any publicly accessible landscaped areas offering varied and rich greenery as well as a diverse range of uses for the community. There is **6 537 sq. m** of parks and squares including **1 985 sq. m** of play space (only within the publicly accessible playspace, without including the private play space within the podium gardens.) If this is deducted, the area of the remaining parks and squares totals **4 552 sq. m**.

Detailed Element (Phase 1) - "Site Diagram"



**Key**

- Roads
- Shared surfaces
- Pavements and paths
- Parks and squares

Roads	1383	(sq.m)
Shared surface	598	(sq.m)
Pavements and paths	1900	(sq.m)
Parks and squares (Incl. 1 985 sq. m of play)	6537	(sq.m)
<b>TOTAL PUBLIC REALM</b>	<b>10418</b>	<b>(sq.m)</b>

### 3.1 THE PARKS AND SQUARES

Calculations on the right hand side shows that with the proposed changes to the Detailed Element – Phase 1, the Parks and Squares have increased by **312sq. m.**

The specific areas that are enriched as a consequence of the changes proposed to the Detailed Element – Phase 1 are:





**Linear Park** : a tree lined green and naturally landscaped linear route with pockets of greenery for seating and relaxing, some playful equipments amongst denser planting and long vistas.

**Central Square** : offers a mesh of play and community uses amongst a planted green park with permeable pathways and soft edges to buildings.

Consented Scheme - Site Diagram

Town Square	3100	(sq.m)
Linear Park	6458	(sq.m)
Linear Park East	5387	(sq.m)
Linear Park West	1071	(sq.m)
Central Square	1763	(sq.m)
Community Green	3572	(sq.m)
Billy Fury Yard	1629	(sq.m)
Billy Fury Yard North	1289	(sq.m)
Billy Fury Yard South	340	(sq.m)
<b>TOTAL OF PARKS AND SQUARES</b>	<b>16522</b>	<b>(sq.m)</b>

**Key**





-  Roads
-  Shared surfaces
-  Pavements and paths
-  Parks and squares



Detailed Element (Phase 1) - "Site Diagram"

Town Square	3100	(sq.m)
Linear Park	6804	(sq.m)
Linear Park East	5733	(sq.m)
Linear Park West	1071	(sq.m)
Central Square	1729	(sq.m)
Community Green	3572	(sq.m)
Billy Fury Yard	1629	(sq.m)
Billy Fury Yard North	1289	(sq.m)
Billy Fury Yard South	340	(sq.m)
<b>TOTAL OF PARKS AND SQUARES</b>	<b>16834</b>	<b>(sq.m)</b>

**Key**

-  Roads
-  Shared surfaces
-  Pavements and paths
-  Parks and squares





# 4.0 Play Space within the Parks and Squares

Following figures relate only to the Detailed Element - Phase 1 and, the outline element remains unaffected by the proposed amendment.

The play space proposed throughout the masterplan is fully integrated to the design of the parks and squares and caters for a wide range of users, ages and genders.

The amount of play space located in the parks and squares is **1 985 sq. m** (Incl. 1,985 sq m. of publicly accessible playspace, without including the private playspace in the podium gardens).

When the play space is deducted, the parks and squares measurement is **4 552 sq. m.**

This approach is fully supported by Policy S4 in the London Plan which states that play space should “form a integral part of the surrounding neighbourhood.”

Detailed Element (Phase 1) - “Site Diagram”



**Key**

	Parks and Squares
	Play

Roads	1383	(sq.m)
Shared surface	598	(sq.m)
Pavements and paths	1900	(sq.m)
Parks and squares (Incl. 1 985 sq. m of play)	6537	(sq.m)
<b>TOTAL PUBLIC REALM</b>	<b>10418</b>	<b>(sq.m)</b>

Parks and squares - Play provision	1985	(sq.m)
Private podiums - Play provision	563	(sq.m)
<b>TOTAL PLAY PROVISION</b>	<b>2548</b>	<b>(sq.m)</b>

# 5.0 Assessment of Play Space Provision

The assessment of play space provision set out below is based upon the Detailed Element of the O2 masterplan. Following figures relate only to the Detailed Element - Phase 1 and, the outline element remains unaffected by the proposed amendment.

Play-space requirements are calculated on the basis of the child yield and the masterplan provides 10 sq. m of play space per child and is compliant with the London Plan. The policy requires a play space area of **2,548 sq. m**, which has been provided within the Detailed Element.

As set out below, playspace has been provided in the public realm and in the private realm with the following breakdown :

Parks and squares - Play provision	1985	(sq.m)
Private podiums - Play provision	563	(sq.m)
<b>TOTAL PLAY PROVISION</b>	<b>2548</b>	<b>(sq.m)</b>

The amount of play space located in the parks and squares is **1 985 sq. m** and the amount of play space placed on the podiums is **563 sq. m**. The overall play provision offered is **2548 sq. m**.

Detailed Element (Phase 1) - "Site Diagram"



- Key**
- Parks and Squares
  - Play:
  - 0 to 4 yrs old
  - 5 to 11 yrs old
  - 11 to 15 yrs old
  - 16+ yrs old

Quantum Proposed

### Policy Required

Playspace requirement – Phase 1				TOTAL
0 to 4 yrs old (sqm)	5 to 11 yrs old (sqm)	11 to 15 yrs old (sqm)	16+ yrs old (sqm)	
1083	845	406	214	2548 sqm
1083M2	845 M2	406 M2	214 M2	2548 sqm



# 6.0 Assessment of Open Space Provision

Following figures relate only to the Detailed Element - Phase 1 and, the outline element remains unaffected by the proposed amendment.

The Camden Local Plan requires 9 sqm. of open space per resident and 0.74 sq. m per employee. The Chapter 15 of the Environmental Statement by Plowman Craven shows that the total open space requirement for the masterplan is 34,307 to 34,439 sq. m as shown in the table below.

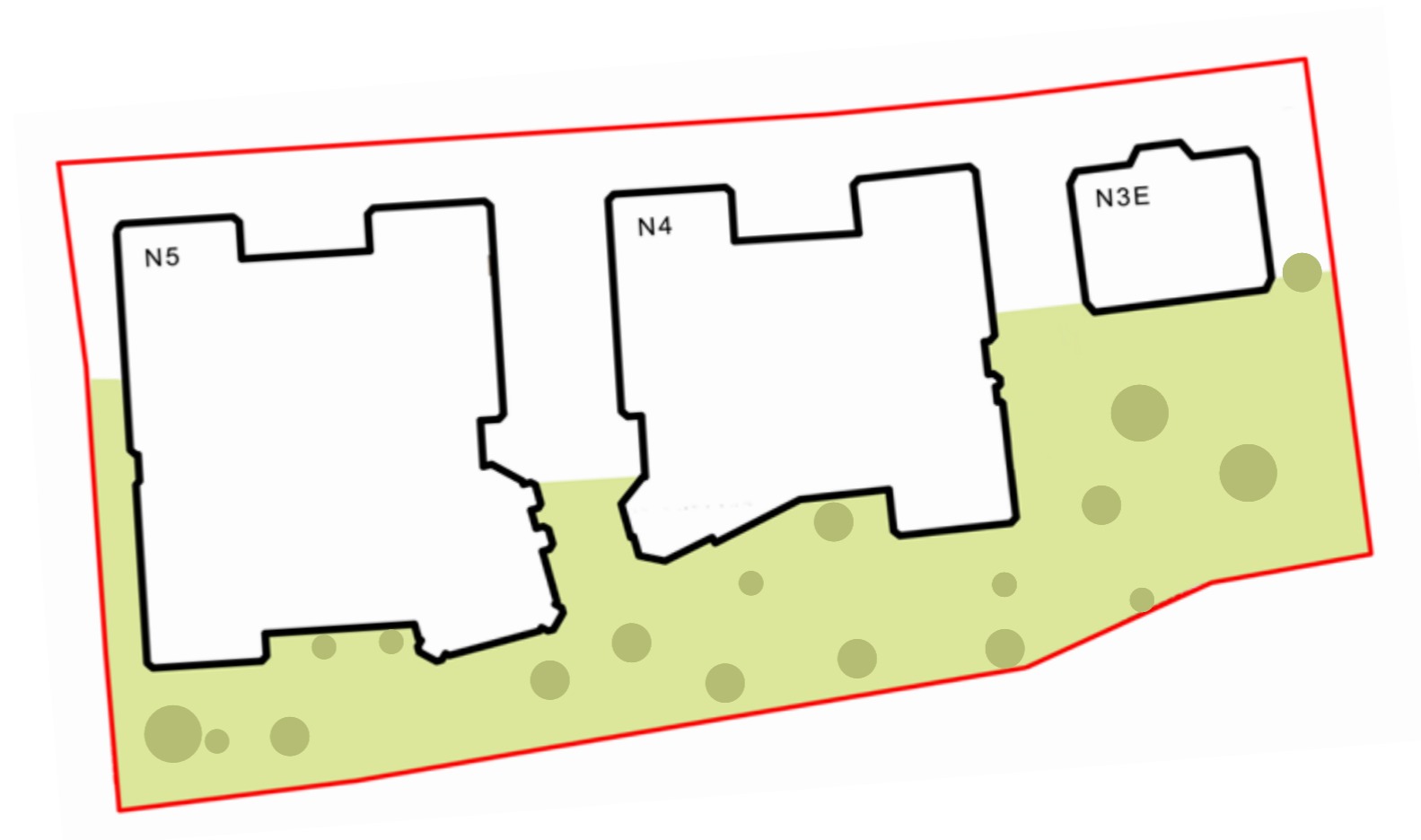
Open Space	Open Space Requirement (sqm)		
	Detailed	Outline	Total
Open space demand from residents (9sqm.)	12,051	21,825	33,876
Open space demand from employees (0.74sqm.)	79.11	320 to 452	399.11 to 531.1
<b>Total in sqm.</b>	<b>12,130.11</b>	<b>22,145 to 22,277</b>	<b>34,275 to 34,407.1</b>

As agreed with Officers as part of the approved masterplan, the Open Space calculation is based on the Parks and Squares including the play space (Incl. 1,985 sq. m. of publicly accessible playspace, without including the private playspace in the podium gardens). Phase-1 for the Section 73 Application is set out in the table below:

Parks and squares (Incl. 1 985 sq. m of play )	6537	(sq.m)
<b>Total open space</b>	<b>6537</b>	<b>(sq.m)</b>

This is less than the Camden Local Plan policy requirement and the S106 agreement for the approved masterplan includes a

Detailed Element (Phase 1) - "Site Diagram"



**Key**

- Public open space
- Parks and squares play space

Roads	1383	(sq.m)
Shared surface	598	(sq.m)
Pavements and paths	1900	(sq.m)
Parks and squares (Incl. 1 985 sq. m of play)	6537	(sq.m)
<b>TOTAL PUBLIC REALM</b>	<b>10418</b>	<b>(sq.m)</b>

# 7.0 Mitigations

Following figures relate only to the Detailed Element - Phase 1 and, the outline element remains unaffected by the proposed amendment.

A number of mitigating factors need to be taken into account. These are as follows:

## 1) Private Open Space and Play-space

- There is a large amount of private open space that is not taken into consideration in the calculations. This provides a significant amount of open space to the residents and takes the pressure off the public open spaces within the masterplan. Within the Detailed Element (Phase 1) the private podium gardens equate to **1 599 sq. m** (including play space). There is further private open space at roof level of **543 sq. m**.

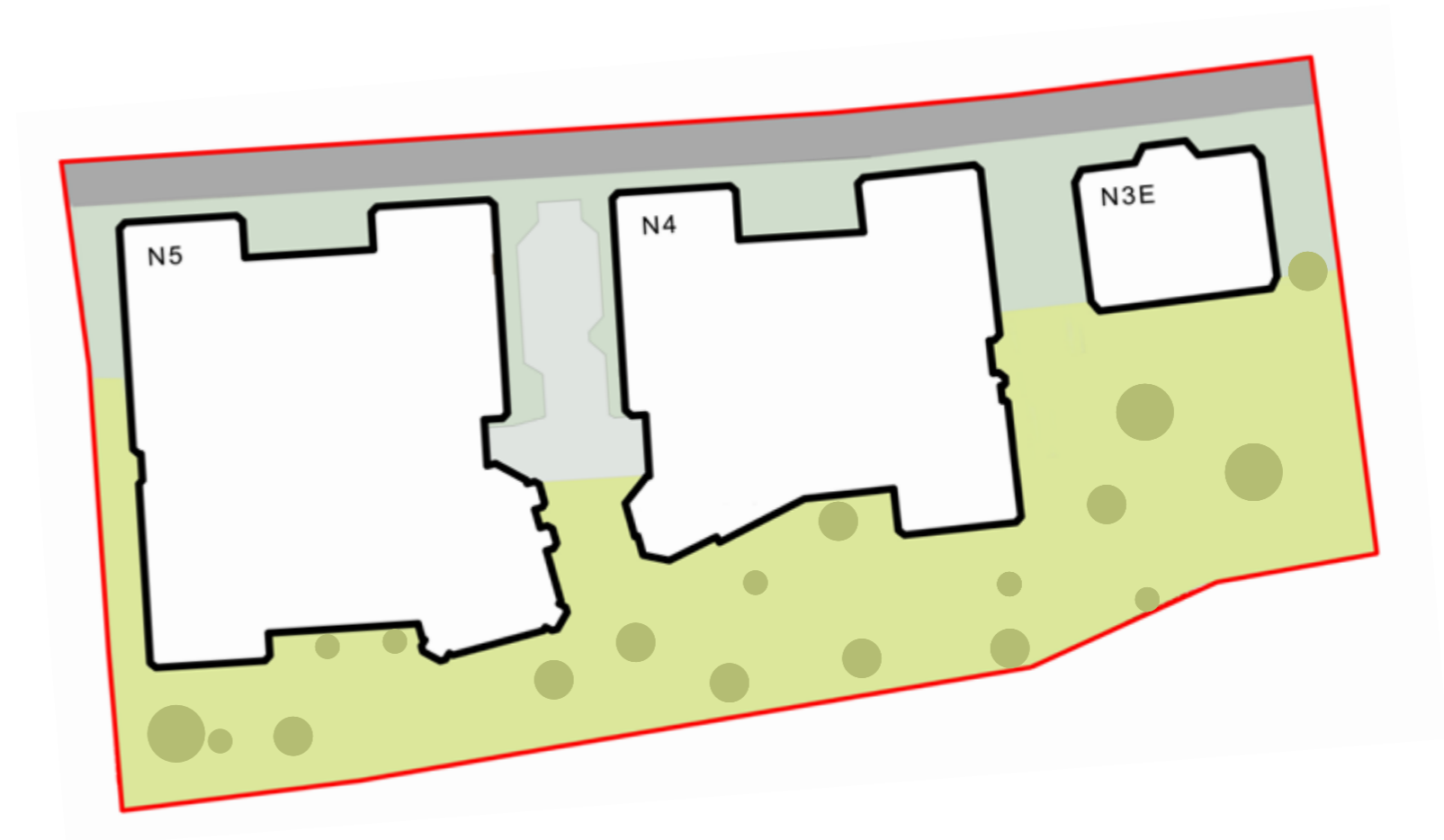
- The total private open space and play space within the Detailed Element (Phase 1) amounts to **2 142 sq. m**.

## 2) Additional high-quality public realm throughout the site

- The pavements, paths and shared surfaces in the masterplan have been designed to be green, accessible, inclusive and will be multi-use. Whilst these have not been included in the public open space figure, some of these will have a clear civic character and function, consisting of meeting points, seating areas, and public facilities such as cycle parking, benches, and public amenity terraces;

- The pavements, pathways and shared surfaces amount to **2 498 sq. m**.

Detailed Element (Phase 1) - "Site Diagram"



### Key

- Public open space
- Parks and squares play space
- Roads
- Shared surfaces
- Pavements and paths

Shared surface	598	(sq.m)
Pavements and paths	1900	(sq.m)
Parks and squares (Incl. 1 985 sq. m of play)	6537	(sq.m)
<b>TOTAL OPEN SPACES</b>	<b>9,035</b>	<b>(sq.m)</b>



