

3 Impact of proposals

3.1 Previously permitted proposals

3.1.1 The 2022 scheme comprised part full and part outline planning permission:

- Detailed planning permission for Plots N3-E, N4, and N5 including demolition of existing above ground structures and construction of primary road infrastructure and associated works, and for residential development (Class C3) and commercial, business and service (Class E) in Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Plot N4, and residential development (Use Class C3) and Commercial, business and service (Class E) in Plot N5, including associated cycle parking, disabled car parking, landscaping, public realm, and other associated works in each Plot.
- Outline planning permission for Plots N1, N2, N3, N6, N7, S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) and commercial, business and service uses (Class E (a,b,c,d,e,f, and g), sui generis leisure uses (including cinema and drinking establishments) together with landscaping including open spaces and public realm, cycle parking and disabled car parking, highway works and all associated works and infrastructure.

3.1.2 Both elements included basements in some plots and it was anticipated that the foundations would be piled.

3.2 New Proposed Development

Full scheme

3.2.1 The current amended proposal to the approved development scheme includes:

- Additional height to a number of the blocks;
- Reduction of typical floor to floor heights from 3250mm to 3150mm;
- Reconfiguration of N4 and N5 for improved design rationalisation, leading to a smaller N4 building footprint and removal of N4D;
- New mix for affordable units in N4, which works better with the site limitations and has a higher portion of three bed apartments to match LBC preference/requirements;
- Market rent tenure is consolidated to buildings N5 and N3E only. Removal of market rent tenure from N4 allows this block to become fully affordable;
- An increase in total residential units within Phase 1 and associated increase in affordable units.

Plot S8 (Builder's Yard) proposed severability plan

3.2.2 Even though Plot S8 (Builder's Yard) forms part of the approved masterplan, it sits outside of Landsec's ownership and an extant planning permission (ref. PWX0202103), together with an extant Section 73 permission (ref. 2023/1292/P), exists in relation to it. As a consequence it has been identified that if these planning permissions were to proceed, then the viability of the O2 Masterplan scheme would fall. Therefore, Plot S8 has been identified as a severable plot.

3.2.3 The proposed plan shows that Plot S8 is severable from the wider planning permission. In order to ensure a robust approach, an assessment has been made of the environmental impacts that would potentially arise in the event that this plot is severed from the consented 2023 scheme.

3.3 Implications

Buried heritage assets (archaeology)

3.3.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the

operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.

- 3.3.2 The 2022 DBA identified that there is a very low potential for the presence of archaeological remains from all periods except the late 19th century onwards.
- 3.3.3 The archaeological potential of the Site remains unchanged from the 2022 DBA.
- 3.3.4 It is considered that the revised Proposed Development will not change the impacts on buried archaeological remains assessed in the 2022 DBA.
- 3.3.5 It is also considered that the severance of Plot S8 would have no additional impact.

4 Conclusion and recommendations

- 4.1.1 The Site is not within a Conservation Area or Archaeological Priority Area and there are no designated heritage assets within its boundaries.
- 4.1.2 There is a low potential for the remains of all periods, except from the early/mid-20th century, given that the Site was located away from any settlement and within either woodland or farmland. Given the relatively shallow depth of the underlying natural geology, it is likely that any development from the late 19th century onwards will have removed or severely truncated earlier remains. The central area of the Site is a car park, and so in this area is a slightly higher potential for the survival of archaeological remains from the late 19th century onwards.
- 4.1.3 The main impact of the Proposed Development is likely to be from the demolition of the existing buildings and the piled foundations. These will completely remove any archaeological remains within the footprint of each pile. Excavation for all associated foundations, e.g., floor slab, pile caps, ground beams, basement floors and utilities is also likely to have a substantial impact on any surviving archaeological remains. However, it is anticipated that these will be limited to early to mid-20th century industrial remains or the bases of deep cut post-medieval agricultural remains, such as boundary ditches.
- 4.1.4 The proposed S73 scheme introduces no new or additional impacts. Further, the severance of Plot S8 would also introduce no new or additional impacts. Thus, given that no conditions regarding archaeology were attached to the 2023 permission and that the proposed S73 scheme introduces no new or additional impacts, it is anticipated that no conditions regarding archaeology would be attached to a grant of consent for this application.

5 Glossary

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| <i>Alluvium</i> | Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat). |
| <i>Archaeological Priority Area/Zone</i> | Areas of archaeological priority, significance, potential or other title, often designated by the local authority. |
| <i>Brickearth</i> | A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP. |
| <i>B.P.</i> | Before Present, conventionally taken to be 1950 |
| <i>Bronze Age</i> | 2,000–600 BC |
| <i>Building recording</i> | Recording of historic buildings (by a competent archaeological organisation) is undertaken 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record) |
| <i>Built heritage</i> | Upstanding structure of historic interest. |
| <i>Colluvium</i> | A natural deposit accumulated through the action of rainwash or gravity at the base of a slope. |
| <i>Conservation area</i> | An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees. |
| <i>Cropmarks</i> | Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls). |
| <i>Cut-and-cover [trench]</i> | Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled. |
| <i>Cut feature</i> | Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface. |
| <i>Desk-based assessment</i> | A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area. |
| <i>Devensian</i> | The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans. |
| <i>Early medieval</i> | AD 410–1066. Also referred to as the Saxon period. |
| <i>Evaluation (archaeological)</i> | A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area. |
| <i>Excavation (archaeological)</i> | A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design. |
| <i>Findspot</i> | Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity. |
| <i>Geotechnical</i> | Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits. |
| <i>Head</i> | Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes). |
| <i>Heritage asset</i> | A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing). |
| <i>Historic Environment Record (HER)</i> | Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record |
| <i>Holocene</i> | The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'. |
| <i>Iron Age</i> | 600 BC–AD 43 |
| <i>Later medieval</i> | AD 1066 – 1500 |

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| <i>Last Glacial Maximum</i> | Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country. |
| <i>Locally listed building</i> | A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit |
| <i>Listed building</i> | A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance). |
| <i>Made Ground</i> | Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest. |
| <i>Mesolithic</i> | 12,000 – 4,000 BC |
| <i>National Record for the Historic Environment (NRHE)</i> | National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER. |
| <i>Neolithic</i> | 4,000 – 2,000 BC |
| <i>Ordnance Datum (OD)</i> | A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps. |
| <i>Palaeo-environmental</i> | Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment. |
| <i>Palaeolithic</i> | 700,000–12,000 BC |
| <i>Palaeochannel</i> | A former/ancient watercourse |
| <i>Peat</i> | A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions. |
| <i>Pleistocene</i> | Geological period pre-dating the Holocene. |
| <i>Post-medieval</i> | AD 1500–present |
| <i>Preservation by record</i> | Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief. |
| <i>Preservation in situ</i> | Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains. |
| <i>Registered Historic Parks and Gardens</i> | A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England. |
| <i>Residual</i> | When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited. |
| <i>Roman</i> | AD 43–410 |
| <i>Scheduled Monument</i> | An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act. |
| <i>Site</i> | The area of proposed development |
| <i>Site codes</i> | Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites. |
| <i>Study area</i> | Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context. |
| <i>Solifluction, Soliflucted</i> | Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion. |
| <i>Stratigraphy</i> | A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures. |
| <i>Truncate</i> | Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity. |
| <i>Watching brief (archaeological)</i> | A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. |

6 Bibliography

6.1 Published and documentary sources

- ClfA [Chartered Institute for Archaeologists] 2020a *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*. Published December 2014, updated October 2020, Reading
- ClfA [Chartered Institute for Archaeologists] 2020b *Standards and guidance for historic environment desk-based assessment*. Published December 2014, updated January 2017 and October 2020, Reading
- Corporation of London 2017 *Local Development Scheme, Historic Environment Strategy: Archaeology and Development Guidance SPD*. Adopted 4th July 2017
- DCLG [Department for Communities and Local Government] March 2014 *Conserving and Enhancing the Historic Environment: Planning Practice Guide*
- EH [English Heritage] 2008 *Conservation principles, policies and guidance*. Swindon
- Gerald Eve 2024 *O2 S73 Cribsheet, working draft – revision 1: 18.12.24*, unpub. document
- GLA [Greater London Authority] 2021 *The London Plan: The Spatial Development Strategy for Greater London*. Published 2nd March 2021
- GLAAS [Greater London Archaeological Advisory Service] 2015 *Guidelines for Archaeological Projects in Greater London*. Greater London Archaeological Advisory Service; Historic England, April 2015
- HE [Historic England] 2017 *Conservation Principles for the Sustainable Management of the Historic Environment*, Consultation Draft, 10th November 2017
<https://content.historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft.pdf>
- HE [Historic England] 2019a *Piling and Archaeology: Guidance and Good Practice*. Swindon. Historic England
- HE [Historic England] 2019b *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. Swindon. Historic England
- MHCLG [Ministry of Housing, Communities & Local Government] December 2024 *National Planning Policy Framework*
- Selwyn, T 2024 *O2 Finchley Road Phase 1 – Proposed Amendments*, Plowman Craven unpub. letter
- Wood, N., Featherby, R. and Westall, S. 2022 *Archaeological desk-based assessment: O2 Centre, Finchley Road, Camden*, MOLA unpub. report

Engineering/Architects drawings

Allford Hall Monaghan Morris

- former proposed ground floor plan N3E (proj. 19066, dwg no. N3E_100, scale 1:300@A3, rev. 3, date 18/10/21);
- former proposed ground floor plan N4 (proj. 19066, dwg no. N4_100, scale 1:300@A3, rev. 3, date 18/10/21);
- former proposed ground floor plan N5 (proj. 19066, dwg no. N5_100, scale 1:300@A3, rev. 3, date 18/10/21).

GRID Architects

- Current proposed basement plan N3E (proj. 22036, dwg no. PL110099, scale 1:100@A1, draft, date 13/01/25);
- Current proposed ground floor plan N3E (proj. 22036, dwg no. PL110100, scale 1:100@A1, draft, date 13/01/25);
- Current proposed ground floor plan N4 (proj. 22036, dwg no. PL210100, scale 1:100@A0, draft, date 13/01/25);
- Current proposed ground floor plan N5 (proj. 22036, dwg no. PL310100, scale 1:100@A0, draft, date 13/01/25).

6.2 Available site survey information checklist

| Information from client | Available | Format | Obtained |
|--|--------------------|---|-----------------|
| Plan of existing site services (overhead/buried) | Y | pdf | Y |
| Levelled site survey as existing (ground and buildings) | Y | pdf/CAD | Y |
| Contamination survey data ground and buildings (inc. asbestos) | N | - | N |
| Geotechnical report | N | - | N |
| Envirocheck report | N | - | N |
| Information obtained from non-client source | Carried out | Internal inspection of buildings | |
| Site inspection | Y (2019) | N | |

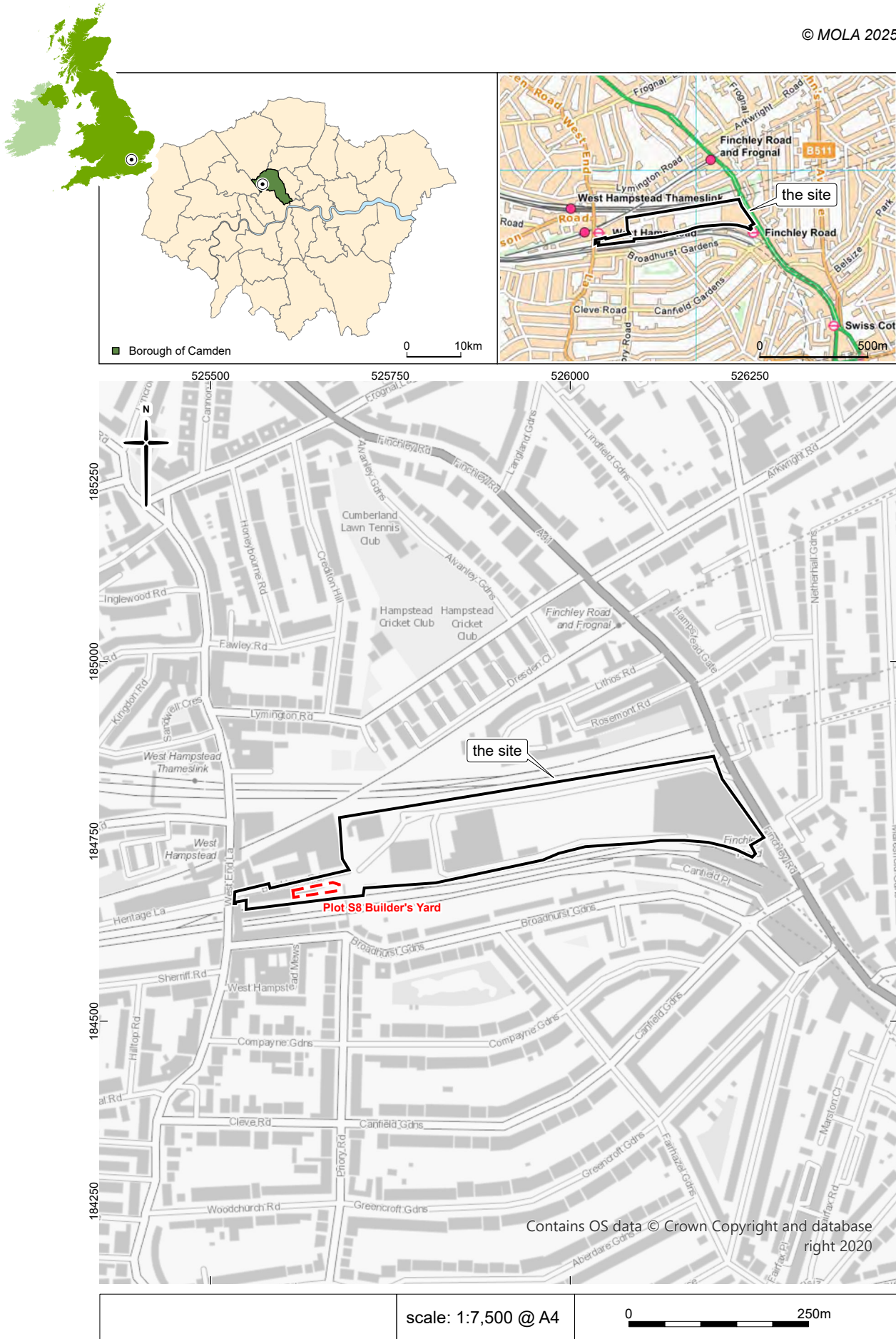


Fig 1 Site location also showing Plot S8

KEY

- REVISIED SITE BOUNDARY
- PREVIOUS SITE BOUNDARY
- REVISIED LANDSEC OWNERSHIP BOUNDARY
- RESIDENTIAL UNITS
- RESIDENTIAL LOBBIES/AMENITY
- COMMERCIAL/COMMUNITY
- PLANT/BACK OF HOUSE
- BIKE STORES
- REFUSE STORES
- COMMUNITY SPACES
- WORK SPACES

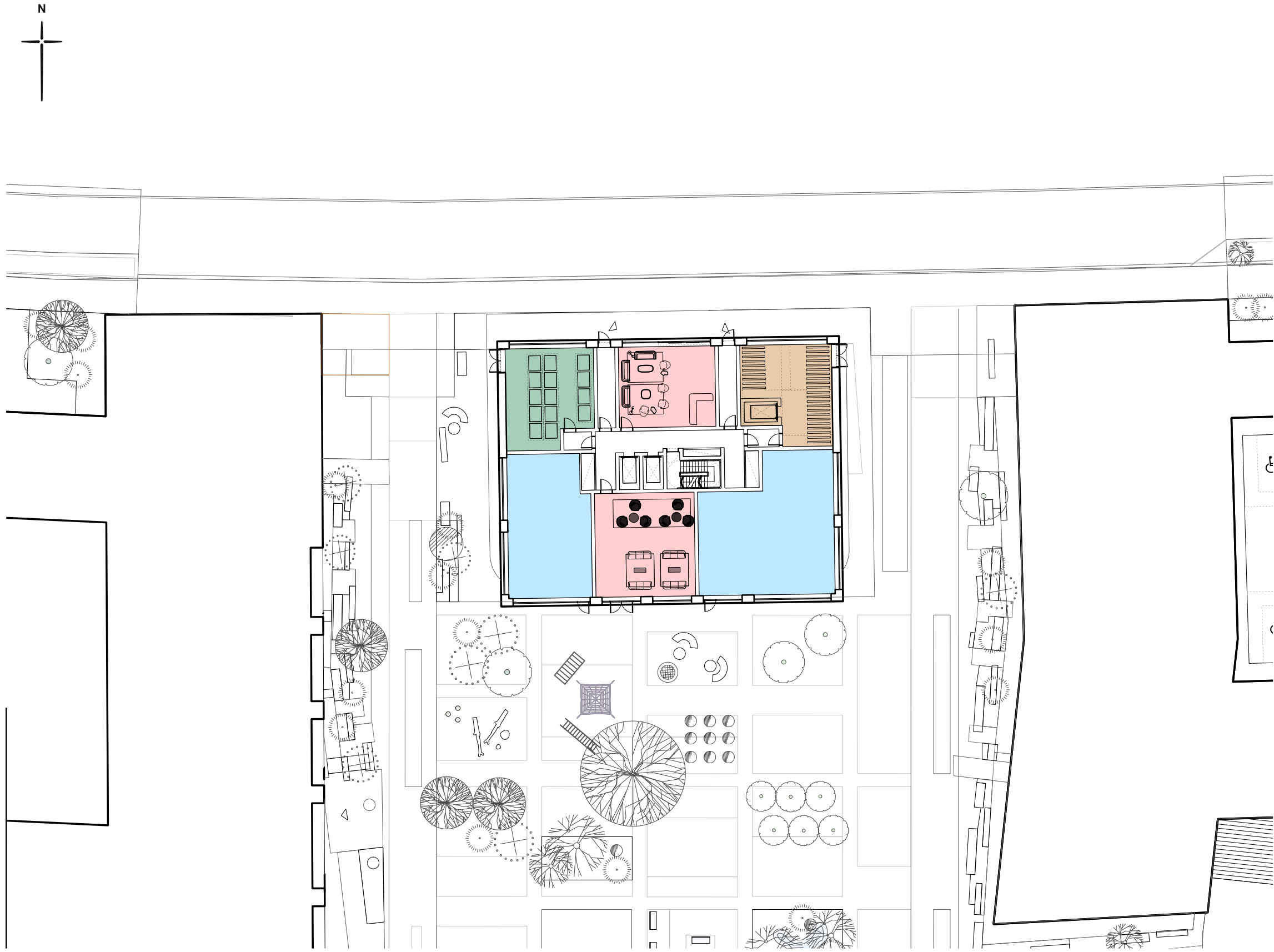


Fig 2 2023 granted scheme proposed ground floor plan N3E (Allford Hall Monaghan Morris, proj. 19066, dwg no. N3E_100, scale 1:300@A3, rev. 3, date 18/10/21)

Key / Location:

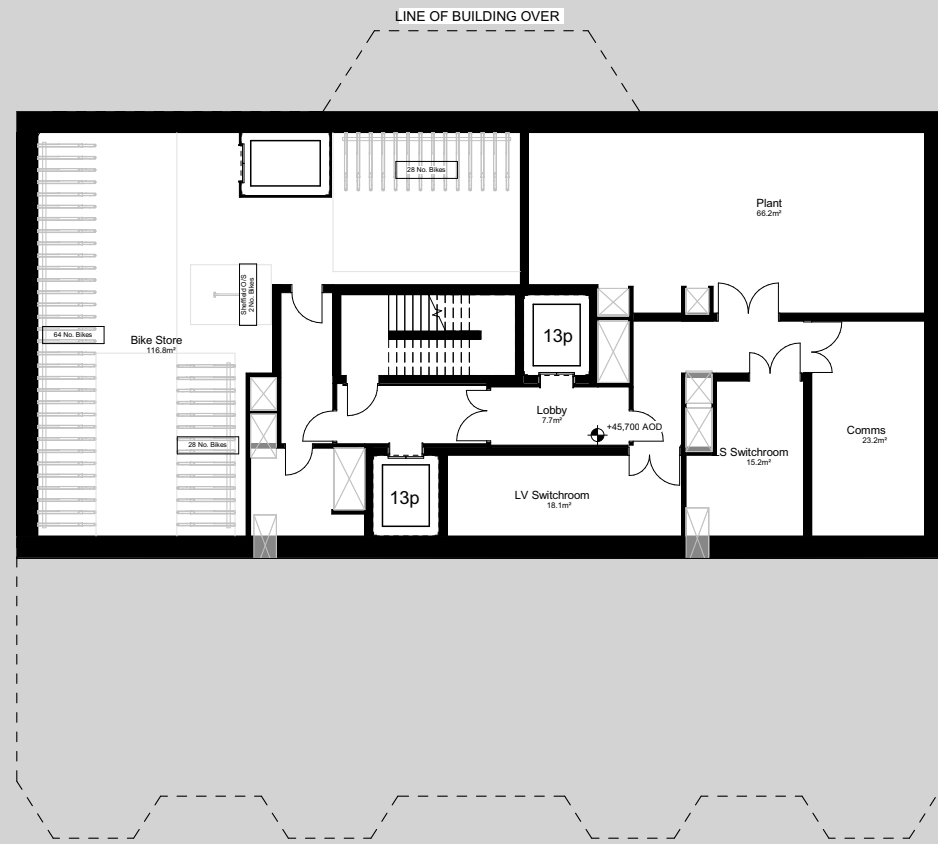
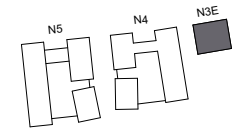


Fig 3 Current S73 revised scheme proposed basement plan N3E (GRID Architects, proj. 22036, dwg no. PL110099, scale 1:100@A1, draft, date 13/01/25)