

O2 Masterplan Site, Finchley Road

Revised Development Specification Document

September 2022

Prepared for Landsec (Finchley Road) by Gerald Eve LLP



Landsec





GERALDEVE

Revised Development Specification Document

On behalf of: LS (Finchley Road) Limited

Date: 20/09/2022

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1 Introduction and Purpose of the Document

- 1.1 This revised Development Specification document has been prepared and submitted by Gerald Eve LLP on behalf of LS (Finchley Road) Limited (the “Applicant”), to support an application made part in detail and part in outline (the ‘Application’) for the demolition and redevelopment of land encompassing the O2 Centre and associated car park, Homebase store, car wash, car showrooms and a Builder’s Merchant (the “Site”¹) within the London Borough of Camden (‘LBC’).
- 1.2 This document supersedes the Development Specification document (dated 31st January 2022) submitted in support of the application for the Site. It takes into account design changes that have occurred during the determination period. Changes have been made to the detailed part of the application and the Design Codes for the outline part of the application. No changes have been made to the Parameter Plans.
- 1.3 The Site is known as “the O2 Masterplan Site”.
- 1.4 The Site is located within the London Borough of Camden (LBC). It is bounded by Blackburn Road, which envelops the Site along its southern and northern edge, also extending to the west. Finchley Road (A41) bounds the Site to the east, with Billy Fury Way to the west. The Site runs East/West in the area between Finchley Road and West End Lane in West Hampstead. The Thameslink Bedford-Brighton railway line runs along the northern edge of the Site, and the London Underground Jubilee and Metropolitan lines run above ground along the southern edge of the Site.
- 1.5 The site is circa 5.77 hectares (approx. 14.2 acres) in total.
- 1.6 Plots N3-E, N4 and N5 and the associated landscaping, access roads and infrastructure form the detailed element of the Application which extends to 1.79 ha (approx. 4.42 acres) and these proposals are referred to as the “Detailed Proposals”.
- 1.7 The remainder of the Application (comprising Development Plots N1, N2, N3, N6, N7, S1 and S8) is submitted in outline and these proposals are referred to as the “Outline Proposals”. The Detailed Proposals and Outline Proposals together are referred to as the “Proposed Development”.

¹ See Site Location Plan in Appendix A

- 1.8 This Development Specification document sets out the floorspace and uses that are proposed in the Detailed and Outline Proposals.

The Purpose of the Development Specification

- 1.9 The Development Specification document should be read together with the Parameter Plans and Design Codes for the Outline Proposals which will be tied to the permission by condition to provide the development parameters, guidelines and controls for the scheme.
- 1.10 One of the key purposes of this document (along with the Parameter Plans and Design Codes) is to ensure that a high quality scheme comes forward, whilst also establishing the linkage between the environmental information provided under the Environmental Impact Assessment (EIA) process and the description of the project in those areas where flexibility is provided to enable the Proposed Development to evolve. It does so by specifying the parameters, principles, constraints and restrictions within which the “flexible” elements of the Proposed Development are contained.
- 1.11 This Development Specification provides parameters for the Outline Proposals but also provides limitations for the permission, as a whole, (Detailed and Outline Proposals) to ensure that the environmental effects of what is built have been assessed.
- 1.12 The Development Specification Document, together with the Parameter Plans and Design Codes provide the basis for the Illustrative Masterplan. The Illustrative Masterplan demonstrates the form of development that could come forward within those parameters and principles.
- 1.13 As a result of the scheme revisions, and in response to consultation comments, the Design Codes (‘principles’) have been amended. One result of this is that the Design Codes will moderate the scale and massing that can come forward for the Outline Proposals. This means that the Illustrative Masterplan that formed part of the original application submission would no longer be consistent with the Design Codes. Therefore, a new Illustrative Masterplan that has been prepared that would be consistent with the Parameter Plans and the revised Design Codes.

1.14 This Development Specification Document defines and describes the Proposed Development and explains:

- i. The Detailed Proposals for which full approval is sought;
- ii. The Outline Proposals for which outline approval is sought and for which reserved matters will be applied for in the future;
- iii. The maximum quantum of floorspace for each land use;
- iv. The approach to public realm provision; and
- v. A broad description of each Parameter Plan and narrative of what they propose.

The Development Specification Document Chapters

1.15 This Development Specification is structured as follows:

- Chapter 2 – Details the form and type of Application
- Chapter 3 – Describes the Site and Surroundings
- Chapter 4 – Sets out the development content and controls
- Chapter 5 – Describes the Parameter Plans for approval within the Outline Proposals

2 The Planning Application

2.1 The Application is submitted in part detail and part outline. Development Plots N3-E, N4 and N5 and associated access roads and infrastructure are submitted in detail (“Detailed Proposals”), while Development Plots N1, N2, N3, N6, N7, S1 and S8, and the remaining areas of the Site are submitted in outline (“Outline Proposals”).

2.2 A description of the development for which planning permission is sought is set out below:

“Part full and part outline planning permission comprising the following:

Detailed planning permission for Development Plots N3-E, N4, and N5 including demolition of existing above ground structures and associated works, and for residential development (Class C3) and commercial, business and service (Class E) uses in Development Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Development Plot N4, and residential development (Use Class C3) and commercial, business and service uses (Class E) uses in Development Plot N5 together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots.”

Outline planning permission for Development Plots N1, N2, N3, N6, N7,S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), 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.”

2.3 The Application Site has been subdivided into 10 Development Plots. These are identified in Parameter Plan no 19066_X_(02)_102. The 10 Development Plots sit within three indicative phases (see Illustrative Phasing Plan no. 19066_X_(00)_P008_).

2.4 The Parameter Plans are listed in the table below. A description of the Parameter Plans is provided in Section 5².

Table 1 – List of Parameter Plans

Plan Number	Parameter Plan
19066_X_(02)_100	Planning Application Boundary Plan
19066_X_(02)_101	Outline Elements - Buildings to be Demolished
19066_X_(02)_102	Proposed Detail and Outline Elements and Development Plots
19066_X_(02)_103	Proposed Development Plots and Public Realm
19066_X_(02)_104	Minimum and Maximum Building Footprints
19066_X_(02)_105	Proposed Basement Extents
19066_X_(02)_106	Proposed Vehicular Access from Planning Application Boundary
19066_X_(02)_107	Proposed Below Ground Uses
19066_X_(02)_108	Proposed Lower Ground- Ground Level Uses
19066_X_(02)_109	Proposed Predominant Upper Level Uses
19066_X_(02)_110	Proposed Site Levels

² The Parameter Plans are appended in Appendix B

19066_X_(02)_111	Proposed Maximum Heights
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Detailed Proposals – Development Plots N3-E, N4 and N5

2.5 Full details are submitted for approval of Plots N3-E, N4 and N5 with no matters reserved. Primary road infrastructure for that section is also included in the Detailed Proposals along with the demolition of Homebase and associated carparking and infrastructure.

Outline Proposals – Development Plots N1, N2, N3, N6, N7, S1 and S8

2.6 This Application also seeks approval for the Outline Proposals of the parameters as provided in this Development Specification Document, the Parameter Plans and the Design Codes.

2.7 The Application reserves all matters for the Outline Proposals. In accordance with Town and Country Planning (Development Management Procedure) Order 2015 and National Planning Practice Guidance (NPPG Paragraph 006 Reference ID: 14-006-20140306) reserved matters are defined as:

- i. **‘Access’** – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- ii. **‘Appearance’** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- iii. **‘Landscaping’** – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

iv. **'Layout'** – the way in which buildings, routes and Public Realms within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

v. **'Scale'** – the height, width and length of each building proposed within the development in relation to its surroundings.

Application Documents

2.8 This Development Specification Document should be read alongside the suite of application documents that support this Application (as set out in Appendix 2) including the revised/addendum documents submitted in support of the scheme revisions in September 2022.

2.9 In accordance with Town and County Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (as amended) (the 'EIA Regulations') an Environmental Statement has been formally scoped and accompanies the Application.

3 Site and Surroundings

- 3.1 The Site is located in Finchley Road, within the LBC. It is bounded by Blackburn Road, which envelops the Site along its southern and northern edge, also extending to the west. Finchley Road (A41) bounds the Site to the east, with Billy Fury Way to the west. The Thameslink Bedford-Brighton railway line runs along the northern edge of the Site, and the London Underground Jubilee and Metropolitan lines run above ground along the southern edge of the Site.
- 3.2 The Site is approximately 5.77ha and currently comprises the O2 Centre, which is arranged over three floors and contains a cinema, a mix of retail units, restaurants and cafes, a health club, a community room and a Sainsbury's store; hard-standing which is used as a carpark with space for 520 vehicles; a Homebase store, car wash, a number of purpose-built car showrooms; a Builder's Merchant; and Blackburn Road.
- 3.3 Vehicular access to the car park on-Site is currently via Finchley Road to the east, and access to the Homebase is via Blackburn Road from the west of the Site. Pedestrian access to the Site is mainly via Finchley Road, through the O2 Centre.

Table 2: Existing Buildings and Floorspace

Building	Total Floorspace (GIA sqm)	Total Floorspace (GEA* sqm)
O2 Centre (including Sainsburys)	24,259	24,966
Homebase Store	4,084	4,206
Car Showrooms	4,356	4,487
Builder's Merchant	640	659
Car Wash	257	265

*Assumed GEAs using 3% conversion rate – actual areas subject to on site measurement.

Table 3: Car Park Existing Provision

O2 Centre and the land surrounding it	Area	Car Parking Spaces	Motorcycle Parking	Cycle Parking
O2 Centre and carpark area	4.32 ha	520	4	44
Car Showrooms	0.96 ha	110	0	0
Builder's Merchant	0.45 ha	5	0	0
Total	5.7 ha	635	4	44

4 Development Content

- 4.1 This section describes the Proposed Development (Site wide) content and principles. The total floor space proposed as part of the Application is set out in Tables 4 and 5 below.
- 4.2 The Application seeks planning permission for a maximum total of 190,978 sqm GIA.
- 4.3 The Detailed Proposals are for 58,568 sqm GIA.
- 4.4 The Outline Proposals are for a maximum of 132,410 sqm GIA.
- 4.5 **Detailed Proposals**
- 4.6 The proposed total floorspace by land use (in GIA sqm) for the Detailed Proposals is set out in Table 4 below.

Table 4: Total GIA Floorspace by use for Detailed Proposals

Land Use	Use Class	Plot N3-E (GIA Sqm)	Plot N4 (GIA Sqm)	Plot N5 (GIA Sqm)	TOTAL
Residential including car parking	C3	5,674	23,810	27,262	56,746
Community	F2	0	268	0	268
Retail	E (a)	137	91	1,073	1,301
Food and drink	E (b)	92	0	0	92
Professional Services	E (c)	0	161	0	161
Sub station		Included in Resi GIA			

Total		5,903	24,330	28,335	58,568
Includes all built floorspace – plant, podium car parking, BOH etc8					

*Plant and BOH has been pro-rated between the uses set out within table 4.

Outline Proposals

- 4.7 The Outline Proposals are divided into 7 Development Plots, which are defined on Parameter Plan 19066_X_(02)_102. The total development floor space is divided between the Development Plots in accordance with the floorspace schedule contained in Table 5. The total floorspace cap for each use would not be exceeded.
- 4.8 Parameter Plans 19066_X_(02)_107, 19066_X_(02)_108 and 19066_X_(02)_109 direct what the predominant land uses should be across the 10 Development Plots at proposed below ground, proposed lower ground/ground level uses above ground, and proposed upper level uses.

Table 5: Maximum Residential and Commercial/Non-Residential floorspace (GIA) by Development Plot for Outline Proposals

Plot ID	S1	N1	N2	N3	N6	N7	S8	Use Cap
								MAXIMUM not to be exceeded
Use	SQM	SQM	SQM	SQM	SQM	SQM	SQM	SQM
Residential (including carparking and basements)	12,100	16,850	25,400	24,500	6,100	21,650	8,400	115,000
Class C3								
Commercial/Non Residential Total	4,550	6,700	2,500	500	300	1,810	1,050	<u>17,410</u>
TOTAL	<u>16,650</u>	<u>23,550</u>	<u>27,900</u>	<u>25,000</u>	<u>6,400</u>	<u>23,460</u>	<u>9,450</u>	-
Total Floorspace not to be exceeded								<u>132,410</u>
Individual Plot Area Not to be exceeded	16,650	23,550	27,900	25,000	6,400	23,460	9,450	132,410

Notes

- i. The total floorspace across the Site for the Outline Proposals will not exceed 132,410 sqm GIA.
- ii. The Table includes all built floorspace including internal podium, basements, car parking, service yard, BOH etc.

Table 6: Breakdown of commercial/non-residential uses across the Outline Proposals

Maximum non residential Uses in Outline Phases		Outline (Town Centre Plots: S1, N1, N2, N3)	Outline (West, Plots N6, N7, S8)
Plot ID	Use Class	Maximum Uses	Maximum Uses
Use		SQM	SQM
Retail	Class E (a)	4,600	860
Food & drink	Class E (b)	800	200
Financial and professional services	Class E (c)	500	-
Indoor sport & recreation	Class E (d)	1,200	-
Medical services**	Class E (e)	-	1,200
Non- residential creche day centre or nursery	Class E (f)	-	300
Office and workspace	Class E (g)	500	300
Drinking establishment	Sui Generis	600	300

Cinema	Sui Generis	3,050	-
Service yard		3,000	-
Non-Residential Total (Not to be Exceeded)		14,250	3,160
Total for Outline Proposals		17,410	

* A multi-disciplinary health facility will be provided in Plot N7.

Minimum Areas

4.8 Together with providing maximum floor areas, the Outline Proposals will provide a minimum quantum of the following:

- Multi-disciplinary health centre (Class E,e) – 1,000sq. m;
- Cinema (Sui Generis) – 1,250sq.m; and
- Affordable commercial space – 250sq m. This would comprise of either affordable workspace (Class E,g) or affordable retail space (Class E.a), or a combination of both.

Residential - (Use Class C3)

4.9 The Detailed Proposals will include a total of 56,746 sqm GIA of residential floorspace including an allowance for car parking. The Detailed Proposals will include 608 no. of dwellings.

4.10 The Outline Proposals seek permission for a maximum level of Use Class C3 residential floorspace of 115,000 sqm GIA (including parking) distributed across Development Plots N1, N2, N3, N6, N7, S1 and S8.

- 4.11 Therefore, the total residential use across the Site, including residential parking in podiums could be up to 171,746sqm GIA. It has been assumed that this equates to around 1,800 residential units.
- 4.12 The Development will provide a mix of housing types including studio, 1-, 2-, and 3-bedroom units.
- 4.13 The Detailed Proposals will include 36% Affordable Housing by floorspace (GIA) and the Outline Proposals will include 35% Affordable Housing by floorspace (GIA). The Affordable Housing will include Low-Cost Rent and Intermediate Rent Housing at a ratio of 60:40 by floorspace. In the Detailed Proposals 50% of the Low-Cost Rent housing will be family, three-bedroom units.
- 4.14 In terms of Affordable Housing, the Outline Proposals will provide the following:
- i. 35% of the total Residential GIA will be affordable.
 - ii. 35% will be provided as follows:
 - a) 60% Low Cost Rent; and
 - b) 40% Intermediate Rent.
- 4.15 The Detailed Proposals for Phase 1 will include 36% of the residential GIA delivered in the phase as affordable homes, as follows:
- a) Low Cost Rent to be delivered in Plot N4.
 - b) Intermediate Rent to be delivered in Plot N4.

Detailed Proposals

- 4.16 There are 608 residential units with the following unit mix:

Table 7: Detailed Proposals Housing Mix

Type of Housing	Private	Low - Cost Rent	Intermediate Rent
Studio	61 (15%)	0	0
1 bedroom	155 (37%)	14 (13%)	37 (44%)
2 bedroom	184 (44%)	39 (36%)	36 (42%)
3 bedroom	16 (4%)	54 (50%)	12 (14%)
Total	416	107	85

Outline Proposals

4.17 In the Outline Proposals a maximum of 115,000sq. m (GIA) of residential floorspace is proposed. The ES, for the purposes of assessment, has assumed that the Outline Proposals will comprise 1,188 residential units. The Outline Proposals coupled with the Detailed Proposals would therefore deliver around 1,800 residential units.

Table 8: Distribution of Housing mix across the Outline Proposals (on a percentage basis)

Type of Housing	Private	Low Cost Rent	Intermediate Rent
	Percentage	Percentage	Percentage
Studio	0-20%	0%	0-30%
1 bedroom	0-40%	0-25%	0-50%
2 bedroom	30-50%	20-30%	20-50%
3 bedroom	0-5%	45-50%	0-20%

4.18 For EIA assessment purposes an illustrative housing mix has been created³. The final mix for each of the two Outline Proposal phases shall come forward at the Reserved Matters Stage.

Table 9: Illustrative Housing Mix – Outline Proposals

Type of Housing	Private	Low Cost Rent	Intermediate Rent
	Percentage	Percentage	Percentage
Studio	143 (18%)	0 (0%)	8 (5%)
1 bedroom	250 (31%)	51 (24%)	52 (31%)
2 bedroom	380 (47%)	63 (30%)	79 (47%)

³ See table 9

3 bedroom	37 (4%)	97 (46%)	28 (17%)
Total	810	211	167

4.19 All residential units within the Development will have private amenity space in line with London Plan standards (March 2021).

Retail – (Class E.a)

4.20 The Detailed Proposals seek permission for 1,301 sqm GIA of retail use.

4.21 The Outline Proposals seek permission for a maximum of 5,460 sqm GIA of retail use.

Cinema – (Sui Generis)

4.22 The Outline Proposals seek permission for a maximum of 3,050 sqm GIA of cinema use.

4.23 The Outline Proposals will provide a minimum of 1,250 sqm GIA of cinema use.

Food and Drink – (Use Class E.b)

4.24 The Detailed Proposals seek permission for 92 sqm GIA of food and drink use.

4.25 The Outline Proposals seek permission for a maximum of 1,000 sqm GIA of food and drink use.

Pub/Drinking Establishments – (Sui Generis)

4.26 The Outline Proposals seek permission for a maximum of 900 sqm GIA of drinking establishment use.

Professional and Financial Services – (Class E.c)

- 4.27 The Detailed Proposals seek permission for 161 sqm GIA of professional and financial services use.
- 4.28 The Outline Proposals seek permission for a maximum of 500 sqm GIA of professional and financial services use.

Office, Workspace/Maker Space (Use Class E.g)

- 4.29 The Outline Proposals seek permission for a maximum of 800sq. m GIA of office/workspace/maker use.

Health Centre – (Use Class E,e)

- 4.30 The Outline Proposals seek permission for a maximum of 1,200 sqm GIA of health uses.
- 4.31 The Outline Proposals will provide a minimum of 1,000 sqm of health uses.
- 4.32 This use will be provided in Plot N7.

Affordable Commercial Space – (Class E.a and/or Class E.g)

- 4.33 The Outline Proposals will provide a minimum of 250 sq. m of affordable commercial space which will comprise either affordable workspace/maker space (Class E.g) and/or affordable retail space (Class E.a) as set out in the above categories.
- 4.34 The affordable commercial space may be spread across all of the phases.

Public Realm

- 4.35 The Proposed Development will provide a minimum of 3 hectares of public realm.
- 4.36 The Detailed Proposals will provide 1.01 hectares of public realm and 2,140sq. m (+40 sq. m from the February 2022 scheme) of playscape.

4.37 A masterplan approach has been taken to the type and amount of play space across the Site. The amount of play space provided in the Outline Proposals will be calculated at each Reserved Matters Stage.

4.38 The minimum width of the linear park is 20m, as set out within the Design Codes.

Car Parking

4.39 The Proposed Development is car free with the exception of disabled spaces, servicing and drop off points.

4.40 The disabled spaces will be located on a Plot-by-Plot basis. 100% of the 3% disabled spaces will be provided on Site.

Cycle Parking

4.41 A total of 1,064 number of long stay and 80 short stay cycle spaces shall be provided in the Detailed Proposals.

4.42 Cycle provision in the Outline Proposals shall accord with the London Plan standards (March 2021).

Highways and Transport Works

4.43 Vehicle access will be maintained from Finchley Road and West End Lane, with the junction of Blackburn Road and Finchley Road reduced in scale to reflect the changing nature of the Site.

4.44 The existing bus routes will continue to enter the Site and stop on Blackburn Road, with a revised turning space provided at the western end of Blackburn Road for turning buses as well as other vehicles. Exact locations are to be agreed with Transport for London and London Borough of Camden.

4.45 A comprehensive recreational pedestrian and cycle route is provided across the southern side of the Site. This provides an unencumbered east-west route across the whole of the Site for both pedestrians and cyclists, connecting West End Lane and Finchley Road.

4.46 A more direct route will be available to cyclists via Blackburn Road on the northern side of the Site.

4.47 Delivery and servicing activity will be from Blackburn Road

5 Plans and Drawings

- 5.1 The Application is submitted part in detail and part in outline. The part of the Site, for which detailed planning permission is sought, is shaded dark grey on the Parameter Plans.
- 5.2 The Parameter Plans referred to below are submitted for approval in relation to that part of the Site for which outline planning permission is sought. These Parameter Plans set the parameters or building envelope for the Outline Proposals, and all reserved matters submitted pursuant to the planning permission must be in accordance with the approved Parameter Plans.
- 5.3 Each Parameter Plan must be read alongside the Design Codes and this Development Specification Document.

Planning Application Boundary Plan

- 5.4 Plan 19066_X_(02)_100 provides the Site area which is the subject of the Application. The red line denotes the planning application boundary.

Outline Elements – Buildings to be Demolished

- 5.5 Parameter Plan 19066_X_(02)_101 shows the parts of the Site that are subject to the Application for detailed and outline planning permission, and the extent of the proposed demolition of existing buildings within that part of the Site for which outline planning permission is sought. Buildings and structures to be demolished as part of the Detailed Proposals are shown on separate drawings which relate to that part of the Site for which detailed planning permission is sought.

Proposed Detail and Outline Element and Development Plots

- 5.6 The Site has been divided into 10 Development Plots within which buildings and public realm will be constructed. Parameter Plan 19066_X_(02)_102 identifies the location of each Development Plot.

Proposed Development Plots and Public Realm

- 5.7 Parameter Plan 19066_X_(02)_103 sets out the extent and location of the Development Plots and identifies the area of public realm space to be provided. The plan indicates limits of deviation in the Development Plot boundaries, and indicates

the required minimum distances between Development Plots, to allow for appropriate open spaces and routes through the Site.

- 5.8 The Development Plot boundaries have a limit of deviation of 3 metres in respect of Development Plots N7, N6, N3, N2 and N1. These limits of deviation provide the ability to adjust the Development Plots to marginally change in position, to allow flexibility as the detailed design of the Outline Proposals progresses at the reserved matters stage. Where the footprint of a Development Plot is to move within the limits of deviation, the minimum distances between the Development Plots must still be adhered to.
- 5.9 The limits of deviation that permit the adjustment of the boundaries of the Development Plots allow for corresponding adjustments to the positioning and dimensions of the public realm, but importantly do not allow for any reduction of the total quantum of public realm to be provided.

Minimum and Maximum Building Footprints

- 5.10 Parameter Plan 19066_X_(02)_104 sets out maximum and minimum building lines for the Outline Proposals.

Proposed Basement Extents

- 5.11 Parameter Plan 19066_X_(02)_105 provides the maximum extent of development that can take place at basement level across the Outline Proposals.

Proposed Vehicular Access from Planning Application Boundary

- 5.12 Parameter Plan 19066_X_(02)_106 sets out the proposed access points into the Site as well as locations for the turning of vehicles within the Site.

Proposed Below Ground Uses

- 5.13 Parameter Plan 19066_X_(02)_107 identifies the predominant basement level uses across the Outline Proposals. This plan identifies where the use of the basements will be predominantly in residential or non - residential use.

Proposed Lower Ground -Ground Level Uses Ab

- 5.14 Parameter Plan 19066_X_(02)_108 identifies the predominant ground and lower ground floor uses across the Outline Proposals. This plan identifies where the ground and lower ground floor uses will be predominantly in residential or non - residential uses.

Proposed Predominant Upper-Level Uses

- 5.15 Parameter Plan 19066_X_(02)_109 identifies the predominant upper level uses. This plan identifies where the upper level uses across the Outline Proposals will be predominantly in residential or non - residential uses.

Proposed Site Levels

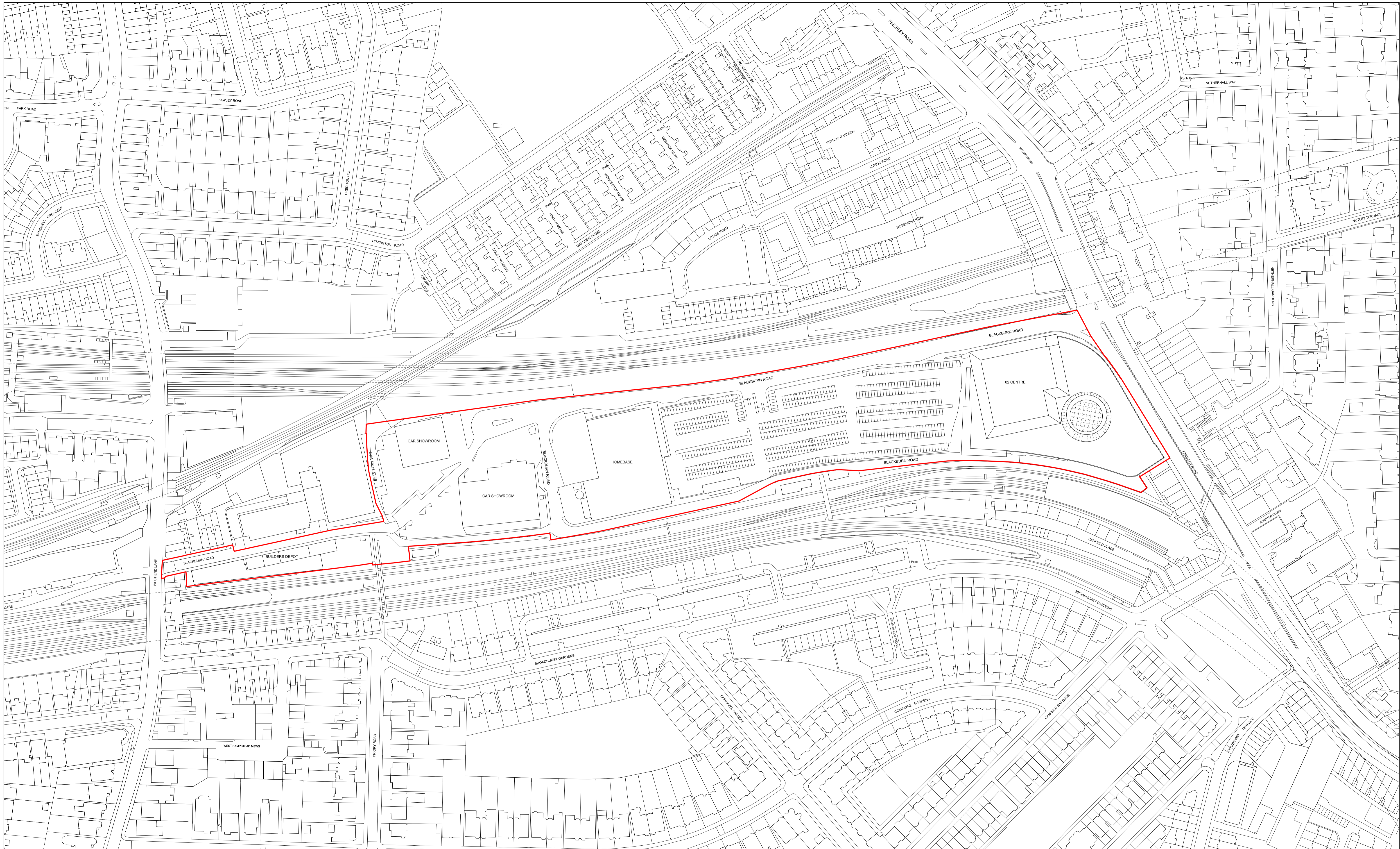
- 5.16 Parameter Plan 19066_X_(02)_110 sets out the existing and proposed Site levels for the area within the Outline Proposals. The plan has a limit of deviation to all levels.

Proposed Maximum Heights

- 5.17 Parameter Plan 19066_X_(02)_111 sets out the maximum building heights for each Development Plot in the Outline Proposals. This plan should be read alongside parameter plan 19066_X_(02)_103 which sets out the limits of deviation for each Development Plot .

Appendix A

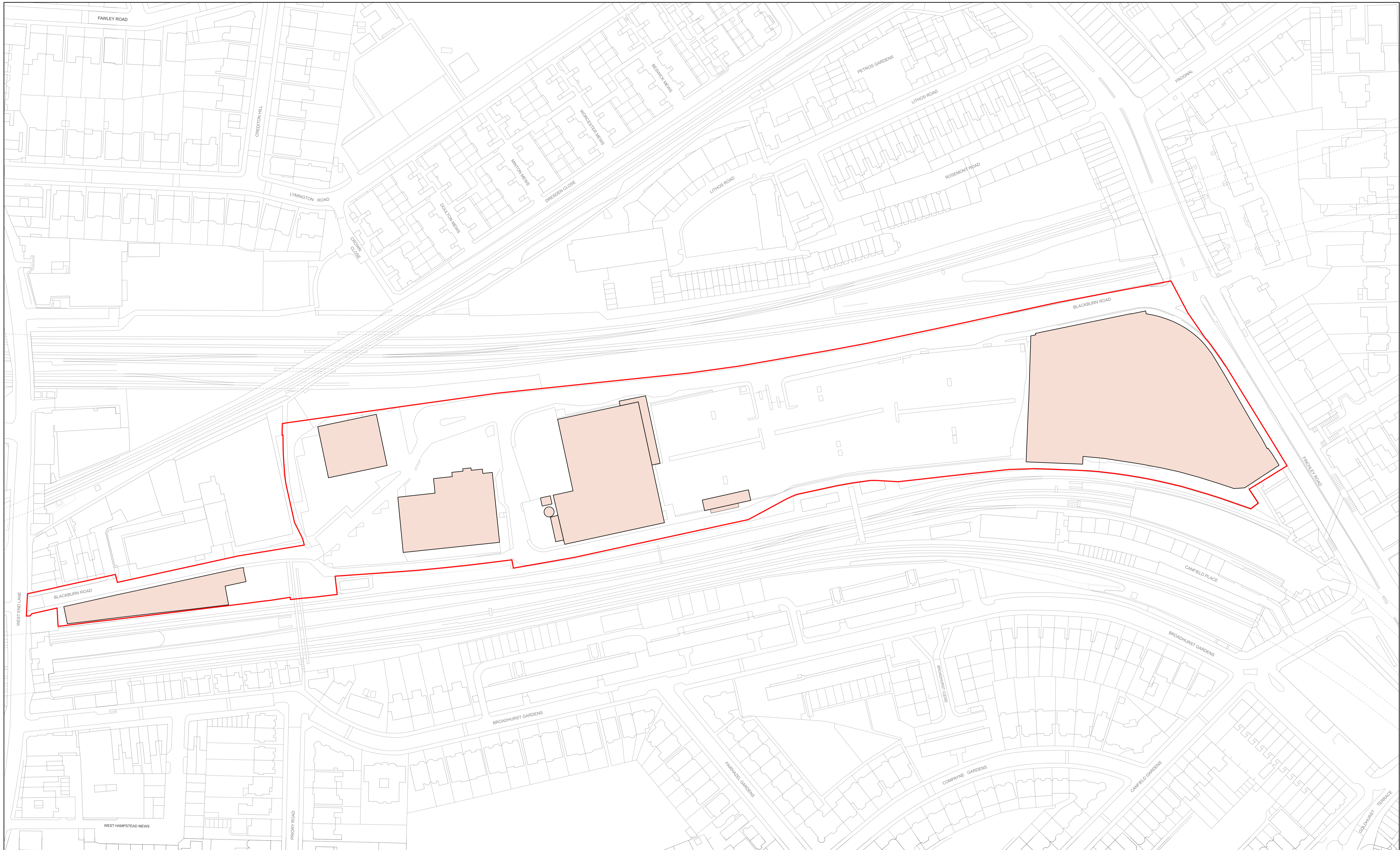
Site Location Plan



<p>KEY</p> <p>— PLANNING APPLICATION BOUNDARY</p>	<p>REV DATE</p> <p>P01 21/01/22 ISSUED FOR PLANNING</p>	<p>SCALE</p> <p>0 20 50 100</p>	<p>NOTE</p> <p>When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible. The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.</p> <p>Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:- - any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared - any alterations or additions to or discrepancies arising out of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM - any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to prepare it - the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information - any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates</p>	<p>LOCATION</p> <p>FINCHLEY ROAD</p> <p>drawing title / location</p> <p>SITE LOCATION PLAN</p>	<p>ALLFORD HALL MONAGHAN MORRIS ARCHITECTS Ltd MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK</p> <p>job title</p> <p>FINCHLEY ROAD</p> <p>drawing title / location</p> <p>SITE LOCATION PLAN</p> <table border="1"> <tr> <td>drawn by</td> <td>checked</td> <td>scale</td> <td>status</td> </tr> <tr> <td>AF</td> <td>RMC</td> <td>1:1250@A1; 1:2500@A3</td> <td>PLANNING</td> </tr> <tr> <td>project</td> <td>zone</td> <td>source</td> <td>classification</td> </tr> <tr> <td>19066</td> <td>-</td> <td>-</td> <td>(00) P001P01</td> </tr> </table> <p>© Allford Hall Monaghan Morris Limited</p>	drawn by	checked	scale	status	AF	RMC	1:1250@A1; 1:2500@A3	PLANNING	project	zone	source	classification	19066	-	-	(00) P001P01
drawn by	checked	scale	status																		
AF	RMC	1:1250@A1; 1:2500@A3	PLANNING																		
project	zone	source	classification																		
19066	-	-	(00) P001P01																		

Appendix B

Parameter Plans



KEY

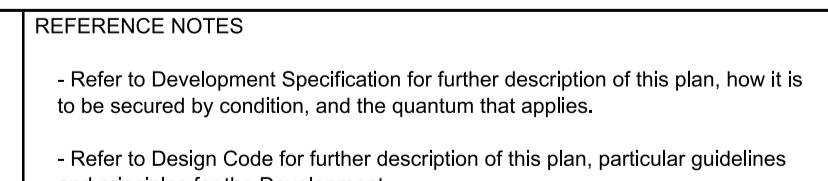
	PLANNING APPLICATION BOUNDARY
	EXISTING BUILDINGS

REV DATE

P01	28/01/22	ISSUED FOR PLANNING
-----	----------	---------------------

REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.



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LOCATION

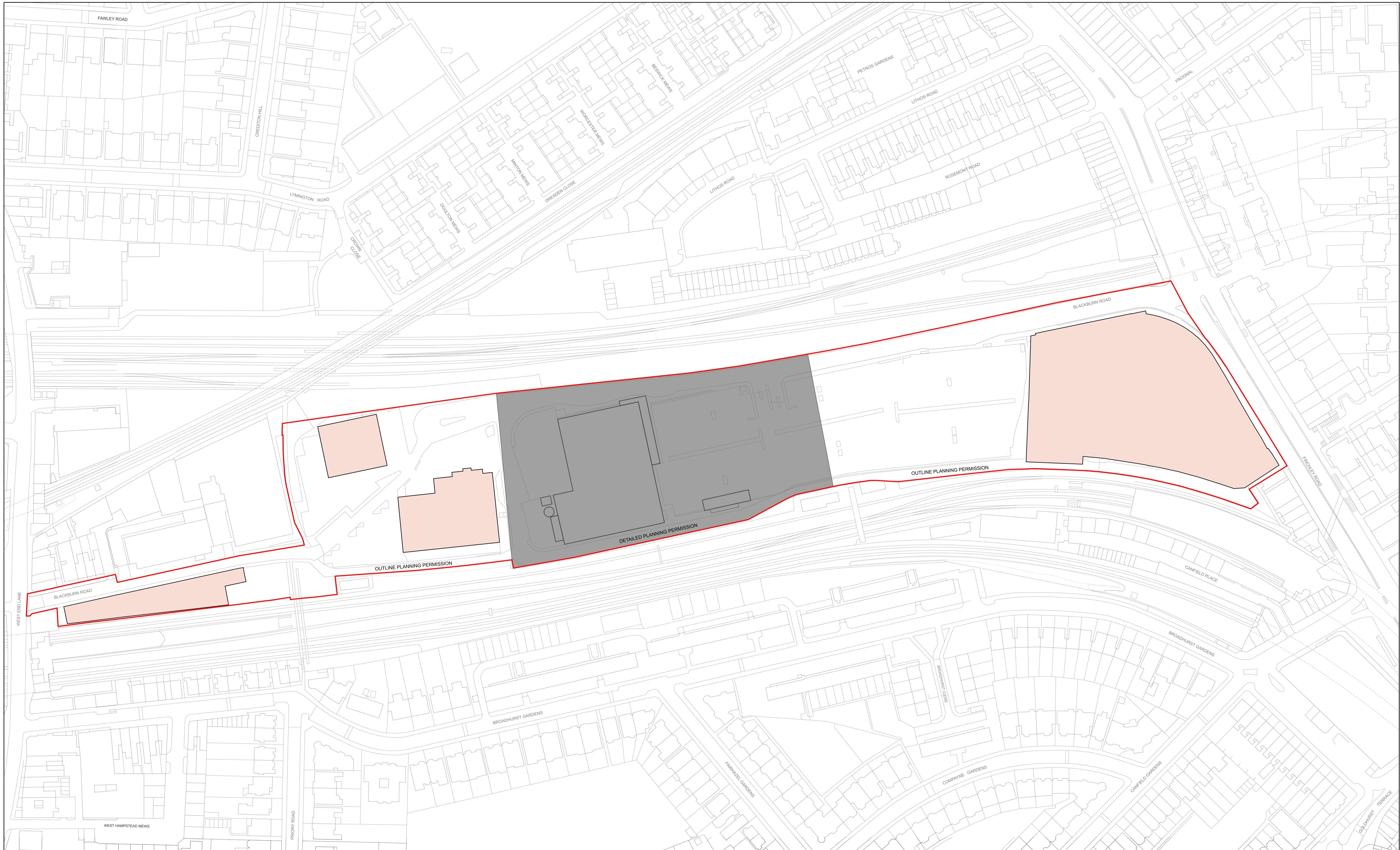
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 MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
 TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
O2 MASTERPLAN SITE

drawing title / location
PLANNING APPLICATION BOUNDARY PLAN

drawn by ER	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02) P100	drawing no. / revision P01

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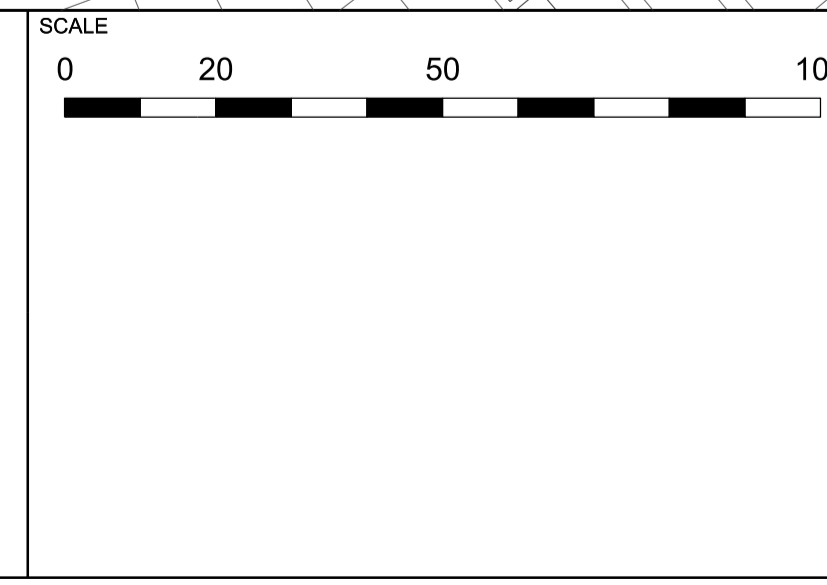


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	EXISTING BUILDINGS IN THE OUTLINE APPLICATION AREA TO BE DEMOLISHED

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

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job title
O2 MASTERPLAN SITE

drawing title / location
OUTLINE ELEMENTS - BUILDINGS TO BE DEMOLISHED

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P101	P01

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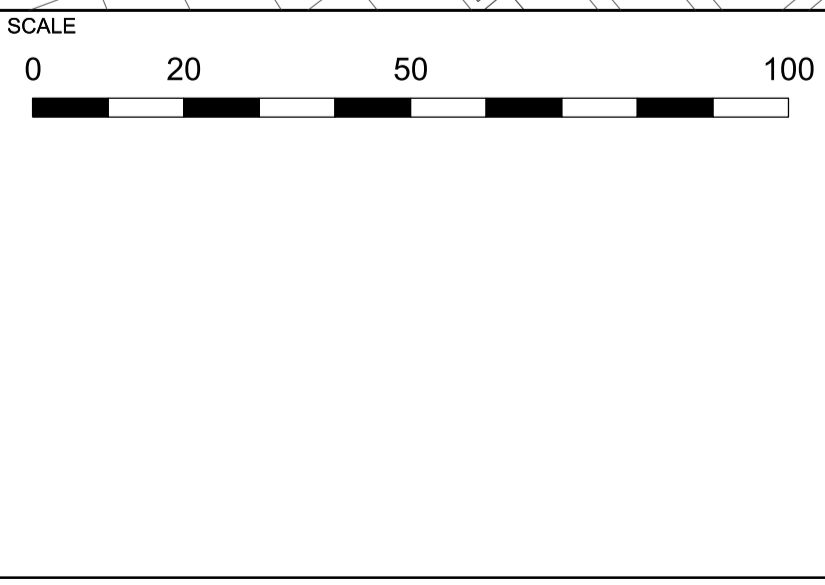


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	OUTLINE ELEMENT DEVELOPMENT PLOTS
	LAND FOR OUTLINE PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

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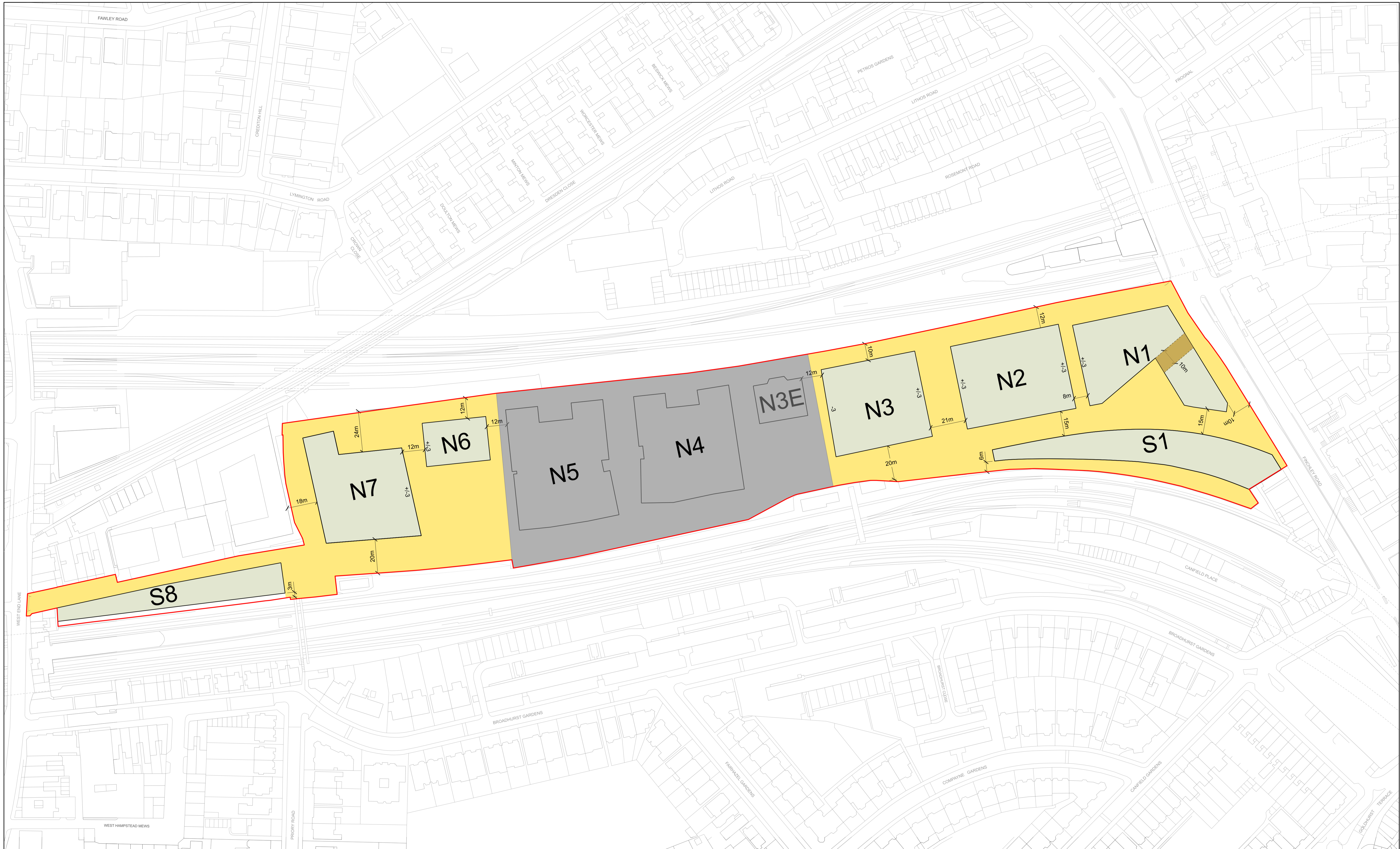
Q2 MASTERPLAN SITE

drawing title / location
PROPOSED DETAIL AND OUTLINE ELEMENTS AND DEVELOPMENT PLOTS

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P102	P01

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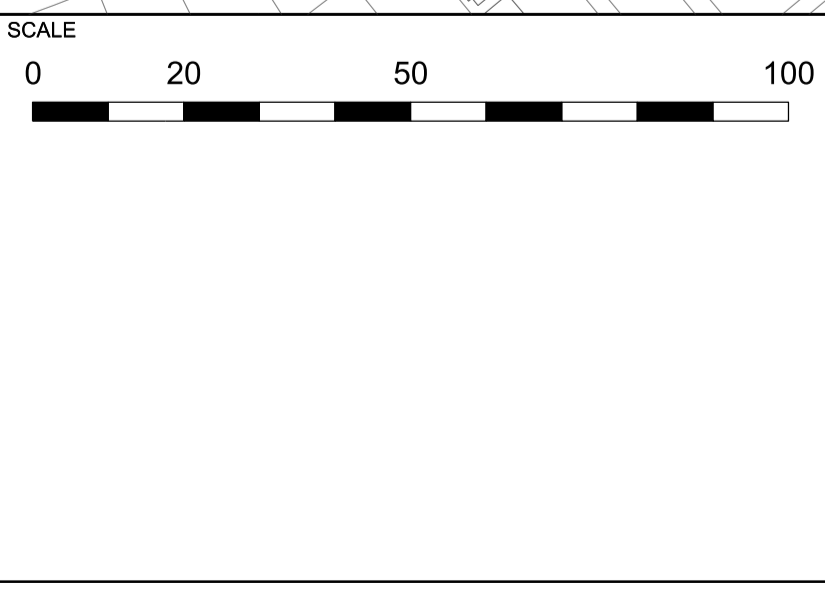


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	OUTLINE ELEMENT DEVELOPMENT PLOTS
	DEVELOPMENT PLOT REFERENCE
	LIMIT OF DEVIATION OF THE DEVELOPMENT PLOT BOUNDARY
	AREA OF PUBLIC REALM IN THE OUTLINE ELEMENTS
	MINIMUM WIDTH OF PUBLIC ROUTE AT GROUND FLOOR LEVEL
	MINIMUM WIDTH OF PUBLIC REALM

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.
- Limits of Deviation defined in this drawing are relevant to other Parameter Plans. Please refer to corresponding notes on relevant Parameter Plans or Design Code.
- Dimensions of Public Realm shown on this Plan are minimum.
- Where reserved matters are sought for a building line which deviates onto any part of the public realm shown shaded (yellow) on this plan then there will be a consequential movement of the corresponding building line so that there shall be no reduction in the area of public realm to be provided, in accordance with the Design Code.



NOTE

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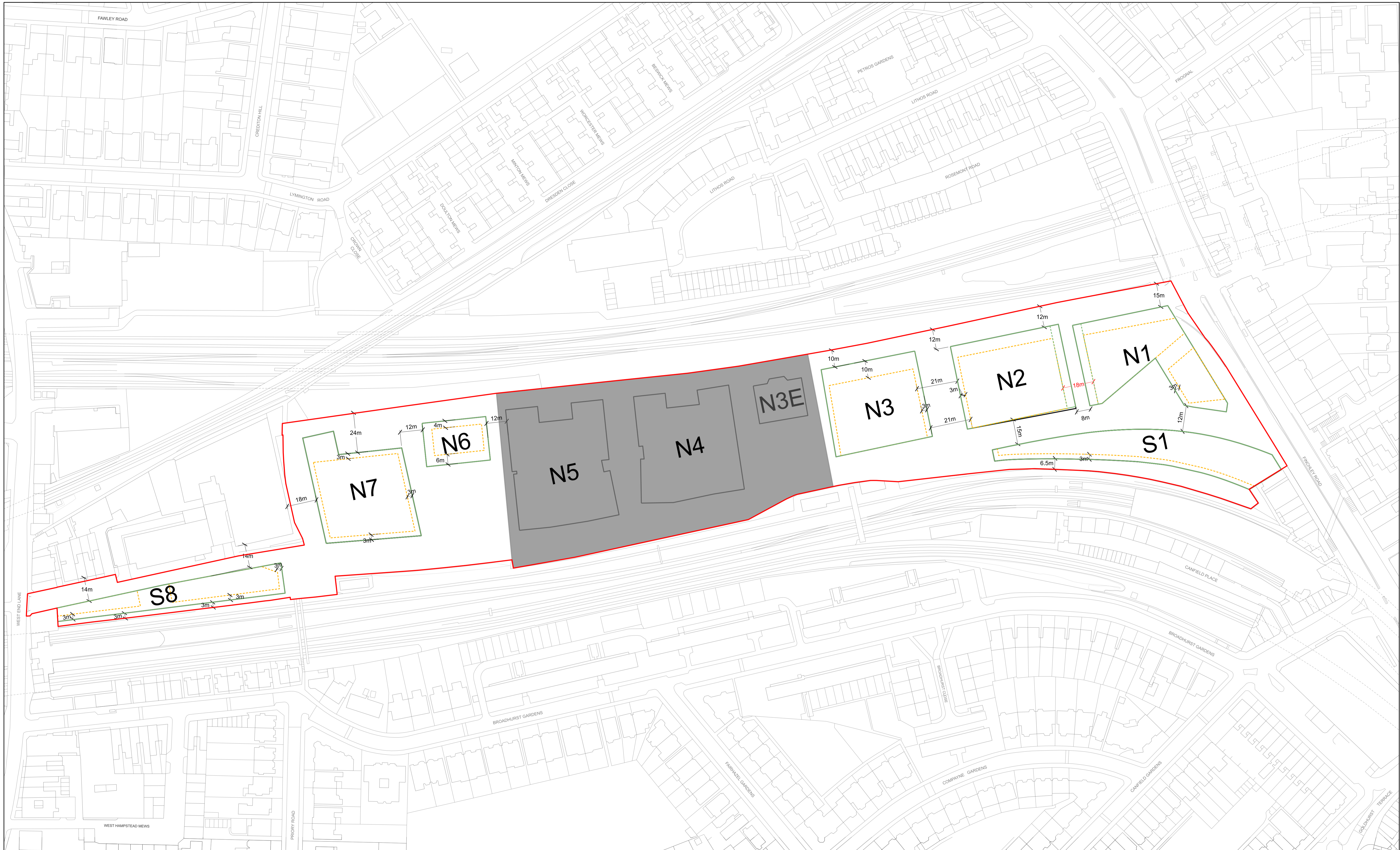
job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED DEVELOPMENT PLOTS AND PUBLIC REALM

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P103	P01

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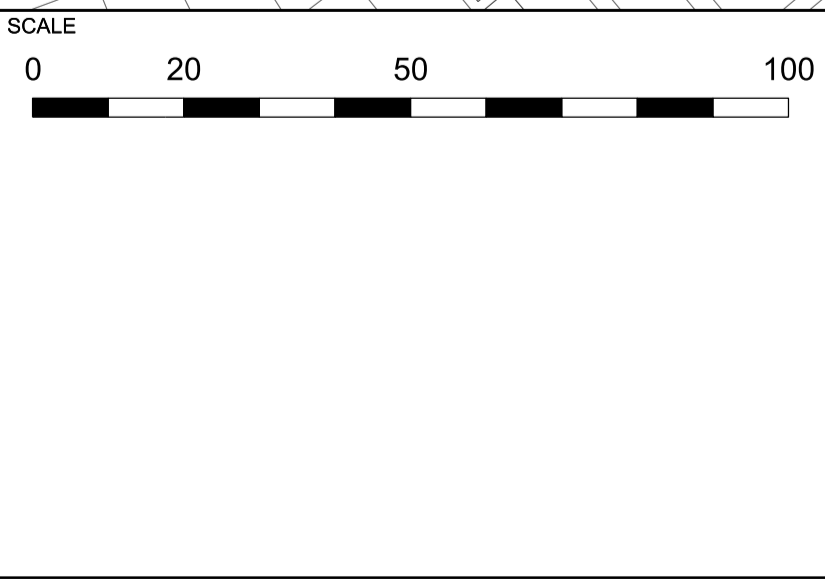


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
	MAXIMUM BUILDING FOOTPRINT FOR OUTLINE PLANNING PERMISSION
	BUILDING DISTANCE AT FIRST FLOOR LEVEL AND ABOVE
	MINIMUM BUILDING FOOTPRINT FOR OUTLINE PLANNING PERMISSION
	MINIMUM DISTANCE BETWEEN BUILDING FOOTPRINTS TO BE MAINTAINED
	50m MINIMUM DISTANCE BETWEEN BUILDINGS AT UPPER LEVELS

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.
- Maximum and Minimum Building Lines are related to Development Plot lines and may be adjusted together. Refer to Parameter Plan drawing 19066_X_(02)_103 for Limits of Deviation for each Development Plot
- Where Minimum Building Line is not defined, the building line is not constrained.



NOTE

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job title
O2 MASTERPLAN SITE

drawing title / location
MINIMUM AND MAXIMUM BUILDING FOOTPRINTS

drawn by ER	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02) P104 P01	revision

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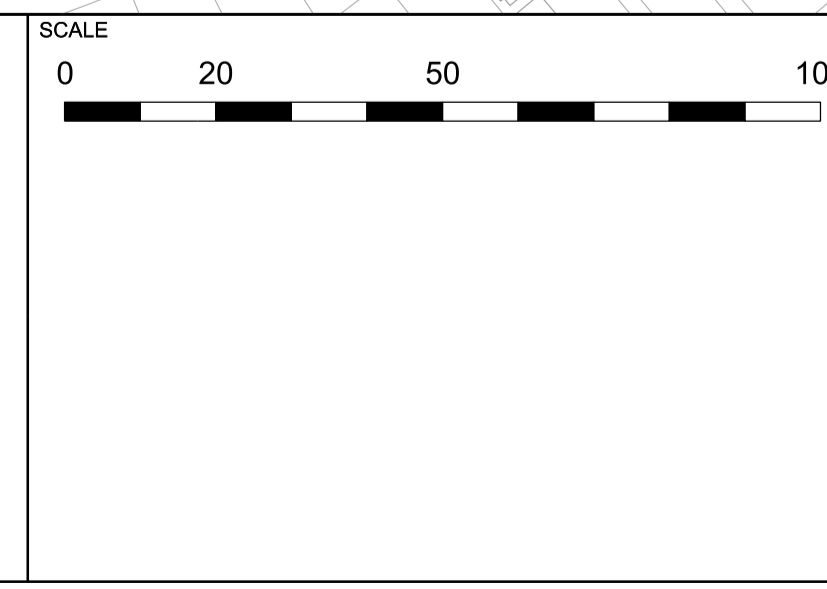


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	DEVELOPMENT PLOT REFERENCE
	MAXIMUM DEPTH OF BASEMENT IN OUTLINE ELEMENT RELATIVE TO GROUND FLOOR LEVEL OF DEVELOPMENT PLOT

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code document for further description of this plan, particular guidelines and principles for the Development.
- Maximum extent of basement area is related to Development Plot lines and may be adjusted together. Refer to Parameter Plan drawing 19066_X_(02)_103 for Limits of Deviation for each Development Plot.



NOTE

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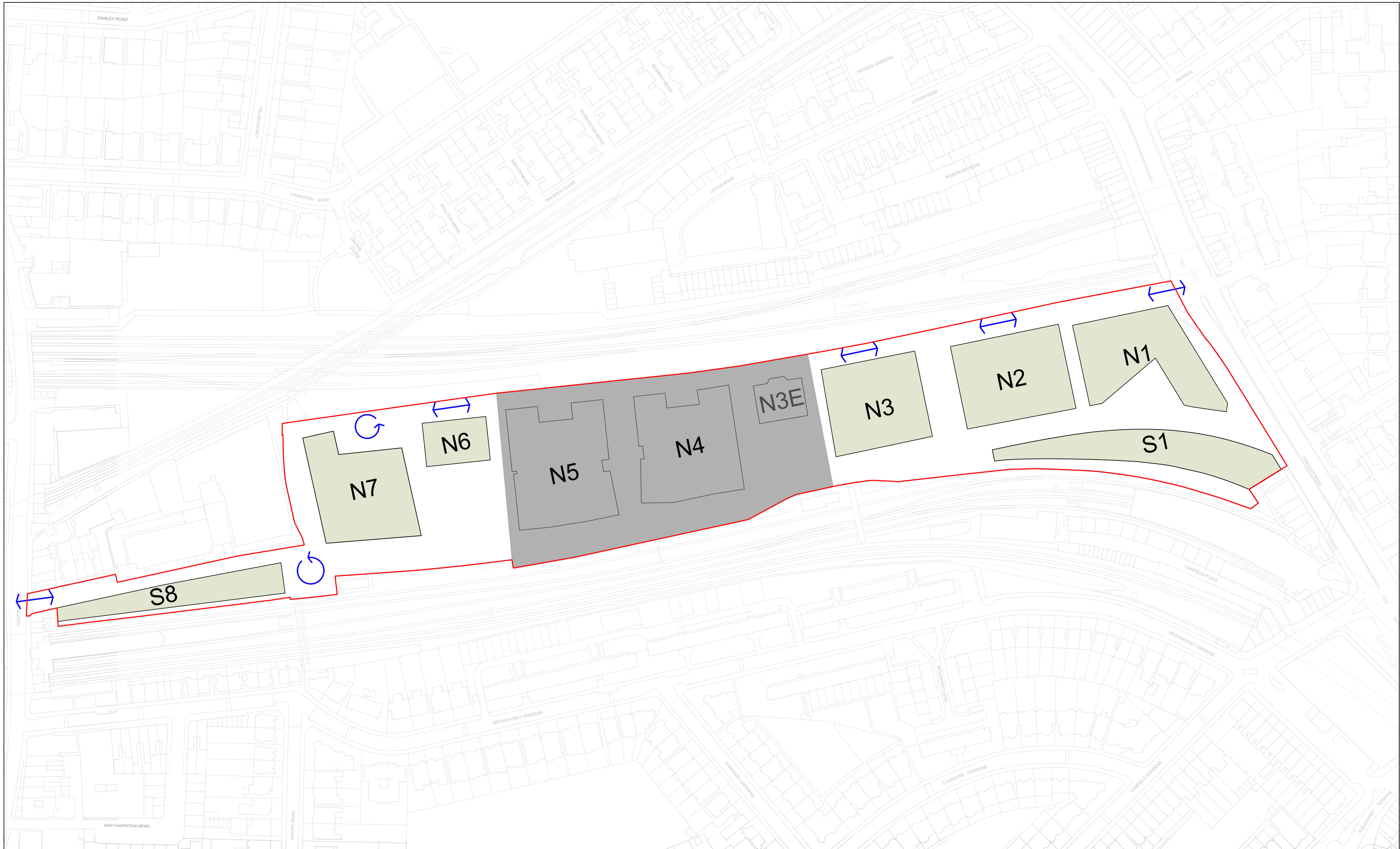
job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED BASEMENT EXTENTS

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P105	P01

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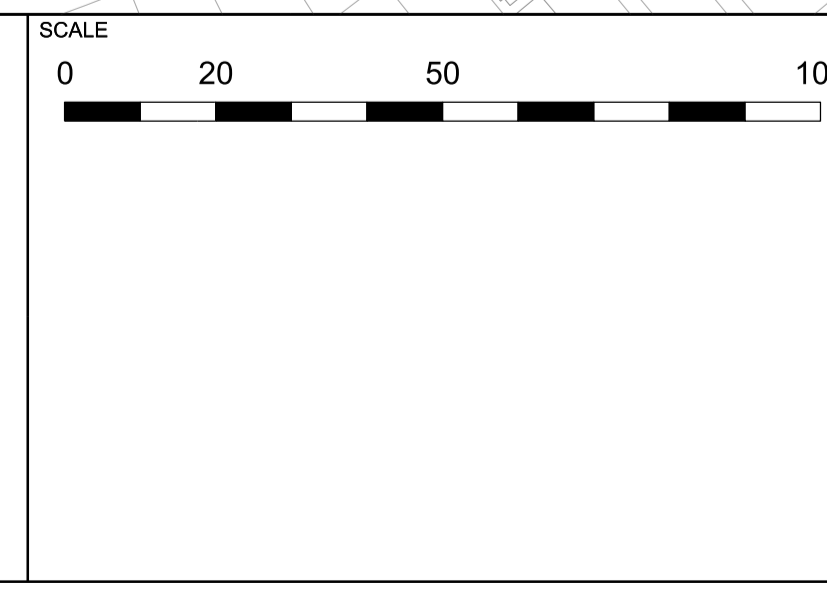


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	OUTLINE ELEMENT DEVELOPMENT PLOTS
	DEVELOPMENT PLOT REFERENCE
	VEHICULAR ACCESS ROUTE
	TURNING CIRCLE FOR VEHICLES

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

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job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED VEHICULAR ACCESS FROM PLANNING APPLICATION BOUNDARY

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P106	P01

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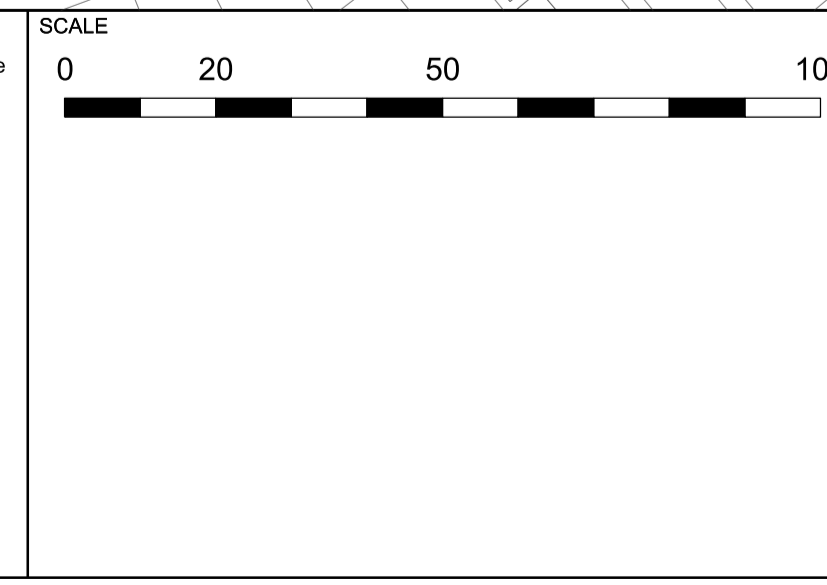


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
	PREDOMINANTLY COMMERCIAL / BUSINESS / SERVICE (CLASS E), LOCAL COMMUNITY (CLASS F2) AND SUI GENERIS LEISURE
	PREDOMINANTLY RESIDENTIAL AND ANCILLARY (CLASS C3)

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

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Q2 MASTERPLAN SITE

drawing title / location
PROPOSED BELOW GROUND USES

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P107	P01

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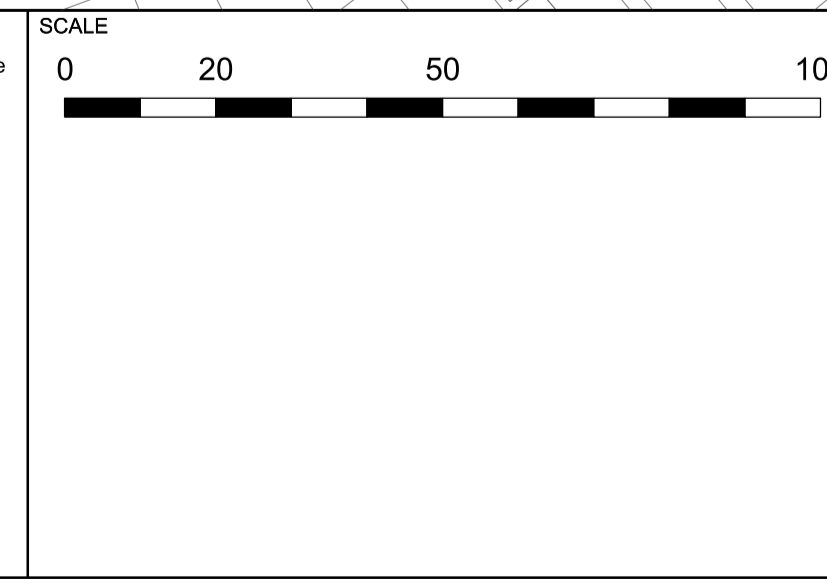


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	DEVELOPMENT PLOT REFERENCE
	PREDOMINANTLY COMMERCIAL / BUSINESS / SERVICE (CLASS E), LOCAL COMMUNITY (CLASS F2) AND SUI GENERIS LEISURE
	PREDOMINANTLY RESIDENTIAL AND ANCILLARY (CLASS C3)
	BUILDING WITH LOWER AND UPPER GROUND FLOORS

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

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job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED LOWER GROUND / GROUND LEVEL USES

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P108	P01

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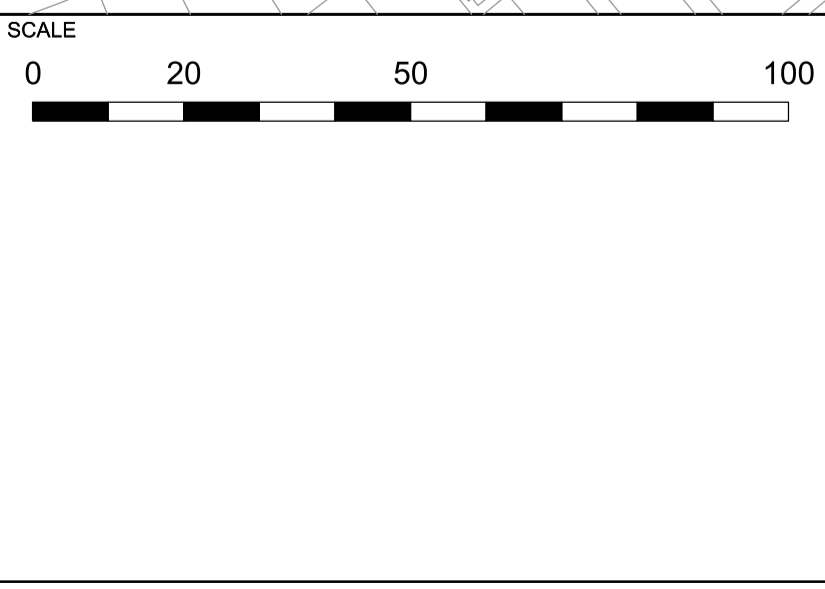


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
	PREDOMINANTLY COMMERCIAL / BUSINESS / SERVICE (CLASS E), LOCAL COMMUNITY (CLASS F2) AND SUIT GENERIS LEISURE
	PREDOMINANTLY RESIDENTIAL AND ANCILLARY (CLASS C3)

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.



NOTE

When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible. The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.

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 - any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates

LOCATION

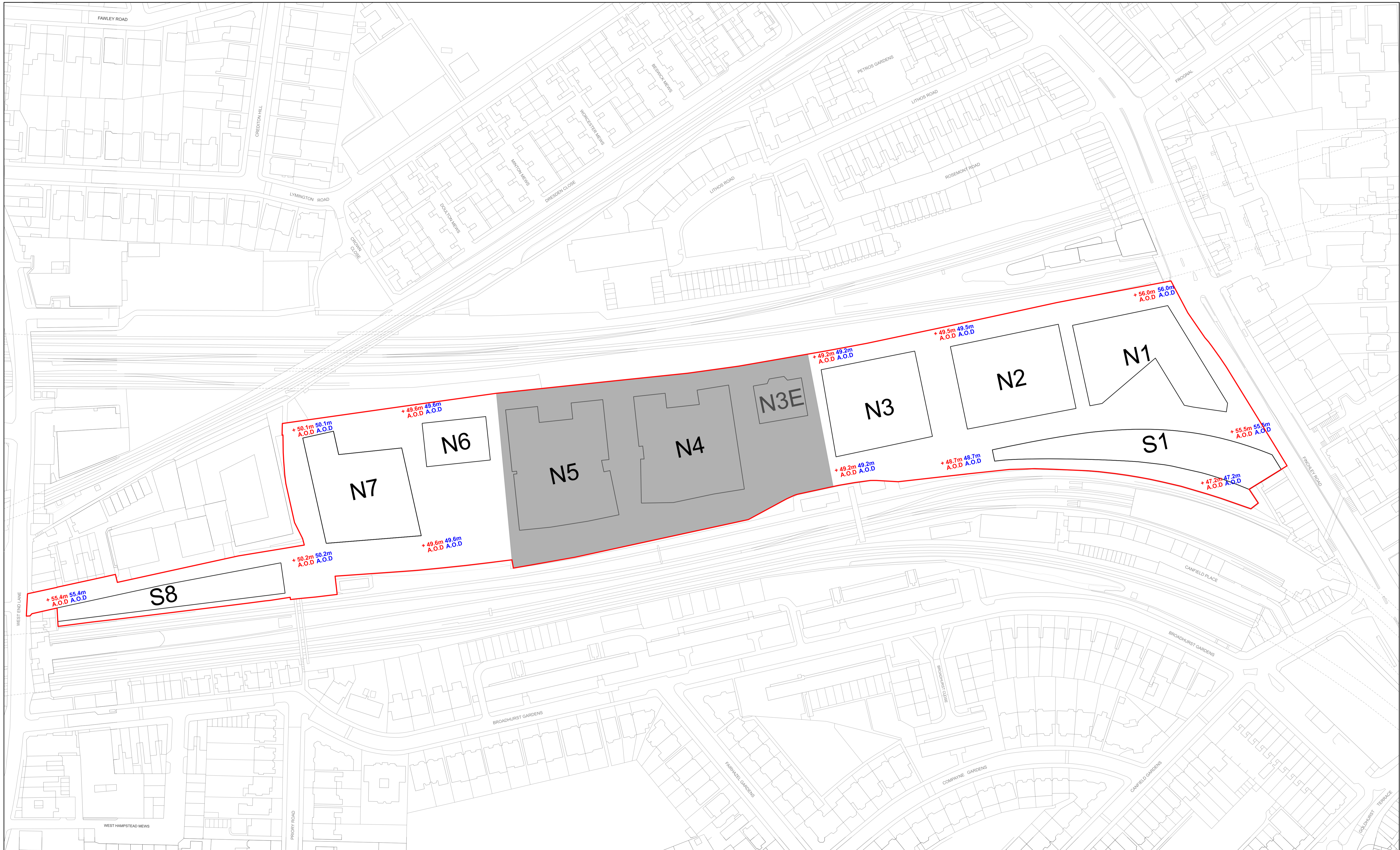
ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL
 TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED UPPER LEVEL USES

drawn by ER	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02) P109 P01	drawing no. / revision

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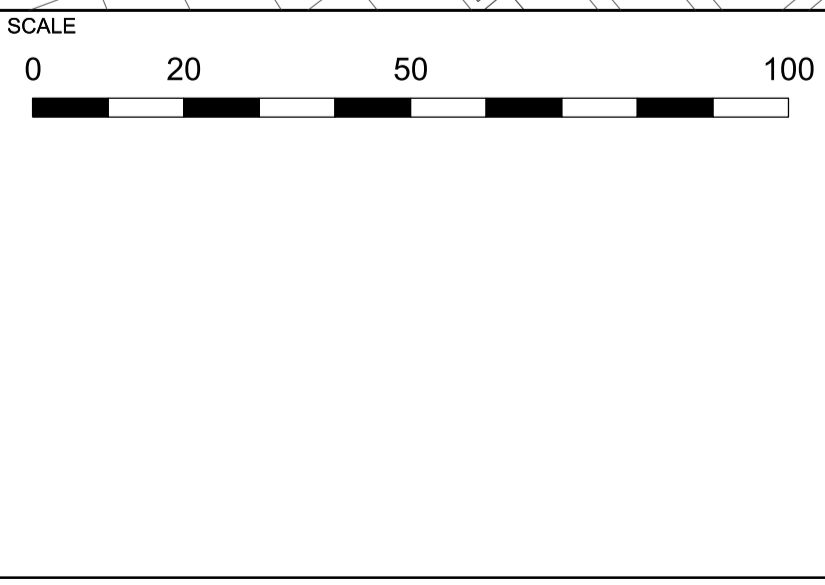


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	LAND FOR OUTLINE PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
+50	PROPOSED SITE LEVELS (LIMIT OF DEVIATION OF +/- 1 METRE APPLIES TO ALL LEVELS)
+50	EXISTING SITE LEVELS

REV	DATE	ISSUED FOR PLANNING
P01	28/01/22	ISSUED FOR PLANNING

REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.



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- the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information
- any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates

LOCATION

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job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED SITE LEVELS

drawn by	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P110	P01

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KEY

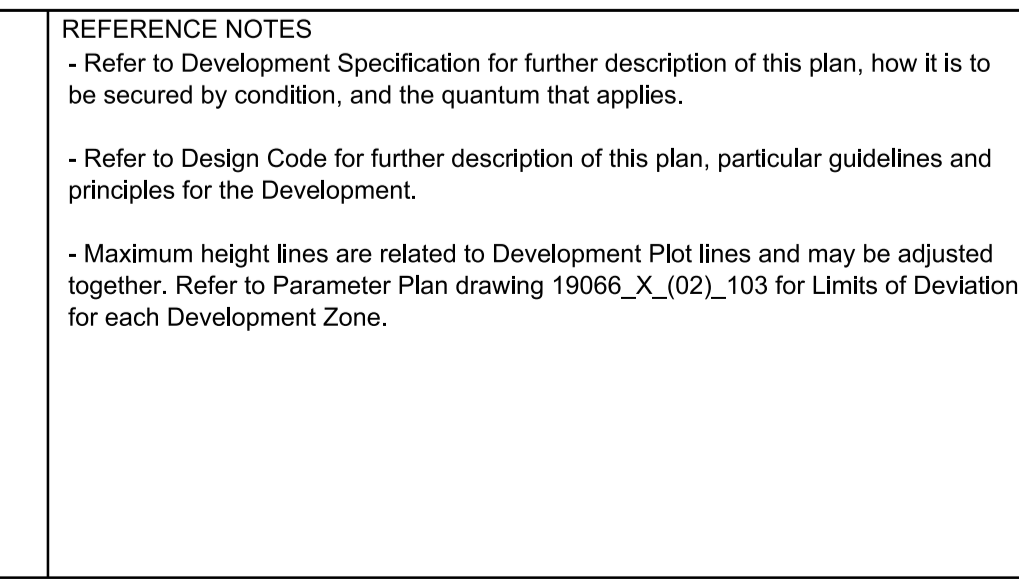
- PLANNING APPLICATION BOUNDARY
- LAND FOR DETAILED PLANNING PERMISSION
- DEVELOPMENT PLOT REFERENCE
- MAXIMUM HEIGHT IN METERS AOD

REV DATE

P01	28/01/22	ISSUED FOR PLANNING
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REFERENCE NOTES

- Refer to Development Specification for further description of this plan, how it is to be secured by condition, and the quantum that applies.
- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.
- Maximum height lines are related to Development Plot lines and may be adjusted together. Refer to Parameter Plan drawing 19066_X_(02)_103 for Limits of Deviation for each Development Zone.



LOCATION

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job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED MAXIMUM HEIGHTS

drawn by CL	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02)	classification P111 P01