



GERALDEVE



London Borough of Camden  
2nd Floor, 5 Pancras Square  
Town Hall  
Judd Street  
London  
WC1H 9JE



Your Ref: 2022/0528/P

19<sup>th</sup> December 2022

Dear Sir,

**O2 Centre Masterplan Site, Finchley Road – Scheme Amendment**

We write on behalf of LS (Finchley Road) Limited (“the Applicant”), in relation to the proposals for the O2 Centre Masterplan Site (“the Site”) and to formally submit amendments to the scheme.

This cover letter should be read alongside the suite of addendum/revised planning application documents, which consider the scheme amendments, and which are formally submitted to the London Borough of Camden (“LBC”) for consideration as part of application ref. 2022/0528/P. The environmental information described below is submitted pursuant to Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**Introduction and Background**

A hybrid planning application (“the Application”) for the redevelopment of the Site was submitted to LBC on 1<sup>st</sup> February 2022 (application ref. 2022/0528/P).

The Application seeks planning permission for 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”.*

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In response to feedback received on the application submission, the Applicant reviewed the proposals and made a number of changes to the scheme. On 20<sup>th</sup> September 2022 the Applicant submitted revised formal submission documents. The changes made were summarised in the cover letter by Gerald Eve LLP dated the 20<sup>th</sup> September 2022.

Since this time, further points have been raised and clarified through ongoing discussions with LBC and stakeholders. This has necessitated the need for revised documentation resulting in a further submission. These are summarised as follows:

- 1) The Council have requested further assessments are undertaken for the Wind, Daylight Sunlight Overshadowing (“DSO”) and Townscape, Heritage Visual Impact Assessment (“THVIA”) chapters of the Environmental Statement (“ES”) on the assumption that the tops of the buildings will fill the full extent of the maximum height parameters (to be read alongside the assessments in the original Environmental Statement in which the tops of the buildings were articulated to reflect plant levels and lift over-runs on the roofs of the buildings). This requires additional information to be provided in connection with Chapters 12, 13 and Volume 2 of the ES, the Design and Access Statement Addendum (“DAS Addendum”) and the Design Code;
- 2) The stated existing O2 Shopping Centre floorspace provided a figure of 24,996 sqm (GEA) and 24,259 sqm (GIA) for the O2 Centre. These figures are based on the net lettable area and not on the total floorspace which includes back of house, circulation and management areas. The corrected figures are 29,271 sqm (GEA) and 28,418 sqm (GIA). The Development Specification has been revised to reflect this. The Sustainability Statement (January 2022) and Supplementary Environmental Statement have considered this also.
- 3) Since the September submission and following further discussions with LBC and other stakeholders, a number of minor amendments and clarifications have been made to the documentation. As a result, in addition to the above, the following documents are now submitted:
  - a. Revised Surface Water Drainage Strategy;
  - b. Revised Parameter Plans showing the location of proposed, predominant, land uses;
  - c. Revised DAS Addendum and Revised Design Code;
  - d. Revised Illustrative Phasing Plan; and
  - e. Energy Strategy Addendum and consequential revised plans to Plot N4; Plan ref: 19066\_N4\_(00)\_P102 Rev PO4, 19066\_N4\_(00)\_P103\_Rev PO4 and 19066\_N4 (00)\_P108 Rev PO5 showing updated residential layouts for two flats in Block N4.

This cover letter now refers in further detail to each of the three points above.

#### **1) Testing of the maximum height parameter**

The assessments in the ES submitted in support of the outline elements of the planning application are based on a set of parameters plans which have been submitted for approval. One of these parameters plans, plan 111, shows the parameters for the maximum heights of the buildings in the outline element of the application.

The DSO Assessment (chapter 12), Wind Assessment (chapter 13) and THVIA (Volume 2) of the original ES (as originally submitted in February 2022) were carried out using a 3D model that articulated plant, equipment and lift over-runs located on the roofs of the buildings, as this is a very likely arrangement for developments of this kind. The space on the roofs assumed for these features fits within the maximum building heights parameters on plan 111.

The Council have requested that, for completeness, the Applicant undertakes additional assessments for these three Chapters with the form of the development (i.e the actual buildings themselves) assessed fully filling the development plot and the maximum height parameter in order to test the maximum envelope of development that could be achieved within these parameters. This approach removes any articulation and

is effectively the worst-case massing. This approach assumes that any plant or lift overruns would be within the volume of this maximum height envelope (and not additional to it).

In response to the Council's request, the applicant has undertaken these additional assessments and submits them as part of the Supplementary Environmental Statement under Regulation on 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The new chapters are additional to the existing chapters and do not replace them.

A summary of the conclusions in each additional/supplementary chapter is provided below.

***The Daylight, Sunlight, and Overshadowing (chapter 12A)***

The Supplementary Environmental Statement and additional assessment undertaken in Chapter 12A says that there is no change to the conclusion reached in the February 2022 Environmental Statement.

***Wind Assessment (chapter 13A)***

The Supplementary Environmental Statement and additional assessment undertaken in Chapter 13A says that there is no change to the conclusion reached in the February 2022 Environmental Statement.

***Townscape, Heritage and Visual Impact Assessment (THVIA) (Volume 2A of the ES)***

The additional THVIA chapter assesses development fully filling the development plot and maximum height parameters. The overall conclusions to be drawn from both sets of assessments are the same as those previously assessed and therefore there are no changes to the environmental effects.

**2) The existing O2 Shopping Centre floorspace**

The total floorspace in the O2 has been updated to 28,418 sqm (GIA) and 29,271 sqm (GEA) in the Development Specification document.

The existing floorspace for the O2 Centre, as amended in the Development Specification document, should be seen to update the figures in the application documentation where 24,259 sqm (GIA) is referenced.

The figure of 24,259 sqm (GIA) was not used in any of the assessments, including those within the ES. Therefore, there are generally no impacts on the conclusions of the technical documents as a result of this change.

The exception is the Sustainability Statement which used an existing floorspace figure for the O2 Centre of 46,899sqm (GIA) for the purposes of the carbon assessment. This figure includes the area of the surface level car park to the rear of the O2 Centre. The calculations have been re-run based on the correct existing floorspace figure of 28,418 sqm GIA. This change does not affect the overall conclusions of the Sustainability Statement and in turn the Environment and Climate Change Chapter (16) of the ES. A Revised Sustainability Statement submitted formally and is considered in the Supplementary Environmental Statement. These confirm that the conclusions remain unchanged. In addition to this change, and for completeness, the Revised Sustainability Statement has been amended to include the small floorspace change (due to HSE comments) that have occurred since the submission in February 2022 (as explained at the start of this letter).

The lettable areas of the O2 Centre provided in the Regeneration and Town Centre Statement<sup>1</sup> and referred to in the Planning Statement<sup>2</sup> (total lettable area of 24,875 sqm) are correct and remain unchanged.

**Annex A** to this letter sets out the existing floorspace of the O2 Centre and how the lettable areas are broken down.

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<sup>1</sup> Table 3.1 – total lettable area of 24,875 (GIA)

<sup>2</sup> Paragraph 9.107 (Table 9.3) – a total lettable area of 24,875

### 3) Clarifications and changes to submission documents

#### a. Revised Surface Water Drainage Strategy

Following discussions with Thames Water and LBC, the Applicant has sought to better the greenfield run-off rate of the O2 Centre Masterplan Site. The Application<sup>3</sup> initially referred to providing a minimum 50% reduction on existing flow rates from the development.<sup>4</sup>

The Applicant is committed to reduce greenfield run-off rate as far as is feasible and has undertaken further work since February 2022. Whilst the Outline Phases are not yet designed the Applicant has shown, through a revised Surface Water Drainage Strategy (which is appended to the Supplementary Environmental Statement), how a greenfield run-off- rate may be achieved in each of the, separate, three phases<sup>5</sup>. As is normal for a hybrid Application, detailed design will be undertaken at the Reserved Matters stage for the Outline Application, and this will encompass detailed surface water drainage proposals and confirm run-off rates. A suitably worded planning condition shall be agreed with the Council in this respect.

#### b. Revised Parameter Plans which illustrate land uses

Parameter Plans 19066\_X\_(02)\_P107 Rev P02, 19066\_X\_(02)\_P108 Rev P02 and 19066\_X\_(02)\_P109 Rev P02 **are submitted to replace** Parameter plans 19066\_X\_(02)\_P107 Rev P01, 19066\_X\_(02)\_P108 Rev P01 and 19066\_X\_(02)\_P109 Rev P01.

This is to correct an error. The F2 Use Class is removed from the land use key in accordance with the Revised Development Specification document (namely table 5). The Development Specification document, the DAS Addendum and the Design Code have been revised to incorporate the revised parameter plans. The three revised parameter plans, which are submitted formally, should be seen to update all submission documents where the three substituted parameter plans are referenced or provided.

#### c. Revised DAS Addendum and Revised Design Codes

Three aspects have been amended within the Revised DAS Addendum and Revised Design Codes:

- 1) Images and labelling have been amended to make it clear that images referring to the maximum height parameter, show the full maximum development envelope, rather than an articulated top (reflecting plant levels and lift overruns). The same approach has been taken to images in the Design Code;
- 2) Parameter plans 19066\_X\_(02)\_P107 Rev P01, 19066\_X\_(02)\_P108 Rev P01 and 19066\_X\_(02)\_P109 Rev P01 have been updated (where they appear) so that F2 Use Class is removed from the land use key. This change is in accordance with the Development Specification document. No other parameter plans are changed.
- 3) The Design Code is amended as follows:
  - a. A new code has been inserted in section 3.6 on the variation of the taller buildings as follows:

*“There must be meaningful variation in the height of the taller buildings. The extent of variation must be a minimum of 3m difference to the neighbouring building.*

*Across Development Plots N1 and N2 the difference in height between the taller elements must be at least 3m from any other tall element in those Development Plots.*

<sup>3</sup> As submitted in February 2022

<sup>4</sup> Proposed Drainage Strategy Report, Version 1, January 2022, paragraph 3.2.2

<sup>5</sup> Phase 1 – Detailed, Phase 2 Outline Phases West and Phase 3 -Outline Phases East



*Any variation must adhere to the building heights and massing strategy, illustrated on p.123 of the Design & Access Statement and Parameter Plan 19066\_X\_(02)\_P111 which sets out the maximum building heights for each Development Plot in the Outline Proposals....”*

- b. In regard to plant, the Revised Design Code states at section 6.9 that any plant located on the roof level ‘must’<sup>6</sup> be enclosed and either setback from the roof edge a minimum of 2m or concealed as a continuation of the main façade. Plant, stair pop-ups and lift overrun ‘must’ have the same material treatment of which ‘should’ have minimal visual impact.

**d. The Revised Illustrative Phasing Plan**

The Application included an Illustrative Phasing Plan. This sets out the three overarching phases. The Application documentation also referred to a Phase 0 which would comprise infrastructure works. For the avoidance of doubt, the Illustrative Phasing Plan has been revised, and is formally submitted, to include a Phase 0. Phase 0 comprises infrastructure works that do not trigger the Community Infrastructure Levy.

**e. Energy Strategy Addendum**

Through discussions with the Greater London Authority (‘GLA’) and LBC the Applicant has clarified, through an addendum to the Energy Strategy, the following:

- i. That the proposals can demonstrate 100% compliance with TM59 on overheating. To achieve 100% pass rate for TM59, on overheating, the kitchen layouts in two units have been amended. Plans ref 19066\_N4(00)\_P102\_Rev PO4, 19066\_N4\_(00)\_P103\_Rev P04 and 19066\_N4 (00)\_P108 Rev P05 replace plans ref 19066\_N4\_(00)\_P102 Rev PO3, 19066\_N4\_(00)\_P103\_Rev P03 and 19066\_N4 (00)\_P108 Rev P04; and
- ii. That the Outline Application will achieve 35%<sup>7</sup> regulated carbon emission reduction for the commercial spaces.

In addition to the above, the submission includes a Non- Technical Summary Addendum for completeness.

**Conclusion**

This cover letter and accompanying suite of plans and revised/addendum application documents are submitted formally in relation to planning application ref.2022/0528/P.

Should you have any questions on the revised submission documentation please contact Leonie Oliva [REDACTED] or Luke Davies [REDACTED] of this office.

Yours faithfully

[REDACTED]

Gerald Eve LLP

[REDACTED]

<sup>6</sup> The Design Codes in this submission change the requirement in terms of plant from ‘should’ to ‘must’

<sup>7</sup> The Application as submitted in February 2022 was achieving 34%.

Annex A – Table of existing Land Uses in the O2 Centre

Land use details in the O2 Centre				
Use Class	Description	Existing	GIA O2 Centre (assumed at 3% of GEA) sqm	O2 Centre GEA sqm
		Lettable Space sqm		
Class E	Sainsbury's	7,558		
Class E(A) (B)	Retail, sale of hot food and drink	6,670		
		(3189 +3481)		
Class E (D)	Gym + Little Gym + support facilities	5,722		
		(5,243 +479)		
Sui generis	Cinema	4,340		
Class E(F)	Creche	230		
Class F2	Community	355		
<b>Total</b>	-	<b>24,875</b>	<b>28,418</b>	<b>29,271.00</b>

**Annex B – Schedule of Approved Plans**





# ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris Ltd  
Architects  
Morelands  
5 - 23 Old Street  
London EC1V 9HL  
  
T +44 (0)20 7251 5261  
F +44 (0)20 7251 5123  
info@ahmm.co.uk  
www.ahmm.co.uk

Job Title

O2 MASTERPLAN SITE

Package No.

(00)\_PROPOSED\_GENERAL ARRANGEMENTS

Job No.

19066

Source

AHMM

## Planning Drawing Register & Issue Sheet

DRAWINGS ISSUED	DAY	21	11	29	26	11	17	02	12												
	MONTH	01	03	03	06	10	11	12	12												
	YEAR	22	22	22	22	22	22	22	22												
NUMBER	TITLE	SCALE	SIZE	REVISION																	
<b>EXISTING</b>																					
19066_X_(00)_P001	SITE LOCATION PLAN	1:1250	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P002	EXISTING SITE PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P003	EXISTING LOWER GROUND FLOOR PLANS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P004	EXISTING UPPER GROUND FLOOR PLANS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P005	EXISTING UPPER FLOOR PLANS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P006	EXISTING SITE LEVELS PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P007	DEMOLITION PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P008	ILLUSTRATIVE PHASING PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P031	EXISTING SITE SECTIONS A-A & B-B	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P032	EXISTING SITE ELEVATIONS NORTH & SOUTH	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>SITE WIDE (DETAIL)</b>																					
19066_X_(00)_P100	PROPOSED SITE PLAN - GROUND FLOOR	1:1000	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P101	PROPOSED SITE PLAN - FIRST FLOOR	1:1000	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P102	PROPOSED SITE PLAN - ROOF	1:1000	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P200	PROPOSED SITE ELEVATION NORTH & SOUTH	1:1000	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_X_(00)_P301	PROPOSED SITE SECTION A-A & B-B	1:1000	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
<b>PLOT N5</b>																					
19066_N5_(00)_P100	PROPOSED GROUND FLOOR PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P101	PROPOSED PODIUM PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P102	PROPOSED LEVEL 02, 04 & 06 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P103	PROPOSED LEVEL 03, 05 & 07 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P108	PROPOSED LEVEL 08 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P109	PROPOSED LEVEL 09 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P110	PROPOSED LEVEL 10-13 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P114	PROPOSED LEVEL 14 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P115	PROPOSED ROOF PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P200	PROPOSED WEST ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P201	PROPOSED NORTH ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P202	PROPOSED EAST ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P203	PROPOSED SOUTH ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P211	BAY STUDY BUILDING N5-A, C & D	1:50	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P212	BAY STUDY BUILDING N5-B	1:50	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P300	PROPOSED N5 SHORT SECTION WEST	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N5_(00)_P301	PROPOSED N5 SHORT SECTION EAST	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
<b>PLOT N4</b>																					
19066_N4_(00)_P100	PROPOSED GROUND FLOOR PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P101	PROPOSED PODIUM PLAN	1:100	A0	P01	-	-	-	P02	P03	P04	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P102	PROPOSED LEVEL 02, 04 & 06 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P103	PROPOSED LEVEL 03, 05 & 07 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P108	PROPOSED LEVEL 08 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P109	PROPOSED LEVEL 09 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P110	PROPOSED LEVELS 10-12 PLAN	1:100	A0	P01	P02	-	-	P03	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P113	PROPOSED LEVEL 13 PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P114	PROPOSED ROOF PLAN	1:100	A0	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P120	3B5P - WHEELCHAIR UNIT PLAN	1:25	A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P01	P02	-	
19066_N4_(00)_P121	1B2P - WHEELCHAIR UNIT PLAN	1:25	A1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P01	P02	-	
19066_N4_(00)_P200	PROPOSED WEST ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P201	PROPOSED NORTH ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P202	PROPOSED EAST ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P203	PROPOSED SOUTH ELEVATION	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P211	BAY STUDY BUILDING N4-A, B & C	1:50	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P212	BAY STUDY BUILDING N4-D	1:50	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P300	PROPOSED N4 SHORT SECTION WEST	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	
19066_N4_(00)_P301	PROPOSED N4 SHORT SECTION EAST	1:200	A1	P01	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	

# ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris Ltd  
Architects  
Morelands  
5 - 23 Old Street  
London EC1V 9HL  
  
T +44 (0)20 7251 5261  
F +44 (0)20 7251 5123  
info@ahmm.co.uk  
www.ahmm.co.uk

**Job Title**  
**Package No.**  
**Job No.**  
**Source**

**O2 MASTERPLAN SITE**  
**(00)\_PROPOSED\_GENERAL ARRANGEMENTS**  
**19066**  
**AHMM**

## Planning Drawing Register & Issue Sheet

DRAWINGS ISSUED	DAY	21	11	29	26	11	17	02	12																						
	MNTH	01	03	03	06	10	11	12	12																						
	YEAR	22	22	22	22	22	22	22	22																						
NUMBER	TITLE	SCALE	SIZE	REVISION																											
<b>PLOT N3E</b>																															
19066_N3E_(00)_P099	PROPOSED BASEMENT PLAN	1:100	A1	-	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P100	PROPOSED GROUND FLOOR PLAN	1:100	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P101	PROPOSED LEVEL 01 PLAN	1:100	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P102	PROPOSED LEVEL 02-08 PLAN	1:100	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P109	PROPOSED LEVEL 09 PLAN	1:100	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P111	PROPOSED ROOF PLAN	1:100	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P200	PROPOSED SOUTH ELEVATION	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P201	PROPOSED WEST ELEVATION	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P202	PROPOSED NORTH ELEVATION	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P203	PROPOSED EAST ELEVATION	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P211	BAY STUDY SOUTH ELEVATION	1:50	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_N3E_(00)_P300	PROPOSED N3-E SECTION	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
<b>DETAILED PLOT SECTIONS</b>																															
19066_X_(00)_P310	PROPOSED LONG SECTION NORTH	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
19066_X_(00)_P311	PROPOSED LONG SECTION SOUTH	1:200	A1	P01	-	-	P02	-	-	-	-	-	-	-	-	-	-	-	-	-											
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<b>PURPOSE OF ISSUE</b>										PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL		
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# ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris Ltd  
Architects  
Morelands  
5 - 23 Old Street  
London EC1V 9HL

T +44 (0)20 7251 5261  
F +44 (0)20 7251 5123  
info@ahmm.co.uk  
www.ahmm.co.uk

**Job Title** O2 MASTERPLAN SITE  
**Package No.** (02)\_PARAMETER PLANS  
**Job No.** 19066  
**Source** AHMM

## Planning Drawing Register & Issue Sheet

DRAWINGS ISSUED	DAY	21	11	29	26	11	17	02	12											
	MNTH	01	03	03	08	10	11	12	12											
	YEAR	22	22	22	22	22	22	22	22	22										

NUMBER	TITLE	SCALE	SIZE	REVISION																
19066_X_(02)_P100	EXISTING SITE PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P101	DETAILED OUTLINE ELEMENTS AND DEMOLITION PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P102	PROPOSED PLOT PLAN	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P103	PROPOSED DEVELOPMENT PLOTS AND PUBLIC REALM	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P104	MINIMUM AND MAXIMUM BUILDING FOOTPRINTS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P105	PROPOSED BASEMENT EXTENTS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P106	PROPOSED VEHICULAR ACCESS FROM PLANNING APPLICATION BOUND	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P107	BELOW GROUND USES	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P108	ABOVE GROUND USES	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P109	PROPOSED PREDOMINANT UPPER LEVEL USES	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P110	PROPOSED SITE LEVELS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19066_X_(02)_P111	PROPOSED MAXIMUM HEIGHTS	1:1000	A1	P01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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