

O2 Masterplan Site

Report for – LS Finchley Road Limited

ES Addendum

December 2022

Document Version Control

Version	Date	Author	Reviewed by	Reviewed and Approved by
1.0	12/2022	Giacomo Ciavatti	Tony Selwyn	Tony Selwyn

Report for: **LS Finchley Road Limited**

Copy to:

London Borough of Camden



115 Southwark Bridge Road | London | SE1 0AX

+44 (0) 20 7490 7700

webenquiry@plowmancraven.co.uk

<https://www.plowmancraven.co.uk/>

Contents

1.0	INTRODUCTION	4
1.1	BACKGROUND.....	4
1.2	MAXIMUM PARAMETER BUILDING HEIGHTS.....	5
1.3	EXISTING FLOORSPACE.....	6
1.4	CONSULTATION COMMENTS.....	6
2.0	REPORT PURPOSE	7
2.1	INTRODUCTION.....	7
2.2	EIA SCOPING.....	8
2.3	LEGAL FRAMEWORK.....	8
2.4	ES AVAILABILITY.....	8
3.0	DECEMBER 2022 UPDATES.....	9
3.1	MAXIMUM PARAMETER BUILDING HEIGHTS.....	9
3.2	EXISTING FLOORSPACE.....	9
3.3	CONSULTATION COMMENTS.....	10
3.4	OTHER REVISED DOCUMENTS.....	11
4.0	SUMMARY OF EFFECTS, MITIGATION, MONITORING AND CONCLUSIONS	13
4.1	CONCLUSIONS	13
	APPENDICES	14
	APPENDIX 1 – RESPONSE TO CBRE AUGUST 2022.....	15
	APPENDIX 2 – RESPONSE TO CBRE OCTOBER 2022.....	16
	APPENDIX 3 – CHAPTER 12A DAYLIGHT, SUNLIGHT AND APPENDICES.....	17
	APPENDIX 4 – CHAPTER 13A WIND.....	18
	APPENDIX 5 – VOLUME 2 THVIA DECEMBER 2022	19
	APPENDIX 6 – CHAPTER 16: CLIMATE CHANGE.....	20
	APPENDIX 7 – UPDATED SURFACE DRAINAGE STRATEGY AND APPENDICES.....	21

1.0 Introduction

1.1 Background

1.1.1 In February 2022, LS Finchley Road Limited (hereafter referred to as the ‘Applicant’) submitted a hybrid Planning Application (Ref: 2022/0528/P) for the mixed-use redevelopment of a site at Finchley Road, Camden, London, (the ‘Site’). The Planning Application was accompanied by an Environmental Statement (ES) (the ‘2022 ES’).

1.1.2 The 2022 ES comprised the following:

- **ES Volume 1** - formed the main body of the ES and was divided into a number of background and technical chapters supported with figures and tabular information detailing the results of environmental investigations, potential effects arising and the proposed mitigation measures. The ES also identified opportunities for social and economic benefit and environmental enhancement;
- **ES Volume 2** - Townscape, Visual and Built Heritage Impact Assessment (THVIA);
- **ES Volume 3A** - Technical Appendices to ES Volume 1;
- **ES Volume 3B** – Transport Assessment;
- **Non-Technical Summary of the ES.**

Figure 1.1: Site Boundary



- 1.1.3 In response to feedback received on the application submission, the Applicant reviewed the proposals and made a number of changes to the scheme. On 20th September 2022 the Applicant submitted revised formal submission documents. The changes made were reviewed in the context of the 2022 ES in an EIA Letter of Conformity (Plowman Craven, September 2022), the findings of which stated the changes did not alter the conclusions of the 2022 ES.
- 1.1.4 Since this time, further points have been raised and clarified through ongoing discussions with the London Borough of Camden (LBC) and statutory stakeholders. This has necessitated the need for revised documentation resulting in a further submission. These are summarised below.

1.2 Maximum Parameter Building Heights

- 1.2.1 The assessments in the 2022 ES submitted in support of the outline elements of the planning application were based on the parameter plans which have been submitted for approval. One of these parameter plans, plan 111, shows the parameters for the maximum heights of the buildings in the outline element of the application.
- 1.2.2 The assessments in the 2022 ES 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.
- 1.2.3 The Council have requested that, for completeness, the Applicant undertakes additional assessments 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. This approach assumes that any plant or lift overruns would be within the volume of this maximum height envelope (and not additional to it).
- 1.2.4 In response to LBC's request, the Applicant has undertaken this additional assessment and submits this ES Addendum under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). It contains the assessments of the impacts and effects of the buildings themselves being constructed up to the maximum heights on plan 111, on wind, daylight/sunlight and townscape, heritage and visual conditions.
- 1.2.5 For ease of understanding, these assessments are submitted as Chapters 12A, 13A and Volume 2 December 2022, and should be read alongside the corresponding chapters in the 2022 ES. It should be stressed that these assessments do not replace the chapters in the 2022 ES, but supplement them.

1.2.6 In summary, as will be seen, the overall conclusions to be drawn from both sets of assessments are the same, but the detailed results and explanation of each is found in the respective chapters that are appended to this ES Addendum.

1.3 Existing Floorspace

1.3.1 The stated existing O2 Shopping Centre floorspace has been found to be incorrect. The Development Specification document 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.

1.4 Consultation Comments

1.4.1 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 responses and documents are now submitted:

- a. Response to Air Quality Comments;
- b. Revised Surface Water Drainage Strategy;
- c. Revised Parameter Plans showing the location of proposed land uses;
- d. Revised DAS Addendum and Revised Design Code;
- e. Revised Illustrative Phasing Plan; and
- f. Energy Strategy Addendum and consequential revised plans ref 19066_N4_(00)_P102 Rev PO4, 19066_N4_(00)_P103_Rev P04 and 19066_N4 (00)_P108 Rev P05 showing updated residential layouts for two flats in Block N4.

1.4.2 Each of the points in 1.2, 1.3 and 1.4 above is discussed within the ES Addendum below.

2.0 Report Purpose

2.1 Introduction

- 2.1.1 This ES Addendum forms part of a package of information being submitted to LBC by the Applicant.
- 2.1.2 Part 3, Regulation 9 of the EIA Regulations 2017 (As amended), deals with ‘subsequent applications where environmental information previously provided’, and requires the planning authority to seek further information in accordance with Regulation 25 if it considers that the environmental information already provided is not adequate to assess the environmental effects of the development.
- 2.1.3 Notwithstanding the above, this ES Addendum has reviewed the assessments and responds to the other points outlined in Section 1 in the context of the 2022 ES and also the position agreed in response to the CBRE Review of the ES (08/2022 (Appendix 1) & 10/2022 (Appendix 2)). This has determined whether the assessments and other points give rise to any materially new or materially different likely significant environmental effects to those previously assessed and whether the mitigation measures remain valid.
- 2.1.4 If there is a material change, this is reported in this ES Addendum. This ES Addendum and any updated technical assessments are presented to be read in conjunction with the 2022 ES as submitted. Together these documents comprise the assessment of environmental effects to be relied upon as the ‘environmental information’.
- 2.1.5 This Addendum has been prepared in accordance with statutory requirements and current industry accepted guidance for EIA, together with applicable national and international legislation for the EIA process. The assessment criteria, magnitude of change, sensitivity of receptors and assessment of effect significance remains as set out within Chapter 2 ‘Approach to the Assessment’ of the 2022 ES.
- 2.1.6 For completeness an Addendum to the Non-Technical Statement (NTS) has also been provided as part of this submission.
- 2.1.7 A selection of other Application documents submitted in addition to this Addendum are as follows:
- Detailed Covering Letter;
 - Design and Access Statement Addendum;
 - Energy Strategy Addendum;
 - Revised Sustainability Assessment;
 - Revised Design and Access Addendum;

- Revised Design Codes;
- Revised Surface Water Drainage Strategy;
- Revised Development Specification.

2.2 EIA Scoping

2.2.1 No additional formal EIA Scoping Opinion has been requested from LBC.

2.3 Legal Framework

2.3.1 There has been no change to the legal framework since the 2022 ES.

2.4 ES Availability

2.4.1 This ES Addendum has been submitted to LBC. It is assumed that LBC on receipt will advertise the submission in accordance with the requirements of Regulation 23 of the EIA Regulations. The ES Addendum is available from the LBC planning portal website at the following link:

<https://www.camden.gov.uk/planning-building-development>

2.4.2 CD and paper copies can be obtained at cost, via Plowman Craven.

3.0 December 2022 Updates

3.1 Maximum Parameter Building Heights

- 3.1.1 As outlined above, additional assessment has been undertaken on the assumption that the tops of the outline buildings themselves will be built up to the maximum building heights shown on parameter plan 111. This additional assessment has been undertaken on wind, daylight/sunlight and townscape, heritage and visual conditions. On review, it was not considered necessary to update the assessment for any other topics presented in the 2022 ES. The additional assessment builds upon the approach outlined in Chapter 2: Approach to the Assessment of the 2022 ES as explained above.
- 3.1.2 For ease of understanding, these assessments are submitted as Chapters 12A, 13A and Volume 2 December 2022, and can be found in Appendix 3, 4 and 5 of this ES addendum.
- 3.1.3 A summary of the conclusions to these assessments can be found in Section 4 of this ES Addendum.

3.2 Existing Floorspace

- 3.2.1 The total floorspace in the O2 has been updated to 28,418 sqm (GIA) and 29,271 sqm (GEA) in the Development Specification document.
- 3.2.2 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 2022 ES (It was referenced in Table 1.1 of Chapter 1: Introduction, but not used for any assessments). Therefore, there are generally no impacts on the conclusions of the technical documents as a result of this change.
- 3.2.3 The exception is the Sustainability Statement which used an existing floorspace figure for the O2 Centre of 46,899 sqm (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 Chapter 16: Climate Change of the 2022 ES (Which also used the 46,899 sqm figure, see Table 16.8 of Chapter 16). For completeness the calculations in Chapter 16 have been re-run though to take account of this change and an updated Chapter 16 is appended to this ES Addendum (Appendix 6).
- 3.2.4 The demolition and construction vehicle movements provided in Chapter 5: Demolition and Construction also remain unchanged as the calculations to provide these numbers was not based off the incorrect number above, but in fact a review of existing plans and calculation of predicted waste material volumes.

3.3 Consultation Comments

- a. Response to Air Quality Comments;
- b. Revised Surface Water Drainage Strategy;
- c. Revised Parameter Plans showing the location of proposed land uses;
- d. Revised DAS Addendum and Revised Design Code;
- e. Revised Illustrative Phasing Plan; and
- f. Energy Strategy Addendum and consequential revised plans ref 19066_N4_(00)_P102 Rev PO4, 19066_N4_(00)_P103_Rev P04 and 19066_N4_(00)_P108 Rev P05 showing updated residential layouts for two flats in Block N4.

Air Quality

3.3.1 As part of the consultation comments received from LBC, it was raised that the air quality modelling submitted as part of the 2022 ES does not fully reflect the pollution from the three diesel railway lines close to the site or align with the recent London Atmospheric Emissions Inventory maps which indicate poor air quality, particularly along the northern and eastern boundaries of the site.

3.3.2 We have responded to LBC on this point and to clarify, we did consider the effects of railway emissions quantitatively (via the inclusion of rail emissions in background concentrations) albeit this was not explicitly stated in Chapter 7: Air Quality. With the railway emissions contribution to the assessment undertaken, the outcomes are considered not significant and therefore we consider the effects of the railway line to be not significant. Nevertheless, we are happy to accept the proposed condition discussed with LBC as below:

“Prior to commencement of a phase, a statement of conformity for that phase shall be submitted for approval to the Local Planning Authority which will identify if the development in that phase will give rise to any deviation in the findings of the approved Air Quality assessment, such statement of conformity to be carried out and written in accordance with the relevant current guidance for the existing site and proposed development.

Each statement of conformity for a phase shall assess the current baseline situation in the vicinity of the proposed development in that phase. The statement shall include all calculations for emissions from road and railways and baseline data relevant to that phase. If the effects in the statement are materially different to those set out in the approved air quality assessment an Addendum Assessment shall be submitted and if required a scheme for air pollution design solutions or mitigation measures based on the findings of the addendum shall be submitted to and approved by the Local Planning Authority prior to the commencement of development of that phase. The approved design or mitigation scheme shall be constructed and maintained in accordance with the approved details.”

Revised Surface Water Drainage Strategy

- 3.3.3 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 initially referred to 50% x Greenfield runoff-rate for the Detailed and Outline Applications.
- 3.3.4 The drainage strategy has been updated to reflect a change to the surface water discharge rate for the proposed development (This is provided as Appendix 7 to this ES Addendum and replaces Appendix 9.2 of the 2022 ES). The previous submitted strategy was prepared based on a 50% betterment of the existing estimated flow rates of approximately 260 l/s. The revised strategy now represents a restriction to a rate equivalent to greenfield runoff of 24.9 l/s which represents a betterment of over 95% when compared to the existing arrangement.
- 3.3.5 In order to respond to the change in discharge rate, additional storage volume has been provided within the development proposals. The proposed storage volumes have increased from 2,435 m³ to 4,319 m³ (1,884 m³ total increase), and storage has been shown to be included within public realm and landscape areas.
- 3.3.6 The revised Surface Water Drainage Strategy has been reviewed in the context of the 2022 ES and Chapter 9, and does not change the conclusions.

3.4 Other Revised Documents

3.4.1 The other revised documents referenced above, include:

- Revised Parameter Plans showing the location of proposed 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. This is in accordance with the 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.
- Revised DAS Addendum and Revised Design Code.
- 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; and

- Energy Strategy Addendum and consequential revised plans ref 19066_N4_(00)_P102 Rev PO4, 19066_N4_(00)_P103_Rev P04 and 19066_N4_(00)_P108 Rev P05 showing updated residential layouts for two flats in Block N4.

3.4.2 The detail to these changes is provided in the Gerald Eve Covering Letter (December 2022). The changes to these documents and plans have been reviewed in the context of the 2022 ES and do not alter the conclusions as presented.

4.0 Summary of Effects, Mitigation, Monitoring and Conclusions

4.1 Conclusions

- 4.1.1 This ES Addendum sets out a review of the assessments and revised documents above in the context of the 2022 ES and position agreed with CBRE in their review of the 2022 ES.
- 4.1.2 As is evident, the review has concluded that the environmental information as provided and reported in the 2022 ES remains valid. This is highlighted in **Table 4.1**.

Table 4.1: Summary of Effects

Technical Chapter Considered within the Addendum	Any Change to the Conclusions Reached in the 2022 ES (Yes / No)
Water Resources, Flood Risk and Drainage	No
Daylight, Sunlight and Overshadowing	No
Wind	No
Climate Change	No
Townscape and Visual Assessment	No

Appendices

Appendix 1 – Response to CBRE August 2022

Appendix 2 – Response to CBRE October 2022

Appendix 3 – Chapter 12A Daylight, Sunlight and Appendices

Appendix 4 – Chapter 13A Wind

Appendix 5 – Volume 2 THVIA December 2022

Appendix 6 – Chapter 16: Climate Change

Appendix 7 – Updated Surface Drainage Strategy and Appendices

