



GERALDEVE

Development Specification Document

On behalf of: LS (Finchley Road) Limited

Date: 13/02/2023

February 2023 Revisions:

A limited number of revisions have been made to the Development Specification document as shown in this version dated February 2023. These comprise:

- Revised description of development to respond to the recent Hillside decision;
- Revised area schedule to account for Detailed Proposals which include two staircases within each core and minor changes to floorspace;
- Revised residential unit mix in Plot N5; and
- Revised cycle parking provision in Detailed Proposal; and
- Changes to the non-residential area schedule for the Detailed Proposals.
- No changes are made to the Outline application.

[LJW/LOLIVA/LDA/U0011576]

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1 Introduction and Purpose of the Document

- 1.1 This 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 Revised Development Specification document (dated 19th December 2022) submitted in support of the application for the Site. It takes into account proposed amendments which respond to a government consultation which includes a proposal to mandate second staircases in residential buildings over 30 metres in height to improve fire safety.
- 1.3 The Site will be 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 establish 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 Scheme to evolve. It does so by specifying the parameters, principles, constraints and restrictions within which the “flexible” elements of the Scheme are contained.
- 1.11 This Development Specification provides parameters for the outline elements of the application 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 This Development Specification defines and describes the Development and explains:
- i. The Detailed Proposals for which full approval is sought;
 - ii. The development 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.

- v. The parameter plans: providing a broad description of each Parameter Plan and narrative of what they propose.

The Development Specification document Chapters

1.14 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:

“ Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and 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, in accordance with the Development Specification.

For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that.”

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.

² The Parameter Plans are appended in Appendix B

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
19066_X_(02)_111	Proposed Maximum Heights

Application in Detail – 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, 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 December 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 this 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)	24,418	29,271
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 site wide development 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 191,026 sqm GIA.
- 4.3 The Detailed Proposals are for 58,616 sqm GIA.
- 4.4 The Outline Proposals are for a maximum of 132,410 sqm GIA.

Detailed Proposals

- 4.5 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	5,660	23,839	27,285	56,784
Community	F2	0	268	0	268
Retail	E (a)	145	91	1,072	1,308
Food and drink	E (b)	97	0	0	97
Professional Services	E (c)	0	158	0	158
Sub station		Included in Resi GIA			

Total		5,903	24,357	28,357	58,616
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

4.6 The Outline Application Site has been 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.

4.7 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 workspace (Class E,g) – 250sq. m.

Residential - (Use Class C3)

4.9 The Detailed Proposals will include a total of 56,784 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 171,746 sqm 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 Application will include 35% Affordable Housing by floorspace (GIA) across the Development. 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 details across the Proposed Development are provided below. This mix would be the same across both the Detailed and Outline Proposals:
- i. 35% of the total Residential GIA across the Proposed Development will be affordable.
 - ii. 35% will be provided as follows:
 - a) 60% Low Cost Rent; and
 - b) 40% Intermediate Rent.
- 4.15 The detailed planning submission 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	71 (17%)	0	0

1 bedroom	145 (35%)	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 purposes an illustrative housing mix has been created³ for the purposes of EIA assessment. The final mix for each of the two Outline Proposals 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%)

³ See table 9

2 bedroom	380 (47%)	63 (30%)	79 (47%)
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 1,308 sqm GIA of retail floorspace.

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 97 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 158 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 Spaces – (Use Class E,g)

- 4.29 The Outline Proposals seek permission for a maximum of 800 sqm 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 sqm 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.

Public Realm

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

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

Car Parking

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

4.39 The disabled spaces will be located on a Plot by Plot basis. 100% of the 3% disabled spaces will be provided onsite.

Cycle Parking

4.40 A total of 1,059 number of long stay and 86 short stay cycle spaces shall be provided in the Detailed Proposals.

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

Highways and Transport Works

4.42 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.

4.43 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.

4.44 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 cyclist, connecting West End Lane and Finchley Road.

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

4.46 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

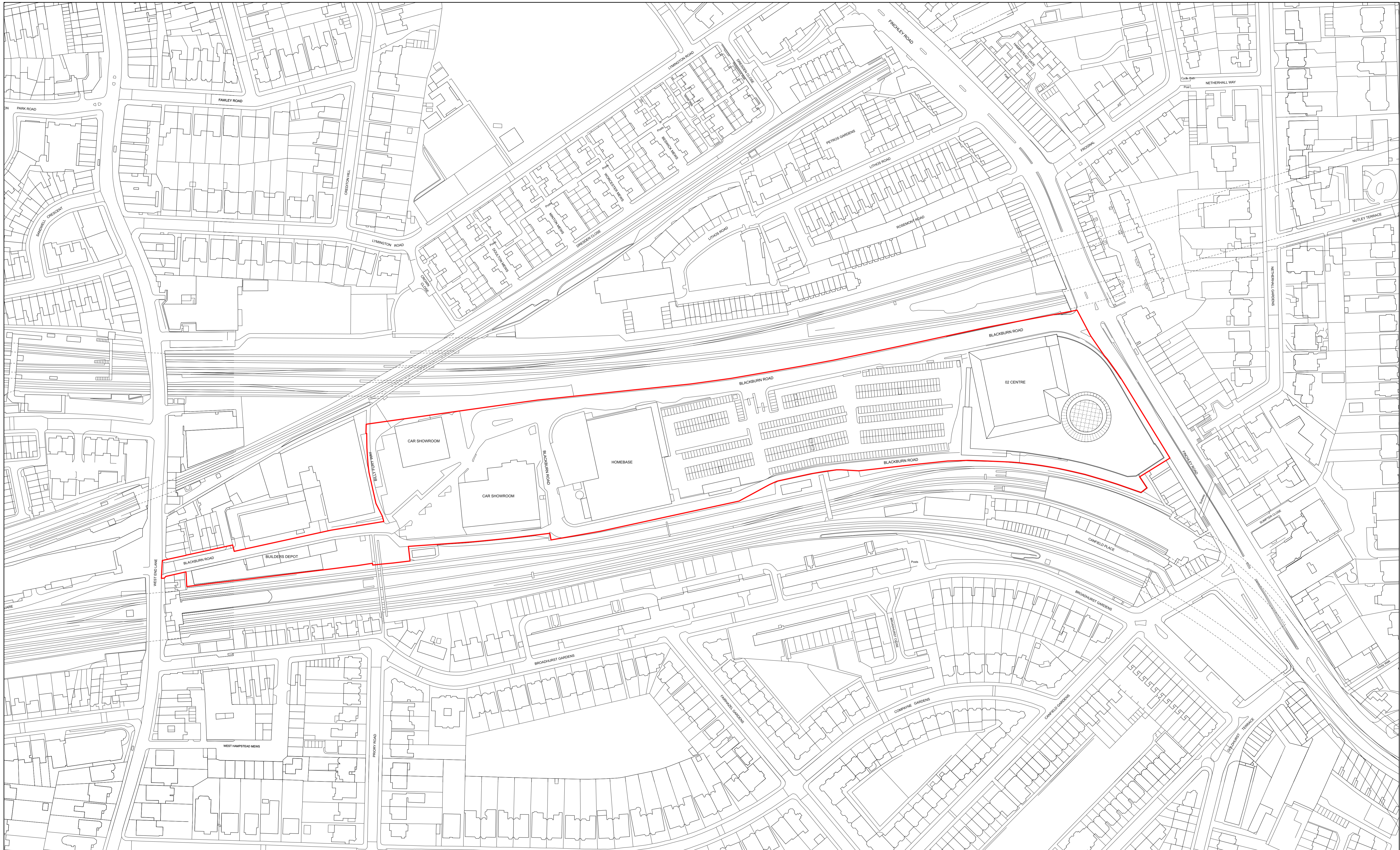
- 5.16 Parameter Plan 19066_X_(02)_110 sets out the existing and proposed Site levels for the area within the Outline Proposals. The plan has a limit of deviation to all levels.

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 .

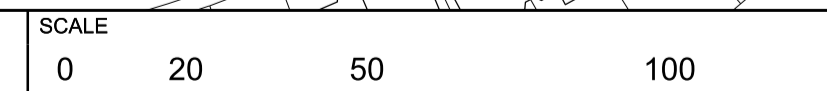
Appendix A

Site Location Plan



KEY
 ——— PLANNING APPLICATION BOUNDARY

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



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.
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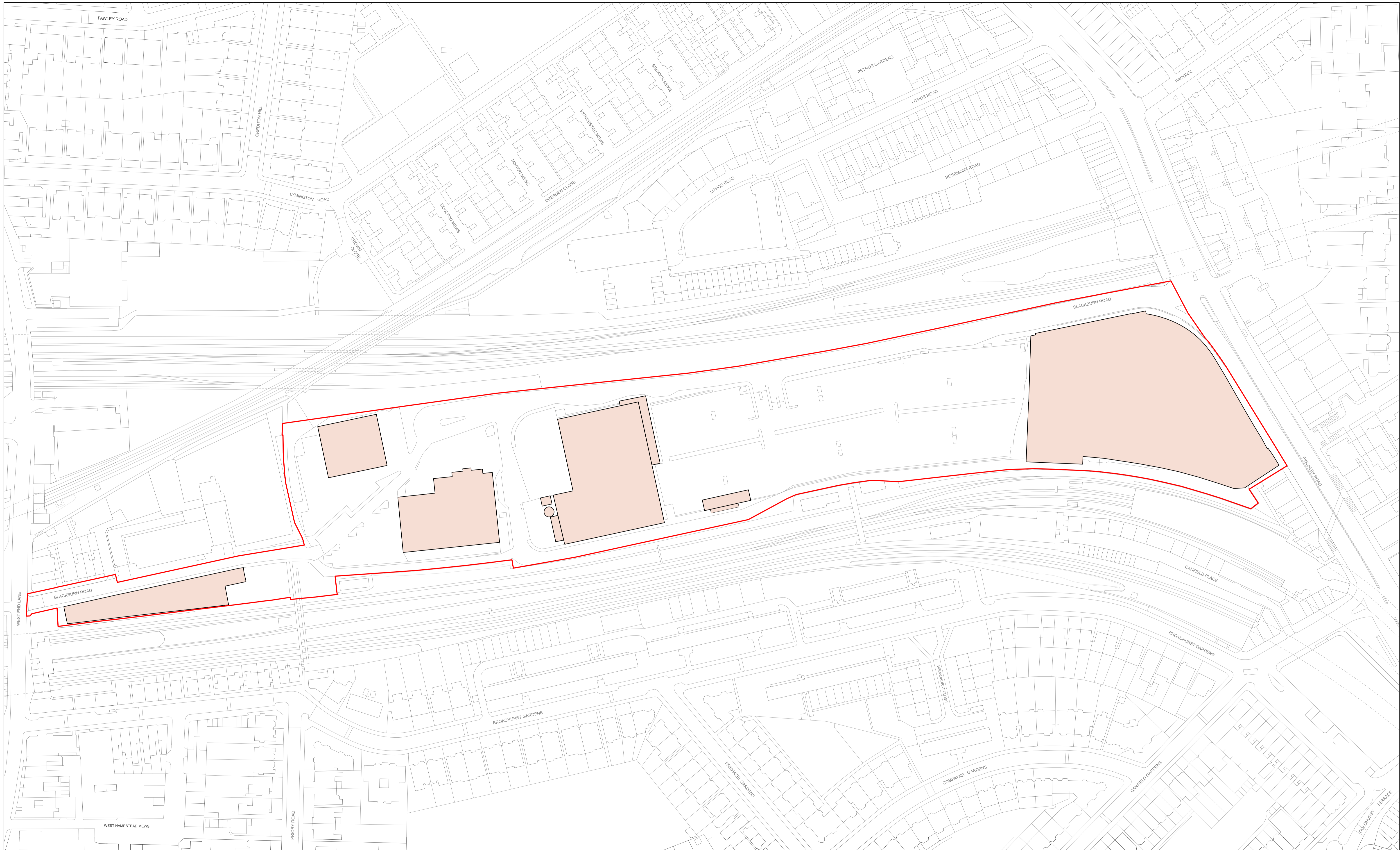
LOCATION

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			
SITE LOCATION PLAN			
drawn by	checked	scale	status
AF	RMC	1:1250@A1; 1:2500@A3	PLANNING
project	zone	source	classification drawing no. revision
19066	-	-	(00) P001P01

Appendix B

Parameter Plans



KEY

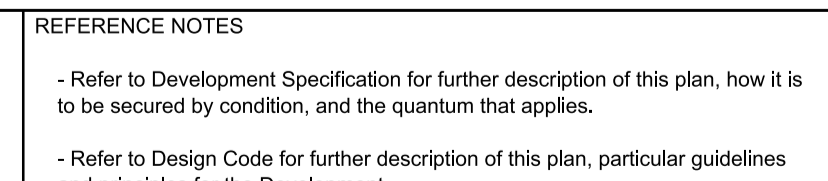
	PLANNING APPLICATION BOUNDARY
	EXISTING BUILDINGS

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.



NOTE

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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

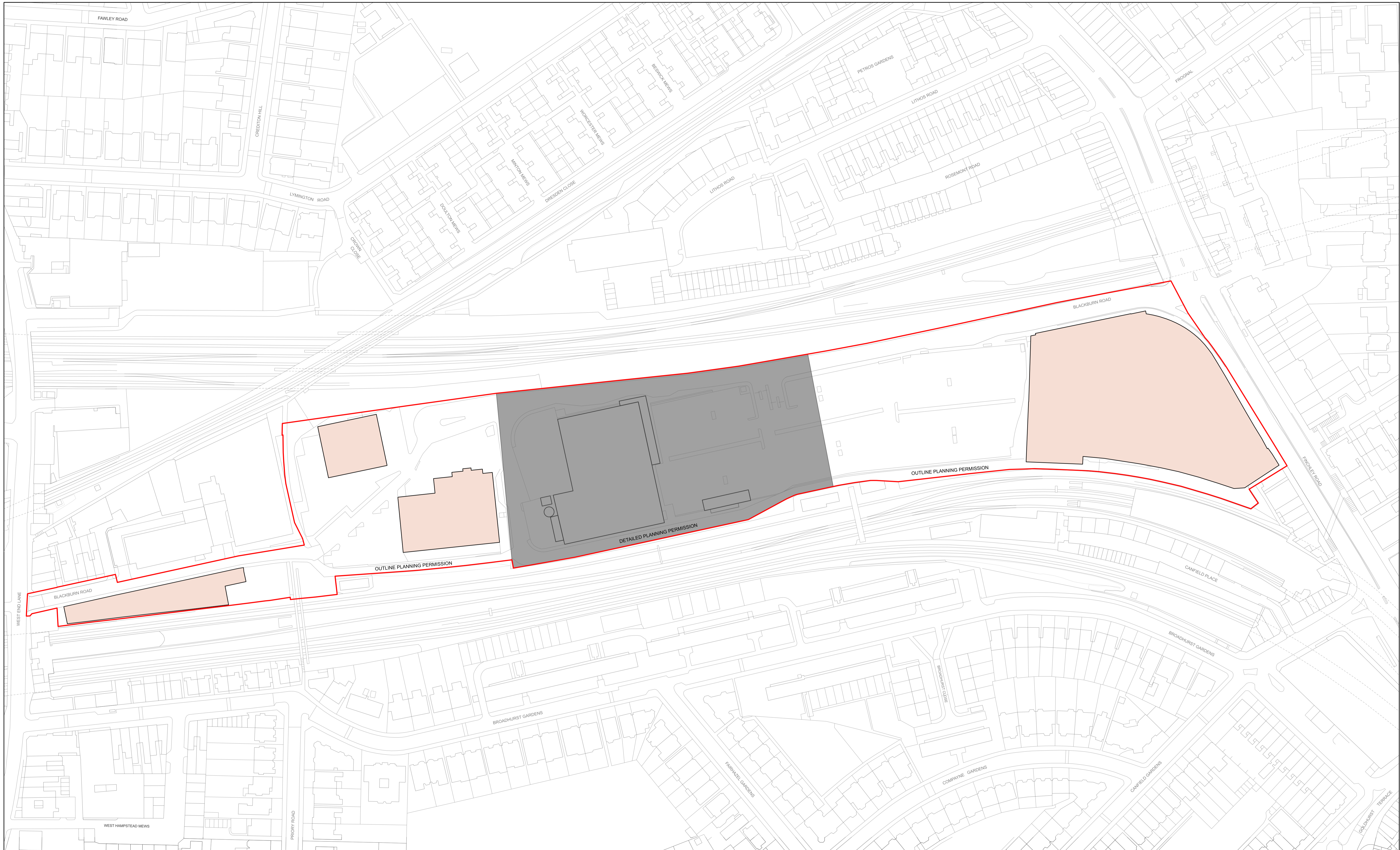
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 TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

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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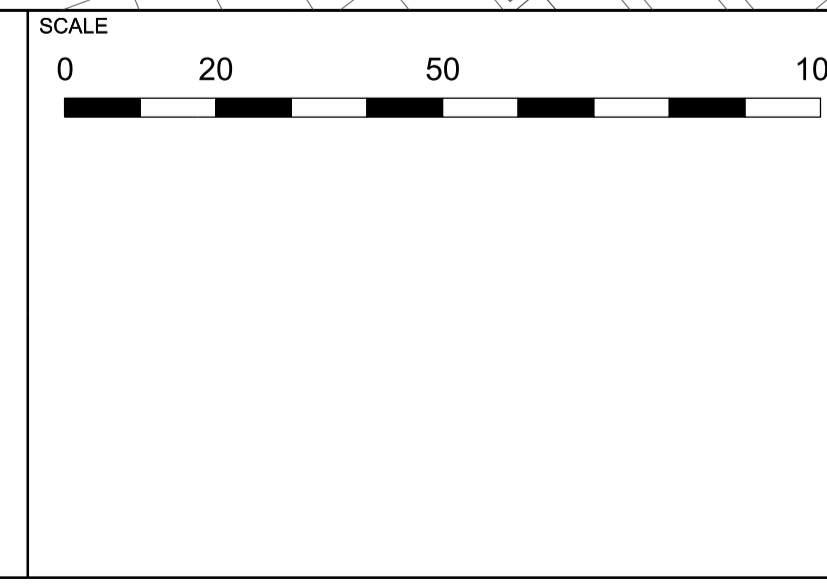


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	EXISTING BUILDINGS IN THE OUTLINE APPLICATION AREA TO BE DEMOLISHED

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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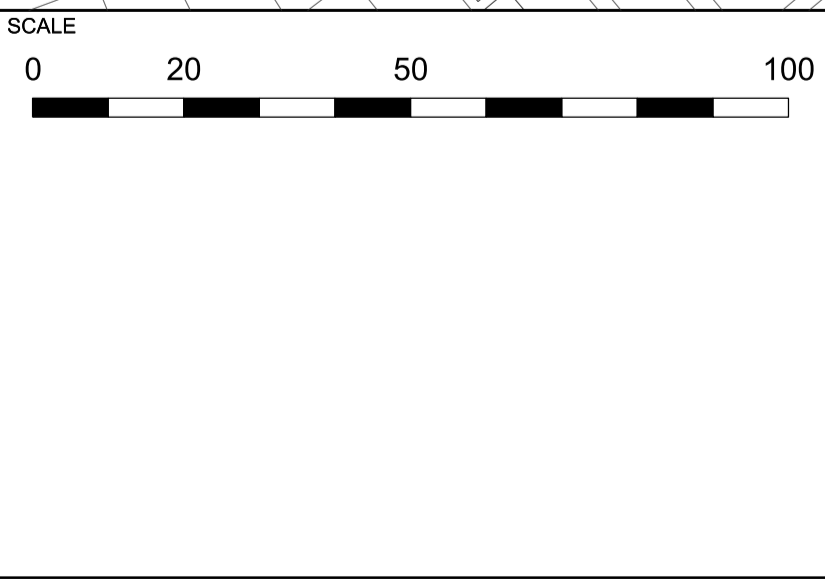


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	OUTLINE ELEMENT DEVELOPMENT PLOTS
	LAND FOR OUTLINE PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE

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

REFERENCE NOTES

- 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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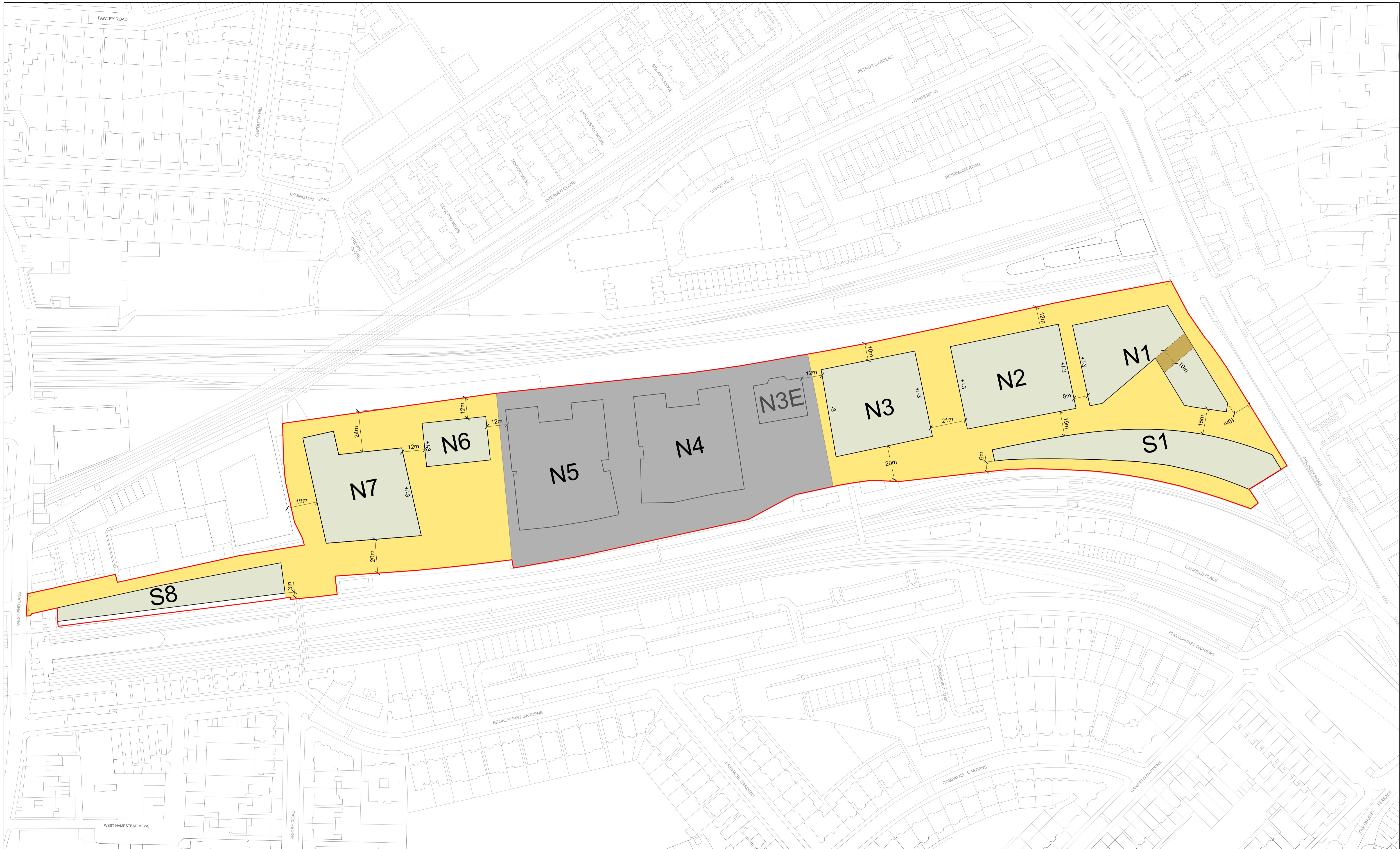
Q2 MASTERPLAN SITE

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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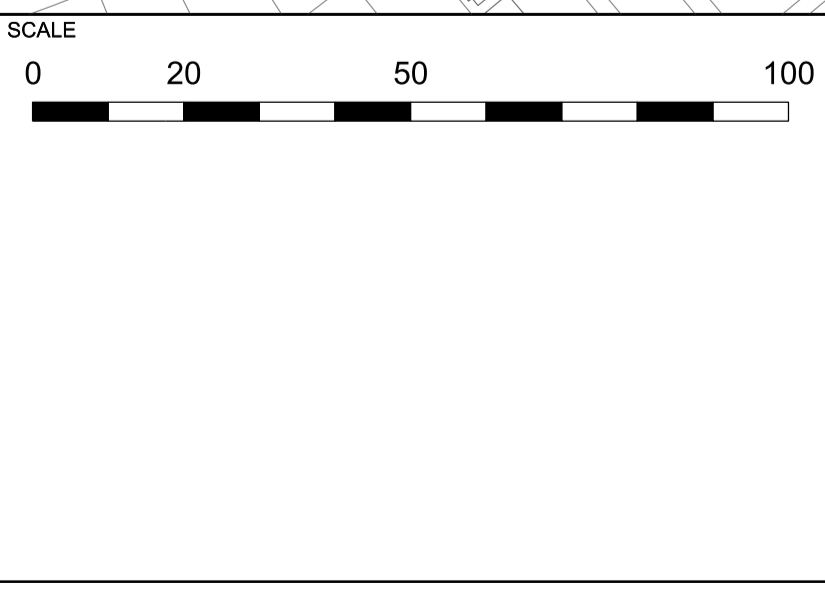


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	OUTLINE ELEMENT DEVELOPMENT PLOTS
	DEVELOPMENT PLOT REFERENCE
	LIMIT OF DEVIATION OF THE DEVELOPMENT PLOT BOUNDARY
	AREA OF PUBLIC REALM IN THE OUTLINE ELEMENTS
	MINIMUM WIDTH OF PUBLIC ROUTE AT GROUND FLOOR LEVEL
	MINIMUM WIDTH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

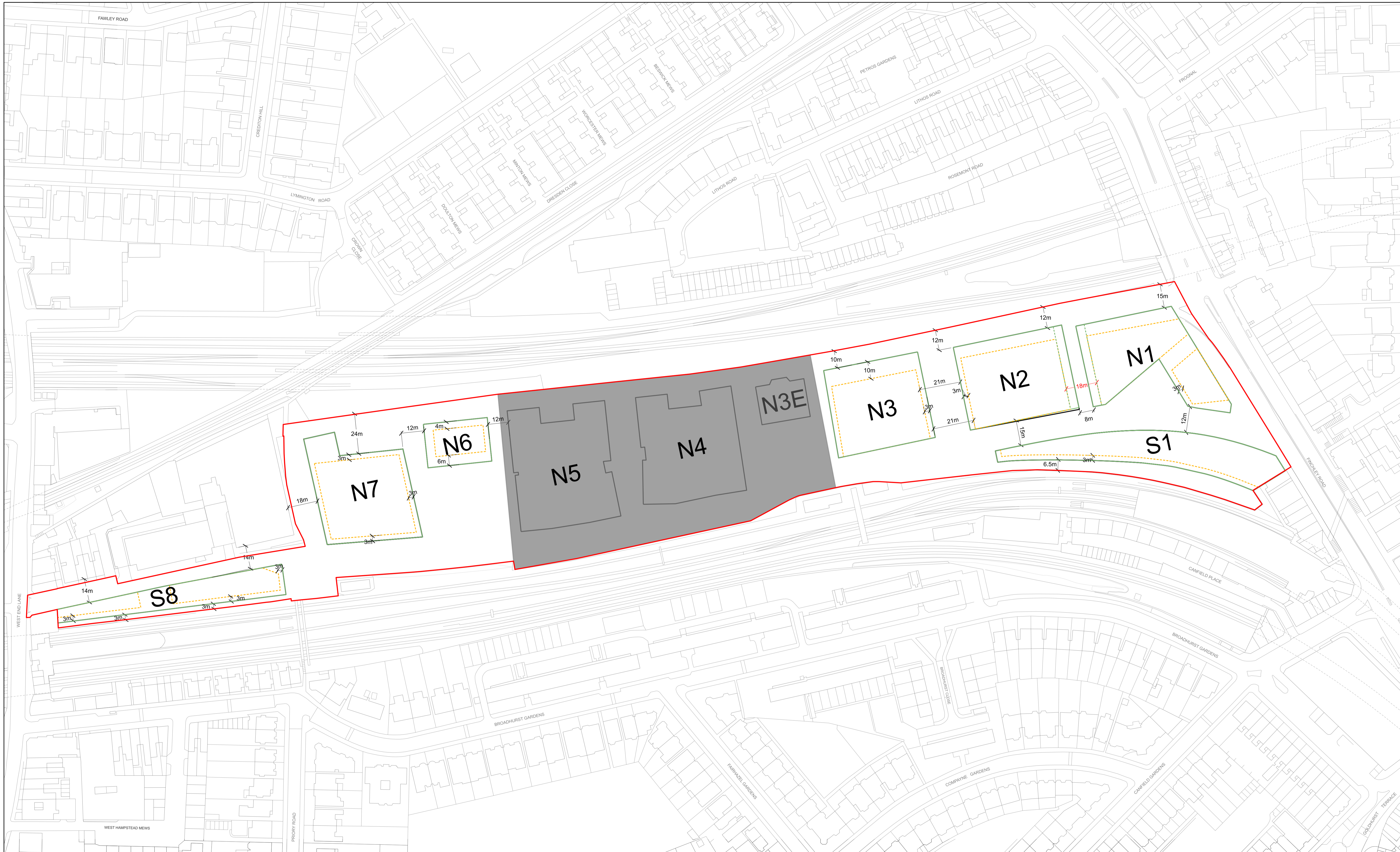
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job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED DEVELOPMENT PLOTS AND PUBLIC REALM

drawn by ER	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02) P103 P01	revision P01

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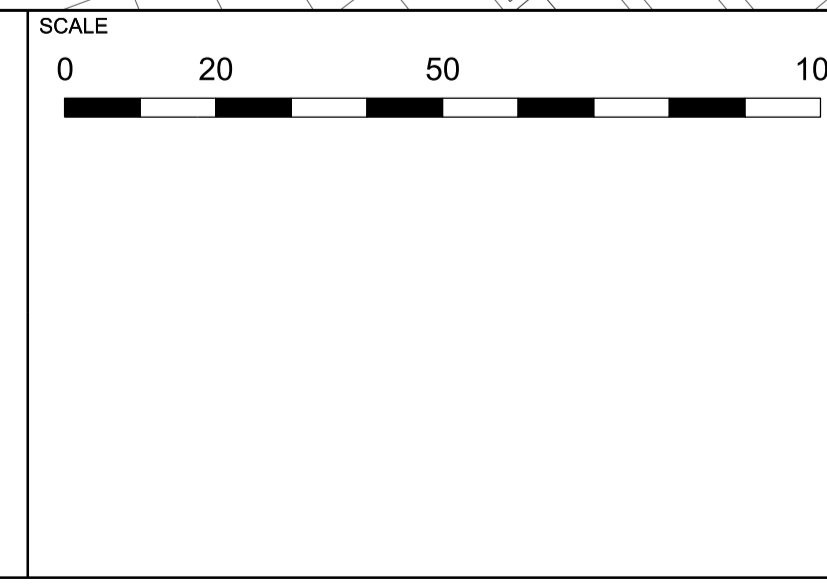


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
	MAXIMUM BUILDING FOOTPRINT FOR OUTLINE PLANNING PERMISSION
	BUILDING DISTANCE AT FIRST FLOOR LEVEL AND ABOVE
	MINIMUM BUILDING FOOTPRINT FOR OUTLINE PLANNING PERMISSION
	MINIMUM DISTANCE BETWEEN BUILDING 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	checked	scale	status
ER	RMC	1:1000@A1; 1:2000@A3	PLANNING

project	zone	source	classification	drawing no.	revision
19066	X			(02) P104	P01

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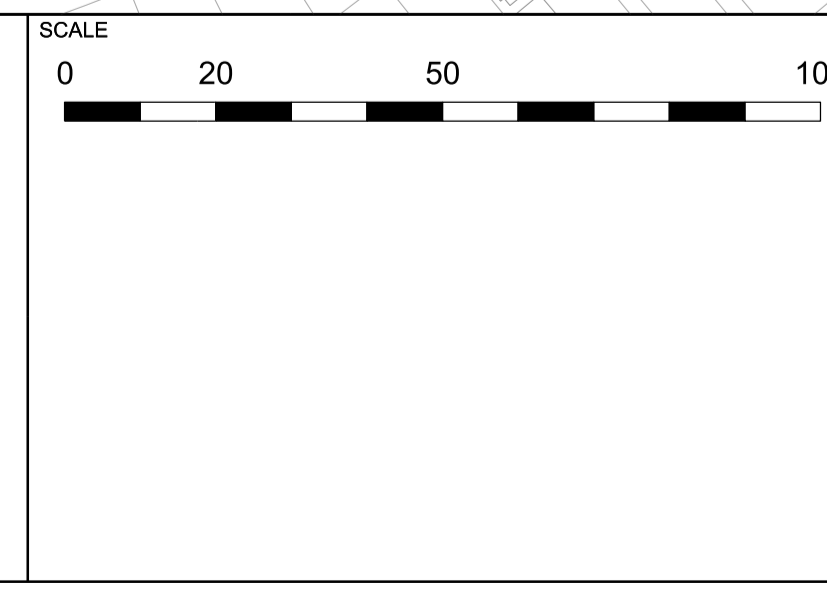


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	DEVELOPMENT PLOT REFERENCE
	MAXIMUM DEPTH OF BASEMENT IN OUTLINE ELEMENT RELATIVE TO GROUND FLOOR LEVEL OF DEVELOPMENT PLOT

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.



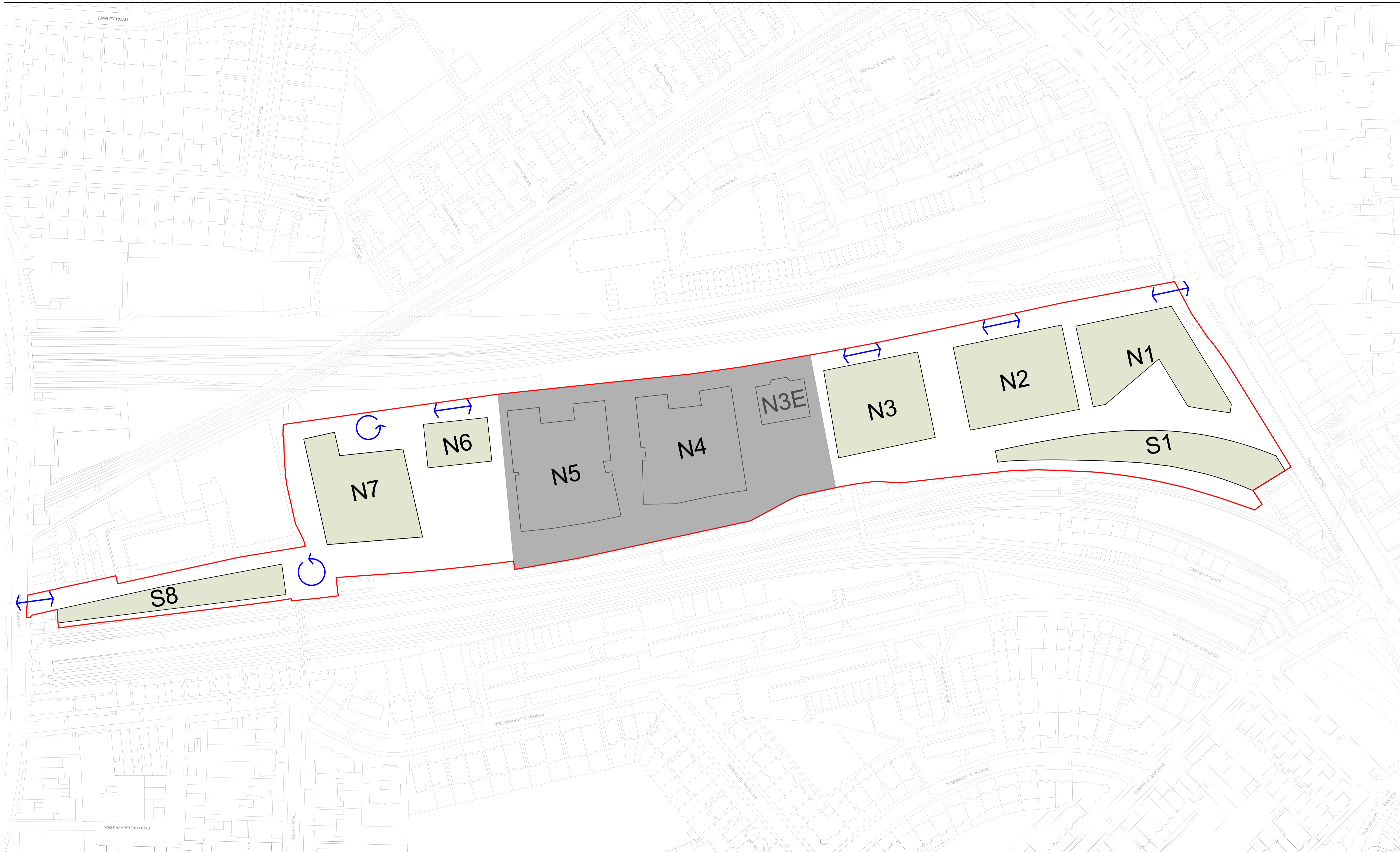
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job title O2 MASTERPLAN SITE			
drawing title / location PROPOSED BASEMENT EXTENTS			
drawn by ER	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02) P105 P01	drawing no. / revision

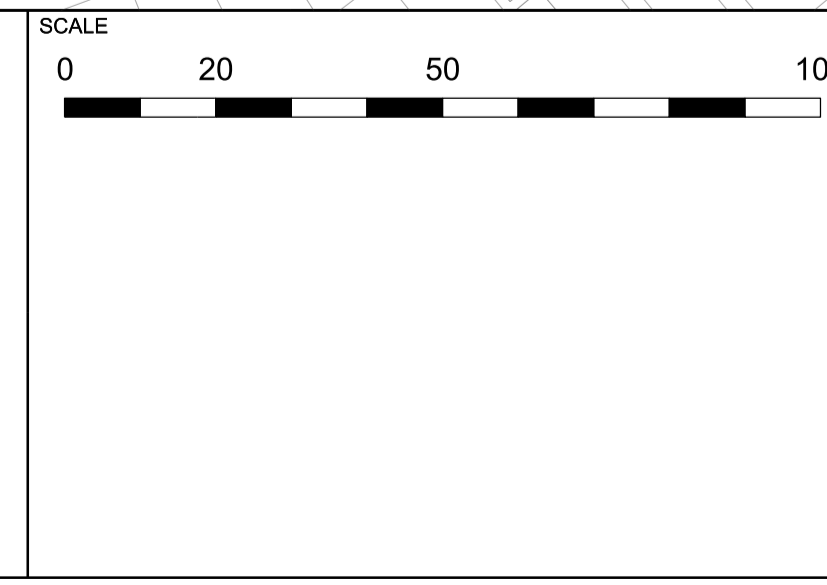


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	OUTLINE ELEMENT DEVELOPMENT PLOTS
	DEVELOPMENT PLOT REFERENCE
	VEHICULAR ACCESS ROUTE
	TURNING CIRCLE FOR VEHICLES

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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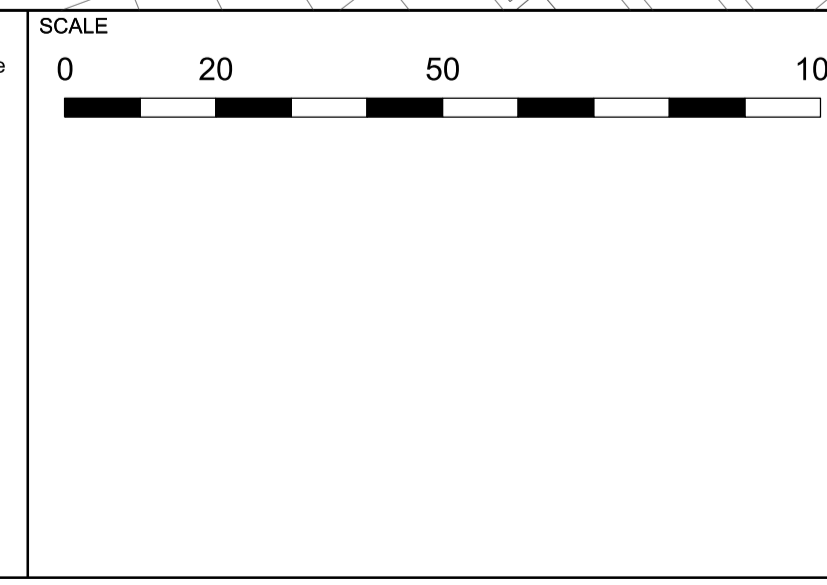


KEY	REV	DATE	DESCRIPTION
	P01	28/01/22	ISSUED FOR PLANNING
	P02	18/11/22	ISSUED FOR PLANNING
A			DEVELOPMENT PLOT REFERENCE
			PREDOMINANTLY COMMERCIAL / BUSINESS / SERVICE (CLASS E) & SUI GENERIS LEISURE
			PREDOMINANTLY RESIDENTIAL AND ANCILLARY (CLASS C3)

REV	DATE	DESCRIPTION
P01	28/01/22	ISSUED FOR PLANNING
P02	18/11/22	ISSUED FOR PLANNING

REFERENCE NOTES

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job title
O2 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
19066	X		(02) P107 P02

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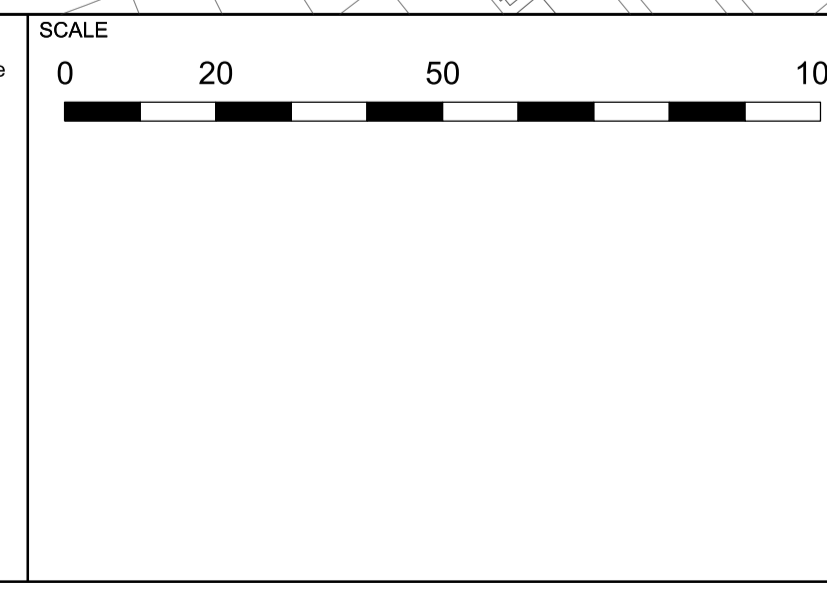


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	DEVELOPMENT PLOT REFERENCE
	PREDOMINANTLY COMMERCIAL / BUSINESS / SERVICE (CLASS E) & SUI GENERIS LEISURE
	PREDOMINANTLY RESIDENTIAL AND ANCILLARY (CLASS C3)
	BUILDING WITH LOWER AND UPPER GROUND FLOORS

REV	DATE	DESCRIPTION
P01	28/01/22	ISSUED FOR PLANNING
P02	18/11/22	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	P02

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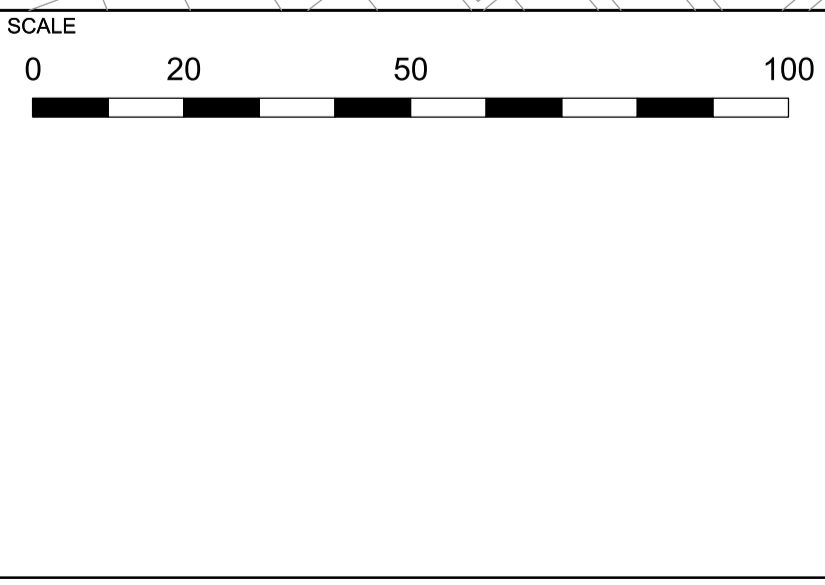


KEY
PLANNING APPLICATION BOUNDARY
LAND FOR DETAILED PLANNING PERMISSION
DEVELOPMENT PLOT REFERENCE
PREDOMINANTLY COMMERCIAL / BUSINESS / SERVICE (CLASS E) & SUI GENERIS LEISURE
PREDOMINANTLY RESIDENTIAL AND ANCILLARY (CLASS C3)

REV	DATE	DESCRIPTION
P01	28/01/22	ISSUED FOR PLANNING
P02	18/11/22	ISSUED FOR PLANNING

REFERENCE NOTES

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- Refer to Design Code for further description of this plan, particular guidelines and principles for the Development.



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LOCATION

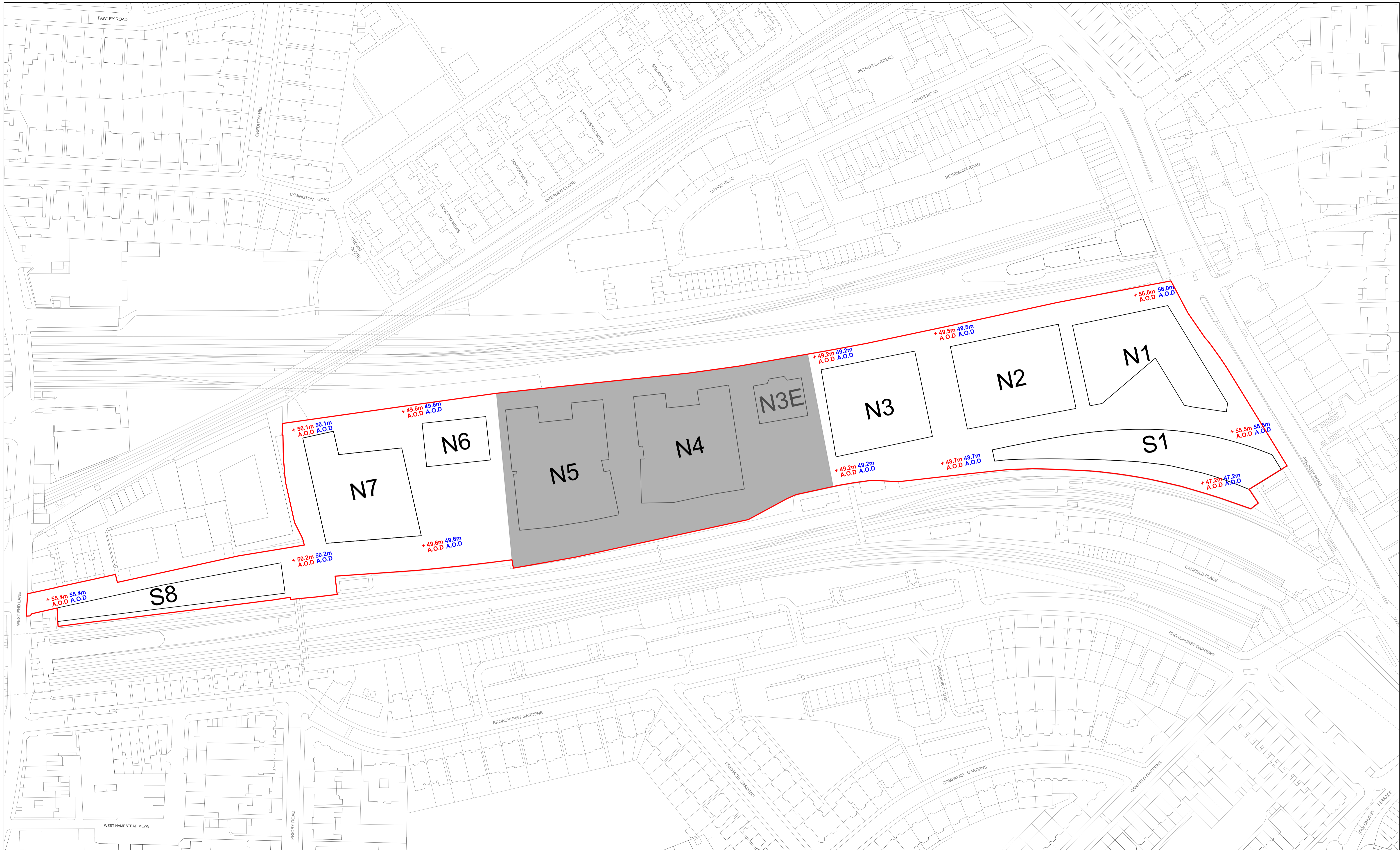
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job title
O2 MASTERPLAN SITE

drawing title / location
PROPOSED PREDOMINANT UPPER LEVEL USES

drawn by ER	checked RMC	scale 1:1000@A1; 1:2000@A3	status PLANNING
project 19066	zone X	source (02) P109 P02	drawing no. / revision P02

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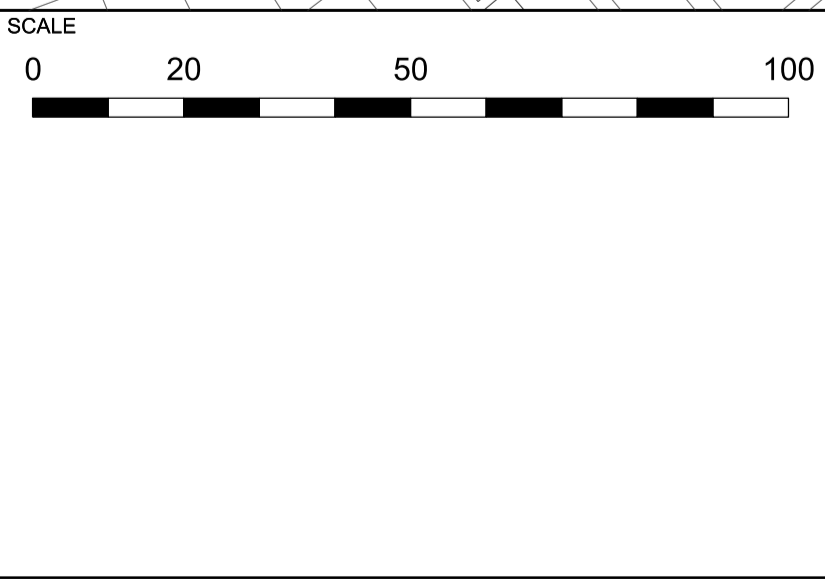


KEY	
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
	LAND FOR OUTLINE PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
+50	PROPOSED SITE LEVELS (LIMIT OF DEVIATION OF +/- 1 METRE APPLIES TO ALL LEVELS)
+50	EXISTING SITE LEVELS

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.



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

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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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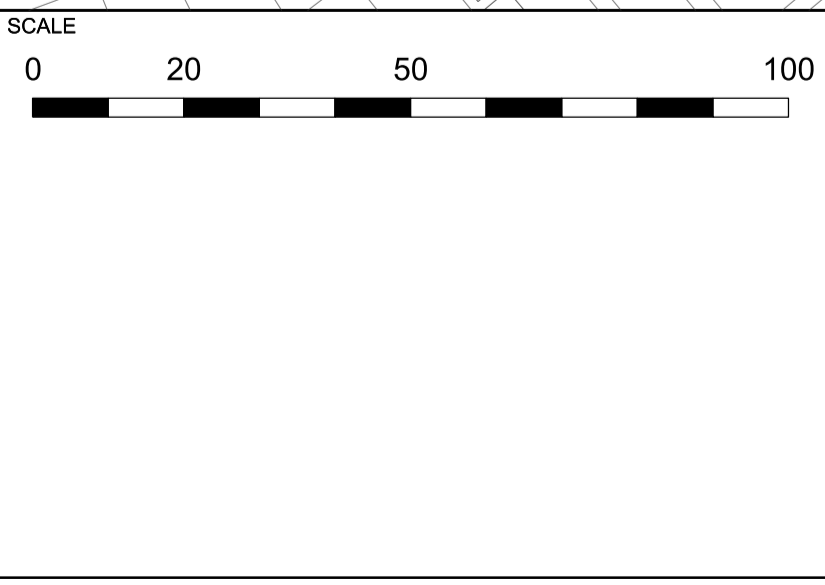


KEY	DESCRIPTION
	PLANNING APPLICATION BOUNDARY
	LAND FOR DETAILED PLANNING PERMISSION
A	DEVELOPMENT PLOT REFERENCE
50	MAXIMUM HEIGHT IN METERS AOD

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 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.



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LOCATION

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Q2 MASTERPLAN SITE
 drawing title / location
PROPOSED MAXIMUM HEIGHTS

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

project	zone	source	classification	drawing no.	revision
19066	X		(02)	P111	P01

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