

# Design Note

Project O2 Masterplan Finchley Road  
Subject Sustainability strategy implications of fire safety amendment resubmission  
Project no 0048201  
Date 13 February 2023

| Revision | Description                    | Issued by | Date     | Approved (signature) |
|----------|--------------------------------|-----------|----------|----------------------|
| 01       | Draft for client review        | DP        | 07/02/23 | DP                   |
| 02       | Second draft for client review | DP        | 10/02/23 | DP                   |
| 03       | Final version for submission   | DP        | 13/02/23 | DP                   |

## 1 Introduction

### 1.1 Background

This design note has been prepared following a request from Landsec to advise on the likely implications on the Sustainability Strategy of adjustments made to the O2 Masterplan to accommodate the findings of a Secondary Escape Study carried out by AHMM.

On 23rd December 2022, Department for Levelling Up, Housing and Communities (DELUC) released a consultation document noting that 2 stair cores are required for all residential buildings taller than 30m. As such, Landsec's project team has reviewed the proposals to understand the potential impacts of the consultation on the design, although it is noted that the consultation / legislation is still evolving at pace.

### 1.2 Scope of review

Buro Happold has carried out a high-level qualitative review of the following information provided by Landsec on 01/02/23:

- Finchley Road O2 Centre Secondary Escape Study 25th January 2023 produced by AHMM
- Comments from Hoare Lea regarding implications for the energy strategy, energy consumption and CO2 emissions
- O2 Masterplan – Document Register (Fire Safety Amendments – January 2023)
- Consolidated Design Freeze Information from AHMM (03 February 2023) including Detailed Proposals, Detailed Strategies, plans, sections, and elevations

The scope of the assessment has been to review the potential implications for the Sustainability Strategy including the Whole Life Carbon Assessment of the scheme.

## 3 Assessment

### 3.1 Areas identified

The following areas were identified and considered:

Potential negatives:

- Embodied carbon impact of secondary means of escape (new stairs + extra stair core walls)
- Changes to cycle parking and access routes might be an issue to consider depending on the quantum
- Minor amendments to the residential mix including converting 10 number 1 bed 2 person apartments to 10 number Studio apartments in building N5C

Potential positives:

- Embodied carbon benefits of reduced floor slabs in stair core areas
- Reduced MEP embodied carbon resulting from removal of pressurisation plant
- Improved access to flexible amenity space N5 level 9

### 3.2 Conclusion

It is Buro Happold's professional view that the overall sustainability impacts of the changes are likely to be de-minimus, and the conclusion remains as per the previous assessments:

- Sustainability Statement issued 19/12/2022
- Circular economy statement issued 22/07/2022
- One-pagers issued 26/08/2022
- Overheating and Daylight parametric study issued 31/01/2022