

# FAQs

## Webinars on 26th and 28th January

In late January we held two public webinars on the emerging vision for the O2 Centre site. Over 100 people tuned in and it was great to hear their feedback and questions. We didn't quite have time to get through them all, so we have provided some more information below.

### CYCLE PARKING

#### 01 Will you provide cargo bike parking and overall secure cycle parking?

Yes, we will be providing a significant amount of secure cycle parking as part of this development. We don't know exactly how much yet as we are still evolving our designs, but we will be discussing this with Camden and the Greater London Authority.

### SAINSBURY'S AND OTHER RETAIL SPACES

#### 02 Where will the new Sainsbury's be located?

We're just not quite at that stage yet as we are still evolving our masterplan. We expect it will be towards the Finchley Road side, near the new town square but we are in conversation with Sainsbury's and look forward to creating the right space for them and the community.

#### 03 Will the retail tenants located along the train tracks have constant noise coming from the trains?

We don't know exactly where the shops will be yet but what we do know is that there is quite a distance between each railway line and the closest building – this is a requirement for safety reasons as well as to ensure a pleasant and amenable environment. The buildings themselves will also be sensitively designed to respond to the railway and have measures built in to mitigate any noise or other impacts.

### Still have comments or questions?

Email us at: [blackburnroad@landsec.com](mailto:blackburnroad@landsec.com)  
Call us freephone: 0800 307 7961  
Visit our website: [blackburnroad.co.uk](http://blackburnroad.co.uk)

#### 04 What number of retail units are you planning and in what mix?

We don't have the answer to this yet and in fact we have been asking local people what kind of shops, cafes and other leisure activities they would like to see on site. We are also doing our own studies of the local market and other nearby high streets and town centres to make sure that we are providing a complementary offer. Any retail space needs to be flexible and fit for the future and any redevelopment of the O2 Centre would likely come in the latter stages of this masterplan.

## MATERIALS



### 05 What materials will you be using across this development?

It's too early to know this but it will be something we explore in later consultations as we want to ensure the look and feel of the buildings complement the local area.

## PUBLIC ACCESS



### 06 Will the green and public spaces be open to all?

Yes. Green and public spaces make up around half of the masterplan we introduced in December and of this will be open to new and existing residents. We know from our consultations so far just how important green space is for local people and that there is a lack of choice nearby.

## TIMING



### 07 What do you mean when you say you are at an early stage?

Following our first community survey in September 2020 on how local people view the site and use the O2 Centre, we introduced our new vision and approach in December. This is much more transformative and exciting and also now includes the O2 Centre. We also shared an emerging masterplan and some of the key themes which we wanted local people's views on. The design team is now working through all this feedback and over the next few months will have more detailed conversations with local people and representatives about how we can develop the masterplan. There will be a number of opportunities to feed into the evolved proposals and speak with the project team again before a planning application is submitted towards the end of this year.

### 08 How long will construction take?

It is difficult for us to say with certainty at this point. A project like this will take shape in phases and over a period of some years. Once we have fixed our masterplan, we will be able to produce a phasing plan for the construction and will share this during a later stage of the public consultation.

## CO-WORKING SPACE



### 09 Will there be any co-working space?

Yes, we think this will be an important part of the new development alongside other types of workspace.

## NEW HOMES



### 10 What does private amenity space mean to the public?

There will be some private amenity spaces for residents of the new homes, and this is something that will evolve as our masterplan takes shape in the next few months. The town square, tree-lined park and green will be open to all as well as other amenities like the cafes and community spaces on the site.

### 11 What type of affordable housing are you proposing?

We are still at an early stage and this is something we will be discussing with Camden over the next few months as it is important it responds to local need. We are also asking local people as part of our surveys what type and size of homes they think the area needs. At a minimum, around a third of the new homes will be affordable and we'll be looking at a mix of homes to rent and to buy.

### 12 Will local residents have priority for the housing?

Yes, we will ensure local residents and Londoners have first choice once any new homes are built.

If you have any more feedback or questions, you can email us at [blackburnroad@landsec.com](mailto:blackburnroad@landsec.com)

