

11<sup>TH</sup> January 2019

Ref: 2094 Central Park Masterplan

**Central Park: Modifications to Approved Concept Plan MP06\_0171 (MOD 15)**

**Principle Concept Masterplan Design Amendments**

The proposed modification seeks consent for minor amendments to the approved Concept Plan (MP06\_0171) in relation to Block 4B of the Central Park precinct.

**Public Domain**

The Concept Plan identifies the Brewery Yard forecourt as privately owned publicly accessible open space as per the Concept Plan drawing A-1254 Rev 20. In accordance with the Concept Plan, the forecourt will remain as private publicly accessible space.

The proposed amendments to the public domain concept relate to the site's access arrangements. SSD 9374 pertains to the current scheme for the adaptive reuse of the Brewery Yard building and forecourt. The proposed scheme to be submitted concurrently with this application provides a loading bay on Central Park Avenue at the western boundary of Block 4B as per the Concept Plan drawing A-1257 Rev 18. Accordingly, the amendment to the Concept Plan is proposed to reflect the approved loading bay and to ensure consistency between the SSDA and the Concept Plan.

**Site Access and Parking**

The proposed modification seeks a minor amendment to the approved traffic pedestrian and cycle routes to include the aforementioned loading bay adjacent to the site on Central Park Avenue. No changes to the pedestrian/cycle paths or road network are proposed.

**Gross Floor Area**

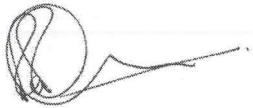
The proposed amendment to the Concept Plan seeks to increase the allowable GFA for Block 4B. At present, the Brewery Yard building contained within Block 4B is in an useable state. The increase is considered intrinsic to the redevelopment of Block 4B as it will facilitate the adaptive reuse and conservation of the Brewery Yard building as intended by the Central Park concept Plan. Moreover, the additional GFA will facilitate the achievement of a built form outcome that is commercially viable.

The proposed modification seeks to increase the maximum GFA for Block 4B from 4,000m<sup>2</sup> to 6,396m<sup>2</sup>. The proposed GFA will increase the total GFA of the Central Park Concept Plan from the earlier approved 255,621m<sup>2</sup> to 258,017m<sup>2</sup>. This additional floor space is 100% non-residential GFA. Refer to the Concept Plan drawing A-1002 Rev 28 and drawing A-1253 rev 33.

As all other development blocks within the Central Park precinct are either completed or nearing completion, there is not an opportunity to redistribute GFA within the precinct.

### **Conclusion**

The amendments to the Concept Plan are proposed in response to determined and concurrently proposed applications to ensure a viable development outcome is realised on the Central Park site. The changes maintain the key concepts already established in the existing approvals. The amendments addressed above are further addressed in the supporting S75W report and revised Concept Plan drawings.



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