

20th April 2021

Jonathan McClue
Deputy Team Leader
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Trium Environmental Consulting LLP
68 - 85 Tabernacle Street
London, EC2A 4BD

+44 (0) 20 3887 7118
hello@triumenv.co.uk
www.triumenvironmental.co.uk



Dear Jonathan,

RE: Murphy's Yard Redevelopment – Scoping Report Addendum

We write on behalf of Folgate Estates Limited ('the Applicant') to provide an update to the Murphy's Yard EIA Scoping Report, submitted in December 2020. The amendments to the development proposals include additional land use types as well as the redistribution of the 95,500m² commercial floorspace proposed across all land use classes. The planning application boundary has been also been altered to remove the Forum service yard and to include the surrounding areas that will facilitate access to the site. These amendments have been summarised in this letter along with commentary on any resultant changes to the scope of works of technical assessments as presented in the December 2020 EIA Scoping Report.

Development Proposals

'The Proposed Development and Planning Application' section of the EIA Scoping Report (Para 30-39, Pages 10-11) is provided below with any proposed changes shown as [blue text](#):

The Proposed Development and Planning Application

30. *The Proposed Development is anticipated to comprise of the construction of a mixed-use scheme, including:*

- *Provision of 17 separate development plots, of which the following will be sought by the planning application:*
 - *Plots sought for detailed approval – C, F, Shed 2, Shed 3; and*
 - *Plots sought for outline approval – A, B, G, H, I, J, K, L, M, O, P, Q, S.*
- *Circa 750-825 homes, including a proportion of affordable housing;*
- *Commercial floorspace (up to a total of approximately 95,500m² GIA) including up to approximately:*
 - *40,760m² of industrial uses within Classes B2, B8 and E(g)(iii);*
 - *34,000m² of flexible office and research and development within Classes E(g)(i) and E(g)(ii);*
 - *36,000m² of Class E(g)(ii) research and development;*
 - *3,500m² of retail/commercial within Classes E(a), E(b), E(d), E(f) and sui generis;*
 - *2,300 m² of sui generis use for flexible events space, drinking establishments/drinking establishments with food provision as well as uses with classes (E(a), E(b), E(d), E(g)(iii), F1, F2;*
 - *16,000 m² of healthcare within Class E(e);*
 - *8,000m² of Class C2 residential institution; and*
 - *1,300m² of Class F1/F2 community uses.*

31. *The proposals also include the partial demolition, alteration and redevelopment of the two locally listed locomotive sheds present on site. There will also be improvements to the public realm with green infrastructure, including biodiversity enhancements, to connect the site with Hampstead Heath.*



32. *The current intention is that the proposals come forward as a number of plots across the site, with the tallest plot (J2) currently proposed at 19 storeys (circa. +113.2m AOD) in height including allowance for plant and lift overrun, located towards the centre of the site.*

33. *Currently the site is accessed via three access points – the primary access is via Sanderson Close, with access points on Gordon House Road and Greenwood Place providing secondary access. The proposals include improvements to site access including:*

- *altering the existing access on Gordon House Road by providing priority access to cyclists and pedestrians with occasional emergency vehicular access to be provided only;*
- *providing a new access on Gordon House Road to allow for vehicular servicing to the North of the site, as well as pedestrian and cycle access; and*
- *allowing access to pedestrians and cyclists, and some vehicular (e.g. services and refuse) along Greenwood Place access which is currently only opened for operational traffic.*

34. *It is currently envisaged that the energy strategy would be electric with air source heat pumps.*

35. *Ground levels across the site would be altered, primarily involving the removal of made ground, in order to achieve consistent site levels for buildings/public realm across the site.*

36. *The planning application will be an outline application which will seek permission for design parameters and a design code for the majority of the site and detailed permission in respect of the design some of the plots located within the southern and central part of the site (this type of planning application, where differing levels of design detail are sought for permission is commonly referred to as a ‘hybrid’ planning application).*

37. *The Proposed Development will also be constructed and occupied in phases. The Environmental Statement will appropriately address the phased delivery of the Proposed Development, particularly with regard to the occupation of new residential uses alongside ongoing construction works.*

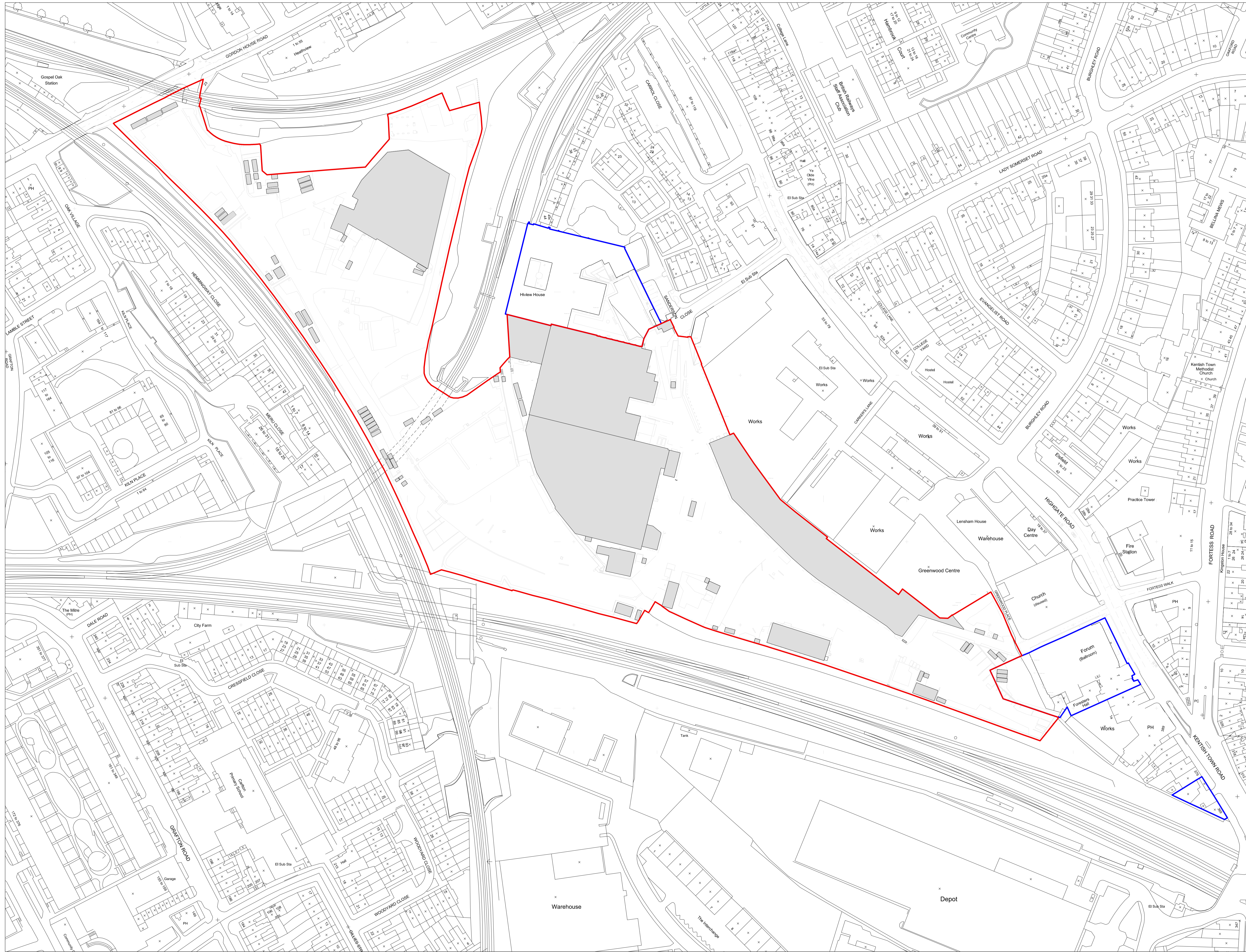
In summary, the amendments to the development proposals include:

- the provision of sui generis for flexible events space, drinking establishments/drinking establishments with food provision as well as uses with classes (E(a), E(b), E(d), E(g)(iii), F1, F2;
- the provision of healthcare Class E(e) as part of the development proposal; and
- the redistribution of the 95,500m² commercial floorspace areas across land use classes proposed.

Redline Boundary

The redline planning application boundary is illustrated as Figure 2 of the December 2020 EIA Scoping Report (Page 2). The updated figure, provided overleaf, now excludes the Forum’s service yard.

The draft planning application boundary is represented in red, with any areas of additional land within the Applicant’s ownership in blue.



General Notes
 The information on this drawing is for information only. It is not to be used for any other purpose without the prior written consent of the author. The author is not responsible for any errors or omissions on this drawing. The author is not responsible for any errors or omissions on this drawing. The author is not responsible for any errors or omissions on this drawing.

Notes
 For Information:
 Site boundary
 Ownership Boundary
 Existing buildings

DRAFT

Rev	Date	Reason for Issue	CHK
07	19.04.21	ES Scoping	SEW
06	13.04.21	FE for confirmation	SEW
05	17.02.21	Final draft parameter plan set	SEW
04	10.02.21	FE review/comment	SEW
03	15.01.21	Draft Outline Design Freeze	SEW
02	15.12.20	Draft parameter plan pack	SEW
01	25.11.20	LBC Pre-App	SEW

Keyplan

Scale Bar

North Arrow



Client
 FOLGATE ESTATES

Project
 MURPHY'S YARD

Drawing Title
 Parameter Plan 01
 Location plan

Project Number	0360	Status	INFO ONLY
Scale at A1 (A3)	1:1000	Date	20.10.20
Drawn by	SEW	Checked by	SEW
Drawing Number	0360-SEW-SK0059	Parameter Plan	01/07



Scope of the EIA

The scope of works set out in the December 2020 EIA Scoping Report have been reviewed and the findings of this review are presented in the table below:

ES Assessment	Commentary
Townscape and Visual	The nature of the amendments to the development proposals would not affect the scope of works of these assessments as they are based on the visual appearance, materiality and/or massing of the proposed development (as opposed to landuse types and floorspace areas). The Wind Microclimate assessment will however be cognisant of the landuses proposed and any associated outdoor areas where calmer conditions maybe required for example for outdoor seating.
Built Heritage	
Daylight, Sunlight, Overshadowing and Solar Glare	
Wind Microclimate	
The amendments to the development proposals would not change the scope of works of the following assessments of the EIA that are predicated on proposed landuse areas, however the additional landuse classes would be considered within these assessments as follows:	
Traffic and Transport	The traffic flows and capacity on the local highway network, public transport capacity and accessibility and highway safety as a result of the additional landuse types and change in floorspace areas will be assessed in the ES;
Air Quality	The traffic data prepared by the transport consultant (Curtins) and the site suitability assessment will take into account the additional landuse types and changes to the floorspace areas.
Noise	
Socioeconomics	The impacts on social infrastructure as well as any potential effects because of the healthcare landuse proposed on site will be considered and presented in the Socioeconomics ES Chapter.
Health Impact Assessment (HIA)	The inclusion of proposed healthcare Class E(e) floorspace would be considered within the HIA.

The amendments to the planning application boundary described in this letter, do not result in any changes to the development proposals or as a result any changes to the scope of environmental assessments. Any additional areas not originally included within the redline (as per Figure 2 of the December 2020 EIA Scoping Report) will be considered within the EIA.

Furthermore, the changes to the development proposals and to the planning application boundary, do not require any previously scoped out topics to now be scoped into the EIA. Hence, the topics scoped out of the EIA (as per the December 2020 EIA Scoping Report), remain valid.

Therefore, it has been concluded that no changes to the scope of works set out within the December 2020 EIA Scoping Report are considered necessary to account for the amendments to the development proposals as presented in this EIA Scoping Report Addendum letter. The description of the development proposals, specifically the additional landuse types as well as the redistribution of the floorspace proposed across all landuse classes and planning application boundary will be appropriately assessed for each topic scoped into the EIA.

Infrastructure Initiatives

A number of infrastructure initiatives are being discussed between the Applicant and the LBC. These infrastructure initiatives seek to improve the connectivity and accessibility across this part of Camden and comprise of the following:

- A cantilevered bridge from the south-eastern part of the site to Kentish Town Road;
- A Regis Road Bridge from the south/western boundary of the site to Regis Road;
- Sanderson Close upgrades to the boundary and highway including improvements to the footpath, site entrance, road and wall adjoining the site;
- Improving access into/from Gospel Oak; and
- Providing safety measures to Gordon House Road for crossing from the site entrance.



These initiatives are all located outside of the planning application redline boundary, they are not being sought for approval as part of the planning application and hence these initiatives are not required to make the development acceptable in planning terms. These infrastructure initiatives would therefore not be assessed as part of the Proposed Development within the EIA, however they will be considered appropriately and proportionately within the ES (likely through a cumulative effects assessment as the infrastructure initiatives would be subject to a separate consenting procedure).

We welcome your feedback on the points raised above. Please do let us know if you would like a further discussion (over the phone or via an interactive meeting) should you have any queries.

Kind Regards,

Melissa Phillips-Maskry

**Principal Consultant
For and on behalf of Trium Environmental Consulting LLP**