

# MURPHY'S YARD

AN APPLICATION BY FOLGATE ESTATES LIMITED



**DEVELOPMENT SPECIFICATION**

JUNE 2021

FOLGATE  
ESTATES  
LIMITED



ARUP



PETER  
STEWART  
CONSULTANCY

KANDA



BURO HAPPOLD



The  
Ecology Consultancy

IAN FARMER  
ASSOCIATES

HEDGE

Volterra

AQA

SANDY BROWN  
ASSOCIATES

# 1. Introduction

- 1.1 This Development Specification has been prepared by DP9 Ltd on behalf of Folgate Estates (the 'Applicant') to support an outline planning application for the redevelopment of Murphy's Yard ('the Site').
- 1.2 The Site is located in the London Borough of Camden. It measures 6.23ha and is located to the west of Kentish Town Railway Station and Town Centre.
- 1.3 The planning application boundary is shown on the Site Location Plan (Parameter Plan 01).
- 1.4 A full description of the development is provided in Chapter 2 of this document. This Development Specification defines and describes the Development and explains:
- The development for which outline approval is sought and for which reserved matters will be applied for in the future.
  - The plans and documents comprising the Application, including those submitted for approval and those submitted to support the determination of the application.
  - The development content including the quantum of floorspace for each land use, open space and parking.
  - The parameter plans: providing a broad description of each Parameter Plan and a guide to their content.
- 1.5 The remainder of this Development Specification is structured as follows:
- Chapter 2 – explains the scope of the Application.
  - Chapter 3 – provides a description of the existing Site.
  - Chapter 4 – defines and describes the overall development content including the quantum of floorspace, land use, car parking and the phasing of the development.

## 2. The Planning Application

2.1 The Application is an outline planning application with all matters reserved.

2.1 The Application seeks approval of the principles and parameters of the development. The parameters are detailed within this Development Specification, the Parameter Plans and the Design Code. These documents will act as control documents which applications for reserved matters should accord with.

2.2 The Application seeks to reserve all matters, however, a sufficient level of detail has been provided to establish the principles and parameters for the matters being reserved, in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 and Planning Practice Guidance (PPG) Paragraph 006 Reference 14-006-20140306 (as outlined below):

- ‘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.
- ‘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.
- ‘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;
- ‘Layout’ –the way in which buildings, routes and open spaces within the Development are provided, situated and orientated in relation to each other and to buildings and spaces outside the Development.
- ‘Scale’ –the height, width and length of each building proposed within the Development in relation to its surroundings.

## Description of Development

2.3 Planning permission is sought for the following:

*“Outline planning permission with all matters reserved for the demolition of existing buildings and structures and redevelopment to be carried out in phases (with each phase being an independent act of development) comprising the following mix of uses: residential (Use Class C3), residential institution (Use Class C2), industrial (Use Class B2 and/or B8), commercial floorspace (Class E), flexible commercial and Sui Generis floorspace (Use Class E and/or Sui Generis Use), Community (F1 and/or F2), Sui Generis, and cycle and vehicle parking, refuse and recycling storage, plant, highway and access improvements, amenity space, landscape and public realm improvements, and all associated works.”*

2.4 The following drawings and documents are submitted *for approval* as part of this planning application:

- Parameter Plan 01 – Location Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6000
- Parameter Plan 02 – Existing Site Levels Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6001
- Parameter Plan 03 – Demolition Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6002
- Parameter Plan 04 – Development Zones Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6003
- Parameter Plan 05 – Basement/Undercroft Extents Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6004
- Parameter Plan 06 – Proposed Site Levels Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6005
- Parameter Plan 07 – Character Areas Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6006
- Parameter Plan 08 – Access and Circulation Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6007
- Parameter Plan 09 – Level 00 Land Use Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6008
- Parameter Plan 10 - Level 01 Land Use Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6009
- Parameter Plan 11 - Level 02 Land Use Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6010
- Parameter Plan 12 – Typical Upper Floor Land Use Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6011
- Parameter Plan 13 – Building Heights Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6012
- Parameter Plan 14 – Key Frontages Plan - 0360-SEW-ZZ-ZZ-DR-A-PL6013
- Design Code
- Development Specification

2.5 A full suite of technical documentation is also submitted *in support* of this planning application.

### 3. The Application Site

- 3.1 The Site is located to the west of Kentish Town Railway Station and Town Centre, within the administrative boundary of the London Borough of Camden.
- 3.2 The planning application boundary is shown on the Site Location Plan (Parameter Plan 01).
- 3.3 The Site is 6.23 hectares in total, to the west of Highgate Road and is bound to the north, west and south by railway lines. The northern part of the site borders Gordon House Road and lies opposite Hampstead Heath. The three site entrances are from Gordon House Road to the north and Sanderson Close and Greenwood Place to the west. Murphy's HQ lies directly adjacent to the Site to the east, accessed via Sanderson Close.
- 3.4 The Site currently contains office and industrial uses, open yard space and parking, with portacabins, sheds and other miscellaneous structures. There are two, large locomotive sheds at the heart of the Site.
- 3.5 The Grade II listed O2 Forum Kentish Town is also within the Applicant's ownership and is accessed via Greenwood Place for vehicular servicing. The venue and its servicing yard to year are not included in the application Site.
- 3.6 There are significant level changes across the Site, rising from the railway line in the south. Much of the southern part of the site is over a storey below the buildings on Highgate Road.
- 3.7 The quantum of floorspace within each existing building on Site is set out in Table 1, which comprise floorspace within Use Classes E(g)(iii), B2 and B8.

Table 1: Existing Buildings

Existing Building	GIA (sqm)	GEA (sqm)
Shed 2	4,733	5,002
Shed 3	6,176	6,696
Workshops and Offices	3,838	3,959
Building Q	2,649	2,748
Thames Water	727	735
Training Centre	105	140
Security Gate	74	92
<b>Total</b>	<b>18,303</b>	<b>19,373</b>

### Surrounding Area

- 3.8 On its northern, southern and western boundary the Site is adjacent to railway lines with no immediate neighbours. Further to the north, Gordon House Road predominantly accommodates residential properties. The eastern site boundary towards its southern end borders Highgate Studios and Greenwood Centre, which are key employment sites. Further northwards on the Site's eastern boundary, residential properties can be accessed from Sanderson Close which also provides access into the site. On the opposite side of the railway line, residential uses lie to the west of the Site at Gospel Oak and the Regis Road Growth Area to the south, allocated for comprehensive employment-led redevelopment that provides a mix of uses, including industry, logistics, and other employment uses, permanent self-contained homes, open space, and community facilities.
- 3.9 Whilst the Site comprises brownfield industrial land, the Site is surrounded by a number of green designated Open Spaces, Local Green Spaces and Sites of Importance for Nature Conservation. The Site is to the south of Hampstead Heath, comprising circa 300 hectares of designated Metropolitan Open Land and Green Space.
- 3.10 Kentish Town City Farm, a four-acre charity farm that helps people connect with animals and nature and provides important educational programmes is also located to the east of the Site (beyond the railway line).

## 4. Development Content

- 4.1 The Application seeks permission for a maximum total of 180,200 sqm GEA.
- 4.2 The Application seeks a total maximum of 180,200sqm (GEA) floorspace across all proposed uses. Table 3 sets out the maximum floorspace for each category of land use proposed in squared metres GEA. The total floorspace by the maximum permitted in each individual land use category exceeds the overall maximum cap of 180,200sqm (GEA) because there is an allowance for swings between land uses, to allow for flexibility in the proportion of floorspace in each land use to come forward, subject to the proposed caps. The amount of floorspace that could be delivered is therefore controlled through both the maximum caps per land use and for the Development as a whole set out in Table 2.
- 4.3 Parameter Plans 09, 10 and 11 control the land uses which will be permitted to be delivered within each Development Zone on each level.
- 4.4 Table 2 below provides an indicative summary of each of the proposed plots.

*Table 2: Indicative Plot Schedule*

<b>Plot</b>	<b>Description</b>
A	The principal land uses would be industrial uses within Classes B2 and/or B8 and/or E(g)(iii).
B	The principal land uses would be industrial uses within Classes B2 and/or B8 and/or E(g)(iii).
C	The principal land use would be residential (Class C3), and there is potential for retail/commercial floorspace (Classes E(a) and/or E(b) and/or E(e) and/or E(f) and/or sui generis) to be provided. Provision is made for a basement below this plot.
E	The principal land uses would be industrial uses within Classes B2 and/or B8 and/or E(g)(iii). Operational parking for the other industrial plots could be provided. This plot is at the existing grade and will be decked over to provide the new prevailing ground floor level for the site so will therefore be provided below ground.
F	The principal use would be office (Class E(g)(i)). There is potential for general industrial and/or storage (Classes B2 and/or B8), and/or light industry (Class E(g)(iii)). Retail and other commercial uses within Classes E(a) and/or E(b) and/or E(d) and/or E(f), and/or sui generis could also be provided at ground floor level. Operational parking for the industrial uses could also be provided within this plot.
G	The principal uses could be general industrial and/or storage (Classes B2 and/or B8), and/or light industry (Class E(g)(iii)), and/or research and development (Class E(g)(ii)). Operational parking for the industrial uses could also be provided within this plot.



<b>Plot</b>	<b>Description</b>
H	The principal uses could be general industrial and/or storage (Classes and/or B8), and/or light industry (Class E(g)(iii)), and/or or research and development (Class E(g)(ii)). Operational parking for the industrial uses could also be provided within this plot.
I	The principal land uses could be healthcare (Class E(e) and/or sui generis), and/or research and development (Class E(g)(iii)), and/or residential institution (Class C2).
J	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(e), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2).
K	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b) and/or E(d), and/or E(e), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
L	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(e), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
M	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(e), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
O	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(e), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
P	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
Q	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(e), and/or E(f) and/or sui generis) and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
S	The principal land use would be residential (Class C3). There is also potential for retail and commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(e), and/or E(f) and/or sui generis), and/or office (Class E(g)(i)), and/or community uses (Classes F1 and/or F2) at lower levels. Car parking could also be provided.
Shed 2	The ground floor would provide flexible mixed use space (to include those uses within classes (E(a), and/or E(b), and/or E(d), and/or E(g)(iii), and/or F1, and/or F2, and/or those uses at paragraph 6(p)-(u) of the UCO including (p) as a public house, wine bar, or drinking establishment, (q) as a drinking establishment with expanded food

Plot	Description
	provision, (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises, (s) as a venue for live music performance, (t) a cinema, (u) a concert hall). Upper levels would provide office use (Class E(g)(i)).
Shed 3	The principal use would be office (Class E(g)(i)). Light industry (Class E(g)(iii), and/or retail/commercial (Classes E(a), and/or E(b), and/or E(d), and/or E(f), and/or sui generis), and/or community uses (Class F1 and/or F2) could be provided at ground floor.

*Note that there is no Plot D or N.*

Table 3 below sets out the proposed land uses within the development and the caps on each of these and the overall floorspace to be provided.

*Table 3: Floorspace Schedule*

Land Use	Min		Max
Residential (C3)	750 dwellings		825 dwellings
Residential (C3) floorspace			78,410(excluding ancillary areas) <sup>1</sup>  85,200 (including ancillary areas) <sup>1</sup>
Residential institution (C2)			8,000
Office (E(g)(i))			34,500
General Industrial and/or Storage and Distribution (B2/B8)	4,418	40,461 <sup>2</sup>	8,150
Light industry (E(g)(iii))	14,955		36,043
Research and development (E(g)(ii))	-		36,000
Healthcare (E(e)) and/or sui generis <sup>3</sup>			16,000
Retail and/or commercial (E(a) and/or E(b) and/or E(d) and/or E(f) and/or sui generis <sup>4</sup> )	700		3,650
Flexible Mixed-Use <sup>5</sup>	1,300		1,500
Community (F1 and/or F2)	300		1,300
<b>Total non-residential floorspace</b>	<b>42,761</b>		<b>95,000 <sup>6</sup></b>
<b>Total residential</b>	<b>750 dwellings</b>		<b>825 dwellings equating to no greater than 85,200sqm</b>

4.1 Table 3 should be read in the context of the following explanatory notes:

- 1) Reference to residential ancillary areas includes car parking areas, plant space, back of house areas, refuse storage areas and bicycle storage areas.
- 2) Beyond the minimum provision of 4,418 sqm of general industrial and/or storage and distribution and the minimum provision of 14,955 sqm light industrial, the remaining minimum floorspace of 21,088sqm can come forward as any of the following uses: general industrial, storage and distribution, light industry or research and development. The minimum light industrial, general industrial, storage and

distribution, research and development floorspace of 40,461sqm equates to 65% of the Site area.

- 3) The healthcare uses sought include use those permitted by Use Class E(e) which are described as the provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner), and healthcare uses which may fall outside of the scope of Class E(e) to the extent that such uses are not principally for visiting members of the public and so do not fall within Class E(e) and would be classified as sui generis.
- 4) The reference to sui generis use as part of the retail and commercial land use category includes the provision of the following uses:
  - as a public house, wine bar, or drinking establishment (as referenced in paragraph 6(p) of the Use Classes Order)
  - as a drinking establishment with expanded food provision (as referenced in paragraph 6(q) of the Use Classes Order)
  - as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (as referenced in paragraph 6(r) of the Use Classes Order)
  - to the extent that Class E(d) uses are not principally for visiting members of the public and so do not fall within these use classes, sui generis use is sought.
- 5) The flexible mixed-use space land use category, which is to be permitted on Level 0 of Development Zone 2 relates to any mix of the following uses:
  - Class E(a)
  - Class E(b)
  - Class E(d)
  - Class E(g)(iii)
  - Class F1
  - Class F2
  - as a public house, wine bar, or drinking establishment (as referenced in paragraph 6(p) of the Use Classes Order)
  - as a drinking establishment with expanded food provision (as referenced in paragraph 6(q) of the Use Classes Order)
  - as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (as referenced in paragraph 6(r) of the Use Classes Order)

- as a venue for live music performance (as referenced in paragraph 6(s) of the Use Classes Order)
  - a cinema (as referenced in paragraph 6(t) of the Use Classes Order)
  - a concert hall (as referenced in paragraph 6(u) of the Use Classes Order)
  - to the extent that Class E(d) uses are not principally for visiting members of the public and so do not fall within these use classes, sui generis use is sought.
- 6) The total non-residential development must not exceed 95,000sqm. This area is inclusive of plant, car parking, and other ancillary spaces.
- 7) All areas are expressed in square metres by Gross External Area.
- 4.5 There is no minimum quantum of floorspace which must come forward in residential use, although there is a minimum quantum of residential units which must be delivered, being 750 units.
- 4.6 There is a maximum quantum of floorspace of 78,410sqm which can come forward in residential use, excluding ancillary areas of car parking, plant, back of house, refuse storage, and bicycle storage. The maximum total quantum of residential floorspace, including the ancillary areas of car parking, plant, back of house, refuse storage, and bicycle storage, which will be permitted is 85,200sqm. The maximum quantum of residential units which will be permitted is 825 units.

#### **Residential Institution**

- 4.7 There is no minimum quantum of floorspace which must come forward as residential institution (C2). The proposals seek to permit up to a total of 8,000sqm of floorspace in C2 use, which may come forward as part of applications for reserved matters.

#### **General Industrial, Storage and Distribution, Light Industry, Office Research and Development**

- 4.8 There is a requirement for a minimum of 40,461sqm of floorspace to come forward in either General Industrial/Storage Distribution (Use Class B2 and/or B8), Light industrial (Use Class E(g)(ii)) or Research and Development (Use Class E (g) (ii)) across the Site. At least 4,418sqm of this must be in General Industrial and/or Storage Distribution use and at least 14,955sqm must be in Light Industrial use. The remaining 21,088sqm minimum floorspace can be delivered across any of those four Use Classes.

### **Healthcare**

- 4.9 There is no minimum quantum of floorspace which must come forward as healthcare use (Class E(e) and/or sui generis). Up to a total of 16,000sqm of floorspace in Class E(e) use or sui generis healthcare use is sought, which may come forward as part of applications for reserved matters.

### **Retail and Commercial**

- 4.10 A minimum quantum of 700sqm GEA of floorspace must come forward as retail, commercial or sui generis floorspace. The outline planning application seeks permission for up to 3,650sqm of floorspace to be permitted to come forward as any mix of retail and commercial space in use classes E(a)-E(b)/E(d)/E(f); pubs, wine bars or drinking establishments either with or without hot food provision; take-aways and membership only gyms.

### **Flexible Mixed-use Space**

- 4.11 A minimum of 1,300sqm of Flexible Mixed-use space must come forward, within the maximum provision of 1,500sqm. Any floorspace proposed as flexible mixed-use space through the reserved matters process will be able to be used for any or all of the uses listed within explanatory note 5 to Table 2 for the lifetime of the development.

### **Community**

- 4.12 There is a requirement for a minimum of 300sqm of floorspace which must come forward as Use Classes F1 and/or F2. The proposals seek to permit up to a total of 1,300sqm in either F1 and/or F2 Use Class.

### **Car Parking and Cycle Parking**

- 4.13 This Development Specification also sets out the quantum of car and cycle parking which will be permitted, as specified in the Table 4 and 5. Reserved matters applications should provide cycle and car parking spaces in accordance with the standards set out in Table 3 and 4.

Table 4: Cycle parking standards

Land Use	Long Stay Minimum Cycle Parking Standards	Short Stay Minimum Cycle Parking Standards
Residential (C3)	<ul style="list-style-type: none"> <li>• 1 space per studio or 1 person 1 bedroom dwelling</li> <li>• 1.5 spaces per 2 person 1 bedroom dwelling</li> <li>• 2 spaces per all other dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• 5 to 40 dwellings: 2 spaces</li> <li>• Thereafter: 1 space per 40 dwellings</li> </ul>
Residential institution (C2)	1 space per 5 FTE staff	1 space per 20 bedrooms
Office E(g)(i)	1 space per 75 sqm	<ul style="list-style-type: none"> <li>• first 5,000 sqm: 1 space per 500 sqm (GEA)</li> <li>• thereafter: 1 space per 5,000 sqm (GEA)</li> </ul>
General Industrial/Storage and Distribution (B2/B8)	1 space per 500sqm GEA	1 space per 1000sqm GEA
Light industry (E(g)(iii))	1 space per 250sqm GEA	1 space per 1000sqm GEA
Research and development (E(g)(ii))	1 space per 75 sqm (GEA)	<ul style="list-style-type: none"> <li>• first 5,000 sqm: 1 space per 500 sqm (GEA)</li> <li>• thereafter: 1 space per 5,000 sqm (GEA)</li> </ul>
Healthcare (E(e))	1 space per 5 FTE staff	1 space per 3 FTE staff
Retail/commercial (E(a)-E(b)/E(d)/E(f)/sui generis <sup>4</sup> )	1 space per 125sqm GEA	1 space per 20sqm GEA
Flexible Mixed-Use space	1 space per 75sqm GEA	1 space per 20sqm GEA
Community (F1 and or/F2)	1 space per 8 FTE staff	1 per 30 seats

4.14 There are no maximum cycle parking standards.

Table 5: Car Parking Standards

Land Use	Disabled parking provision	Maximum operational parking numbers
Residential (C3)	3% of residential units	0
Residential institution (C2)	1 space per plot which contains this use	0
Office E(g)(i)	1 space per plot which contains this use	0
General Industrial/Storage and Distribution (B2/B8)	1 space per plot which contains this use	<i>For occupiers of units &lt; 1,000sqm (GIA) – 1 space</i>
Light industry (E(g)(iii))	1 space per plot which contains this use	<i>For occupiers of units &gt; 1,000sqm (GIA) – 1 space per 1,000sqm (or part thereof) occupied</i>
Research and development (E(g)(ii))	1 space per plot which contains this use	
Healthcare (E(e))	10	4 spaces for patient transport/operational parking
Retail/commercial (E(a)-E(b)/E(d)/E(f)/sui generis <sup>4</sup> )	1 space per plot which contains this use	0
Flexible Mixed-Use space	1 space per plot which contains this use	0
Community (F1 and or/F2)	1 space per plot which contains this use	0

4.15 All disabled and operational parking spaces will be provided with electric charging points.

#### Target Dwelling Mix

4.16 It is important that the Development delivers a variety of residential unit sizes to meet the needs of different occupiers. The exact number of dwellings within each tenure is not confirmed as part of the outline application. The site wide target dwelling mix for each tenure is therefore expressed as a percentage in Table 5. The site wide target dwelling mix applies to the Development as a whole, and not on a building by building basis.



Table 6: Target Dwelling Mix

Tenure	Unit Size	Target Unit Mix
Open Market	1b1p	15%
	1b2p	25%
	2b3p	4%
	2b4p	47%
	3b5p	9%
Intermediate Housing	1b1p	7%
	1b2p	49%
	2b4p	44%
Social Affordable	1b2p	21%
	2b3p	19%
	2b4p	32%
	3b5p	20%
	4b6p	8%

### Public Open Space and Play Space

- 4.17 A series of public open spaces will be provided throughout the development within the six different character areas. The minimum size of each area of open space is outlined in Table 7 below. The location of each area of open space is indicated on Parameter Plan 07.

Table 7: Open Space

Character Area	Open Space	Minimum Size (sqm)
Gospel Oak Gate	Gordon Gate	500
	Heath Street North	1,500
Murphy's Mews	Heath Street South	2,700
Heath Cliff	The Heath Cliff	2,600
	The Arches	500
	The Platform	600
Engine Depot	Sanderson's Gate	2,900
	The Depot	980
	Maker's Yard	900

Character Area	Open Space	Minimum Size (sqm)
	The Arcade	900
Murphy's Yard	Murphy's Yard	2,900
	Upper Sidings	2,200
Kentish Town Gateway	Greenwood Gate	400
	Lower Sidings	580
	The Landing	1,200

4.18 Child playspace will be provided within the Open Space across the Site identified in Table 7. Playspace will be provided in accordance with a requirement of 6.5sqm of playspace per child, based on the GLA's Population Yield Calculator.

## 5. Description of Parameter Plans and Drawings

5.1 The Parameter Plans referred to below are submitted for approval. Although the outline application does not seek approval in detail, sufficient detail is provided on the parameter plans to set parameters for the access, layout, scale and landscaping of which reserved matters applications should comply with. The Design Code set the parameters in respect of appearance.

5.2 Each parameter plan should be read together with its key and notes, and the description provided below. Together the Design Code, Development Specification and Parameter Plans set the parameters within which all future development must comply with; they should be read alongside one another.

### **Parameter Plan 01 – Location Plan**

5.3 This plan shows the geographical extent of the planning application boundary within which development is proposed to occur in red, on an existing map. Land in the ownership of the Applicant, which is not part of the planning application is also shown in blue. The site area measures 6.23ha.

### **Parameter Plan 02 – Existing Site Levels Plan**

5.4 This plan illustrates the existing site levels across the Site. The topography varies across the Site, with site levels illustrated using a colour gradient in ranges of 1.0m.

### **Parameter Plan 03 – Demolition Plan**

5.5 This plan identifies the existing buildings within the Site area which are proposed to be totally demolished as part of the redevelopment of the Site are shown in orange. The buildings shown in purple are proposed to be altered through extensions or partial demolition. The buildings shown in green are largely to be retained as part of the redevelopment, with works to those buildings proposed.

### **Parameter Plan 04 – Development Zones Plan**

5.6 This plan illustrates the maximum extent of Development Zones, which may be referred to as Plots, within which buildings can be built. Each development zone is given a unique number or letter reference.

- 5.7 The zones within which bridges will be permitted to be built are also identified. The bridges and landing areas of bridges must fall within the identified zones. Bridges may traverse development zones where indicated.
- 5.8 Critical distances between Development Zones are indicated. Where critical distances are shown, the building to building line between the buildings within the relevant Development Zones must maintain the minimum critical distance at the identified location.
- 5.9 Areas where balconies are permitted to project to a depth of 2.5m beyond the Development Zone boundary at upper levels are shown on Development Zone C.

#### **Parameter Plan 05 – Basement/Undercroft Extents Plan**

- 5.10 This plan illustrates the Development Zones under which new basement or below ground undercroft structures can be constructed, coloured in blue.
- 5.11 A below ground Development Zone, Zone E, represents an area where below ground development or below ground undercroft space may be constructed under the public realm. Development Zone E will be accessible at ground level on one side and will not require excavation.

#### **Parameter Plan 06 – Proposed Site Levels Plan**

- 5.12 This plan illustrates the proposed site levels across the site. The topography will vary across the Site, with site levels illustrated in ranges of 1m. Proposed spot levels are also provided across the Site. All proposed site levels may vary by +/- 1.0m. The proposed finished floor levels for buildings within each development zone are also identified, which are subject to a limit of deviation of +/- 1.0m.

#### **Parameter Plan 07 – Character Areas Plan**

- 5.13 This plan divides the Site into differing Character Areas. The Character Areas are described in detail within the Design Code.
- 5.14 The public realm within each Character Area is further divided into differing typologies according to the intended function and use of each part of the public realm. These are described in the Design Code. The minimum size of each area of public open space is quantified in Table 7 of this Development Specification. The exact configuration of each area

of public open space will be determined through Reserved Matters and should be in general location identified in PP07 and conform to the minimum size set out in Table 7.

- 5.15 The design of the public realm should be informed by the Design Code for each corresponding public realm typology and Character Area identified on Parameter Plan 07.
- 5.16 This plan should be read alongside Parameter Plan 08. The exact location and configuration of access routes through the Site is to be determined through the reserved matters process. Occasional vehicular access routes may be provided through Public Squares and the public realm.

#### **Parameter Plan 08 – Access and Circulation Plan**

- 5.17 Whilst all details of access are reserved for subsequent approval , areas where access points to the development will be situated are shown by the red triangles on Parameter Plan 8 and are submitted for approval pursuant to Article 5(3) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 (“DMPO”). All other aspects of “access” as defined by Article 2(1) of the DMPO are reserved for subsequent approval.
- 5.18 This plan identifies zones where primary and secondary vehicular routes are permitted to be located.
- 5.19 Primary vehicular routes will provide a route accessible to vehicles with a 6m width.
- 5.20 Secondary vehicular routes will provide a route accessible to vehicles with a 4.8m width.
- 5.21 Loading Zones are shown where it will be permitted for buildings to be serviced from and for loading/servicing bays to be located.
- 5.22 Zones which are permitted for cycle and pedestrian access only are shown within the public realm, through and above Development Zones. Zones for pedestrian and cycle routes above Development Zones permit raised pedestrian and cycle routes which can travel across the built form of Development Zones. The raised pedestrian and cycle route must be designed to a minimum width of 4m. Wherever possible, the route should be 5.5m in width to account for 3m width for cyclists and 2m for pedestrians.
- 5.23 Vehicular routes will not be permitted in pedestrian and cycle access only zones.

- 5.24 Zones are indicated where the public realm will be designed to prioritise pedestrians and cyclists although occasional access will be permitted for vehicles for servicing or emergency access.
- 5.25 Access points into the Site for occasional access for Network Rail vehicles only are shown, with occasional access routes for such vehicles which will need to be provided.
- 5.26 An access route for Cadent Gas will be provided within the pedestrian and cycle priority area of public realm.
- 5.27 Safeguarded Zones for future cycle and pedestrian access at lower and upper levels are also shown on the plan. The provision of cycle and pedestrian routes in those locations is not required as part of future reserved matters applications, but the development in those zones should not compromise the ability of pedestrian and cycle links between the Site and the surrounds from being provided in the future.

#### **Parameter Plan 09 – Level 00 Land Use Plan**

- 5.28 This plan shows the land uses which are permitted at Level 00 of buildings within each Development Zone.
- 5.29 For Development Zone A, B, G, H, I, 2 and 3 the permitted land uses at Level 00 relate to the ground floor of the buildings which interface with the public realm.
- 5.30 For Development Zone S, Level 00 relates to the floor of the building which will interface with the public realm at its lowest point.
- 5.31 For Development Zone F, Level 00 relates to the bottom floor of the building which will not have a direct interface with or entrance from the public realm.
- 5.32 Where more than one land use category is identified as being permitted, development can come forward which includes one or more of the identified permitted land uses at Level 00 for that Development Zone.
- 5.33 Where residential uses are not specified at Level 00 for a particular Development Zone, residential entrances, lobbies, plant, parking access and cycle storage associated with residential will be permitted at this level if residential uses are permitted on the upper floors of that Development Zone.

**Parameter Plan 10 – Level 01 Land Use Plan**

- 5.34 This plan shows the land uses which are permitted on Level 01 of buildings within each Development Zone.
- 5.35 For Development Zone J, Level 01 relates to the part of the building which may be accessible from the public realm towards the south.
- 5.36 For Development Zones G, H, I, 2 and 3 Level 01 relates to the first floor of buildings.
- 5.37 For Development Zones C and F Level 01 relates to the ground floor of buildings where entrances are provided from the public realm.
- 5.38 For Development Zone S, Level 01 will have entrances from the public realm and will sit above Level 00, which can also be accessed from the public realm.
- 5.39 Where more than one land use category is identified as being permitted, development can come forward which includes one or more of the identified permitted land uses at Level 01 for that Development Zone.
- 5.40 Where residential uses are not specified at Level 01 for a particular Development Zone, residential entrances, lobbies, plant, parking access and cycle storage associated with residential will be permitted at this level if residential uses are permitted on the upper floors of that Development Zone.

**Parameter Plan 11 – Level 02 Land Use Plan**

- 5.41 This plan shows the land uses which are permitted on Level 02 within each Development Zone.
- 5.42 For Development Zones K, L, M, O, P, and Q Level 02 relates to the ground floor where the building will interface with and be accessed from the public realm.
- 5.43 For Development Zone J Level 02 relates to the floor which will sit above level 01 which has access from the public realm at its lowest level, and will also interface with and have access from the public realm.

- 5.44 For Development Zone S Level 02 relates to the floor which will sit above Level 00 and 01, which will interface with and be accessible from the public realm.
- 5.45 For Development Zone C, F, G, H, I, Shed 2 and Shed 3 Level 02 relates to an upper floor which does not interface with the public realm.
- 5.46 No land uses are indicated for parts of Development Zones which are not permitted to exceed above level 01.
- 5.47 Where more than one land use category is identified as being permitted, development can come forward which includes one or more of the identified permitted land uses at Level 02 for that Development Zone.
- 5.48 Where residential uses are not specified at Level 02 for a particular Development Zone, residential entrances, lobbies, plant, parking access and cycle storage associated with residential will be permitted at this level if residential uses are permitted on the upper floors of that Development Zone.

**Parameter Plan 12 – Typical Floor Land Use Plan**

- 5.49 This plan shows the land uses which are permitted on the upper levels of buildings, above level 02, within each Development Zone.
- 5.50 Where more than one land use category is identified as being permitted, development can come forward which includes one or more of the identified permitted land uses at the upper floors.
- 5.51 No land uses are indicated for parts of Development Zones which are not permitted to exceed above level 01.

**Parameter Plan 13 – Building Heights Plan**

- 5.52 This plan identifies the maximum permitted building heights for each development zone in metres AOD. Parapets, rooftop plant and lift overruns are included in the specified AOD heights, which should not be exceeded.

**Parameter Plan 14 – Key Frontages Plan**

- 5.53 This plan identifies the key frontages to Development Zones.



- 5.54 Key Primary Frontages which front onto the public realm are indicated in solid green, whilst key primary frontages which front onto routes within a Development Zone are shown in hatched green.
- 5.55 Key Primary Frontages should provide a minimum of 50% of the length of the primary frontage as active frontage.
- 5.56 Key Secondary frontages are shown in blue. Secondary frontages should provide 40% of the length of the secondary frontage as an active frontage.
- 5.57 Active frontages include visually permeable facades which engage with the public realm.
- 5.58 Key Primary and Secondary frontages should not include more than 5 consecutive metres of non-visually permeable, non-active frontage.
- 5.59 The key frontages relate to ground level where the building meets the public realm and is accessible from the public realm.
- 5.60 The Key Frontages to Development Zones A, B, G, H and I relate to the land uses shown on Level 00 (Parameter Plan 09).
- 5.61 The Key Frontages to Development Zones C and F relate to the land uses shown on Level 01 (Parameter Plan 10).
- 5.62 The Key Frontages to Development Zones J, K, L, M, O, P, Q, and S relate to the uses shown on Level 02 (Parameter Plan 11).
- 5.63 Where no Key Frontage is identified, there are no restrictions on the level of activation which must be delivered on the relevant frontage to Development Zones.

#### **Illustrative Drawings**

- 5.64 In addition to the parameter plans identified above, illustrative drawings are provided in support of the application within the Design and Access Statement. These drawings help provide an understanding and illustration of the type of development which is envisaged to come forward in line with the parameters set out in each of the parameter plans and Design Code. Applications for reserved matters will not be required to comply with the illustrative drawings.