

# MURPHY'S YARD

AN APPLICATION BY FOLGATE ESTATES LIMITED

FOR INFORMATION - ILLUSTRATIVE ONLY, NOT FOR APPROVAL

## OUTLINE HEIGHTS SCHEDULE

OCTOBER 2021





**Project Name: Murphy's Yard**

**Project Number: 0360**

**Client: Folgate Estate**

**Document Title: Outline Height Schedule**

**Document Number: 0360-SEW-ZZ-ZZ-SH-A-PL1001**

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Maximum AODs.

*The maximum AODs are identified to establish the extents of the vertical building envelope. With the exception of plots C, F, Shed 2 and Shed 3, the height of the illustrative scheme drawn does not include parapets, lift overrun and roof top plant.*

*This would be provided in a 4.1m zone within the maximum AOD.*

Building Floor to Floor Heights.

*Building and floor to floor heights shown in the illustrative masterplan are indicative and subject to change as detailed designs are progressed in the RMAs.*

*Maximum parameters have been set to allow tolerance for the development of floor to floor build ups and inclusion of roof top plant.*

Buildings identified with an asterix - Plot C, Plot F, Shed 2, Shed 3

*Where plot references are identified with an asterix, this indicates that the height values shared for the illustrative massing includes parapets, lift overrun, and rooftop plant, with minor tolerances allowed for future detail design development.*

GROUND FLOOR AOD'S

*All ground floor AOD's are subject to future design development with a deviation (+/- 1m) identified within the Parametr plan "Proposed site levels", drawing number 0360-SEW-ZZ-ZZ-DR-A-PL6005 which states the following>*

- 1. Proposed site levels can deviate +/- 1.0m.*
- 2. Ground floor FFL's can deviate +/- 1.0m.*

Illustrative Massing Assumptions

*All assumptions used to inform the illustrative massing are subject to future design development at reserved matters stage.*

*Rooftop plant, parapets, and lift overruns / access provisions are not included within the illustrative massing other than those buildings identified with an asterix (Plot C, Plot F, Shed 2, Shed )*

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Building Plot	Plot Volume (refer to design code massing guidelines)	Design Code Massing Guidelines - page number reference	Ground Floor AOD (m) <i>Note: Subject to design development</i>	Outline Parameter Max Heights and Massing Guideline Heights (excludes plant allowance, roof articulation and lift overruns unless identified with an asterix *)					Proposed Heights in Illustrative Scheme (excludes plant allowance, roof articulation and lift overruns unless identified with an asterix *). All assumptions used to inform the illustrative massing are subject to future design development at reserved matters stage.					
				Outline Parameter Max Heights (m)		Design Code Design Guideline Heights (SHOULD) (m)			Allowance included within height for plant, roof articulation, lift overruns	Ground Floor Floor to Floor Height (m)	Typical Floor to Floor Height (m) <i>Note: intermediate floors may vary</i>	Roof buildup Allowance (m)	Total Building Height above Ground (m)	Proposed Storeys Above Ground <i>Note: excludes plant allowance, roof articulation and lift overruns</i>
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Phase 1													
Plot C*	C - Volume A	81	37.200	64.300	27.100	64.300	27.100	NA	5.100	3.075	NA	27.100*	8
	C - Volume B		37.200	43.700	6.500	43.400	6.200	NA	5.100	NA	NA	6.2*	1
	C - Basement		33.000	NA					4.200	NA	NA	NA	BASEMENT
Plot E	E - Volume A	82	33.000	37.500	4.500	37.500	4.500	NA	4.230	NA	NA	4.230	UNDERCROFT
Plot F*	F - Volume A	83	33.000	72.090	39.090	72.090	39.090	NA	4.500	4.000	NA	38.585*	8
	F - Volume B		33.000	72.090	39.090	60.550	27.550	NA	4.500	4.000	NA	27.55*	6

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Phase 2													
Plot	Volume	Design Code	Ground Floor AOD (m)	Outline Parameter Max AOD (m)	Outline Parameter Max Height above Ground (m)	Design Code Design Guideline (should) AOD (m)	Design Code Design Guideline (should) Height above Ground (m)	Allowance included within height for plant, roof articulation, lift overruns	Ground Floor Floor to Floor Height (m)	Typical Floor to Floor Height (m) <i>Note: intermediate floors may vary</i>	Roof buildup Allowance (m)	Total Building Height above Ground (m)	Proposed Storeys Above Ground <i>Note: excludes plant allowance, roof articulation and lift overruns</i>
Plot J	J - 1 - Volume A	87	44.000	107.050	63.050	107.050	63.050	4.100	7.000	3.200	0.750	58.950	17
	J - 1 - Volume B		44.000	107.050	63.050	97.450	53.450	4.100	7.000	3.200	0.750	49.350	14
	J - 2 - Volume C		44.000	113.450	69.450	113.450	69.450	4.100	7.000	3.200	0.750	65.350	19
	J - 2 - Volume D		44.000	113.450	69.450	103.850	59.850	4.100	7.000	3.200	0.750	55.750	16
	J - Volume E		44.000	55.850	11.850	55.850	11.850	4.100	7.000	3.200	0.750	7.750	1
	J - Lobby / lower ground		40.300	NA					3.700	NA	NA	NA	NA
Plot K	K - 1 - Volume A	88	44.000	94.450	50.450	94.450	50.450	4.100	4.000	3.200	0.750	46.350	14
	K - 1 - Volume B		44.000	94.450	50.450	75.250	31.250	4.100	4.000	3.200	0.750	25.150	8
	K - 2 - Volume C		44.000	88.050	44.050	88.050	44.050	4.100	4.000	3.200	0.750	39.950	12
	K - 2 - Volume D		44.000	88.050	44.050	75.250	31.250	4.100	4.000	3.200	0.750	27.150	8
	K - Volume E		44.000	56.050	12.050	56.050	12.050	4.100	4.000	3.200	0.750	7.950	2
	K - Volume F		44.000	52.850	8.850	52.850	8.850	4.100	4.000	NA	0.750	4.750	1
	K - Basement		Not shown	NA									
Plot L	L - 1 - Volume A	89	44.000	78.450	34.450	78.450	34.450	4.100	4.000	3.200	0.750	30.350	9
	L - 1 - Volume B		44.000	78.450	34.450	68.850	24.850	4.100	4.000	3.200	0.750	20.700	6
	L - 2 - Volume C		44.000	84.850	40.850	84.850	40.850	4.100	4.000	3.200	0.750	36.750	11
	L - 2 - Volume D		44.000	84.850	40.850	68.850	24.850	4.100	4.000	3.200	0.750	20.700	6
	L - Volume E		44.000	56.050	12.050	56.050	12.050	4.100	4.000	3.200	0.750	7.950	2
	L - Volume E		44.000	52.850	8.850	52.850	8.850	4.100	4.000	NA	0.750	4.750	1
	L - Basement		Not shown	NA									
Plot S	S - Volume A	94	34.500	97.350	62.850	97.350	62.850	4.100	6.000	3.200	0.750	58.750	17
	S - Volume B		34.500	97.350	62.850	87.750	53.250	4.100	3.000	3.200	0.750	49.150	14

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Phase 3													
Shed 2*	Shed 2 - Volume A	95	34.500	54.160	19.660	54.160	19.660	NA	5.640	1F 5.2m / 2F 4.26m	NA	19.636*	3
	Shed 2 - Volume B		34.500	45.900	11.400	45.900	11.400	NA	NA	NA	NA	11.318*	1
	Shed 2 - Volume C		34.500	42.610	8.110	42.610	8.110	NA	8.110	NA	NA	8.11*	1
	Shed 2 - Volume D		34.500	45.900	11.400	45.900	11.400	NA	NA	NA	NA	11.318*	EXTERNAL
Shed 3*	Shed 3 - Volume A	96	34.500	68.890	34.390	68.890	34.390	NA	7.252	4.000	NA	33.96*	7
	Shed 3 - Volume B		34.500	47.340	12.840	47.340	12.840	NA	7.252	4.000	NA	11.252*	2
	Shed 3 - Volume C		34.500	44.640	10.140	44.640	10.140	NA	10.135	NA	NA	10.14*	1
	Shed 3 - Volume D		34.500	41.980	7.480	41.980	7.480	NA	7.478	NA	NA	7.478*	1
Plot G	G - Volume A	84	33.000	79.400	46.400	79.400	46.400	4.100	8.300	4.750	0.750	42.300	8 (Industrial loads) or 9 (Workshop loads)
	G - Volume B		33.000	79.400	46.400	46.150	13.150	4.100	8.300	NA	0.750	9.050	1
Plot H	H - Volume A	85	34.500	79.400	44.900	79.400	44.900	4.100	6.800	4.750	0.750	40.800	8 (Industrial loads) or 9 (Workshop loads)
	H - Volume B		34.500	79.400	44.900	46.150	11.650	4.100	6.800	NA	0.750	7.550	1
Plot I	I - Volume A	86	34.500	75.350	40.850	75.350	40.850	4.100	4.500	4.500	0.750	36.750	8

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Phase 4													
Plot	Volume	Design Code	Outline Parameter Max AOD (m)	Outline Parameter Max Height above Ground (m)	Design Code Design Guideline (should) AOD (m)	Design Code Design Guideline (should) Height above Ground (m)	Allowance included within height for plant, roof articulation, lift overruns	Ground Floor Floor to Floor Height (m)	Typical Floor to Floor Height (m) <i>Note: intermediate floors may vary</i>	Roof buildup Allowance (m)	Total Building Height above Ground (m)	Proposed Storeys Above Ground <i>Note: excludes plant allowance, roof articulation and lift overruns</i>	
Plot A	A - Volume A	79	34.500	44.700	10.200	40.600	6.100	4.100	6.100	NA	0.750	6.100	1
	A - Volume B		34.500	44.700	10.200	44.700	10.200	4.100	6.100	NA	0.750	10.200	2
Plot B	B - Volume A	80	34.500	44.700	10.200	40.600	6.100	4.100	6.100	NA	0.750	6.100	1
Plot M	M - Volume A	90	43.200	77.650	34.450	77.650	34.450	4.100	4.000	3.200	0.750	30.350	9
	M - Volume B		43.200	77.650	34.450	52.050	8.850	4.100	4.000	NA	0.750	4.750	1
Plot O	O - Volume A	91	42.400	70.450	28.050	70.450	28.050	4.100	4.000	3.200	0.750	23.950	7
	O - Volume B		42.400	70.450	28.050	64.050	21.650	4.100	4.000	3.200	0.750	17.550	5
Plot P	P - Volume A	92	44.000	56.000	12.000	56.000	12.000	1.650	3.200	3.200	0.750	10.350	3
	P - Volume B		44.000	56.000	12.000	56.000	12.000	1.650	3.200	3.200	0.750	10.350	3
Plot Q	Q - Volume A	93	44.600	82.250	37.650	82.250	37.650	4.100	4.000	3.200	0.750	33.550	10
	Q - Volume B		44.600	82.250	37.650	75.850	31.250	4.100	4.000	3.200	0.750	27.350	8
	Q - Volume C		44.600	82.250	37.650	53.450	8.850	4.100	4.000	3.200	0.750	4.750	1
	Q - Basement		Not Shown						NA				BASEMENT



FOLGATE  
ESTATES  
LIMITED



ARUP

HOARE LEA (H.)



KM Development  
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PETER  
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DS2

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