

Post Submission Technical Briefing Notes

Site: Murphy's Yard Site, Kentish Town

Date of Briefing: 23rd August 2021

Location: MS Teams online meeting

Members present: Cllr Beales; Cllr Johnson; Cllr Mulholland; Cllr Lewis; Cllr Boyland; Cllr Apak (Ward Councillor); Cllr Headlam Wells (Ward Councillor) and Cllr Berry (Ward Councillor).

Developer team: David West (Studio Egret West) (Architect); David Morris (DP9) (Planning consultant); Alexandra Milne (DP9) (Planning consultant); Cassidy Reid (Studio Egret West) (Architect); Heidi Au Yeung (Studio Egret West) (Architect); Paul Brosnahan (Folgate Estates) (Applicant); Kate Macmillan (Folgate Estates) (Applicant); Andrew Wilson (Folgate Estates) and John Greenshields (Kanda Consulting).

Camden officers: Bethany Cullen (Development Management, Head of Service); Alex Bushell (Development Management, East Area Manager); Jonathan McClue (Development Management, Deputy Team Leader) and Dawn Allott (Community Liaison Officer).

Developer presentation of proposals (a copy of the presentation material has been shared with members)

- The vision for Murphy's Yard was set out.
- Illustrative images of the masterplan (i.e. a potential version of the outline planning permission) and indicative views within the development were shown.
- A consultation timeline was shared, from meeting with local stakeholders since 2017 up until a determination target for the outline planning application in December 2021.
- The application site constraints and masterplan response to these was explained.
- The masterplan's massing evolution and strategy, including various iterations, was detailed.
- Massing control mechanisms set out in the outline application including the parameter plans and design code were explained.
- Benefits of the development were put forward, including details on homes, workspace, community initiatives, local investment, sustainability, open space, culture/leisure/retail, and job creation.
- The applicant briefly took members through some wireline views.

Outcomes from discussion with members

- A greater understanding of the connections is required. Links to Gospel Oak, Regis Road and Kentish Town High Street are crucial

- Members commented that the community, local/neighbourhood groups and the DRP seem to be concerned about the height of the proposals.
- Concerns have also been raised about the lack of family housing.
- Requests were made to see the height and massing charts and design code in more detail. It was noted that this is a key area for residents.
- A ward councillor stated that residents have expressed concerns over Building Q.. This building would have an impact on the Heath view and the surrounding low homes by overshadowing them and their gardens. More information was requested to understand the relationship between Building Q and the neighbouring residential buildings.
- Questions around access to the site and the role of the Car Wash site were asked. A ward councillor specifically asked the applicant now that you own the site, how has it refined your thinking on access points
- Concerns were raised regarding location of height, particularly in the middle of the site and impact on residential properties in Gospel Oak. Behind the tallest building are two social housing estates that are very close.
- Idea of stepping down the height towards Gospel Oak Station/Gordon House Road was queried and the question was posed as to why the height was not spread more evenly across the site. It was noted that there is a big difference between the lowest and tallest blocks.
- More views from Gospel Oak requested
- A view at Leighton Road and Kentish Town Road was requested.
- It was commented that putting higher buildings on other parts of the height should be explored.
- 35% affordable housing is problematic with residents.
- Additional view from flats on the Meru Close estates towards the tallest buildings was requested, along with cross-sections and distances.
- It was queried how much the applicant has engaged with residents in Gospel Oak. Members asked for a breakdown of who the applicant has engaged with, how many they have spoken to and who has responded.

End of Notes