

THE FUTURE OF MURPHYS YARD

Folgate Estates is bringing forward a new masterplan for Murphys Yard. Working with a new design team, we want to transform the largely closed site into a more open neighbourhood with homes, workspace, green space, and public routes.

FOLGATE ESTATES

Folgate Estates is the property investment and development business of the Murphy family, owners of the majority of the Murphys Yard site. Managed independently from its sister company J. Murphy & Sons, Folgate's long-standing presence in Kentish Town provides a strong foundation for shaping the future of this significant site and its role within the wider area. While Murphys Yard could continue operating intensively as an industrial yard, we believe it has the potential to contribute more to the wider community.



Murphys in the local community

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris (AHMM) is leading the design work for the emerging Murphys Yard masterplan. AHMM is a London-based practice with experience delivering mixed-use projects in Camden and across London, including places that successfully combine homes, workspace, heritage buildings, and public space. Their work focuses on creating neighbourhoods that function well in everyday life – with clear routes and a strong relationship to local character.



Hawley Wharf Masterplan – Camden Town



Television Centre Masterplan – White City



London Square Masterplan – Southwark

periscope

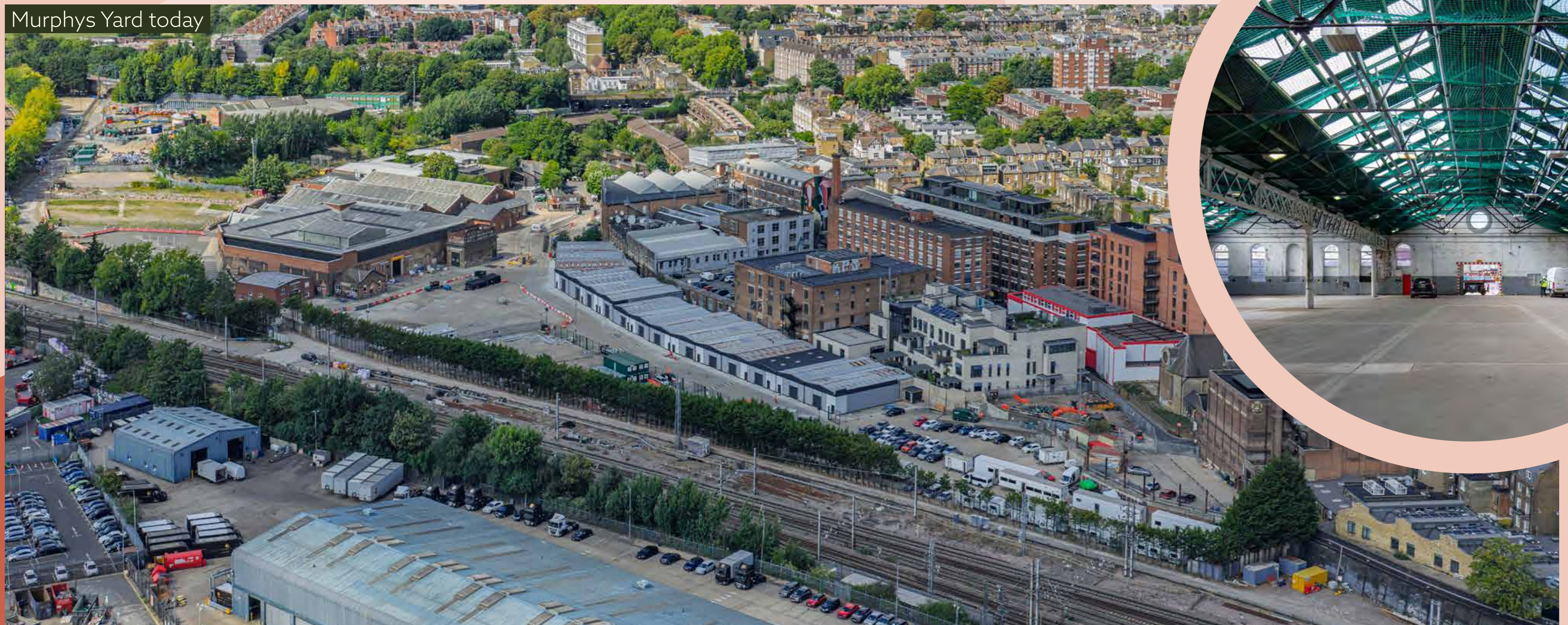
Periscope is the landscape architect for Murphys Yard, leading on the design of the outdoor and public spaces. They are shaping the site's open and landscaped spaces to ensure the masterplan is welcoming, biodiverse, and well-connected to its surroundings.

WHAT SHAPES THE SITE TODAY

About the site

Murphys Yard is a large site of approximately 15 acres, located between Kentish Town and Gospel Oak. It is currently in active industrial use, including railway-related activity and operational employment space, although not all parts of the site are used to their full potential.

Murphys Yard today



A railway yard at the heart of Kentish Town's growth

Murphys Yard was first developed as part of the 1868 expansion of the railway network, which also saw the construction of Kentish Town Station.

The yard played a key role in the urbanisation of Kentish Town in the late 19th century, supporting new housing, industry, and transport links into central London. Its history is closely intertwined with the area's development and densification during this period.

At the centre of the site sit locally listed late 19th and early 20th century locomotive sheds. These buildings reflect over 150 years of adaptation, including post-war alterations, and form part of the site's distinctive character.

Our neighbourhood

Murphys Yard sits in a varied local context:

- > The open landscape of Hampstead Heath to the north
- > Established residential areas in Gospel Oak and Dartmouth Park
- > Kentish Town High Street and town centre uses to the south
- > Highgate Studios and former industrial buildings with historic links to the railway yard

The site is also bounded by active railway lines and lies adjacent to several conservation areas – Mansfield (north-west), Dartmouth Park (north-east) and Kentish Town (south-east) – although it is not itself within a conservation area.

This mix of green spaces, residential areas, town centre, and industrial uses forms the immediate context for the site.



**MURPHYS
YARD**

KEY CONSIDERATIONS AT MURPHYS YARD

> Murphys Yard today

Murphys Yard is influenced by a number of physical, environmental, and contextual factors that shape how it can evolve.

The diagram highlights the key characteristics of the site today.



Limited public access: The site is largely closed to the public and poorly connected to the surrounding area.

Surrounding conservation areas: The site sits alongside conservation areas.

Active railway infrastructure: Operational rail lines surround the site and must remain accessible for ongoing Network Rail operations and maintenance.

Strategic and local views: The site is influenced by protected London View Management Framework (LVMF) corridors, including views from Hampstead Heath and the London skyline, as well as local views.

01 Historic railway sheds: Locally listed locomotive sheds sit at the centre of the site but are not currently open to the community.

02 Changes in ground levels: The land dips toward the centre and rises toward the north, a difference of 13.5m, influencing how the site is experienced.

03 Relationship to Hampstead Heath: The northern part of the site meets the open landscape of the Heath, an important and sensitive green space.

04 Nearby community assets and green spaces: Kentish Town City Farm, Mortimer Terrace Nature Reserve, and other local facilities form part of the wider setting.

05 Changing neighbourhood context: The surrounding area is evolving, including proposals at Regis Road and other nearby sites, which help shape the wider setting for Murphys Yard.

06 Physical barrier between neighbourhoods: The site separates parts of Kentish Town, Gospel Oak, and Dartmouth Park.

KEY OPPORTUNITIES AT MURPHYS YARD

How the site could evolve – from closed yard to connected neighbourhood

While constraints exist, there is a significant opportunity to rethink how Murphys Yard functions. The diagram below shows how a masterplan could unlock new homes, workspace, public spaces, and connections.

- **New homes within a mixed-use neighbourhood:** Introducing new homes, including affordable homes, designed to sit comfortably within the surrounding neighbourhood.
- **Modern workspace and maker spaces:** Retaining employment while supporting creative and productive industries.
- - - **New connections between neighbourhoods:** Introducing multiple new routes through the site, helping to stitch together neighbouring streets and open up previously closed areas.

- 01** **Celebrating the site's industrial heritage:** Retaining and restoring the locally listed locomotive sheds at the heart of the site, recognising their historic significance and distinctive character.
- 02** **A new public square within a re-purposed railway shed:** Opening up one of the historic sheds to create a new civic space – formed by adapting the structure to provide an open-air square that welcomes everyday use and community activity.
- 03** **A new high-level pedestrian walkway:** improving east-west movement across the site and creating a more direct connection towards Kentish Town.
- 04** **A new bridge to the Regis Road development:** enabling future links between Murphys Yard and the Regis Road development.
- Enhancing green infrastructure and biodiversity:** Introducing trees, planting, and nature-rich spaces that support biodiversity and respond to local priorities.
- Sustainable design and lower-carbon development:** Supporting Camden's climate goals through energy-efficient buildings and green infrastructure.



Looking ahead

The previous diagrams show how the site's constraints shape what is possible and how those same conditions can help define a more positive future.

Building on this, the emerging masterplan explores how Murphys Yard could become a more open, connected, and welcoming part of town – building on its industrial heritage and responding to local priorities. This includes the potential for:

- A focus on homes, designed to sit comfortably within the surrounding neighbourhood
- Retained and enhanced workspace to support local jobs and creative industries
- New open spaces and multiple new routes into surrounding neighbourhoods
- A new public square at the heart of the site, celebrating its industrial heritage

These principles help set the general direction for the masterplan. The next boards explore what this could mean in practice and we're keen to hear your thoughts.

Balancing priorities

As the masterplan develops, it's important to recognise that key elements of the scheme, such as height, affordable homes, workspace, public space, connections, and wider community benefits, are closely interrelated. This means that changes to specific aspects of the scheme could have knock-on impacts elsewhere across the masterplan.

Through workshops, we want to explore these inter-relationships. The sessions will focus on specific parts and elements of the site, and explain how different design choices affect one another, helping to build a clearer shared understanding of how the masterplan is evolving and how the right overall balance can be achieved.

If you'd like to be part of that conversation, please register your interest via the QR code.



SHAPING HEIGHT AROUND VIEWS AND CONTEXT

01

A sensitive setting

Murphys Yard sits between established residential neighbourhoods, conservation areas, and the open landscape of Hampstead Heath. It is visible from parts of Kentish Town, Dartmouth Park, and Gospel Oak, and forms part of the backdrop to views to and from the Heath.

Height, massing and visual impact are therefore central considerations for the emerging masterplan.

02

Responding to key views

Strategic and local views are guiding the design from the outset, with the emerging masterplan being tested against:

- > Protected London View Management Framework (LVMF) corridors
- > The KTNP designated view from Kentish Town Station and views from surrounding streets
- > Opportunities to create new glimpses to the Heath and other landmarks from within the site

03

Working with changing levels

The site experiences changes in ground level, dipping toward the centre and rising toward the north, with a difference of approximately 13.5 metres across the site.

This means height will be experienced differently across the site and needs to be considered alongside topography, views, and neighbouring buildings.

04

Architectural approach

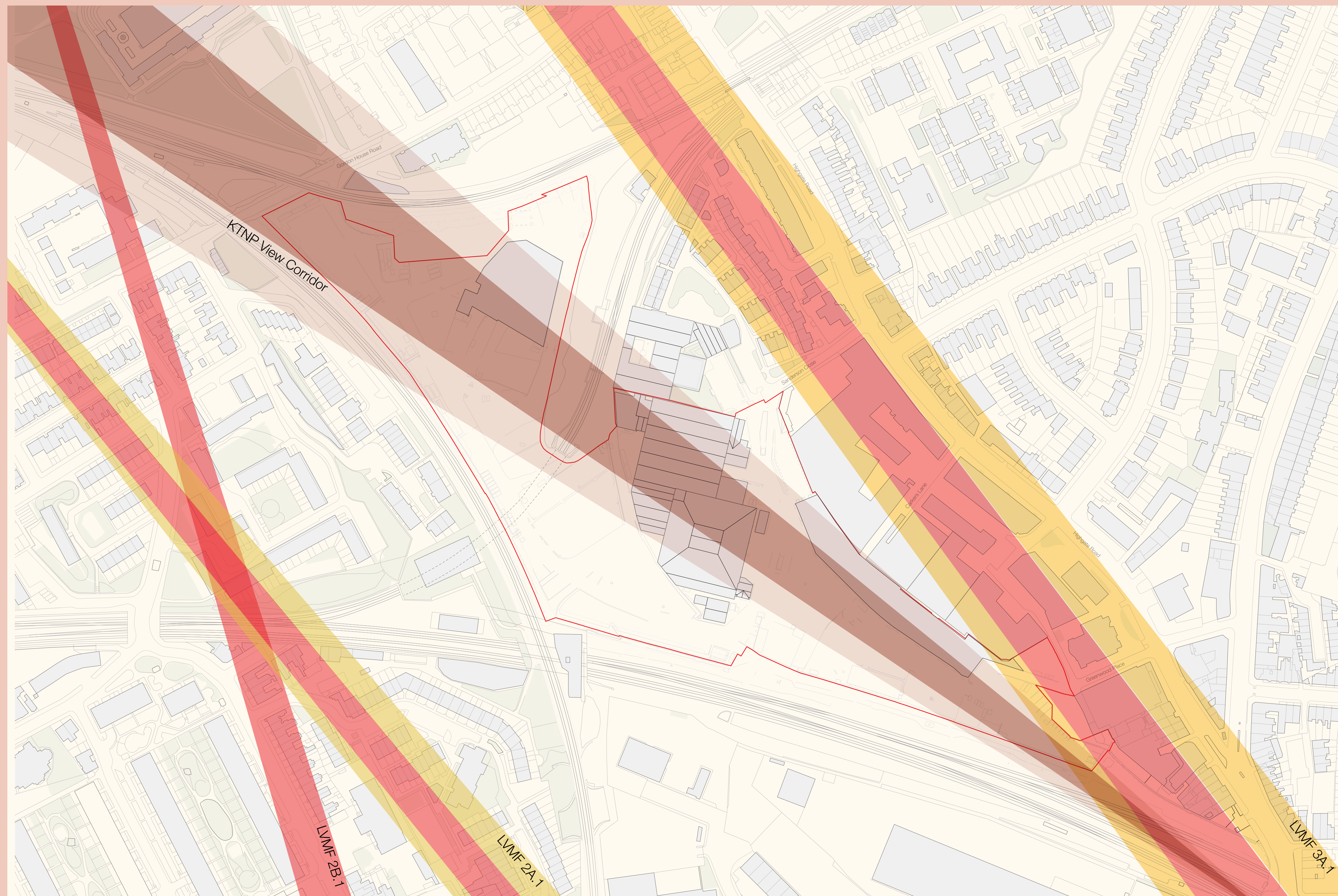
As the design progresses, we're exploring how we can minimise the impact of the buildings through high-quality design to ensure the architecture responds sensitively to surrounding character areas.

Below, traditional and contemporary mansion blocks demonstrate how mid-rise buildings can respond sensitively to their surroundings while creating high-quality homes and public spaces.

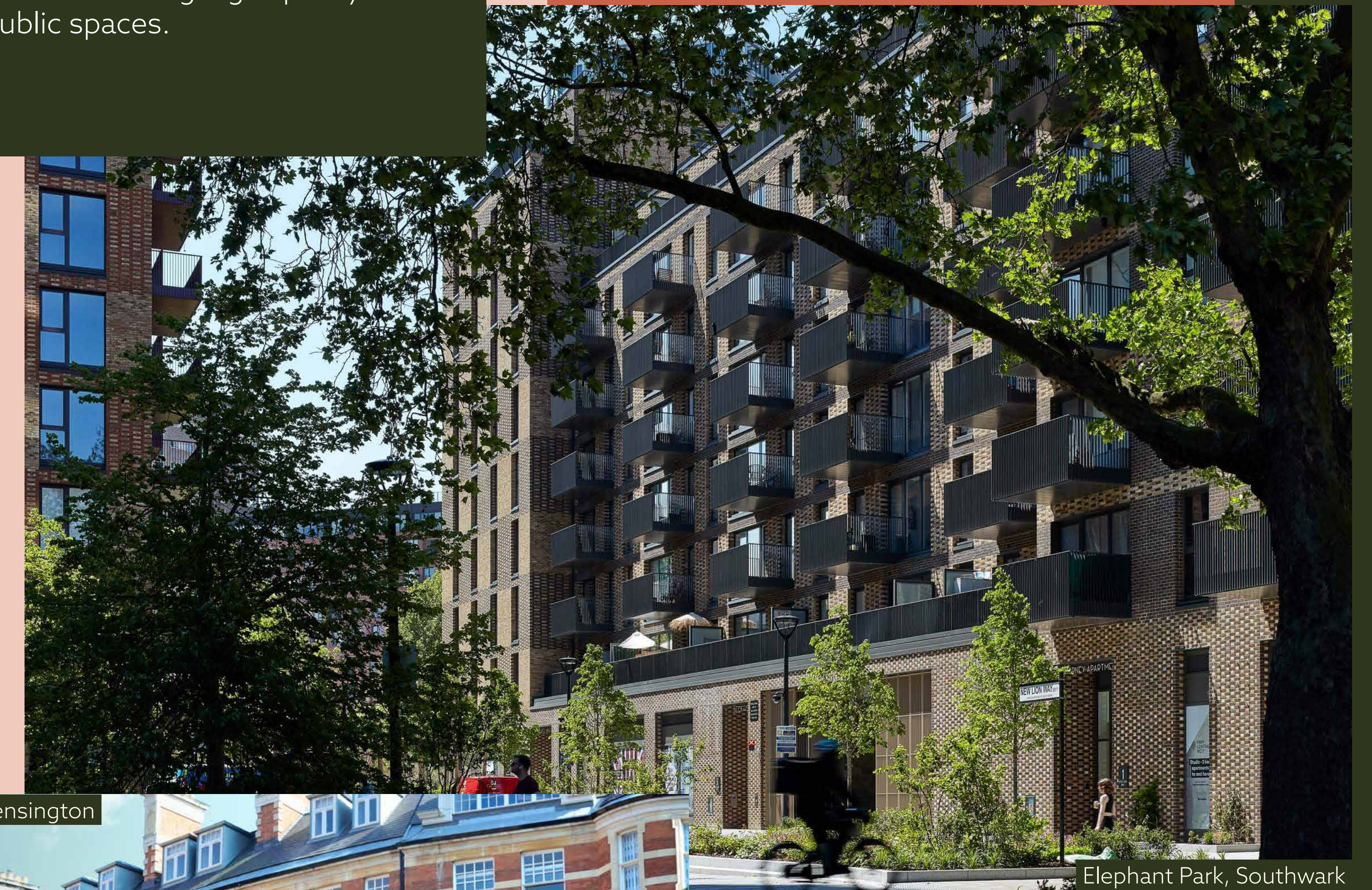
> What this means for height

This thinking is informing the emerging approach to a predominantly mid-rise neighbourhood, inspired by the scale and character of north London's familiar mansion blocks.

What do you think about the principles guiding our approach to height?



Site viewing corridors and their relationship to Murphys Yard



Albert Court, South Kensington

Elephant Park, Southwark

A MID-RISE NEIGHBOURHOOD

What do we mean by mansion-block style?

Mansion blocks are a well-known London building type. They are usually:




- > A consistent, mid-rise scale
- > Arranged to create clear streets and blocks
- > Designed to feel like part of a settled neighbourhood

At Murphys Yard, these principles help shape much of the emerging neighbourhood, creating streets and blocks that feel clear, moderate, and more in keeping with the surrounding area.

The emerging masterplan is exploring a predominantly mid-rise neighbourhood, drawing on the familiar scale, rhythm, and character of London mansion blocks, while allowing for a small number of taller elements in appropriate locations.

We know height is an important local issue. That is why the current approach focuses on a more moderate overall height strategy, with much of the site shaped by mansion-block principles and building heights responding to key views, topography, neighbouring homes, conservation areas, and Hampstead Heath.

In sum, rather than distributing height evenly across the site, the emerging masterplan seeks to take a more considered approach:

-  Creating a predominantly mid-rise neighbourhood, with much of the site shaped by the scale, rhythm, and character of London mansion blocks
-  Stepping down building heights at the site boundaries, particularly where the site meets neighbouring homes, conservation areas, and the Heath
-  Concentrating taller elements toward the centre of the site, away from the boundaries



Lissenden Gardens



The Maple Building

These images show local mansion blocks, helping explain the character that could inform the emerging approach at Murphys Yard.



We believe this direction is more in keeping with the surrounding area and more aligned with local expectations - and we would welcome your feedback as the plans develop.

Indicative height strategy at Murphys Yard

TESTING KEY VIEWS

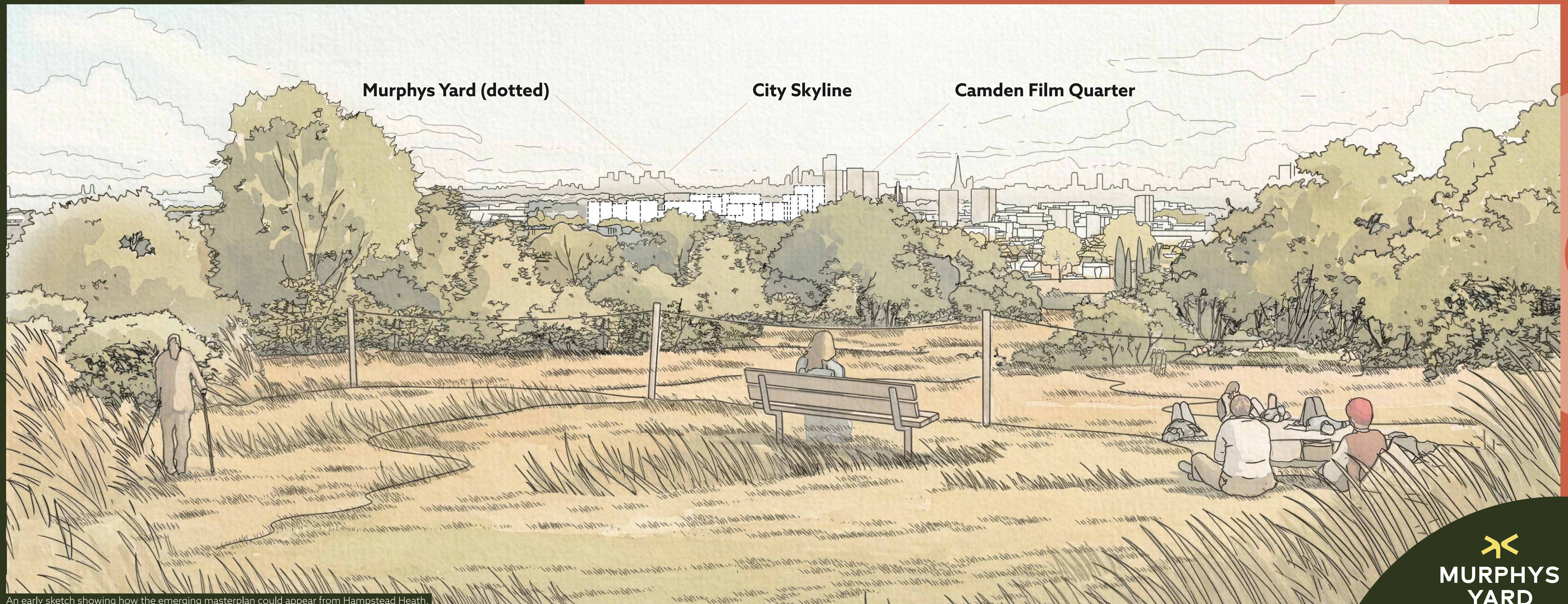
Views from nearby places are an important part of how we are thinking about Murphys Yard.

These early sketches show how the emerging masterplan could appear from two local viewpoints: Hampstead Heath and the Parliament Hill Lido. The white dotted line indicates the broad outline of the scale currently being explored.

They are not final designs. They are intended to give an early sense of the scale being explored, so people can see what is being considered and share their views as the plans develop.



An early sketch showing how the emerging masterplan could appear from the raised terrace of the Parliament Hill Lido.



An early sketch showing how the emerging masterplan could appear from Hampstead Heath.

CREATING A PLACE TO LIVE

The emerging Murphys Yard masterplan is exploring a greater focus on homes, helping to create a place that supports everyday life while building on the site's working character. Homes would become a key part of the site, carefully integrated alongside employment space, community uses, and new public spaces.

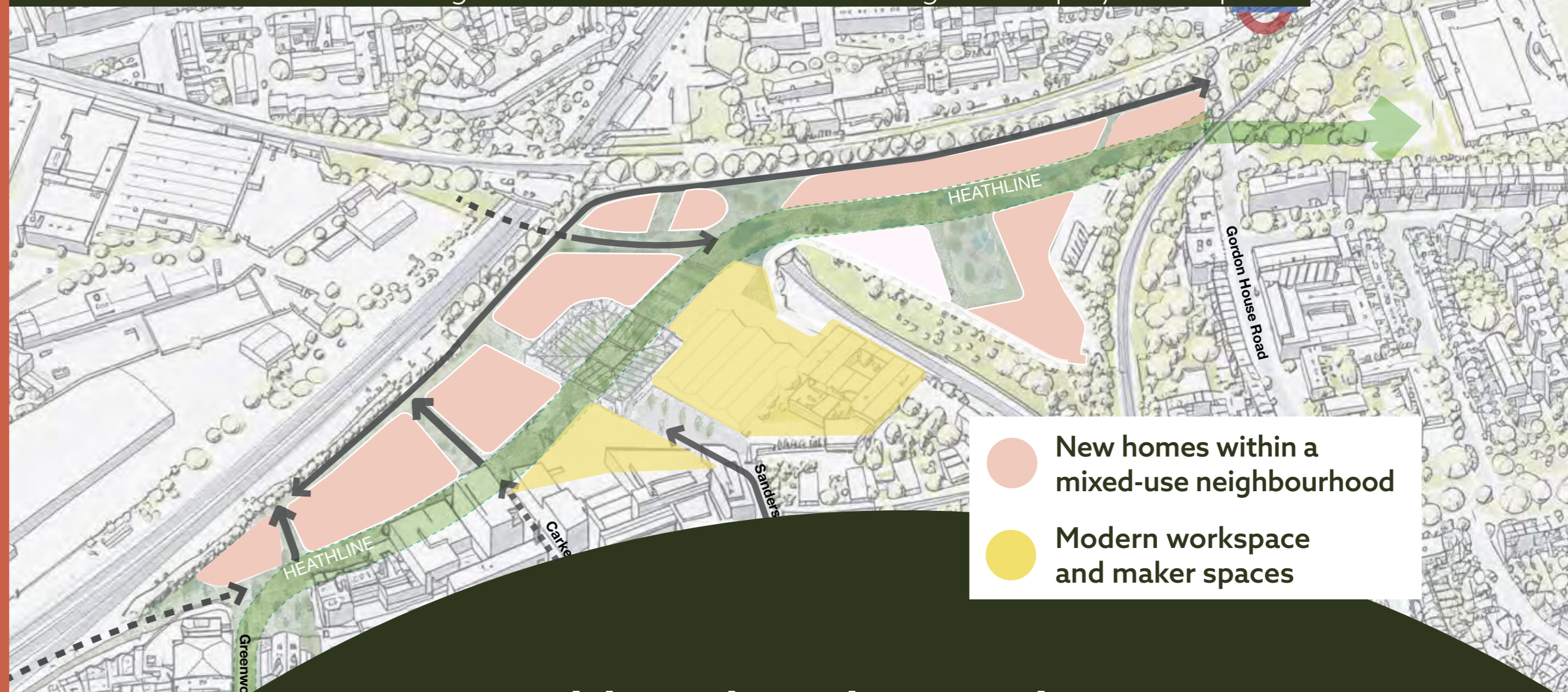
Homes as part of a mixed neighbourhood

We want Murphys Yard to feel mixed and inclusive, with a range of homes that respond to Camden's needs and support people at different stages of life - from a student studying in London, to a young couple looking for their first home, to a growing family needing more space, or an older resident wanting to remain part of the local community.

The emerging masterplan is exploring affordable and market homes, alongside different housing types such as student accommodation or co-living. This could include a mix of 1, 2 and 3-bed homes, helping create a neighbourhood for a wide range of people and households.

What do you think about the emerging focus on creating more homes as part of a mixed neighbourhood?

Architectural sketch illustrating how new homes could sit alongside employment space



A neighbourhood rooted in its setting

In addition to providing a range of homes, we are also considering where different types of housing sit across the site. Quieter residential areas are being considered towards the upper parts of the site, helping to create a more settled neighbourhood character away from the busier working parts of Murphys Yard. Elsewhere, homes would sit alongside a more active mix of public spaces, routes, and workspace, reflecting the different roles that different parts of the site can play.

A mix of tenures

Homes would come forward in a mix of tenures, with each playing a different role:

- > **Social rent homes** would provide secure, genuinely affordable housing
- > **Intermediate homes** – such as intermediate rent or shared ownership – would help people on low to middle incomes who are priced out of both social housing and the open market
- > **Market sale homes** would help support the funding of affordable housing and wider community benefits, while also contributing to a mixed and balanced neighbourhood

In all, this would help create a place that feels more balanced, more active throughout the day, and more realistic and deliverable over time.



Hawley Wharf, Camden Lock



Magna Square, Egham

Illustrative precedents

The images shown here illustrate examples of residential-led mixed-use developments. In these neighbourhoods, homes are supported by public spaces, greenery, and everyday amenities, with buildings designed to sit comfortably within their surroundings. These examples are included to help illustrate the type of neighbourhood character we are exploring at Murphys Yard. They are not proposed designs.

Elephant Park, Southwark



KEEP KENTISH TOWN MAKING

Making 'making' visible again

Murphys Yard has a long history as a working place, and that remains an important part of its future.

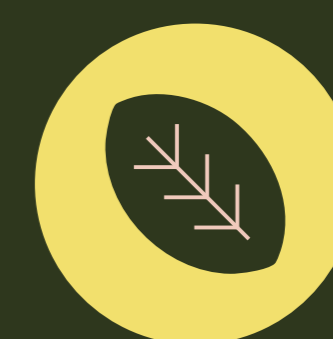
We are exploring how Murphys Yard could support Britain's next generation of makers and manufacturers – from furniture and textiles to lighting, ceramics, and sustainable materials – showcasing high-quality, low-impact production rooted in skill, craft, and innovation.

There is potential to create workspaces that blur the line between maker and public: places where people can see things being made, learn how products are produced, and engage directly with the people behind them. Workshops, studios, and small-scale production could sit alongside spaces to display, sell, and share work, making 'making' visible again.

The aspiration is to explore how Murphys Yard could become a place that:



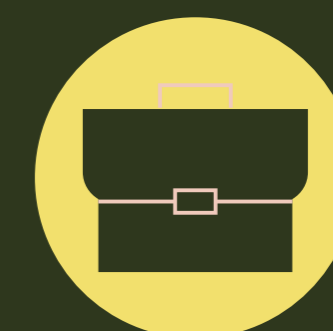
Supports Made in Britain manufacturing and craft



Champions sustainable high-quality production



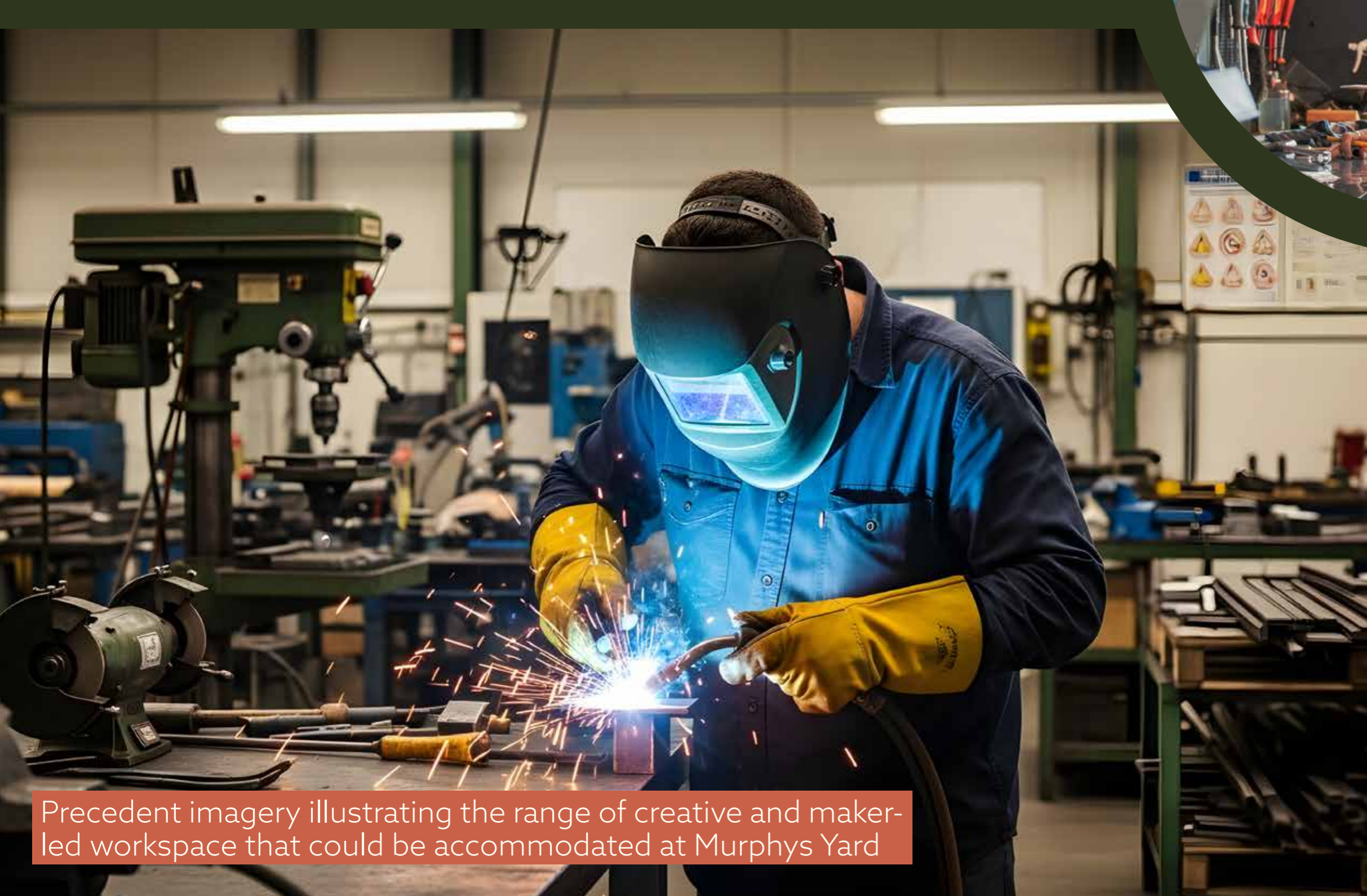
Provides affordable, flexible space for Camden makers to start, grow, and collaborate



Keeps working life visible as part of everyday neighbourhood activity



At this stage, we want to hear what kinds of making, production, and creative industry people feel are most important to support here, and how workspace could best sit alongside homes, public space, and community life.



Precedent imagery illustrating the range of creative and maker-led workspace that could be accommodated at Murphys Yard

A NETWORK OF SPACES & CONNECTIONS

Opening up the site

For decades, Murphys Yard has formed a barrier between Kentish Town, Gospel Oak, and Dartmouth Park, limiting movement and cutting off land that has long been inaccessible to the public.

The emerging masterplan is now exploring how Murphys Yard could be opened up through a network of routes and public spaces – helping stitch the site back into the surrounding area while creating places that feel safer, greener, and more welcoming in everyday use.

At the heart of this emerging approach is the **Heathline**: a new green route through the site, linking a series of public spaces and helping connect Kentish Town towards Hampstead Heath.

Supporting ecological connections

Murphys Yard sits close to Hampstead Heath, railway-side habitats, and other important green spaces. As the landscape proposals develop, we want to explore how the site can help facilitate biodiversity corridors to improve connections for wildlife in line with local policy. This includes new planting along the western and southern edges, and rich mosaic habitat along the Heathline – a new green connection between Hampstead Heath and Kentish Town, which is designed to complement and work with the ecology of the Heath.

The aim is to create public spaces that work for both people and wildlife.

Around 35% public open space

The emerging masterplan is currently exploring around 35% public open space across the site - equivalent to around three full-size football pitches.



The aim is to provide a connected network of green routes and public spaces that support everyday life, with places to walk, cycle, play, and spend time outdoors.



With Hampstead Heath nearby, Murphys Yard can offer something different and complementary: smaller local spaces that feel safe, green, and easy to use, with playable landscapes, community growing, and planting that supports nature.



Play could be woven through the public spaces, with doorstep play, natural and wild play, playable routes, and social spaces for children and young people of different ages.

What kinds of public spaces, green routes and habitats would you most like to see at Murphys Yard?

Three key spaces we are exploring across the site

As part of the emerging masterplan, three key public spaces are being explored, each with a different role and character:

01

Heath End Green

A greener northern space closest to Hampstead Heath, designed to feel like an extension of the local landscape. It could include areas for everyday use, natural play, planting, community growing, and quieter open space.



Precedent imagery showing aspects of the character being explored

02

The Locomotive Shed

A distinctive central space that brings together the site's railway heritage, landscape, and everyday public life. The emerging approach is exploring how the historic shed could become an open public space, with planting, seating, and space for community activities.



Illustrative precedent - Fonderies Garden, Nantes, France

03

Greenwood Place

A more urban public space at the southern end of the site, helping connect Murphys Yard to Kentish Town. This could be a flexible space for passing through, small events, and everyday activity.



Illustrative precedent - Jardin De Migrations, Marseille, France.



MURPHYS
YARD

A CIVIC HEART

A public space within the historic shed

At the centre of the wider network of spaces being explored across Murphys Yard, the Locomotive Shed stands out as the most distinctive and memorable.

By adapting and opening up one of the site's historic sheds, the emerging masterplan is exploring how this space could be brought back into public life with a new civic focus - somewhere people can pass through, spend time in, and enjoy as part of daily life.

The locally listed sheds reflect over 150 years of adaptation and change. Opening one of these structures to form a public square would allow its historic fabric to remain visible and accessible - connecting the site's past with its future.

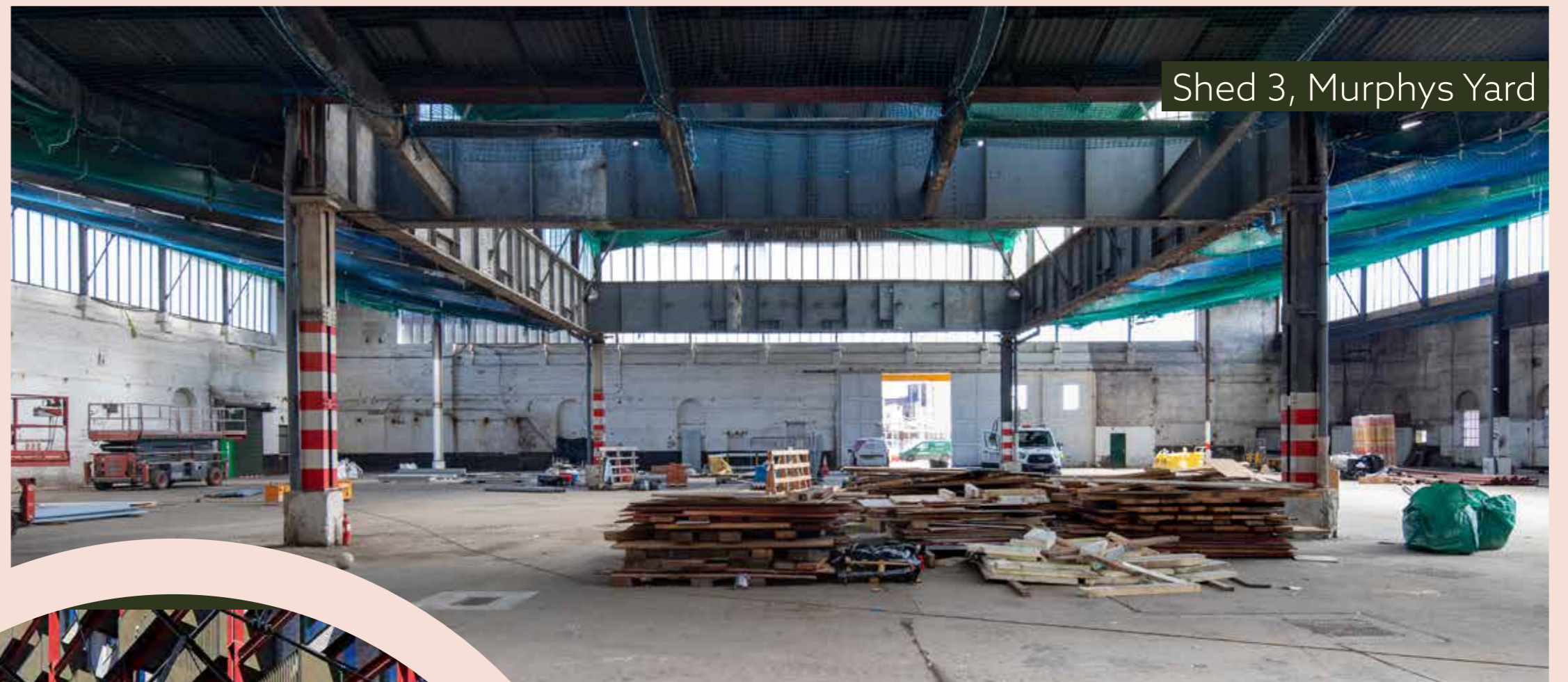


Concept image of how Shed 3 could look

Illustrative precedents

Examples such as Royal Arsenal in Woolwich and Fonderies Garden in Nantes, France, demonstrate how historic industrial structures can be successfully adapted to support public life.

These examples are included to illustrate the type of character being explored. They are not proposed designs.



Shed 3, Murphys Yard



Aerial of Shed 3



Royal Arsenal, Woolwich

How could this space be used?

This space could support a range of uses, from informal everyday activity to community uses.

What would you like to see here, and how could you imagine using it?

WHAT'S NEXT?

The ideas shown at this exhibition reflect design work to date and will continue to be tested and refined through further technical studies, discussions with Camden Council, and engagement with the community.

Your views matter

We know many people shared their views on previous proposals for Murphys Yard between 2019 and 2021. Since then, we have reviewed that feedback and appointed a new design team.

We are keen to understand whether local priorities have changed, and how people feel about the direction now being explored.

Please fill in a feedback form before you leave, or scan the "Share your feedback" QR code below to share your views online.

Workshops

Alongside our drop-in events, we will also be running smaller workshop sessions in July to hear more detailed feedback on the emerging ideas for Murphys Yard.

Please scan the "Sign up for updates" QR code below to tell us which workshops you would like to attend, and we will be in touch with further details, including dates and times.

Meanwhile uses at Murphys Yard


Alongside the longer-term masterplanning work, we are also exploring meanwhile uses that can make use of parts of the site in the shorter term.

These uses are intended to bring activity to the site early, support local life, and allow people to begin engaging with Murphys Yard while longer-term plans are developed.


This includes exploring a range of temporary and flexible activities, such as sport, culture, or community uses. An application for eight temporary padel courts, located at the southern end of the site closest to Kentish Town, was approved at the end of 2025 and are expected to come forward in summer 2026.



Contact information

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Stay involved



Sign up for updates

Receive updates on future events, workshops, and next steps



Share your feedback

Complete our online survey on the ideas shown at this exhibition



Get in touch

Ask a question or contact the project team

By staying in touch, you'll be part of the conversation as Murphys Yard evolves over time.