



# Pentavia, Mill Hill

London NW7 2ET

Design & Access Statement  
March 2019



# Arney Fender Katsalidis

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## 1.0 EXECUTIVE SUMMARY + INTRODUCTION

### 1.1 Form of the Application (Executive Summary)

This Design and Access Statement (DAS) has been prepared by Arney Fender Katsalidis on behalf of the developer Meadow Residential. This document is submitted in support of a full detailed planning application for the redevelopment of the site including the demolition of all existing buildings and construction of:

- 844 new Build to Rent, Private Sale and Affordable offset at various rent levels, C3 residential units
- 885 sqm GIA ancillary Class C3 Build to Residential facilities
- 405 sqm GIA Class A1 Retail, 326 sqm GIA Class A3 and A4 food and 297 sqm GIA Class D1 Community facilities
- New pedestrian access off Bunns Lane;
- New cycle link to Bunns Lane;
- Open space, landscaping; car parking; and highway/pedestrian improvements.

### 1.2 Purpose of the Document

This document has been prepared on behalf of the Applicant, Meadow Residential. This Design and Access Statement explains the proposals and the underlying design principles that have informed the design.

The design has been developed with a full consultant team:

Development Management Team - **Meadow Residential**  
Architect and Interior Designer - **Arney Fender Katsalidis**  
Planning Consultant - **Quod**  
EIA Consultant - **Quod**  
Daylight & Sunlight Consultant - **Delva Patman Redler**  
Wind Consultants - **BMTFM**  
Landscape Consultant - **Outerspace**  
Affordable Housing Consultant - **Quod**  
Refuse Consultant - **Mayer Brown**  
Transport/Traffic Consultant - **Velocity**  
Building Control - **Clarke Banks**  
Structural Engineer - **Heyne Tillett Steel**  
M&E Engineers - **Chapman BDSP**  
Quantity Surveyor - **Turner & Townsend**  
Fire Consultant - **Chapman BDSP**  
Acoustic Consultant - **Mayer Brown**  
Inclusive Design - **Peter Connell Associates**  
CDM - **Tetra Consulting**  
Pedestrian Modelling Analysis - **Space Syntax**  
Built Heritage - **CgMs Heritage**



## 1.0 EXECUTIVE SUMMARY + INTRODUCTION

### 1.3 Objectives of the Development

The proposed development provides 844 Build to Rent, Private Sale and Affordable residential units, which will be offset at various rent levels, as well as a mixture of commercial use. The aim is to make better use of the existing site known as Pentavia Retail Park.

The proposal is based on our aspiration to achieve the following key objectives for the development, many of which we hope align with the Council's own vision for the site and its broader surrounds:

- Redevelop the site to provide much needed housing
- Create new buildings of high architectural quality
- Provide a new public realm that promotes community cohesion
- Improve public connections to the site by providing desired routes
- Provide apartments of good quality and size, which meet contemporary residential standards
- Activate and enliven the southern and northern entrances of the site to provide better connectivity to Mill Hill and surrounding area
- Positively address the challenges presented by the site's proximity to busy motorways.
- Provide a green landscape buffer to Bunns Lane
- Create a greater variety of landscape and a new sequence of spaces and courtyards throughout the scheme for residents to enjoy
- Provide a 'traditional' building configuration, which fits in with Mill Hill's local vernacular and character.



## 1.0 EXECUTIVE SUMMARY + INTRODUCTION

### 1.4 Vision : A Vibrant New Neighbourhood

The overarching vision of the proposed development is to transform the disconnected site and existing unappealing group of retail buildings, into a thriving, cohesive and connected new residential neighbourhood. The proposals will also address Barnet's housing need by delivering high quality Build to Rent, Private Sale and Affordable residential units, which will be offset at various rent levels.

This vision is underpinned by three elegant and simple principles:

#### 1. Create an enjoyable place to live

This site has significant urban challenges. One of the most pressing is that the perimeter of the site is visually and environmentally degraded by the proximity and bounding of the site by the M1 and A1 motorways. Accordingly, a key ingredient in the strategy adopted for the site is to turn the development 'inwards' to create a protected community, shielded from the busy motorways, which is both a highly attractive place to live and recreate. A new 'village heart' and a sequence of green amenity spaces will run through the centre of the scheme - a feature in common with some of the most vibrant and connected residential neighbourhoods across the globe.

Significant amenities will be introduced to the scheme which include new public parks, play spaces and community facilities - which will also greatly enhance the site's ecological value. This ecological enhancement is complimented and matched by the significant civic contribution which will result from the creation of new jobs and elevated levels of domestic spending within the local economy.

#### 2. Re-establish connections

The development will create new pedestrian and cycle links that will aid the reconnection of this previously isolated site with Mill Hill.

Clear and legible vehicular links are also established from the key arrival points. Specifically, these connections are:

- **A1 to the South.** On arrival from the South, visitors and residents will be greeted by a clear, attractive visual connection to a new public green central space at the heart of the community.
- **From Bunns Lane to the North.** Pedestrian and cycle links are similarly celebrated from the North, to enhance the legibility and way-finding for residents, visitors and the local community.

The proximity of rail and bus services results in the site enjoying existing good connections to Central London and other parts of Barnet. This accessibility, when considered in combination with the potential to improve the route to and from Mill Hill Broadway Station, means the site ideal for a new high density residential community.

#### 3. Create a distinct part of London

The site planning strategy was driven by the desire to create an environment that is both unique and specific to Mill Hill. This significant urban regeneration is intended to transform Pentavia Retail Park - a significant area of 'Brownfield' land - into a thriving, sustainable and connected new neighbourhood, shielded and protected from the adjacent M1 and A1 motorways.

This approach will also make a significant contribution towards the provision of much-needed new homes for the London Borough of Barnet, and will also provide generous public parks and green social spaces, new community uses, and a new pedestrian link to Mill Hill.

High quality architecture is integral to the approach to this regeneration. The development will embody it's own distinct character but will similarly directly and contextually relate to its urban and natural setting - and the reference the unique character of Mill Hill.



## 2.0 SITE CONTEXT

### 2.1 Strategic Context

Pentavia Retail Park is located on the Western edge of the London Borough of Barnet (LBB) in North West London. Other clusters of higher density developments are found along the M1 at Colindale and Brent Cross/Cricklewood.

The strategic and historical development of Barnet has been shaped by its topography, geology and transport routes. Historically, settlements were located in the higher parts of the borough, and this includes Mill Hill, to the North and East of the site, the historic core of which is located on a hill.

This pattern of development was also driven by the local geology which is characterised predominantly by a heavy clay soil, that is difficult to cultivate and drain in the lower-lying areas. The areas of high land in the borough on the other hand, expose a gravel or sandy silty material, which is easier to build on.

The earliest roads connected key settlements between the high points of the borough. The subsequent construction of the railways along with advances in building technology, led to the development of the areas around the historic settlements and new railway stations within the borough, which is where both Mill Hill Broadway and the site are located.



— Additional land in ownership by Meadows  
 — Application Boundary

PENTAVIA RETAIL PARK

THE APPLICATION SITE