# 3.0 RESPONSE TO MAYOR DESIGN COMMENTS

3.6 Non-Residential uses and Public Realm

The proposed routes through the central street and the paths to the east of the development offer active frontages and windows ensuring natural surveillance and activation of the public space.

The more usable and active uses like the cafes and gym are clustered around the main arrival route to create an active hub.

Ground Floor Plan
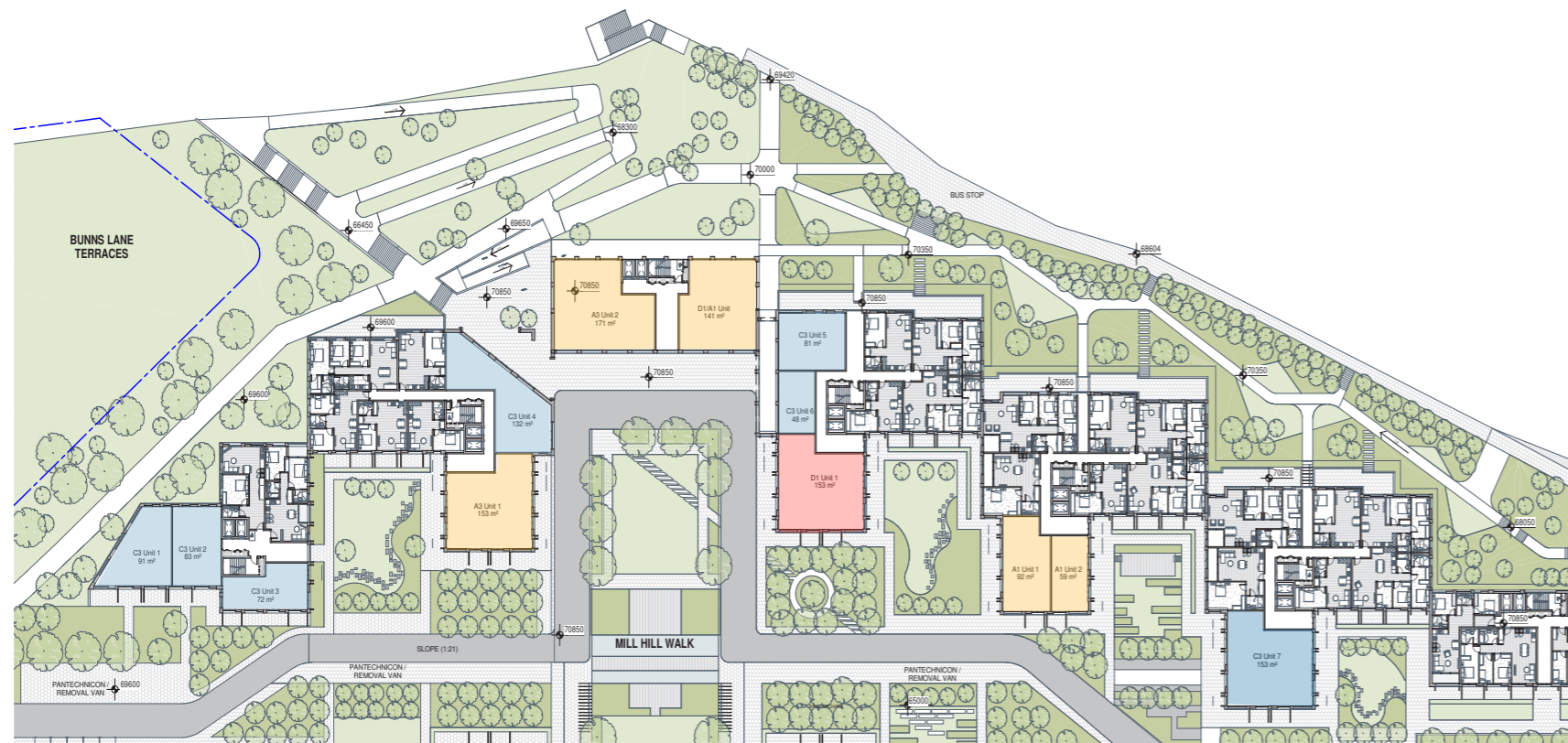
Lower Ground Floor Plan

COMMERCIAL USES			
Type	Block	NIA (sqm)	GIA (smq)
A Class Comercial	A	248	251
	F	151	154
	K	169	171
	M	153	154
		721	731
Build to Rent Ancillary Uses	B	209	212
	D	153	154
	H	129	132
	M	132	136
	P	245	251
		868	885
D1 Community Space	H	153	154
	K	141	143
		294	297
TOTAL		1,883	1,913
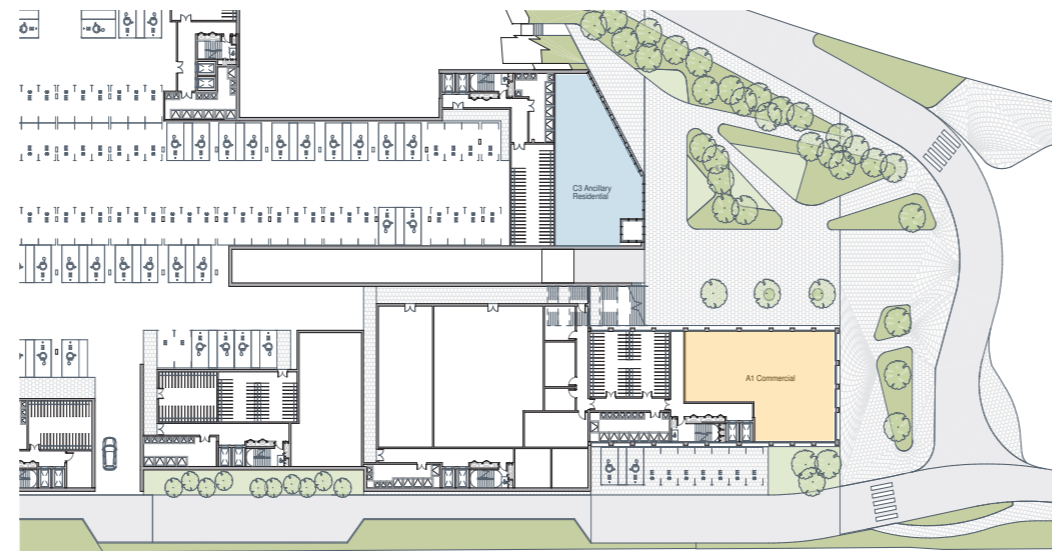
3.0 RESPONSE TO MAYOR DESIGN COMMENTS

3.7 High quality and liveable residential environment for future residents

The new buildings have been carefully designed to provide an excellent living environment through a series of well conceived spaces. In portraying the journey, the following CGI's illustrate the a day in the life of resident living at Pentavia Mill Hill.
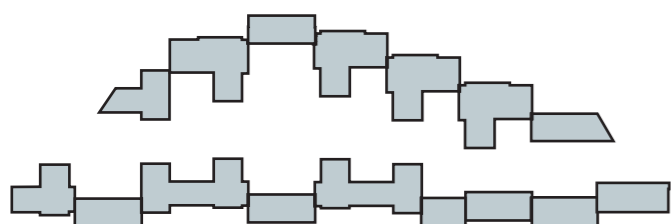
View 1
A resident and visitor approaches the scheme having walked from Mill Hill Broadway (10 minutes) or arrived at the newly located bus stop. The new archway denotes the scheme entrance.

Once reaching Pentavia Mill Hill on the north you are presented with welcoming and legible entrance to towards the heart of the scheme.
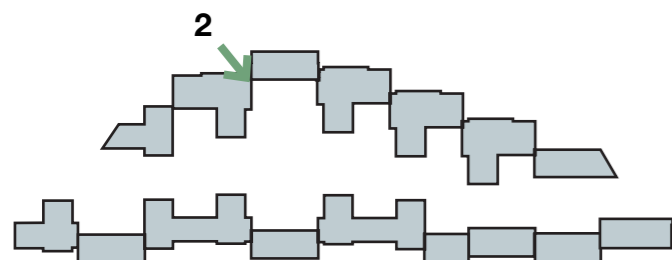
1

View 2

A series of landscape terraces and stairs lead you directly to main central courtyard. The arched entrance opens out to the central space where the resident cafés and amenities are strategically placed to gather the most sunlight hours for the active café spill out uses.

3.0 RESPONSE TO MAYOR DESIGN COMMENTS

3.7 High quality and liveable residential environment for future residents

View 3

Once in the central courtyard, the scale of the buildings do not overwhelm the resident or visitor but provides a nice human experience within the carefully designed landscape setting.