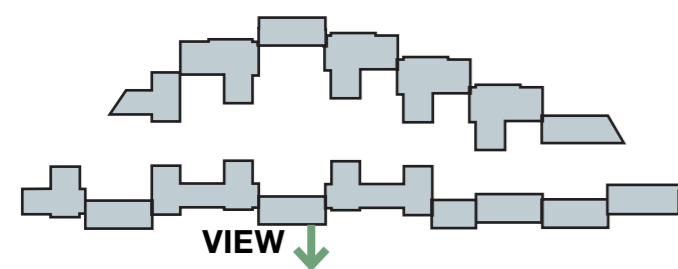


3.0 RESPONSE TO MAYOR DESIGN COMMENTS

3.9 Quality of the bedrooms facing the M1

The MDA noted a concern that the bedroom spaces facing the M1 will not have the ability to open windows onto the M1. This is in place on the advice from our air quality consultants, which requires clean air to be mechanically supplied from the courtyard side and central green spaces, to ensure the best quality air (exceeding World Health Organisation guidelines) is supplied to these bedrooms. The bedrooms all have views across the M1 through a tree canopy towards Colindale.

The view from a bedroom window on level 4 towards the M1 is also equally pleasant where the view west is through a canopy of trees onwards towards Colindale. The motorway below is not apparent in these views. The view is also very similar along the A1 with a landscape buffer where you look towards Mill Hill over a tree canopy. These bedrooms and rooms are mechanically ventilated with clean air drawn from the protected inner courtyards.



3.0 RESPONSE TO MAYOR DESIGN COMMENTS

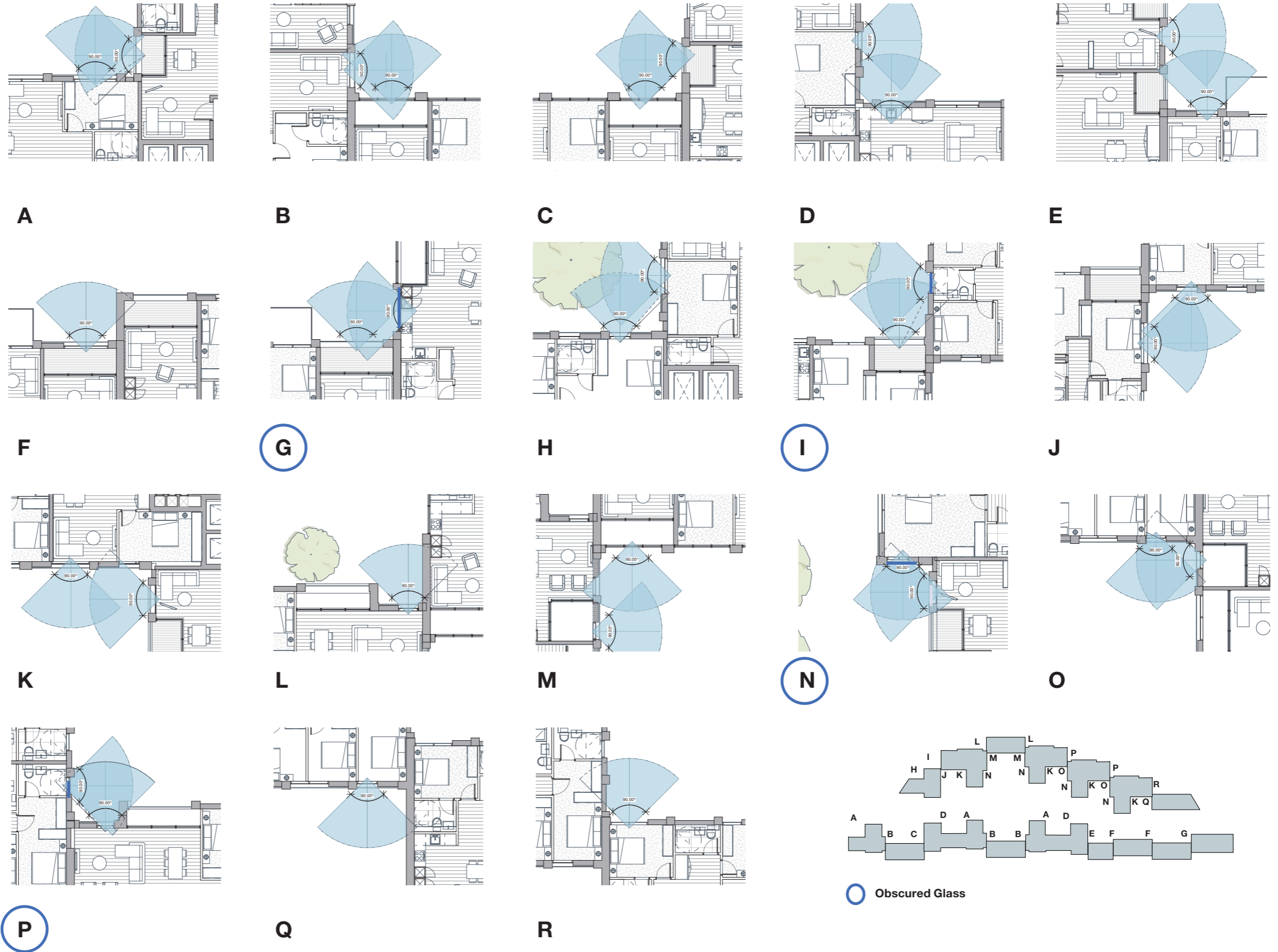
3.10 Overlooking corner apartments removed

The MDA highlighted a study is required to look closely at the corner areas where there maybe issues with overlooking into adjacent windows.

A study was carried out to look at all corner conditions with assessment made from centre of window pane or balconies with a viewing angle of 90 degrees and looking where the view cone will hit an adjacent wall or window.

There isn't any direct overlooking and only 3 situation with bedrooms but in these cases, the overview is always partial to the room and never direct to the beds.

We have identified few instances that will required mitigation, corners G, I, N & P, where windows will be obscured through the introduction of translucent glass or industrial rolled dimple glazing. This obscured glazing is always located in bathrooms or in secondary windows of kitchens and bedrooms.



4.0 DESIGN CONCEPT

4.1 Design Objectives

Through the context analysis and briefing process the following key design objectives for the development were identified:

- **A new community:** Creation of a vibrant, new residential community through a significant regeneration of Brownfield land in the borough
- **Enhancing links:** Reinforce and enhance links to Mill Hill, Graeme Park Way and neighbouring Barnet College to the front entrance of the site. This will be achieved through a redefined sequence of spaces to the site from the pedestrian bridge over the M1 and railway. Further improvements have been considered to enhance links to Bunns Lane and Mill Hill town centre.
- **Protecting the heart of the community:** Turn the development inwards and introduce an articulated wall to shield and protect the central amenity spaces from the busy A1 and M1.
- **Creating places:** Allow buildings to form edges to traditional streets and introduce a series of diverse spaces for the community to enjoy.
- **Providing homes:** Provide high quality Build to Rent, Private Sale and Affordable residential homes with private amenity space, secure large courtyards, and play spaces.
- **Landscape:** Enable increased access to green spaces by connecting the neighbourhood with Mill Hill and by introducing new high quality landscaping as an integral part of the scheme.
- **Identity:** Create a distinctive place with a clear sense of identity, orientation and address.
- **Fitting into Mill Hill:** Unify the site with a consistent architectural language, but to include variations on a theme to create a visual richness, which fits in well and references Mill Hill's vernacular.

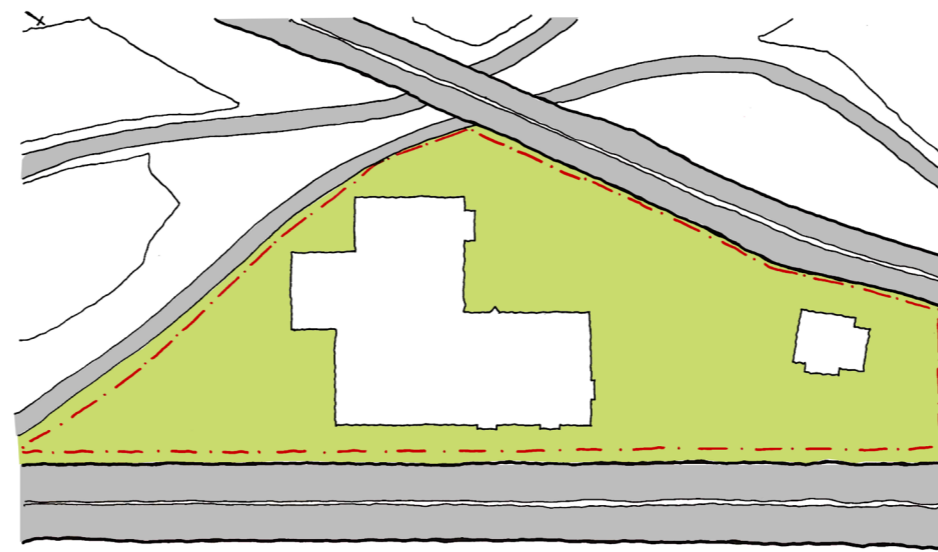


4.0 DESIGN CONCEPT

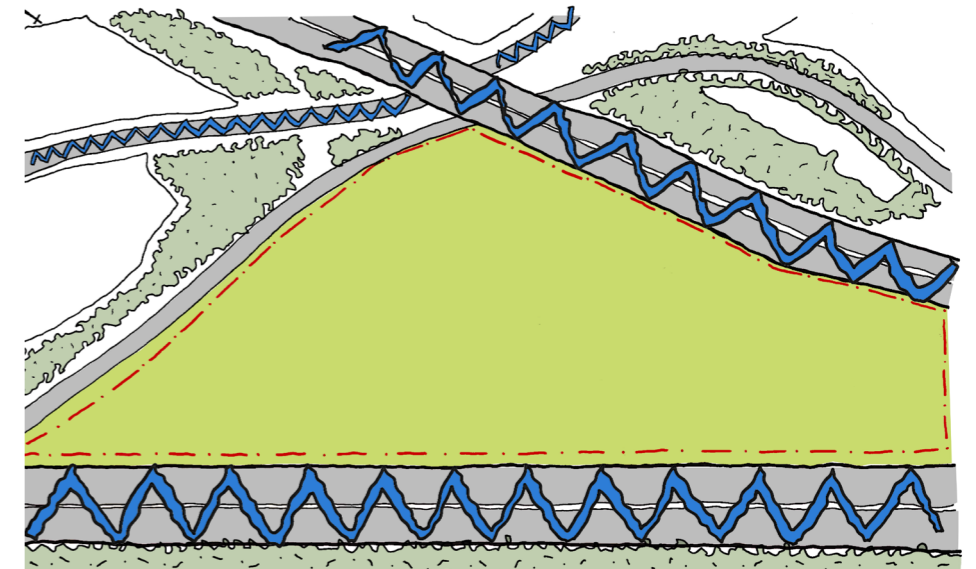
4.2 Concept Layout

The diagrams highlight the design principles of the proposed development:

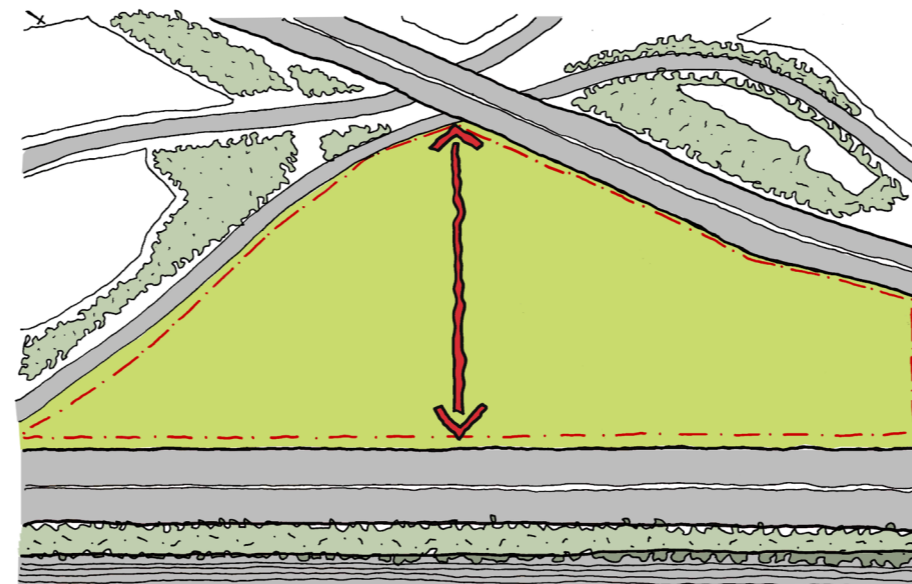
- Make full use of the former retail brownfield site by redeveloping into residential, retail uses and public space.
- Due consideration of noise, air quality and compromised visual amenity over neighbouring road ways.
- Recognition of where the largest depth of the site is located, to create a central social heart courtyard space together with a series of smaller and more intimate usable open space.
- Provide a clear and understandable sequence of interconnected and characterful spaces, entrances and front doors.
- Protection of the heart of the community by wrapping the permeated residential building footprint and built form.
- Protecting the Western edge along the M1 with an articulated wall
- Introducing rational straight blocks to protect spaces along the A1 and provide enclosure along elevation facing Bunns Lane.
- The Masterplan seeks to stitch back this isolated site into Mill Hill with a new pedestrian interface.



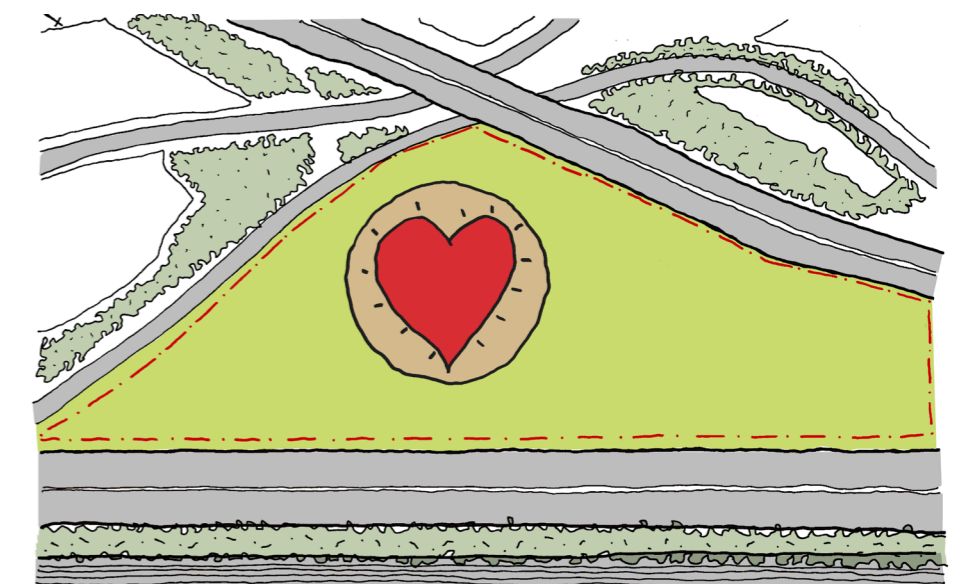
1. EXISTING SITE



2. NOISE AND COMPROMISED OUTLOOK

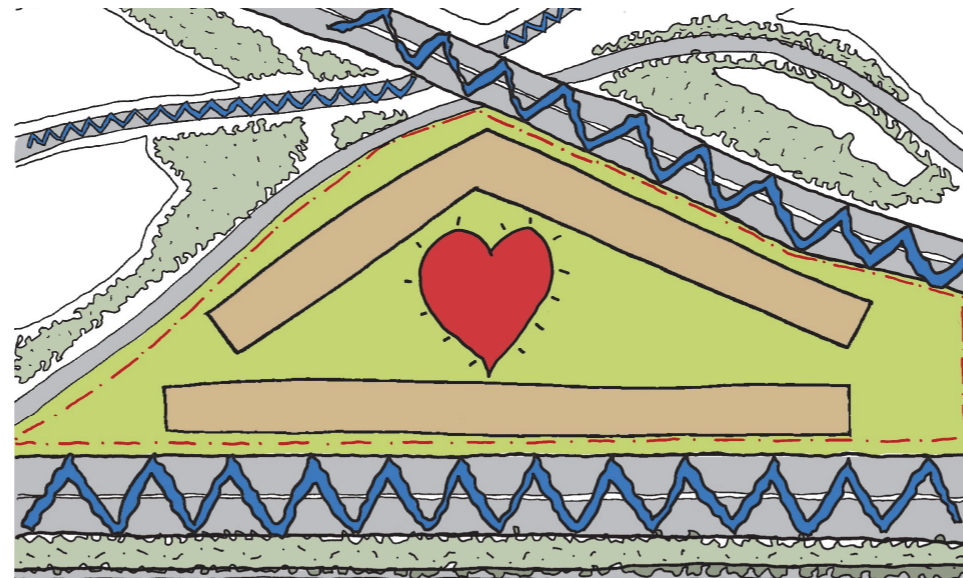
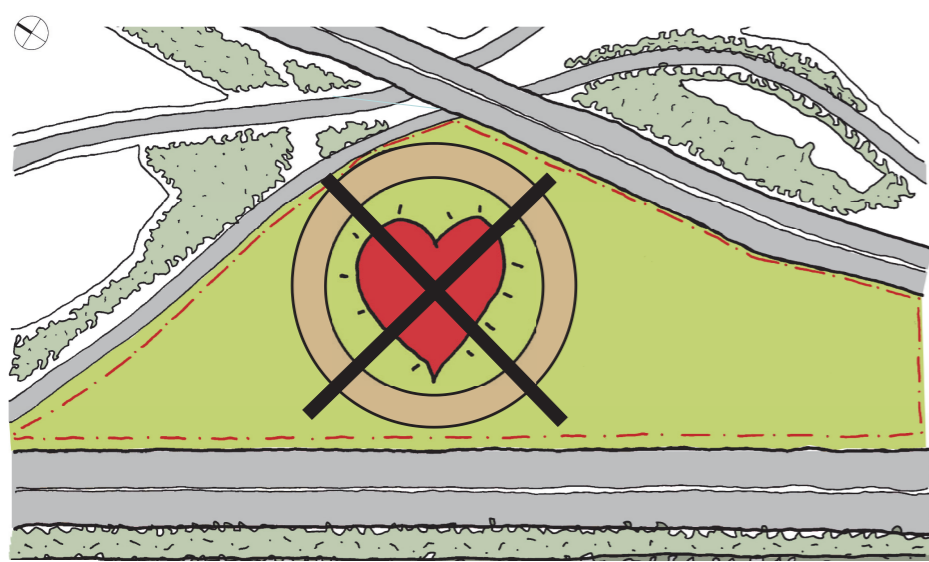


3. MAXIMISE DEPTH OF SITE



4. CREATE A COMMUNITY

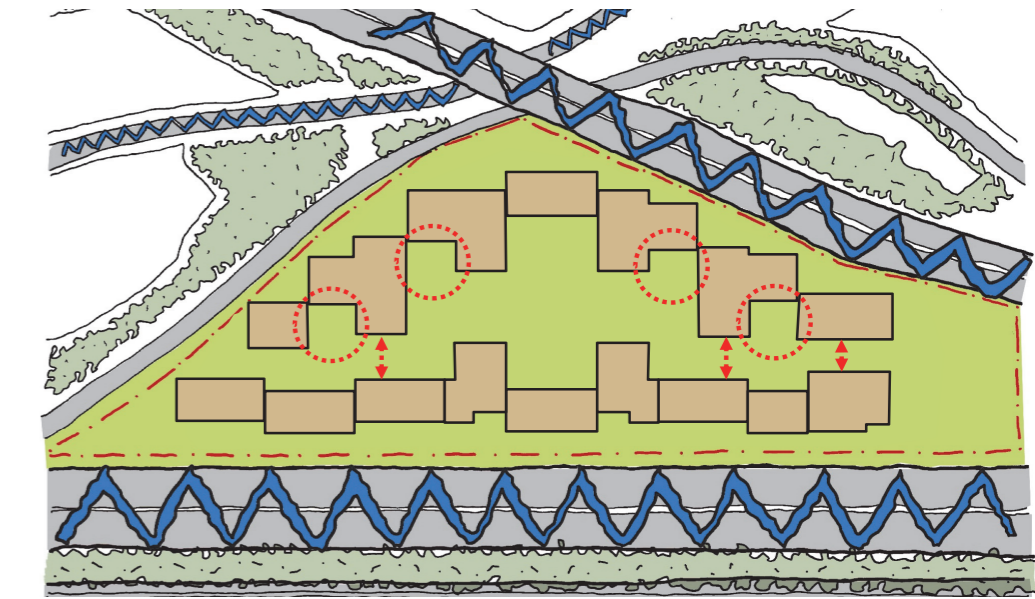
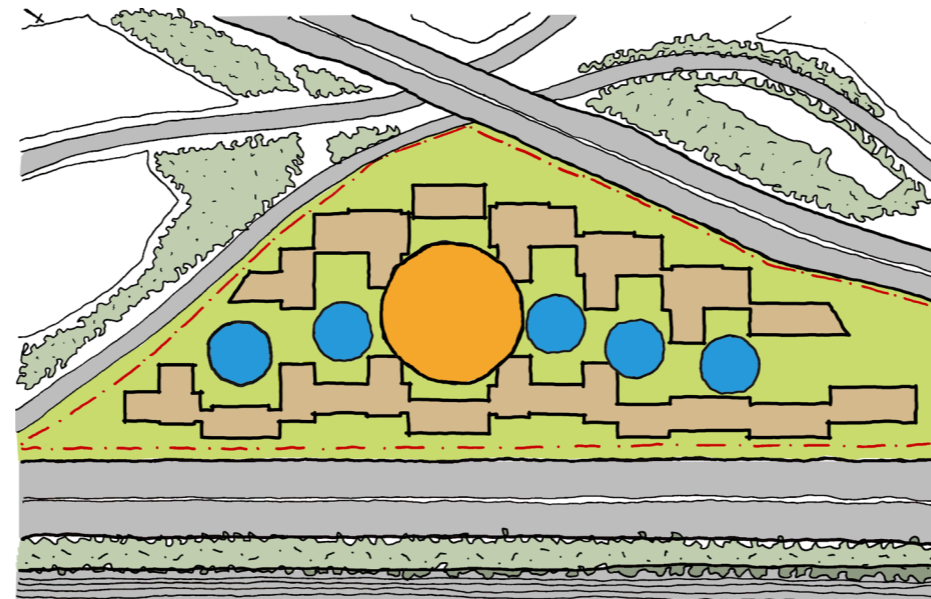
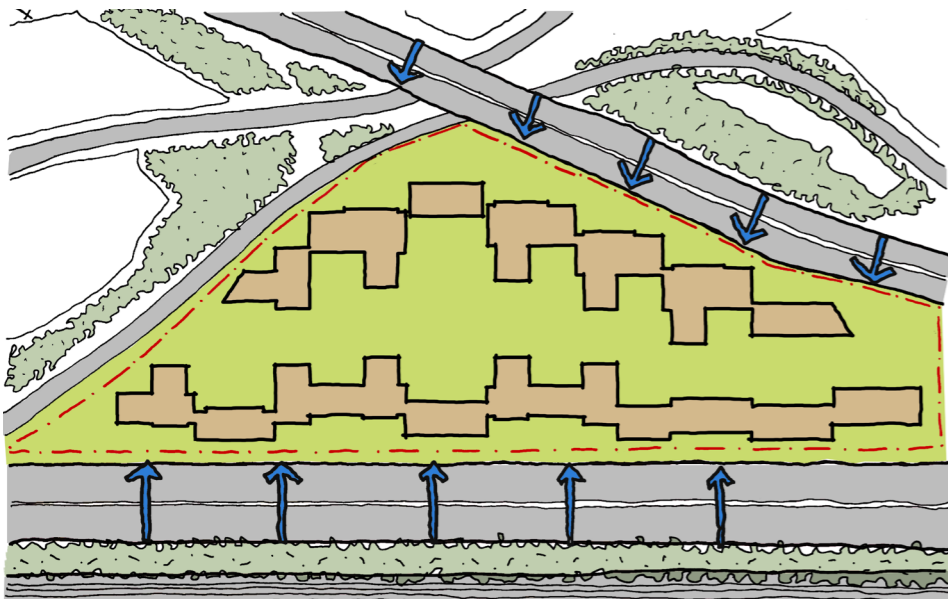
4.0 DESIGN CONCEPT



5. REDESIGN INITIAL DESIGN STRATEGY

6. USE BUILT FORM TO PROTECT OUTDOOR SPACE

7. NEW BLOCK ARRANGEMENT WITH ARTICULATED WALLS



8. BUILT FORM PROTECTS CENTRE OF COMMUNITY

10. SERIES OF PROTECTED COURTYARD SPACES

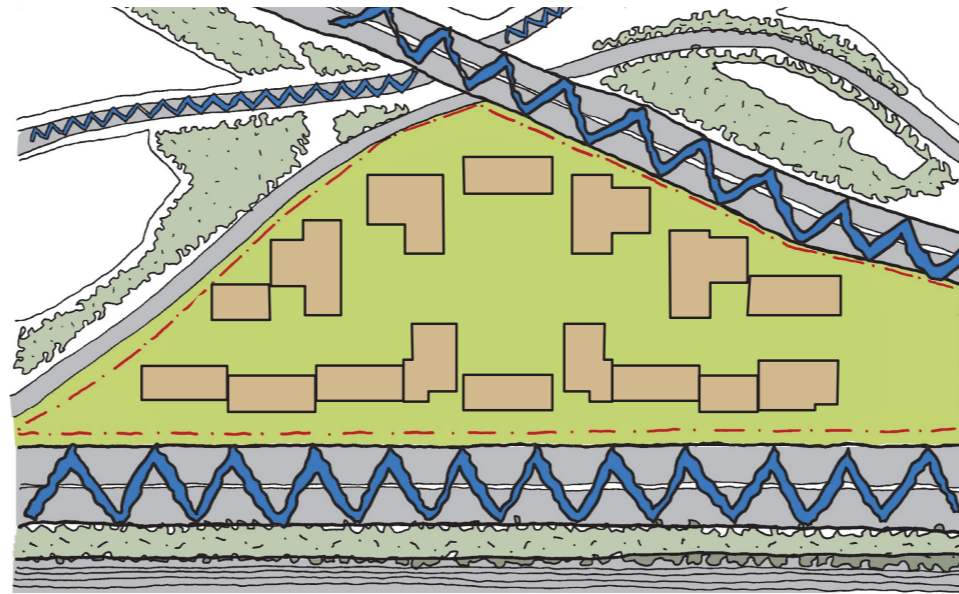
11. REFINED TO INCREASE SPACE BETWEEN BUILDINGS

4.0 DESIGN CONCEPT

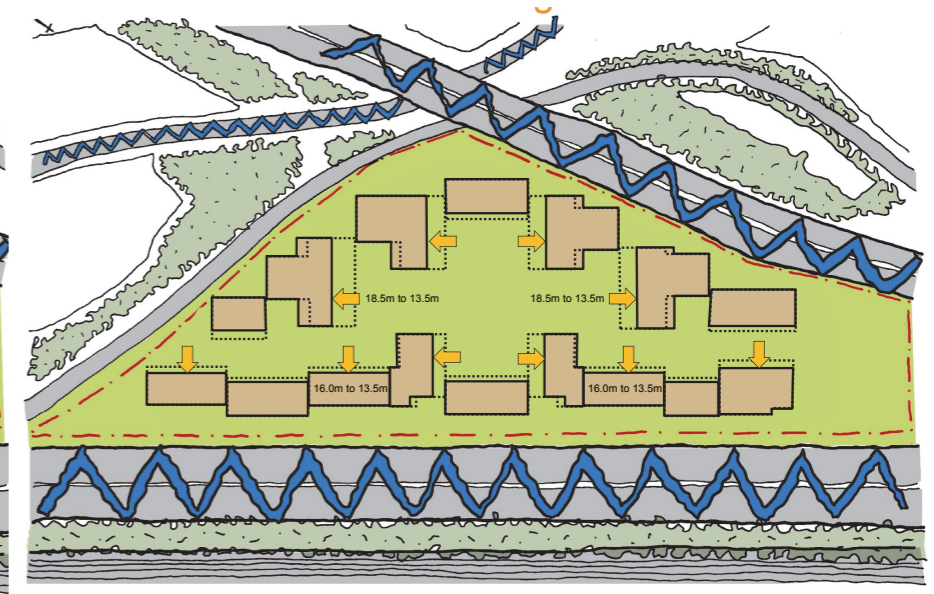
4.3 Design development

During the discussions with Barnet Planners and GLA the design was further improved by:

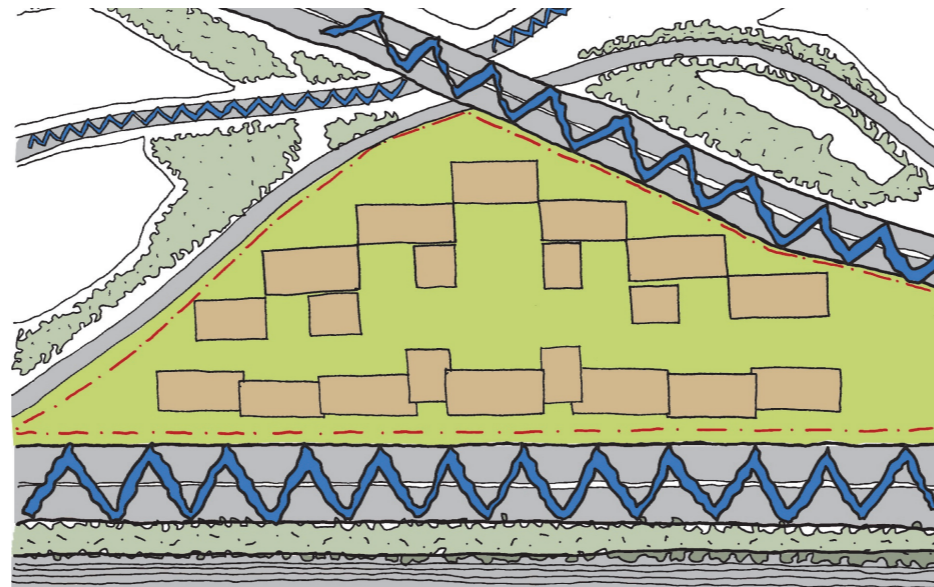
- Optimising the building widths
- Create more separation space between buildings. Min 21m.
- Introduce more variation along A1 by introducing more buildings
- Create a landscape buffer along the A1
- Moving the tower further south where it is least sensitive to Mill Hill



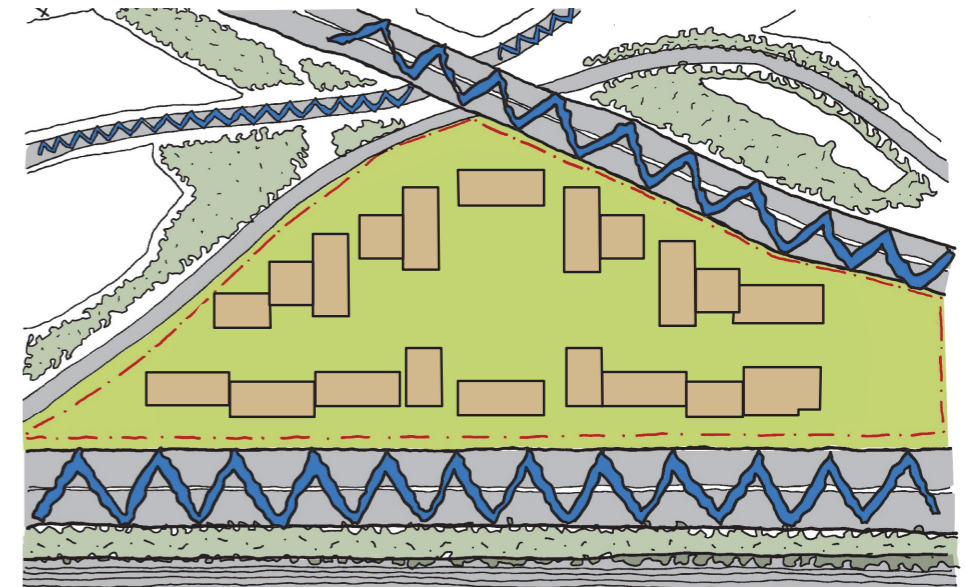
12. SHIELD FROM THE NOISE



13. REDUCE BUILDING WIDTHS

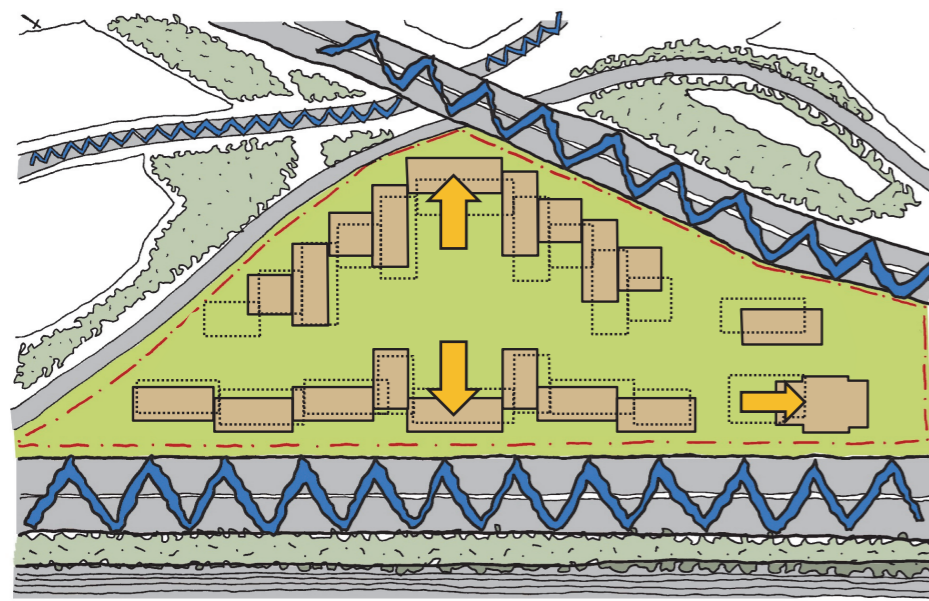


15. DIVIDE INTO SMALLER BUILDINGS

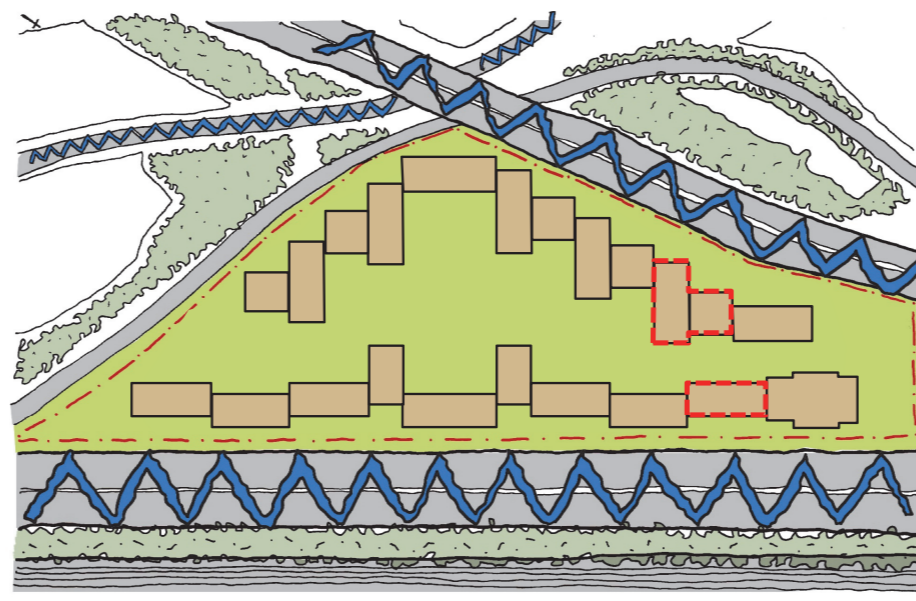


16. CREATE A MORE VARIEGATED EDGE TO THE A1

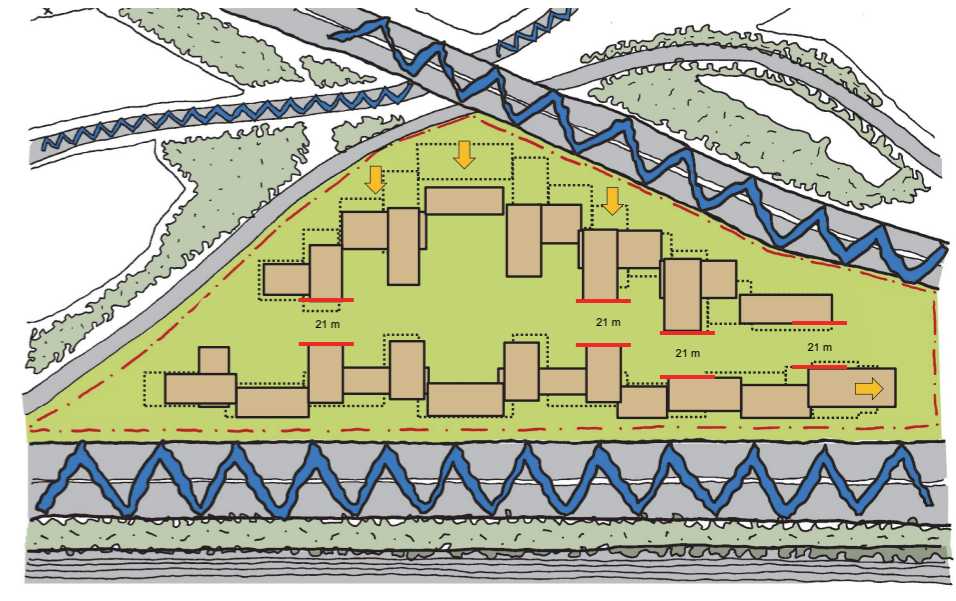
4.0 DESIGN CONCEPT



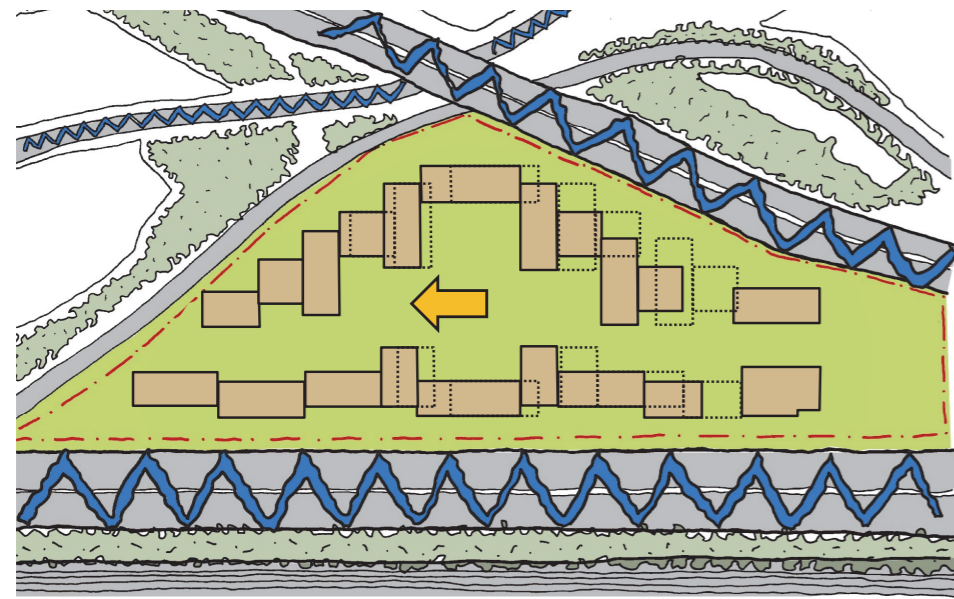
14. SLIDE BLOCKS TO THE BOUNDARY



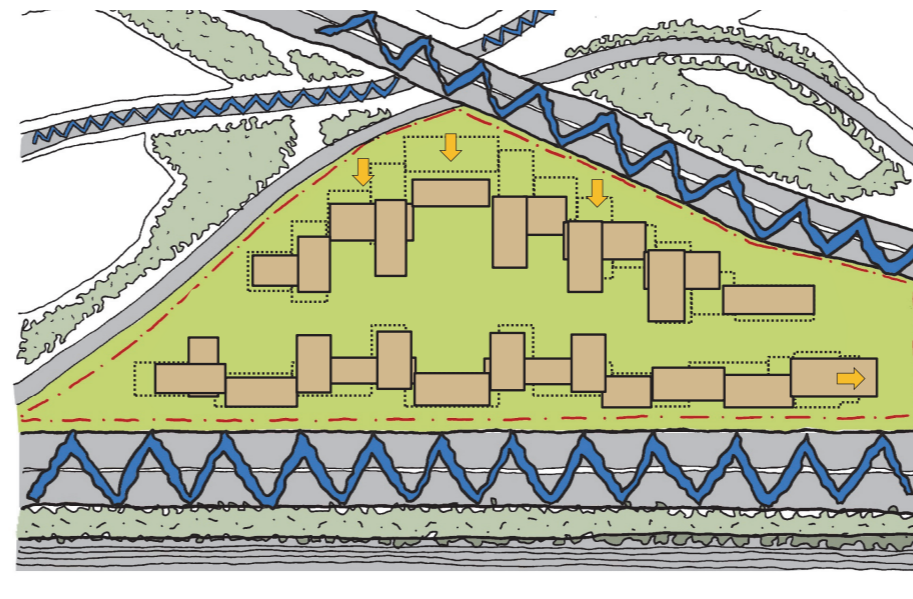
18. FILL IN THE GAPS



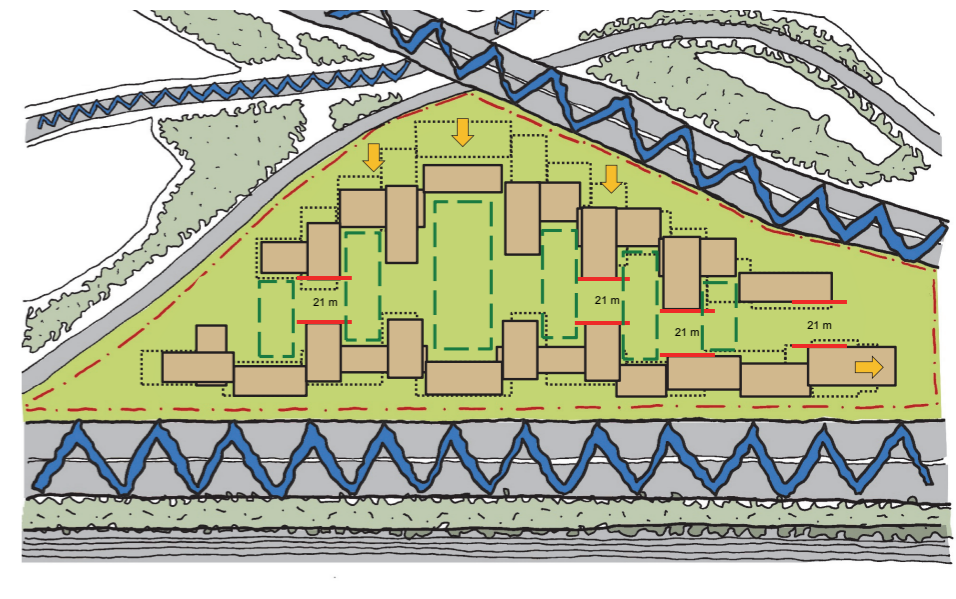
19. IMPROVING BUILDING DISTANCES



17. SHIFT THE BLOCKS TOGETHER



20. INCREASE DISTANCE FROM A1



21. IMPROVING THE GREEN SPACES

4.0 DESIGN CONCEPT

4.3 Design development

The design development resulted in significant improvements to the verified views from Bunns Lane and Mill Hill Park along Flower Lane which reduced the massing and perceived bulk towards these views.

The breaking of the blocks into individual buildings and creation of a variety of heights was a intentional move away from a singular building massing and more of traditional “London” model of a collection of buildings.

In addition, the colouration and predominant brick details evoke the patina and material of the Mill Hill.

BUNNS LANE VIEW - PLANNING APPLICATION
SEPT. 2016



BUNNS LANE VIEW - PLANNING APPLICATION
DEC. 2017



BUNNS LANE VIEW - PLANNING APPLICATION
MARCH. 2019

