

4.0 DESIGN CONCEPT

4.3 Design development

The design aims to reduce the massing impact to these key views and seeks to blend to its surroundings.

The collection of buildings creates a vision of new urban community and enhances the current use of the brownfield site.

The design development undertaken to date to form the March 2019 application takes into account GLA MDA review panel for more pronounced articulation to break the long facades through the introduction of height in various points in the masterplan.

MILL HILL PARK FLOWER LANE VIEW
PLANNING APPLICATION SEPT. 2016



MILL HILL PARK FLOWER LANE VIEW
PLANNING APPLICATION DEC. 2017



MILL HILL PARK FLOWER LANE VIEW
PLANNING APPLICATION MARCH. 2019



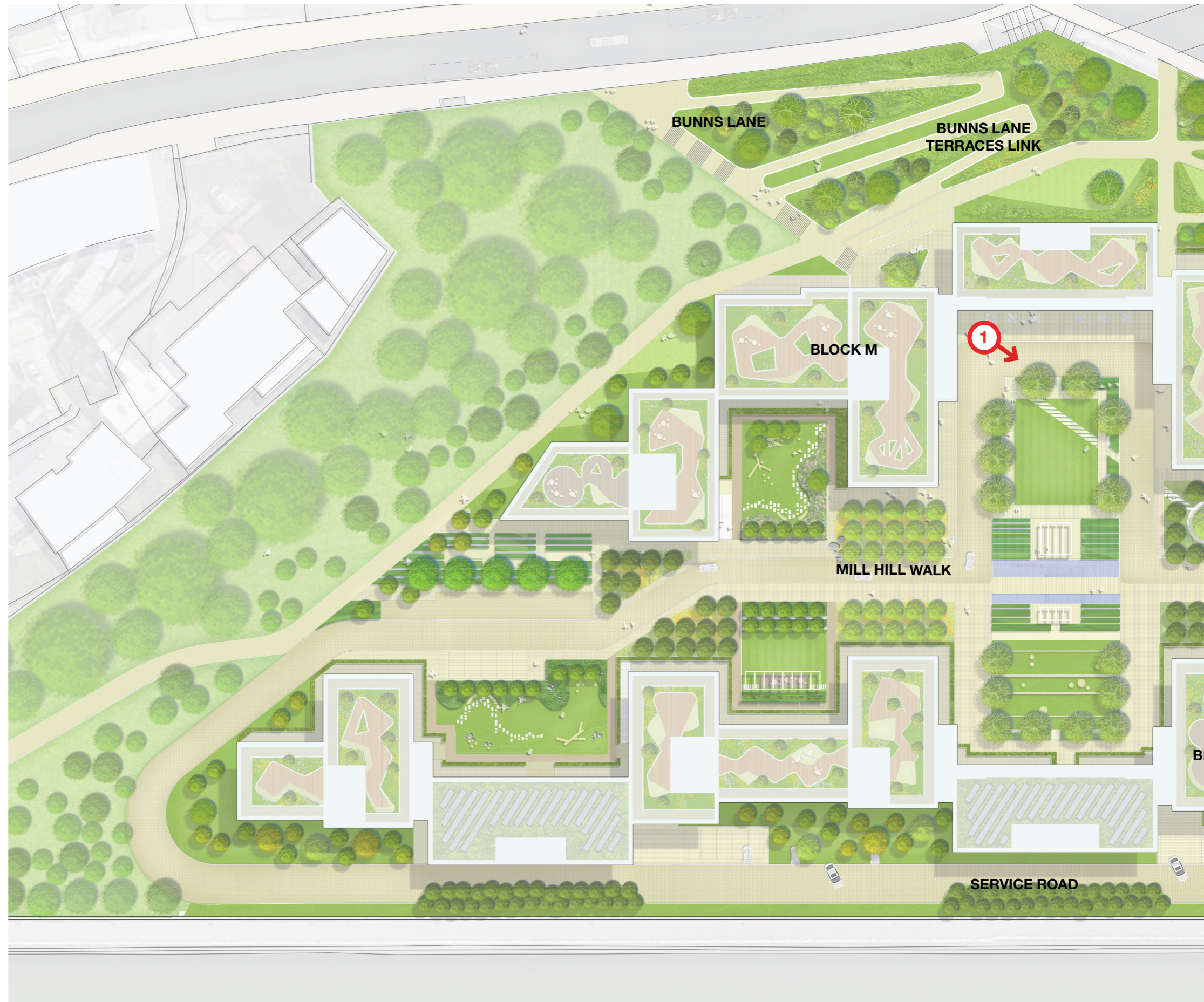
4.0 DESIGN CONCEPT



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4.0 DESIGN CONCEPT

4.4 Use and Amount

Residential

The residential accommodation proposed is defined by the need to deliver a viable scheme and the need to provide suitable housing to help meet housing needs.

Accommodation will be designed to the Lifetime Homes requirements and to comply with the Mayor's Housing Design Guide. There will be a provision for 10.9 % adaptable accessible units spread across all tenures and unit sizes.

In total, the proposal will provide 844 Build to Rent, Private Sale and Affordable residential units, which will be offset at various rent levels with a mix of 41% Affordable and 59% Private.

The table opposite outlines in detail the amount, mix and types of residential accommodation proposed.

BLOCK A

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	30	1,567	16,864	16	10	4			
2 Bed (3 Person)	62	15	937	10,088	9	5	1			
2 Bed (4 Person)	78	4	312	3,357	4					
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	98	26	2,550	27,453	14	8	4			
TOTAL	-	75	5,366	57,763	43	23	9	0	0	0

BLOCK B

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	20	1,039	11,184				18		2
2 Bed (3 Person)	63	11	693	7,458				9		2
2 Bed (4 Person)	88	22	1,945	20,937				18		4
3 Bed (5 Person)	88	1	88	950						1
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	54	3,765	40,528	0	0	0	45	0	9

BLOCK C

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	18	941	10,131	11	4	3			
2 Bed (3 Person)	63	10	626	6,742	6	3	1			
2 Bed (4 Person)	73	20	1,466	15,784	12	6	2			
2 Bed (5 Person)	88	1	88	950						
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	49	3,122	33,607	29	14	6	0	0	0

BLOCK D

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	56	25	1,392	14,980				25		
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	76	27	2,065	22,232				27		
3 Bed (5 Person)	90	7	633	6,810				7		
3 Bed (6 Person)	105	11	1,150	12,373				11		
TOTAL	-	70	5,239	56,395	0	0	0	70	0	0

BLOCK E

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	14	732	7,880	8	4	2			
2 Bed (3 Person)	63	8	501	5,392	5	2	1			
2 Bed (4 Person)	73	16	1,174	12,635	10	4	2			
3 Bed (5 Person)	88	1	88	950						
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	39	2,495	26,858	23	11	5	0	0	0

BLOCK F

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	55	22	1,217	13,102				22		
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	77	24	1,843	19,836				24		
3 Bed (5 Person)	90	6	543	5,842				6		
3 Bed (6 Person)	104	10	1,041	11,205				10		
TOTAL	-	62	4,644	49,985	0	0	0	62	0	0

BLOCK G

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	2	104	1,123			2			
2 Bed (3 Person)	62	22	1,356	14,591	14	5	3			
2 Bed (4 Person)	73	12	879	9,465	7	3	2			
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	36	2,339	25,178	21	10	5	0	0	0

BLOCK H

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	56	19	1,055	11,357				19		
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	76	20	1,523	16,398				20		
3 Bed (5 Person)	90	6	543	5,842				6		
3 Bed (6 Person)	107	7	748	8,055				7		
TOTAL	-	52	3,870	41,651	0	0	0	52	0	0

BLOCK I

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	67	9	599	6,453	5	3	1			
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	84	21	1,764	18,990	13	5	3			
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	30	2,364	25,442	18	8	4	0	0	0

BLOCK J

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	67	9	599	6,453	5	3	1			
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	84	21	1,764	18,990	13	5	3			
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	30	2,364	25,442	18	8	4	0	0	0

BLOCK K

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	7	365	3,930	2	4	1			
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	76	23	1,755	18,888	17	4	2			
3 Bed (5 Person)	83	6	498	5,397	3	2	1			
3 Bed (6 Person)	93	6	556	5,979	3	2	1			
TOTAL	-	42	3,173	28,797	25	12	5	0	0	0

BLOCK L

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 person)	42	2	85	911	2					
1 Bed (2 Person)	52	20	1,043	11,231	12	6	2			
2 Bed (3 Person)	63	8	501	5,397	4	3	1			
2 Bed (4 Person)	74	20	1,472	15,841	12	5	3			
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	50	3,101	33,380	30	14	6	0	0	0

BLOCK M

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
Studio (1 person)	42	2	85	910	2					
1 Bed (2 Person)	52	24	1,251	13,465	14	6	4			
2 Bed (3 Person)	63	11	689	7,416	6	4	1			
2 Bed (4 Person)	73	26	1,908	20,539	16	7	3			
3 Bed (5 Person)	88	1	88	950						
3 Bed (6 Person)	-	-	-	-	-	-	-	-	-	-
TOTAL	-	64	4,021	43,281	38	18	8	0	0	0

BLOCK N

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	54	20	1,073	11,552	10	7	3			
2 Bed (3 Person)	60	5	300	3,240	2	2	1			
2 Bed (4 Person)	77	12	922	9,929	8	2	2			
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	99	10	993	10,686	8	2				
TOTAL	-	47	3,288	32,167	28	13	6	0	0	0

BLOCK O

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	6	314	3,382					6	
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	76	18	1,375	14,800					18	
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	93	5	463	4,982					5	
TOTAL	-	34	2,567	23,164	0	0	0	0	34	0

BLOCK P

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	67	9	603	6,495					9	
2 Bed (3 Person)	-	-	-	-	-	-	-	-	-	-
2 Bed (4 Person)	83	20	1,668	17,950					20	
3 Bed (5 Person)	-	-	-	-	-	-	-	-	-	-
3 Bed (6 Person)	-	-	-	-	-					

BLOCK R

Unit Type	Average Unit Area m ²	No. Units	NIA m ²	NIA ft ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)
1 Bed (2 Person)	52	6	315	3,389					6	
2 Bed (3 Person)										
2 Bed (4 Person)	78	15	1,168	12,572					15	
3 Bed (5 Person)		5	454						5	
3 Bed (6 Person)	93	5	463	4,982					5	
TOTAL	-	31	2,400	20,944	0	0	0	0	31	0

OVERALL MIX & AREAS

Unit Type	Average Unit Area m ²	No. Units	Total		Build To Rent				Conventional		
			% of Total	NIA m ²	Private rent	Discount Market Rent (DMR)	Living Rent	Private Sale	London Affordable Rent (LAR)	Shared ownership (LSO)	
Studio (1 Person)	42	4	0%	169	4						
1 Bed (2 Person)	54	281	33%	15,281	83	50	21	84	21	22	
2 Bed (3 Person)	62	101		6,292	46	24	9	9	0	13	
2 Bed (4 Person)	77	335	52%	25,908	107	39	21	89	53	26	
3 Bed (5 Person)	88	40		3,526	3	5	1	19	10	2	
3 Bed (6 Person)	100	83	15%	8,289	27	13	5	28	10	0	
TOTAL	-	844	100%	59,465	270	131	57	229	94	63	

HOUSING TENURE

Block	Mix	Tenure	Mix	Type	Mix	Units	Split %	Total %	Hab. Rooms	Split %
Build-to-Rent	54%	Private Rent	59%	Private Rent	100%	270	59%	32%	1,019	32%
				DMR Affordable	70%	131	29%	16%	492	15%
				Living Rent	30%	57	12%	7%	213	7%
						BTR Total	458	100%	1,724	54%
Conventional	46%	Private Sale	59%	Private Sale	100%	229	59%	27%	879	27%
				London Affordable Rent	60%	94	24%	11%	375	12%
				Shared Ownership	40%	63	16%	7%	232	7%
						Conv Total	386	100%	1,486	46%
						Total	844	100.00%	3,210	100.00%

Affordable	1,312	41%
Private	1,898	59%

WHEELCHAIR ADAPTABLE APARTMENTS

Block	M4(3)	
	No. Adaptable Units	% of Total
A	0	0.0%
B	11	1.3%
C	0	0.0%
D	7	0.8%
E	0	0.0%
F	6	0.7%
G	11	1.3%
H	5	0.6%
I	14	1.7%
J	0	0.0%
K	6	0.7%
L	6	0.7%
M	3	0.4%
N	0	0.0%
O	13	1.5%
P	10	1.2%
Q	0	0.0%
R	0	0.0%
TOTAL	92	10.9%

RESIDENTIAL AMENITIES

Block	Public		Private		
	Public Courtyard m ²	Roof floor gardens	Balconies m ²	Winter Gardens m ²	Total Private
A		-	-	675	675
B		-	166	300	466
C		-	148	134	281
D		502	109	411	520
E		-	111	111	222
F		502	91	367	960
G		-	149	84	232
H		502	69	283	854
I		226	63	126	189
J		252	64	229	293
K		239	12	170	170
L		-	136	330	467
M		493	39	224	756
N		252	46	192	238
O		226	57	127	184
P		311	108	143	251
Q		-	166	179	345
R		299	51	145	197
TOTAL	6,623	3,804	1,585	4,231	9,620

			Residents	Resident visitors	Car club	Retail/ Commercial/ Community	Total
Standard	Elect. active	20% total	74	10	5	7	96
	Elect. passive	Rest	207				207
			281	10	5	7	303
Disabled electrical active		10% units	85			2	87
TOTAL			366	10	5	9	390

NO. OF CYCLE SPACES

	Residential	Retail/ Commercial/ Community	Total
Long stay	1544	8	1552
Short stay	30	21	51
TOTAL	1,574	29	1,603

COMMERCIAL USES

Type	Block	NIA (sqm)	GIA (smg)
A Class Commercial	A	248	251
	F	151	154
	K	169	171
	M	153	154
			721
Build to Rent Ancillary Uses	B	209	212
	D	153	154
	H	129	132
	M	132	136
	P	245	251
		868	
D1 Community Space	H	153	154
	K	141	143
		294	297
		3,346	1,913

GIA BY LEVEL

Level	Residential	Commercial/ Build To Rent Amenities				Other		Total	
	Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order	C3 Ancillary	Carpark	Plant/ Refuse/ Bike Store	GIA m ²	GIA ft ²
Lower Ground	1,138	251			212	10,258	3,553	15,412	165,895
Ground	7,217	154	326	297	673			8,667	93,287
Level 01	8,587							8,587	92,431
Level 02	8,791							8,791	94,622
Level 03	8,790							8,790	94,613
Level 04	8,611							8,611	92,693
Level 05	7,776							7,776	83,703
Level 06	6,839							6,839	73,618
Level 07	5,513							5,513	59,340
Level 08	3,834							3,834	41,270
Level 09	3,793							3,793	40,827
Level 10	2,709							2,709	29,162
Level 11	1,097							1,097	11,804
Level 12	836							836	8,995
Level 13	392							392	4,225
Level 14	392							392	4,225
TOTAL	76,316	405	326	297	885	10,258	3,553	92,040	990,709

GIA BY BLOCK

Block	Residential	Commercial/ Build To Rent Amenities				Other		Total	
	Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order	C3 Ancillary	Carpark	Plant/ Refuse/ Bike Store	GIA m ²	GIA ft ²
Lower Ground All		251			212	10,262	3,549	14,274	153,645
A	7,177							7,177	77,251
B	4,845							4,845	52,153
C	3,894							3,894	41,916
D	6,573				154			6,728	72,417
E	3,331							3,331	35,857
F	5,856	154						6,011	64,697
G	3,193							3,193	34,371
H	4,886			154	132			5,172	55,676
I	2,994							2,994	32,227
J	4,106							4,106	44,193
K	3,973		171	143				4,287	46,145
L	5,067							5,067	54,543
M	4,165		154			136		4,455	47,955
N	3,347							3,347	36,023
O	2,874							2,874	30,934
P	2,595					251		2,846	30,632
Q	4,443							4,443	47,827
R	2,996							2,996	32,247
TOTAL	76,316	405	326	297	885	10,262	3,549	92,040	990,709

GEA BY LEVEL

Level	Residential	Commercial/ Build To Rent Amenities				Other		Total	
	Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order	C3 Ancillary	Carpark	Plant/ Refuse/ Store	GEA m ²	GEA ft ²
Lower Ground	1,278	273			226	10,400	3,710	15,887	171,002
Ground	7,760	171	329	360	755			9,375	100,913
Level 01	9,280							9,280	99,884
Level 02	9,510							9,510	102,368
Level 03	9,510							9,510	102,368
Level 04	9,315							9,315	100,269
Level 05	8,439							8,439	90,833
Level 06	7,464							7,464	80,347
Level 07	6,023							6,023	64,826
Level 08	4,192							4,192	45,124
Level 09	4,158							4,158	44,757
Level 10	2,972							2,972	31,993
Level 11	1,206							1,206	12,981
Level 12	919							919	9,892
Level 13	496							496	5,334
Level 14	496							496	5,334
TOTAL	83,018	444	329	360	981	10,400	3,710	99,241	1,068,225

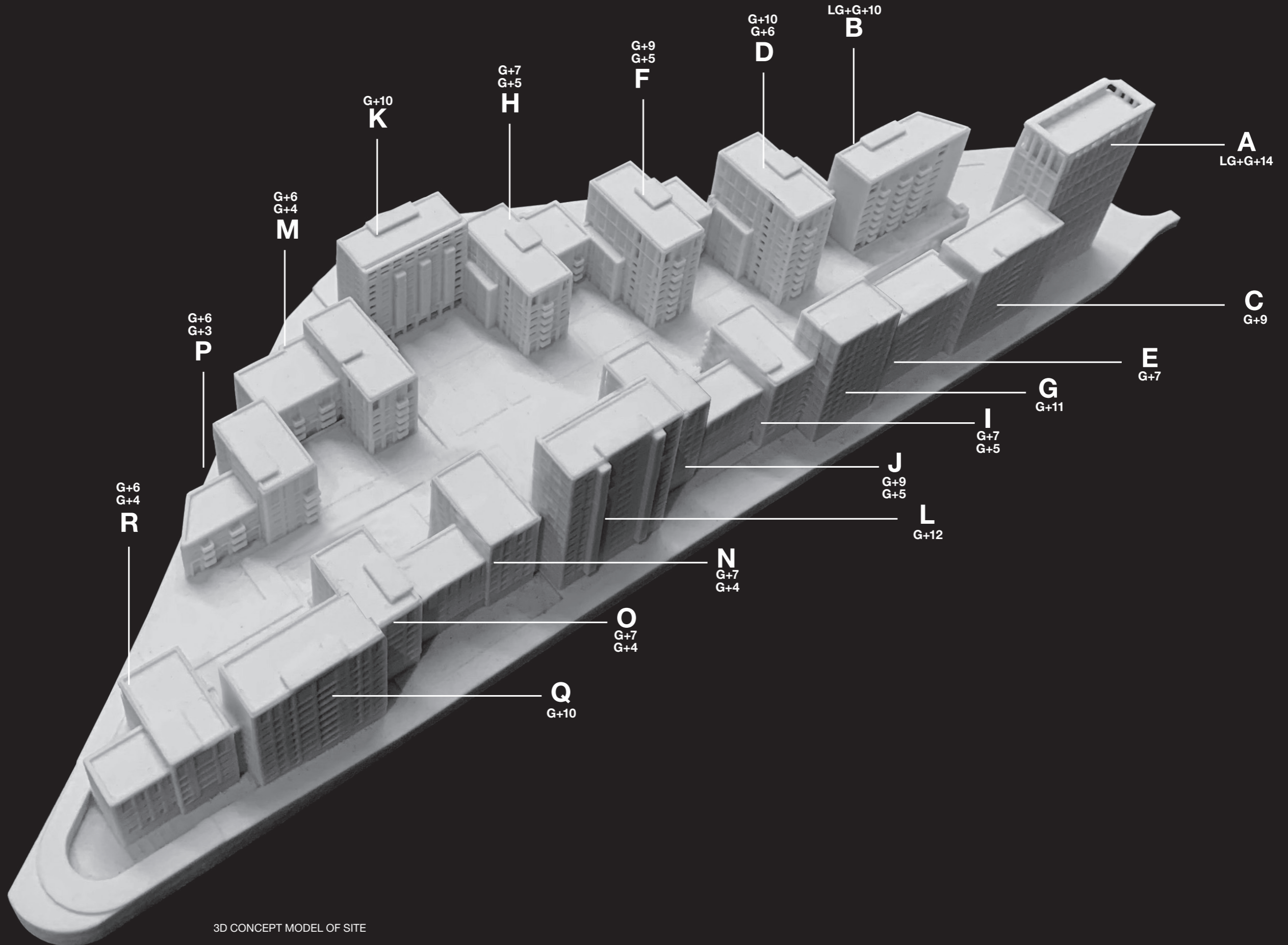
TOTAL GEA

Block	Residential	Commercial/ Build To Rent Amenities				Other		Total	
	Residential	A1 Class Order	A3-A4 Class Order	D1 Class Order	C3 Ancillary	Carpark	Plant/ Refuse/ Bike Store	GEA m ²	GEA ft ²
Lower Ground All		273			226	10,400	3,710	14,609	157,245
A	8,056							8,056	86,711
B	5,272							5,272	56,748
C	4,304							4,304	46,324
D	7,103				171			7,274	78,300
E	3,480							3,480	37,453
F	6,331	171						6,502	69,987
G	3,469							3,469	37,344
H	5,250			171	155			5,575	60,012
I	3,248							3,248	34,964
J	4,438							4,438	47,768
K	4,311		158	189				4,657	50,129
L	5,555							5,555	59,789
M	4,501		171		148			4,821	51,888
N	3,632							3,632	39,090
O	3,144							3,144	33,846
P	2,859					282		3,140	33,800
Q	4,721							4,721	50,815
R	3,346							3,346	36,013
TOTAL	83,018	444	329	360	981	10,400	3,710	99,241	1,068,225



4.0 DESIGN CONCEPT

4.5 Heights and Massing



3D CONCEPT MODEL OF SITE

4.0 DESIGN CONCEPT

4.6 Arriving at Pentavia Mill Hill

There are a number of ways to arrive to Pentavia Mill Hill. The southern arrival experience will be from the existing slipway from the A1 when travelling by car or bus.

From this main point of arrival the front buildings establish a recognisable landmark and public facing building which has active Ground Floor retail uses with residential buildings above. The pedestrian footpath is aligned on this entrance axis and leads up towards the central green landscaped space. The image on the adjacent page shows how the view is drawn to the centre of the scheme on arrival.



ENTERING THE SITE FROM THE SOUTH



VIEW FROM THE M1 MOTORWAY TRAVELLING NORTH



ENTRY TO MILL HILL WALK FROM SOUTHERN CARPARK