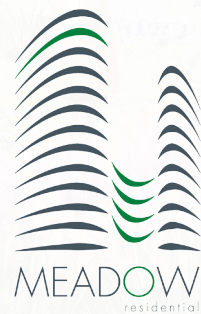




Pentavia, Mill Hill

London NW7 2ET

Planning Addendum
May 2019



**Arney
Fender
Katsalidis**

GLA COMMENTS SUMMARY



The scheme has been reviewed by the GLA and further comments received on the 19th April 2019. All comments were reviewed and taken onboard to create the basis of the new submitted drawings. A further meeting was conducted with GLA on the 25th April 2019 to run through the changes made and the following summarises the changes made.

Summary of residential quality issues:

1. PRIVACY AND DAYLIGHT ISSUES

- 1.1. Units adjacent to the M1 with limited daylight serving living spaces and without private amenity space
- 1.2. Privacy / overlooking issues due to multiple balconies in the same unit or balconies serving bedrooms rather than living spaces
- 1.3. Privacy / overlooking issues with multiple balconies from adjacent units
- 1.4. Privacy / overlooking in corner with multiple balconies from adjacent units (i.e blocks K, H)
- 1.5. Privacy / overlooking issues at higher levels between facing blocks (i.e blocks N-L levels 05-07 and J-L levels 05-09)
- 1.6. Opaque sides (circa 1.5m) to be provided for any remaining privacy - overlooking issues.

2. OUTDOOR PRIVATE AMENITIES SPACES

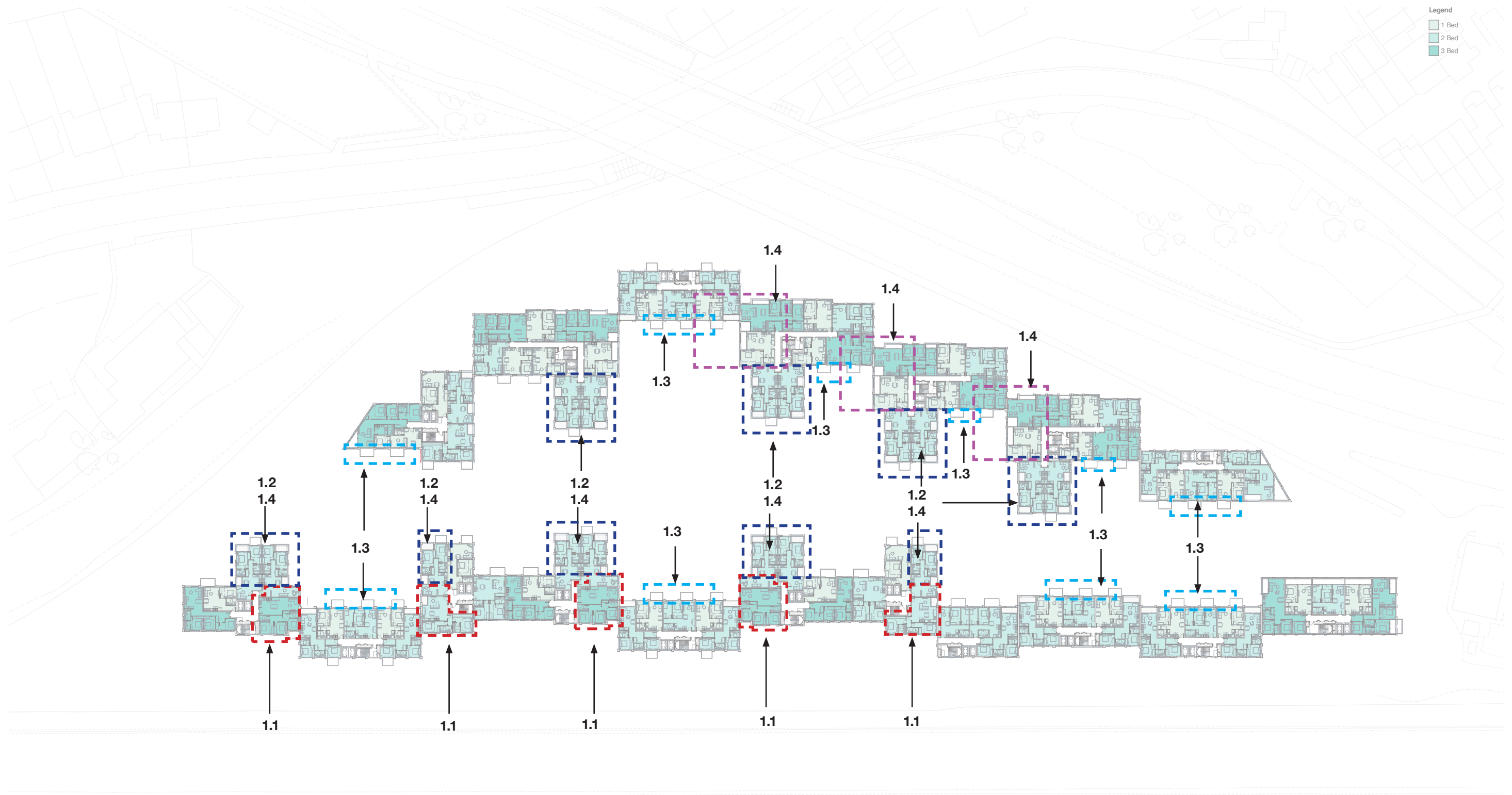
- 2.1. Various units on level 01&02, facing internal courtyard, do not have balconies
- 2.2. Outdoor private amenity to be provided to all the units unless a clear and justifiable reason is provided
- 2.3. Floorplans need to specify whether private amenity space serving individual units is in the form of a balcony or winter garden

3. GROUND FLOOR DEFENSIBLE PLANTING AREAS AND PUBLIC REALM

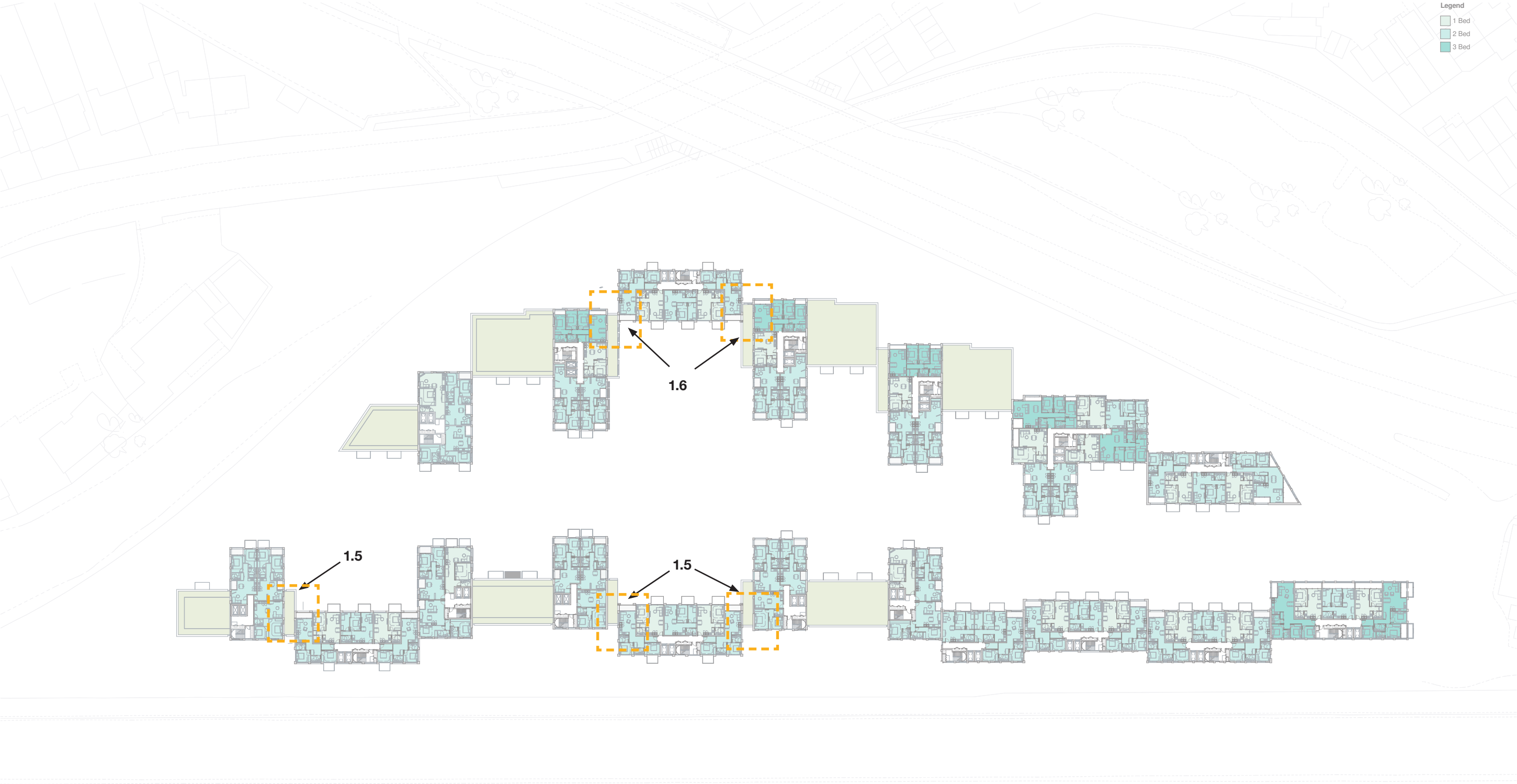
- 3.1. Residential core access next to bedroom and no defensible space at Ground floor level
- 3.2. Block P, M and R, adjacents to the Bunns Lane path, to have defensible spaces
- 3.3. Further definition to defensible spaces and differenciation of the public / communal space and the defensible spaces of the different units
- 3.4. Further landscape definition to residential core entrances
- 3.5. Excessive number of supporting metal frame/ panel structures compromising the use of the defensible spaces.
- 3.6. Number of units at Ground floor with recessed boalconies should benefit from the use of the ground floor terraces
- 3.7. It is impossible for the adjacent unit to have private amenity space or any defensible landscape buffer, due to the proximity of units

4. LOWER GROUND FLOOR

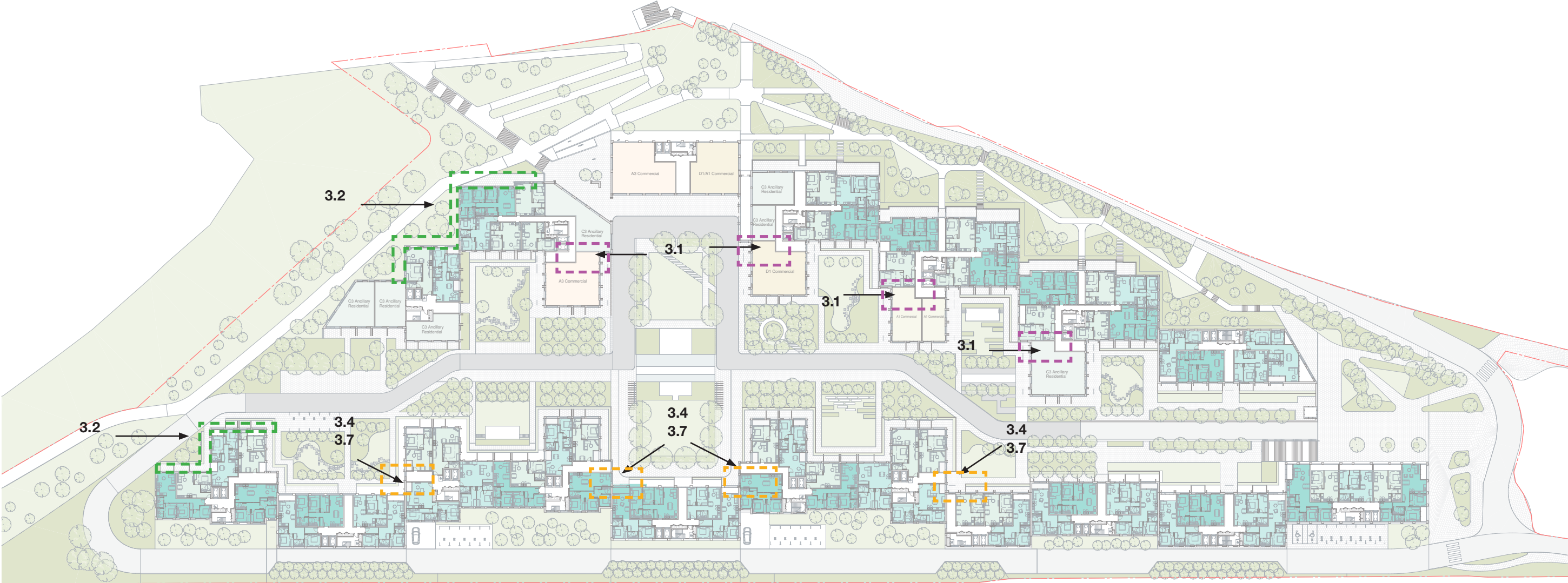
- 4.1. Lower Ground floor concierge spaces is not accessible from the residential core above serving Block B and doesn't provide any active frontage along Mill Hill Walk.



LEVEL 03 FLOOR PLAN
(Planning application March 2019)



LEVEL 05 FLOOR PLAN
(Planning application March 2019)



GROUND FLOOR PLAN
(Planning application March 2019)

RESPONSE TO RESIDENTIAL QUALITY ISSUES

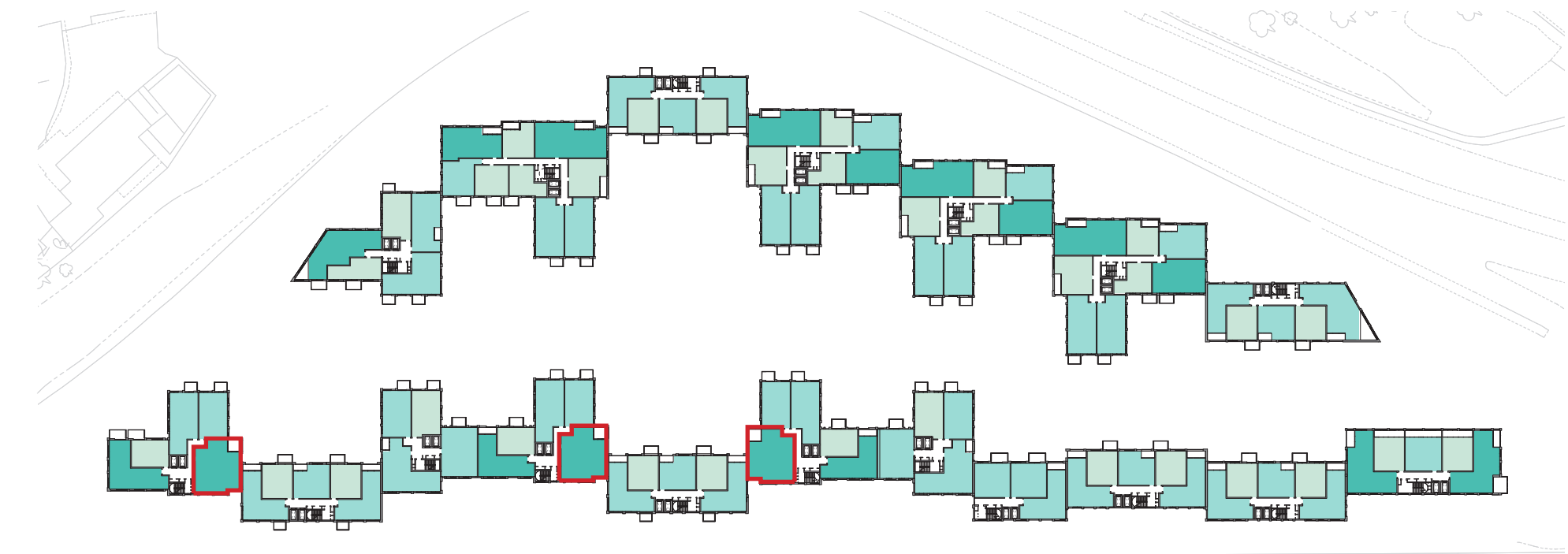
1. PRIVACY AND DAYLIGHT ISSUES

GLA COMMENT 1.1

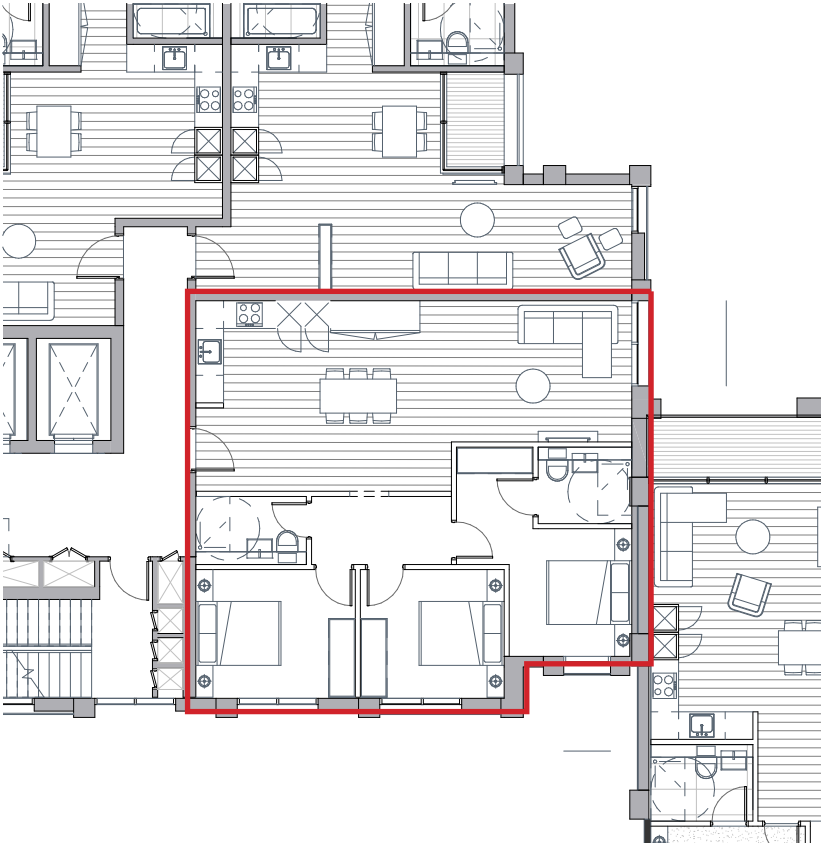
- There are a number of 3 bedroom units located within courtyard corners on blocks adjacent to the M1 where, having reviewed the floorplans in detail, we are of the view that the living space would be of a poor quality due to their narrow nature and outlook which would provide insufficient daylight. These units would also lack any private amenity space and be compromised in terms of privacy issues due to the location of adjacent balconies and communal entrances. This isn't going to be acceptable and the residential quality must be improved. For example, the living space within these units could be rotated 90 degrees so as to benefit from two aspects. This may reduce the size of units in terms of bedrooms and hab rooms. Alternatively, you may wish to consider more fundamental revisions to the internal layout to ensure these units are of an acceptable residential quality.

OUR RESPONSE TO COMMENT 1.1

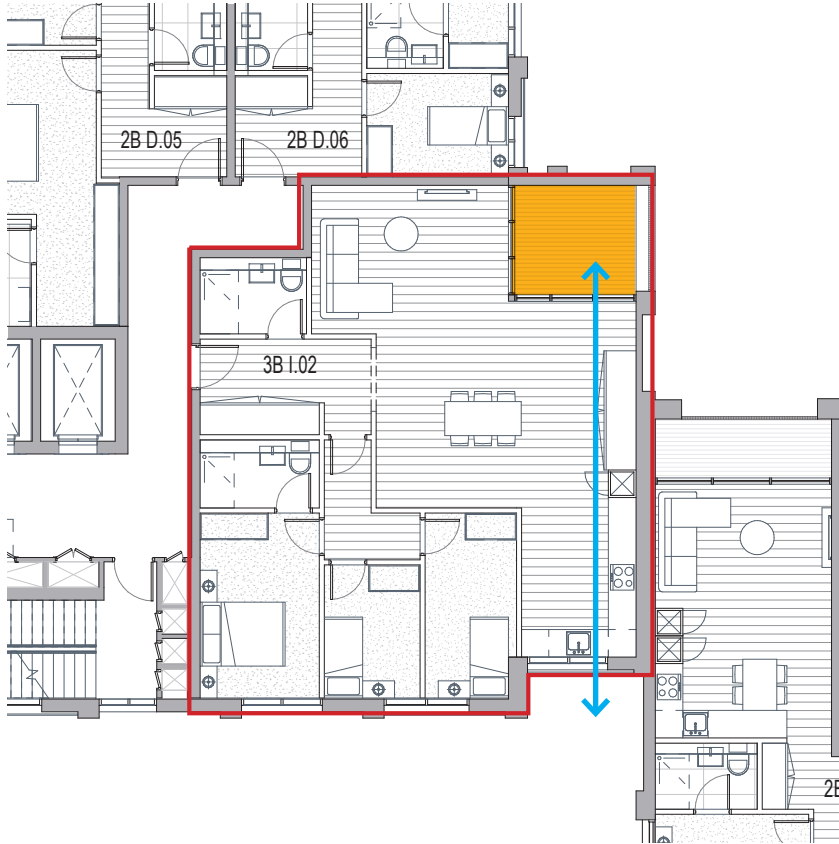
- Living spaces have been re-orientated to have dual aspect and private amenity provided to allow sufficient daylight.
- Balconies have been moved away from corners to eliminate private / overlooking issues.



Comment 1.1 - Updated Overall Plan (Level 3)

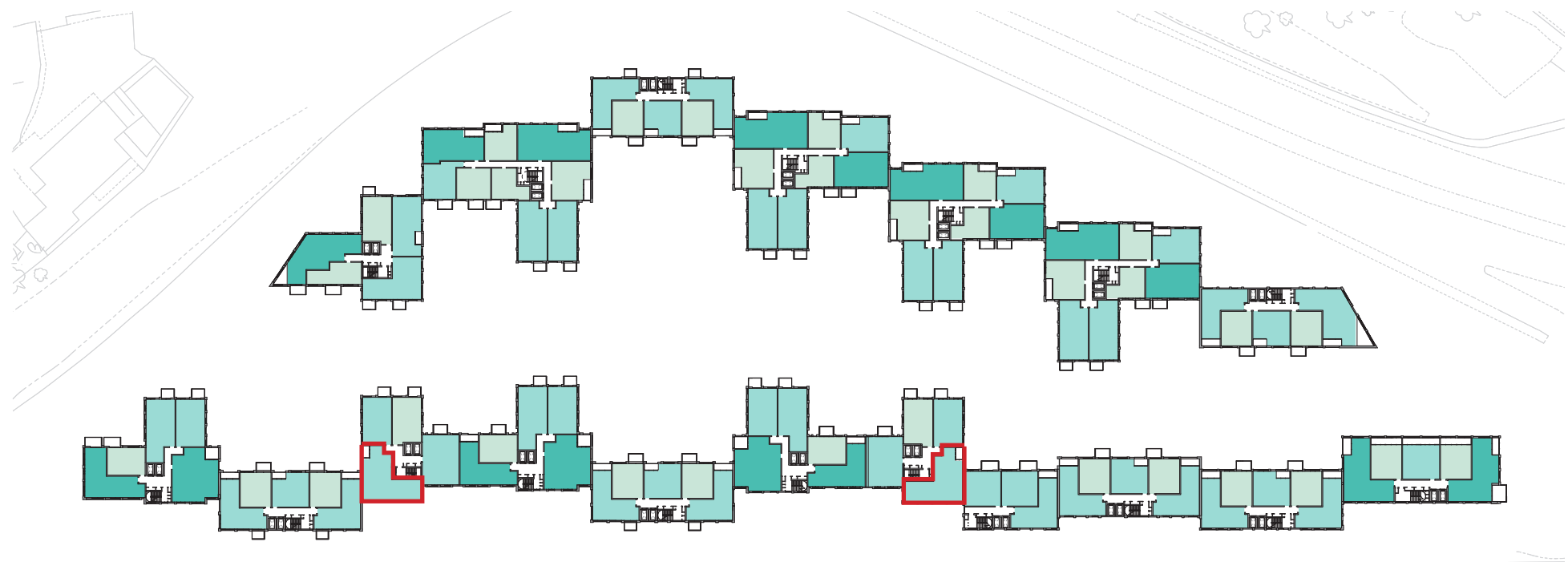


Comment 1.1 - Previous Unit Layout (Planning application drawings - March 2019)

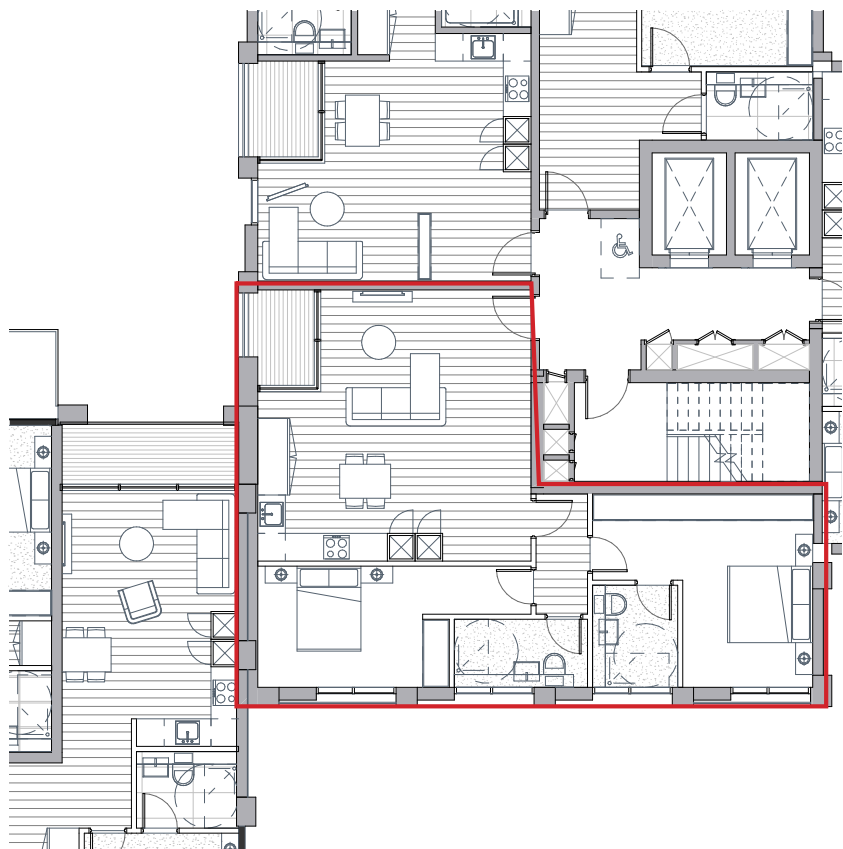


Comment 1.1 - Updated Unit Layout - Dual aspect living area introduced

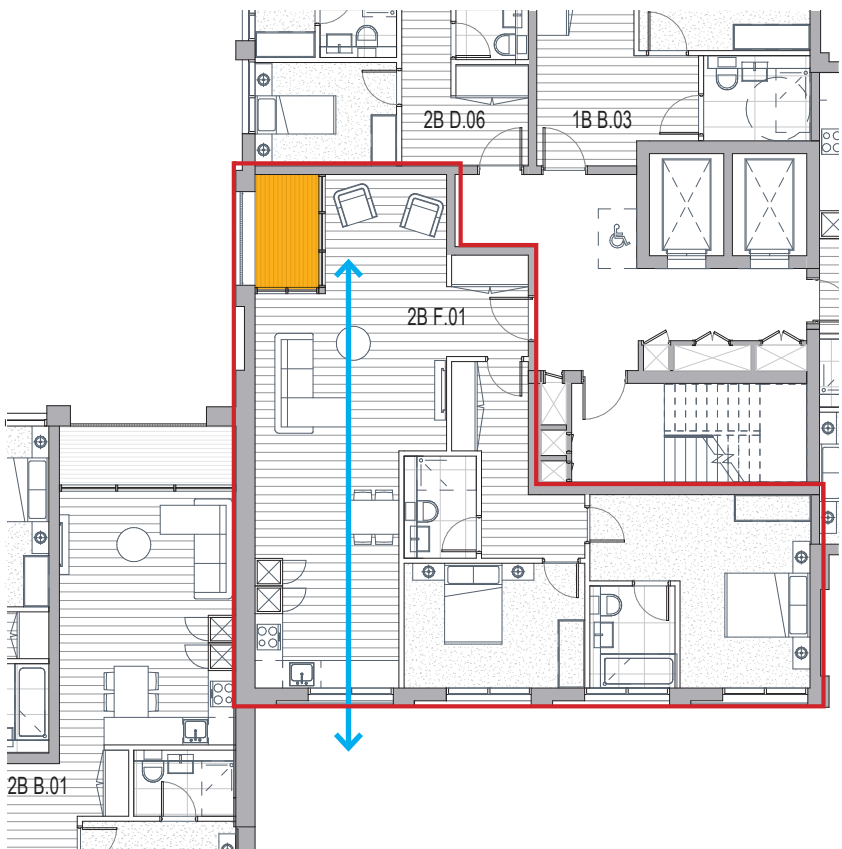
- ↔ Dual aspect provision
- Orange box Balcony added, away from the corner



Comment 1.1 - Updated Overall Plan (Level 3)



Comment 1.1 - Previous Unit Layout (Planning application drawings - March 2019)



Comment 1.1 - Updated Unit Layout - Dual Aspect living introduced

- ↔ Dual aspect provision
■ Revised balconies configuration, away from the corner

RESPONSE TO RESIDENTIAL QUALITY ISSUES

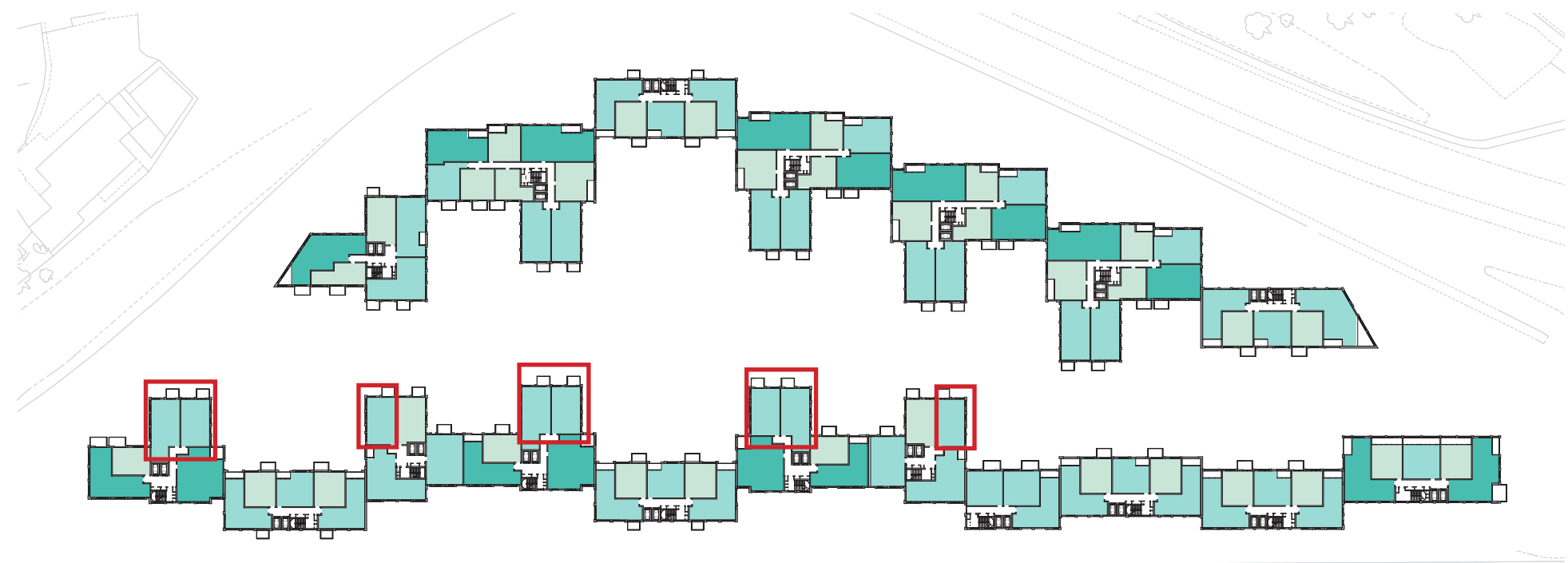
1. PRIVACY AND DAYLIGHT ISSUES

GLA COMMENT 1.2

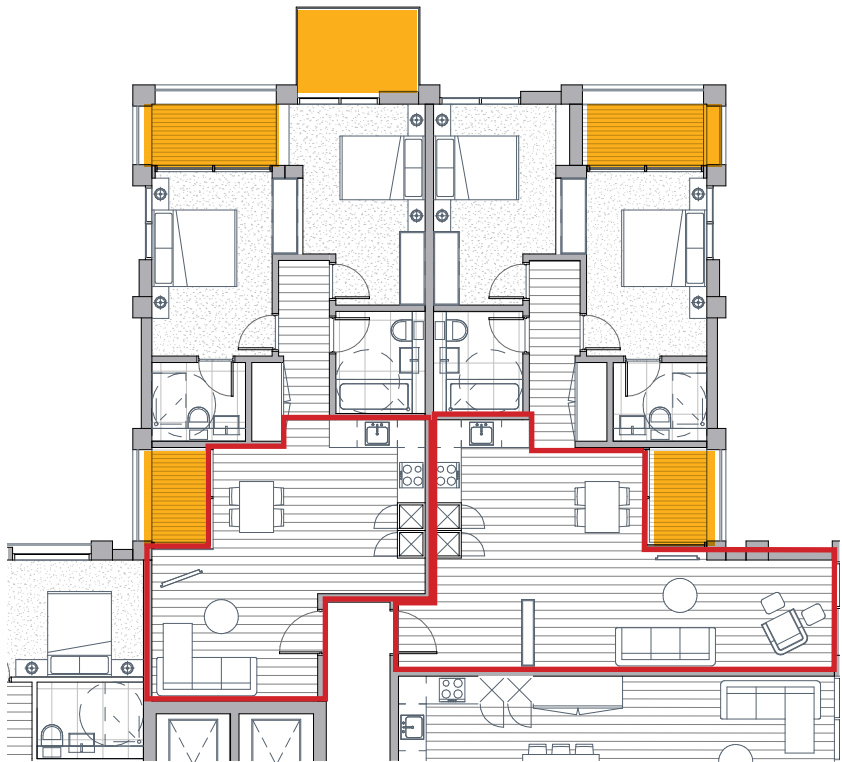
- Units having multiple balconies (which is not necessary), or where the placement of balconies means they serve bedrooms rather than living rooms

OUR RESPONSE TO COMMENT 1.2

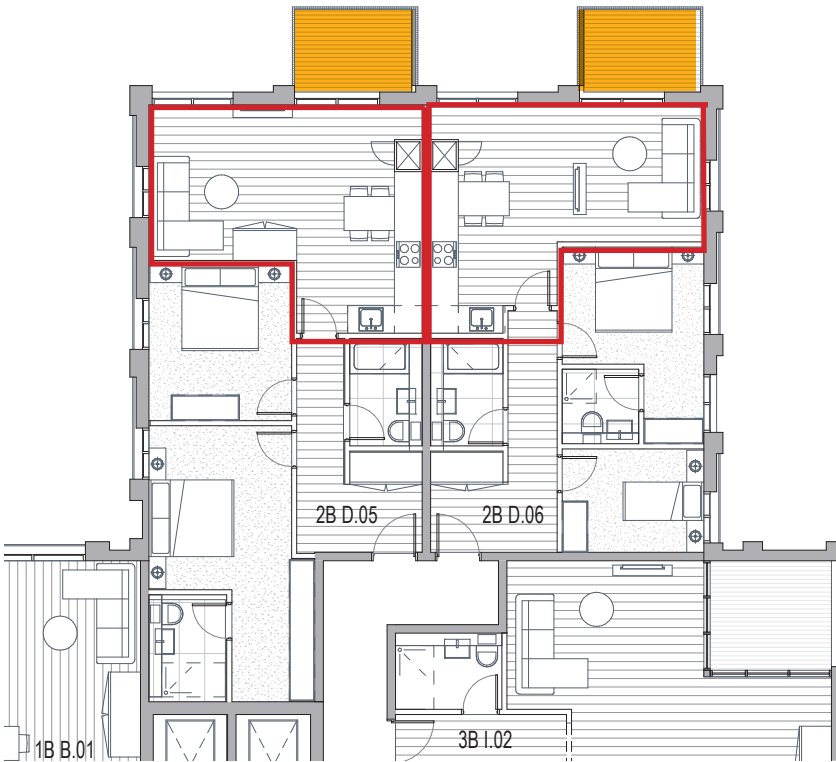
- Some units have been flipped so the living spaces face the courtyard increasing the daylight and eliminating the overlooking issues with the adjacent blocks in the corners
- Multiple Balconies have been reduced and placed mainly on living rooms



Comment 1.2 - Updated Overall Plan (Level 3)

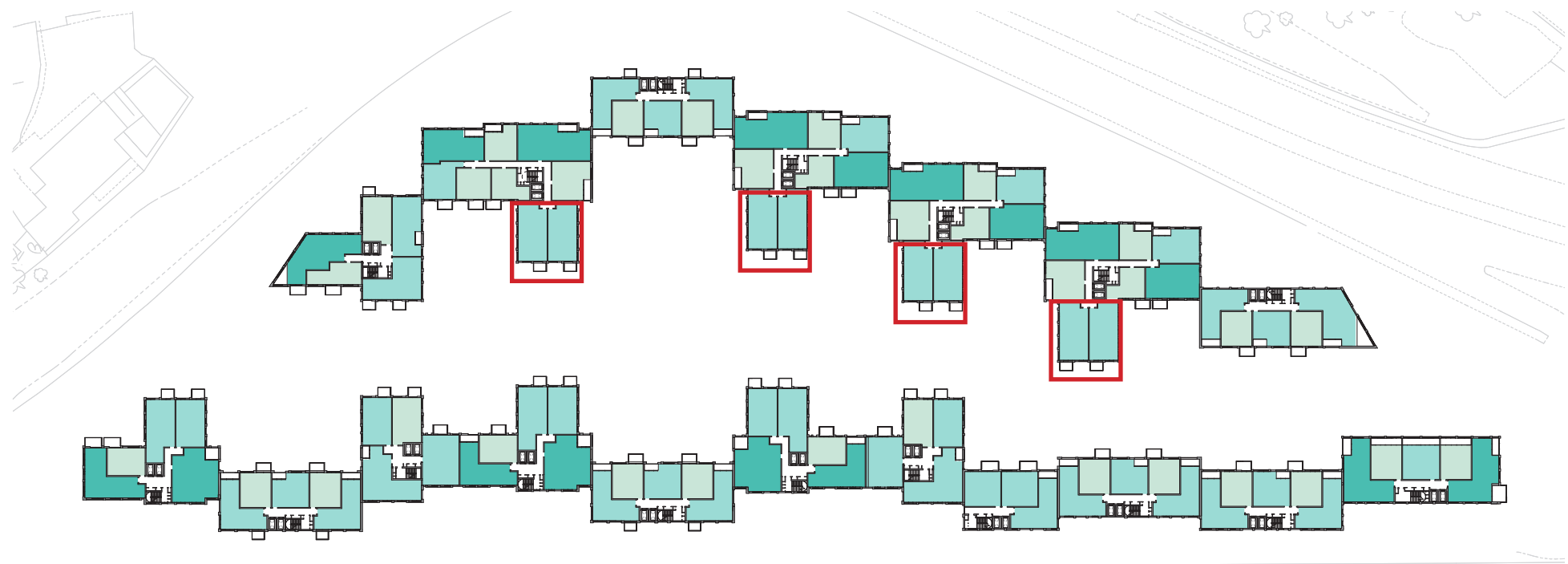


Comment 1.2 - Previous Unit Layout (Planning application drawings - March 2019)

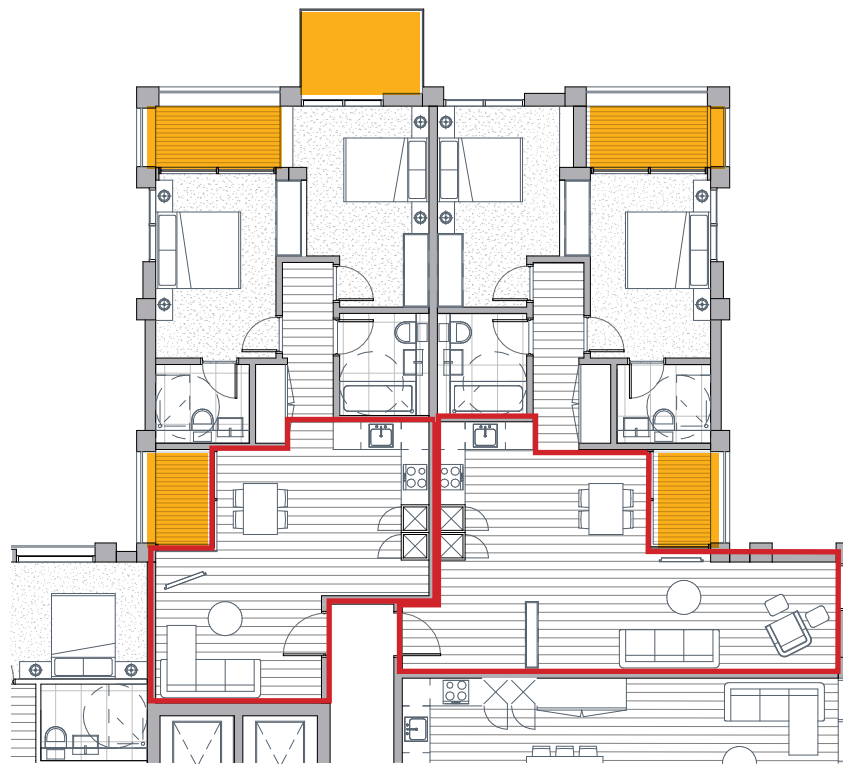


Comment 1.2 - Updated Unit Layout - Dual aspect living area introduced

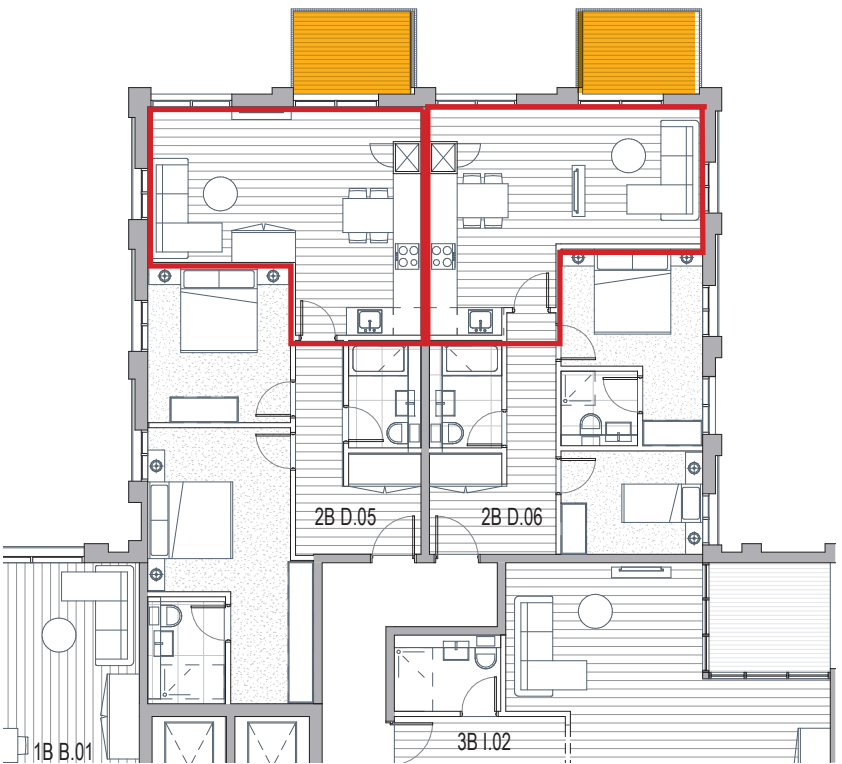
- Revised balconies configuration
- Revised living spaces location



Comment 1.2 - Updated Overall Plan (Level 3)



Comment 1.2 - Previous Unit Layout (Planning application drawings - March 2019)



Comment 1.2 - Updated Unit Layout - Dual aspect living area introduced

- Revised balconies configuration
- Revised living spaces location

RESPONSE TO RESIDENTIAL QUALITY ISSUES

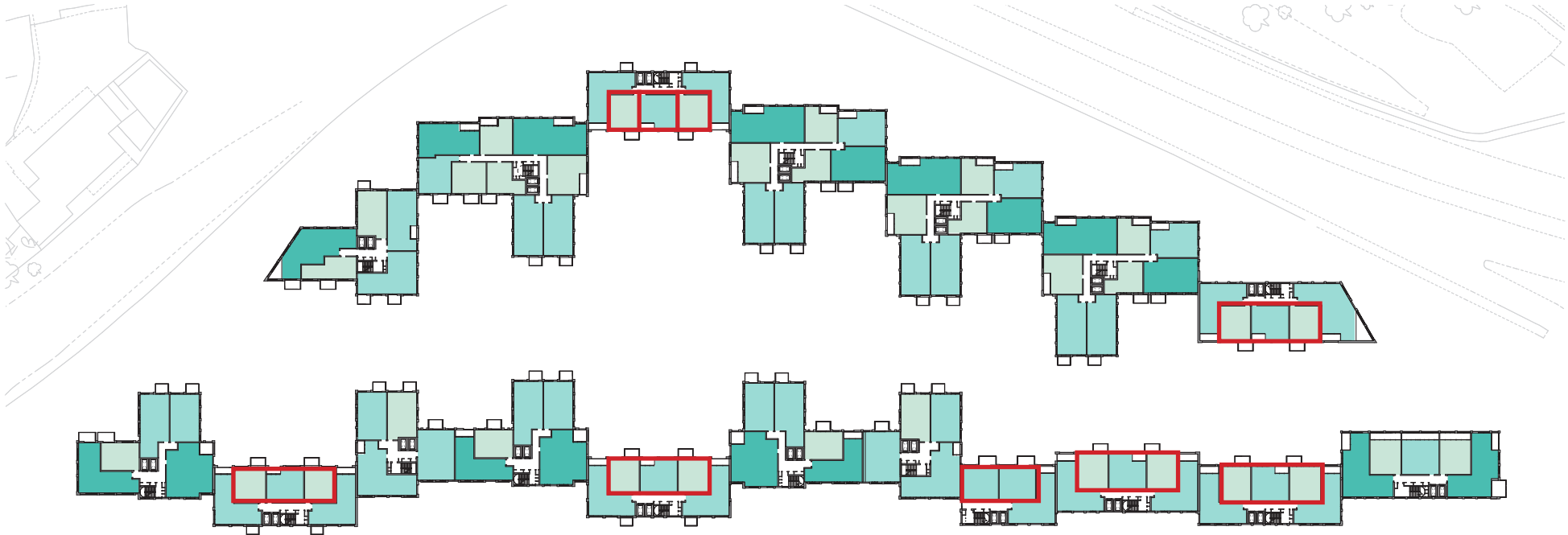
1. PRIVACY AND DAYLIGHT ISSUES

GLA COMMENT 1.3

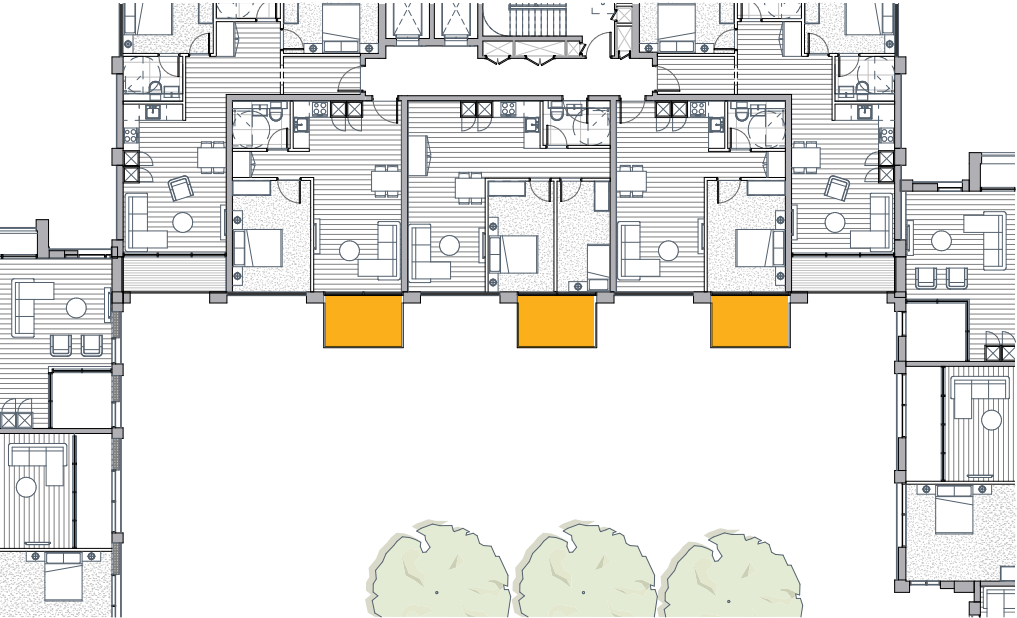
- Upper floors – there are a number of instances highlighted on the annotated plans where the placement of balconies would lead to overlooking issues between units facing each other across the corners of courtyards. This is sometimes caused by some of the units having multiple balconies (which is not necessary), or where the placement of balconies means they serve bedrooms rather than living rooms and are consequently closer to the living room on adjacent facing block. This could be addressed by either removing multiple balconies serving units; or by moving the balcony inwards into the centre of the courtyard as illustrated in the annotated plans. This would also have the benefit of ensuring the balconies would serve living rooms, rather than bedrooms.

OUR RESPONSE TO COMMENT 1.3

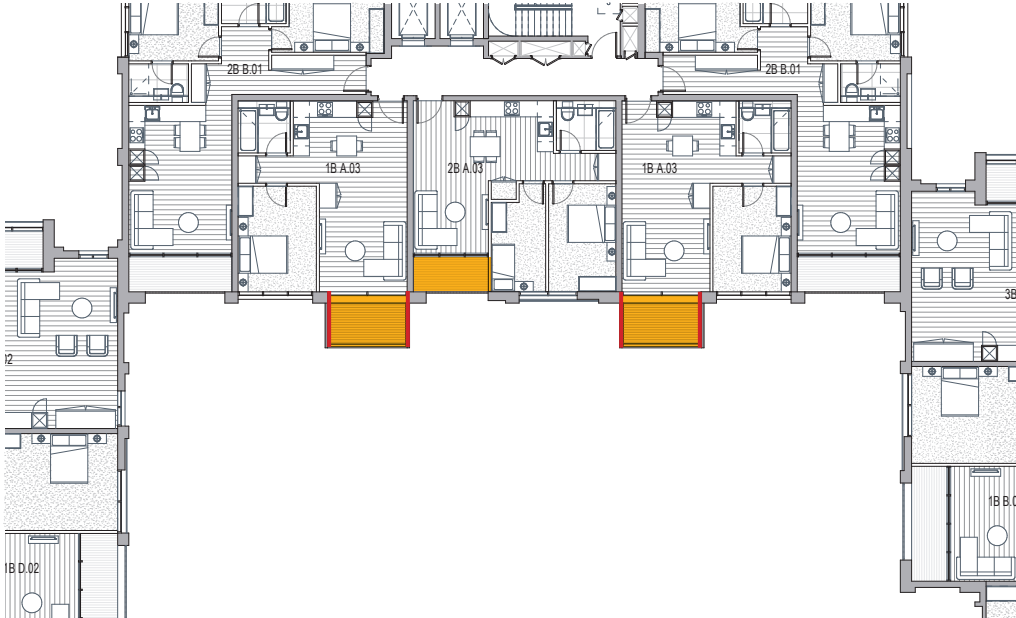
- Recessed balconies added in some living spaces to eliminate overlooking between different units
- Balconies / winter gardens serving living spaces
- Solid sides have been added for privacy



Comment 1.3 - Updated Overall Plan (Level 03) with revised units

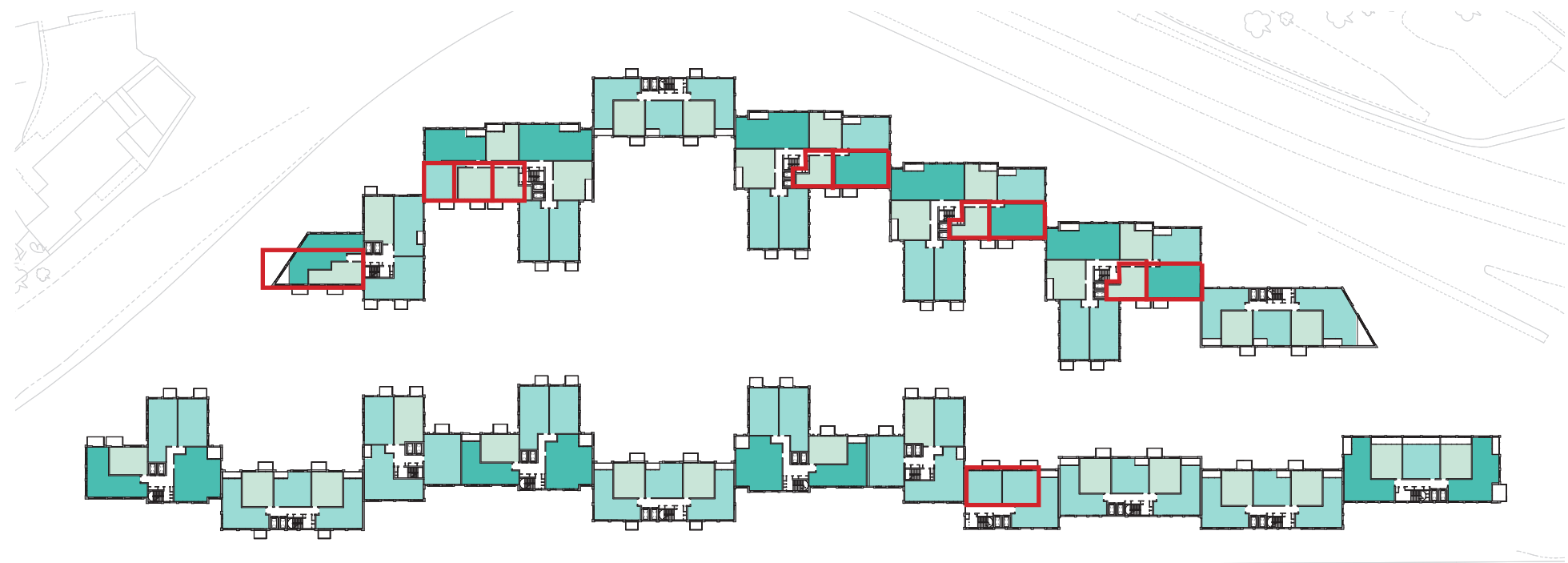


Comment 1.3 - Previous Layout (Planning application drawings - March 2019)

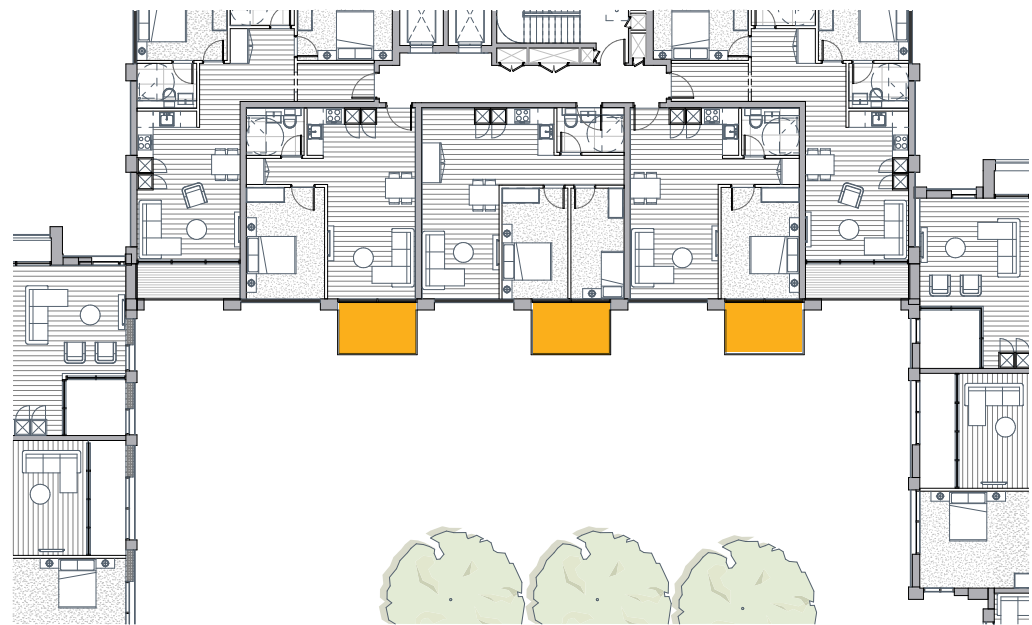


Comment 1.3 - Updated Layout - Balconies moved and solid sides added

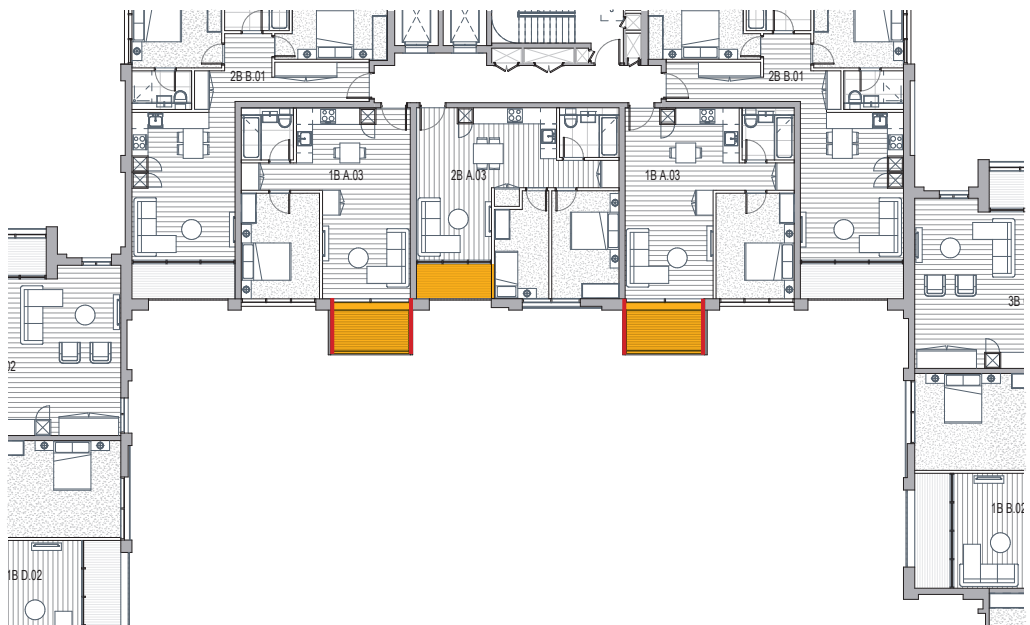
- Revised balconies configuration
- 1.8m opaque side provided



Comment 1.3 - Updated Overall Plan (Level 03) with revised units



Comment 1.3 - Previous Layout (Planning application drawings - March 2019)



Comment 1.3 - Updated Layout - Balconies moved and solid sides added

- Revised balconies configuration
- 1.8m opaque side provided

RESPONSE TO RESIDENTIAL QUALITY ISSUES

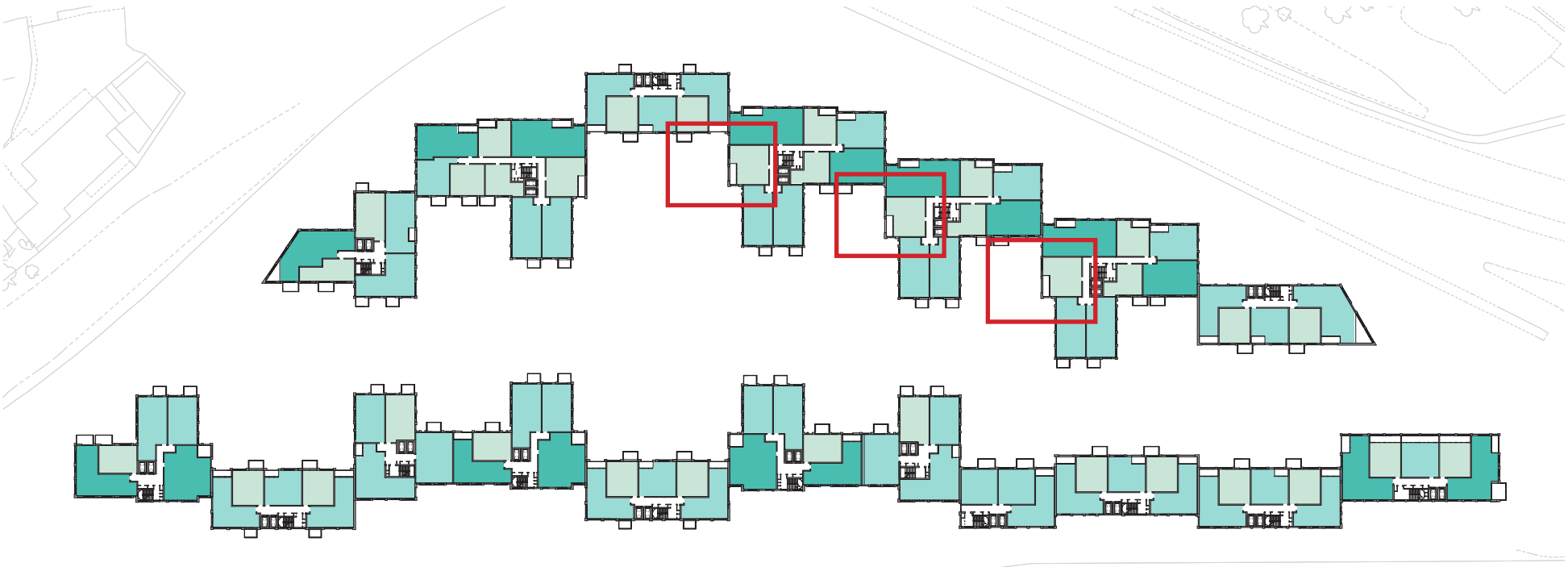
1. PRIVACY AND DAYLIGHT ISSUES

GLA COMMENT 1.4

- For example - see the units in Blocks K and H in the corner of the courtyard. There are currently 4 balconies serving 4 separate units which give rise to overlooking issues. There are some examples of overlooking and privacy provided in the D&A statement in response to the MDAs comments, but this example is not provided. It would be improved by moving balcony as shown in attached annotated plans.

OUR RESPONSE TO COMMENT 1.4

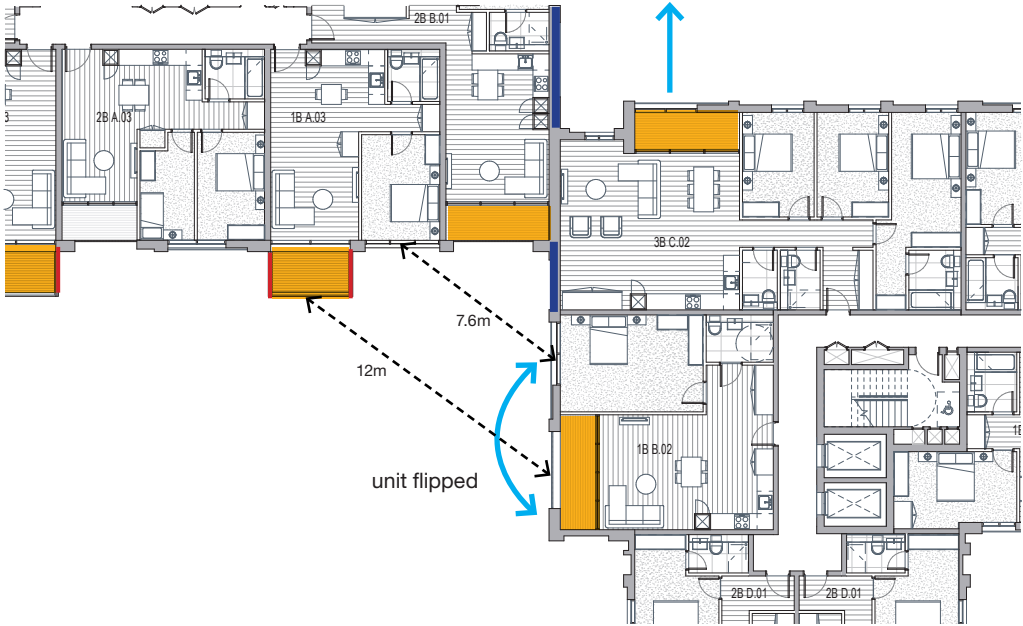
- To address this specific area – solid sides have been added to wintergarden sides to Block K. On Block H to reduce number of units overlooking the courtyard, one of the units are facing to the A1. One 1 Bed unit is flipped so the balcony space is positioned away from the corner.



Comment 1.4 - Updated Overall Plan (Level 03) with revised units

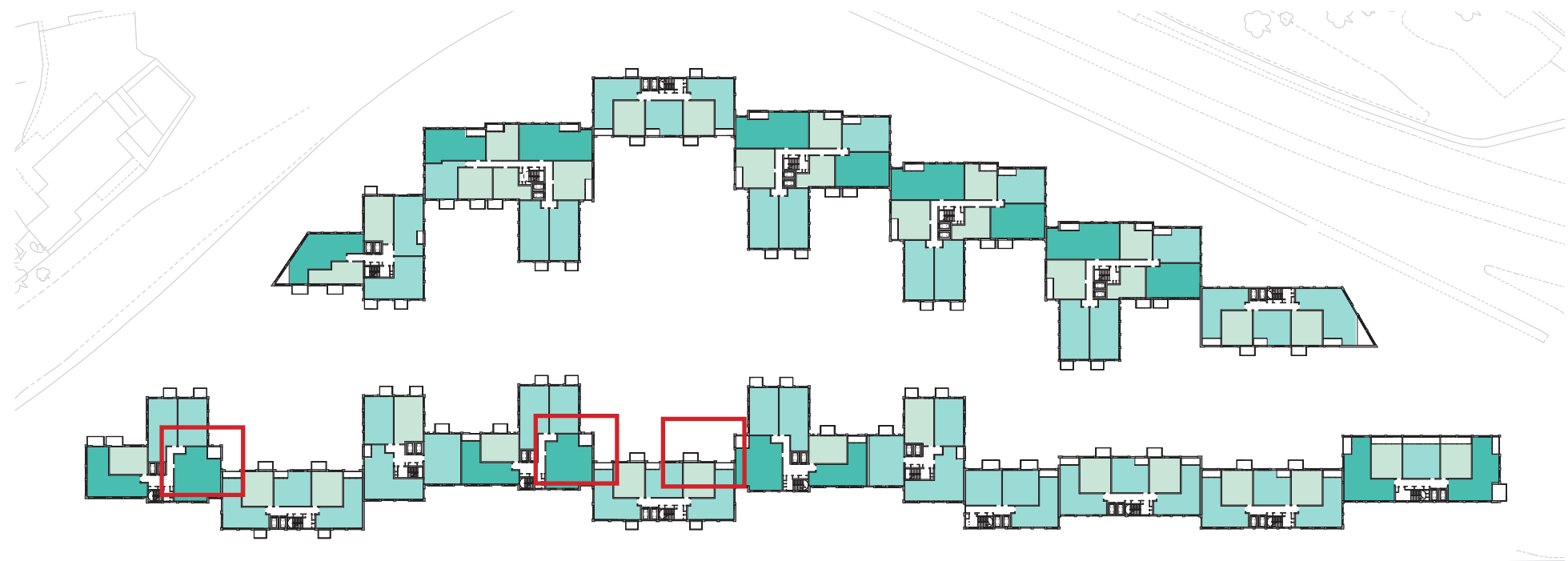


Comment 1.4 - Previous Layout (Planning application drawings - March 2019)

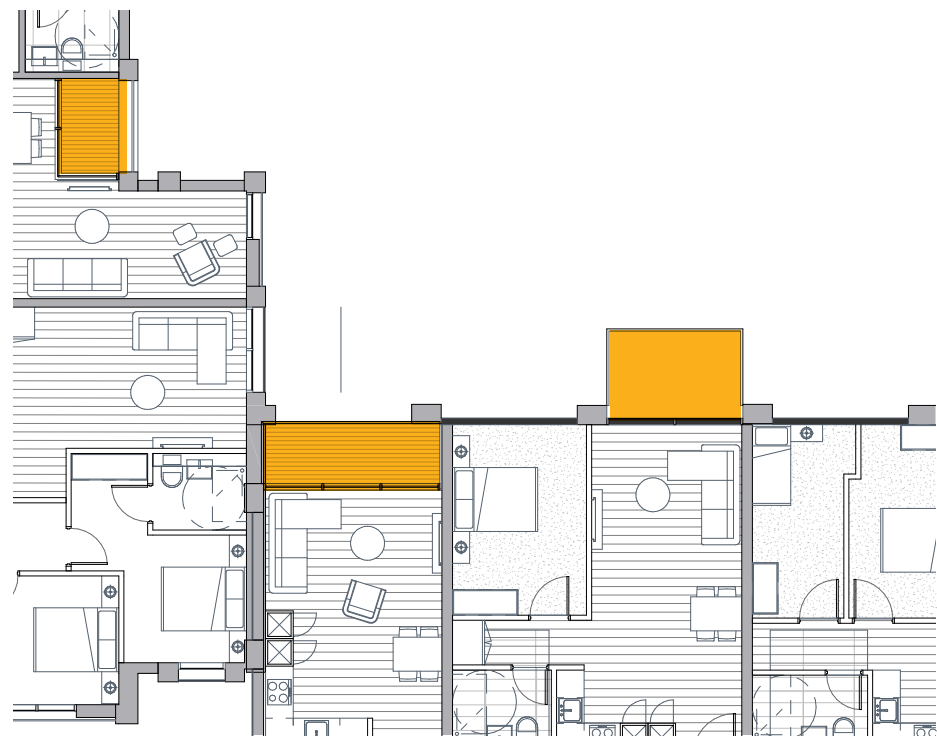


Comment 1.4 - Updated Layout - Balconies moved and solid sides added to wintergarden (Block K)

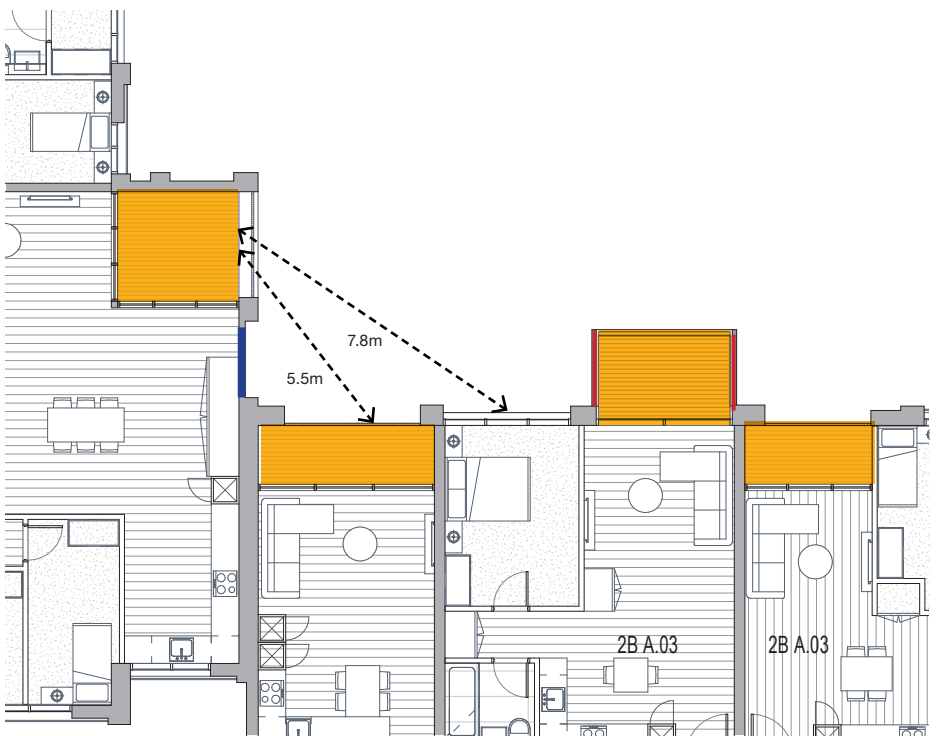
- Revised balconies configuration
- Solid facade
- 1.8m opaque side provided



Comment 1.4 - Updated Overall Plan (Level 03) with revised units



Comment 1.4 - Previous Layout (Planning application drawings - March 2019)



Comment 1.4 - Updated Layout - Balconies moved and solid sides added to wintergarden (Block K)

- Revised balconies configuration
- Solid facade
- 1.8m opaque side provided

RESPONSE TO RESIDENTIAL QUALITY ISSUES

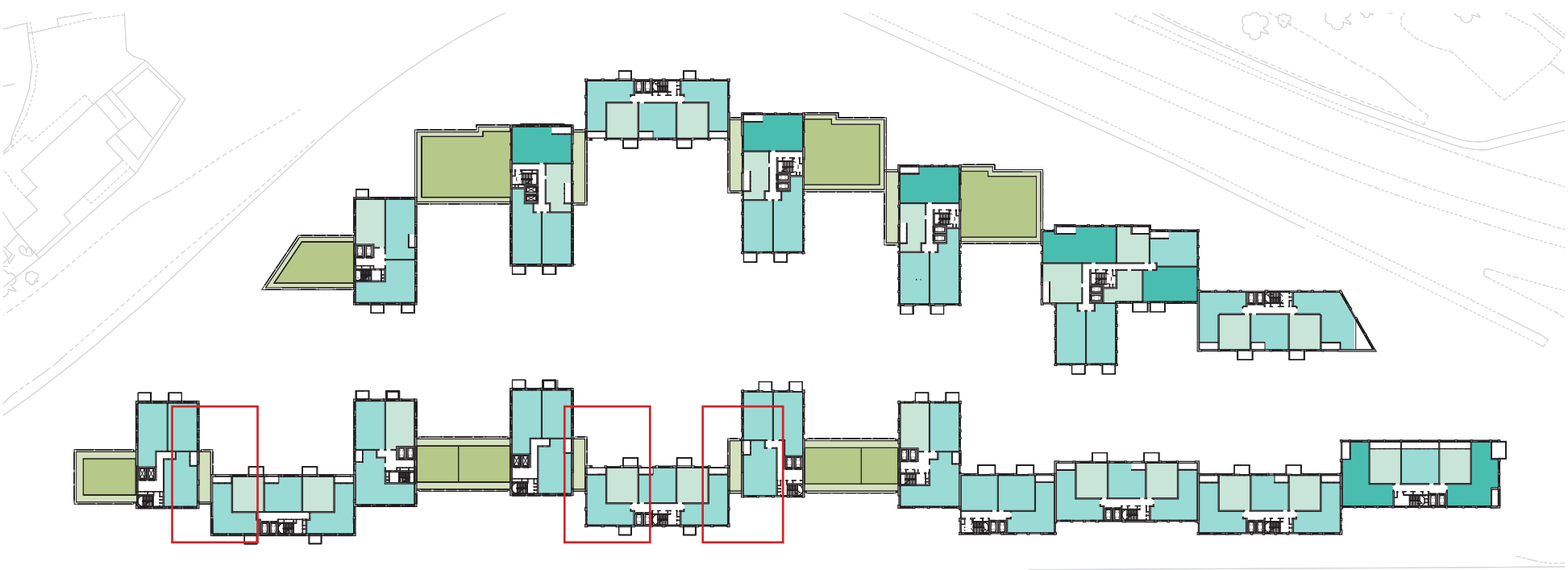
1. PRIVACY AND DAYLIGHT ISSUES

GLA COMMENT 1.5

- The following interfaces raise privacy / overlooking issues and are not shown or examined as part of your privacy assessment on page 42 of the Design and Access Statement, responding to the MDA's comments
- The separation distances need to be confirmed and privacy / overlooking issues fully addressed/mitigated – it appears to be below 5 metres
- Currently, the relationship is not acceptable and this would need to be addressed and fully mitigated in terms of potential overlooking and privacy.

OUR RESPONSE TO COMMENT 1.5

- Blocks N and L (Levels 05 to 07): we have reconfigured and solved the overlooking issues
- Blocks J and L (Levels 05 to 09): we have reconfigured and solved the overlooking issues



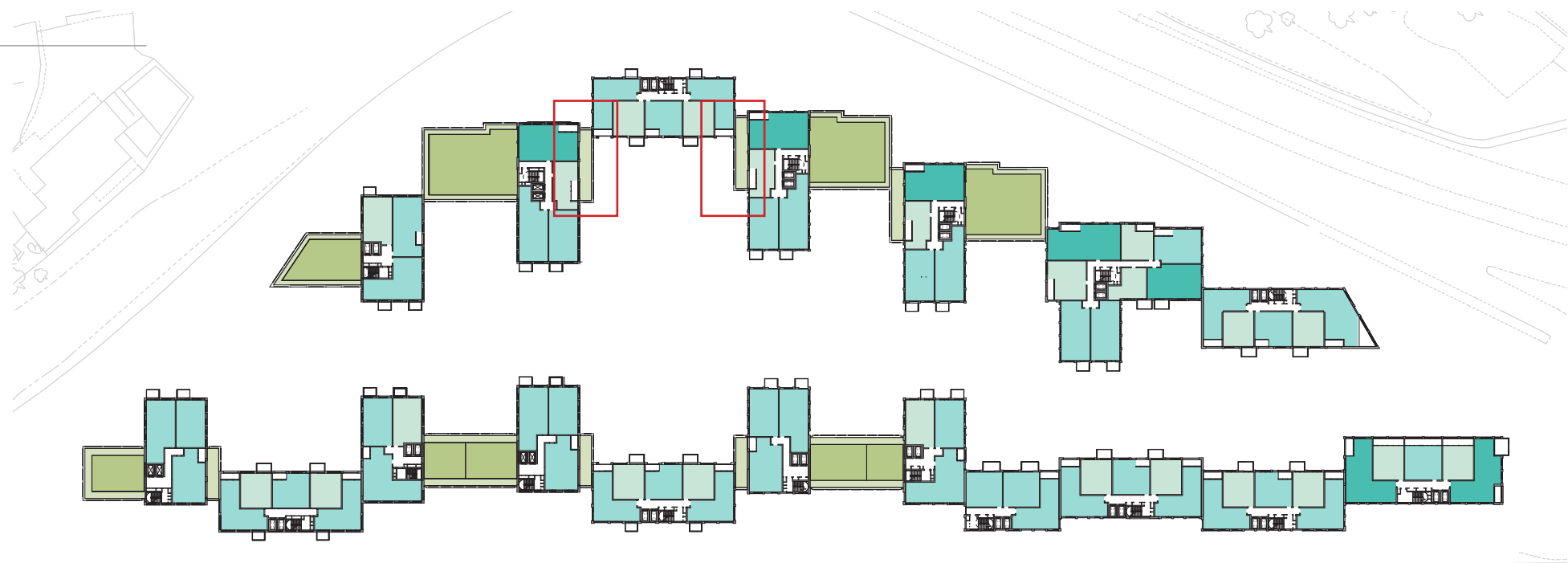
Comment 1.5 - Updated Overall Plan (Level06) with revised balconies configuration



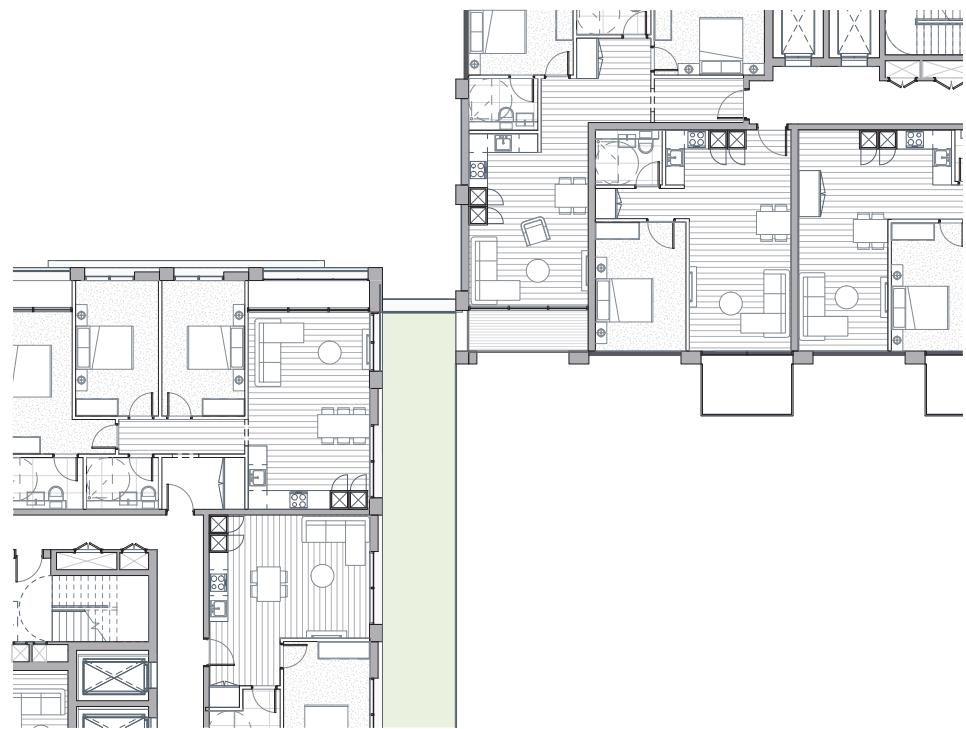
Comment 1.5 - Previous Unit Layout (Planning application drawings - March 2019)

Comment 1.5 - Updated Unit Layout
Revised balconies configuration
Solid facade
1.8m opaque side provided

1. PRIVACY AND DAYLIGHT ISSUES



Comment 1.5 - Updated Overall Plan (Level06) with revised balconies configuration



Comment 1.5 - Previous Unit Layout (Planning application drawings - March 2019)



Comment 1.5 - Updated Unit Layout
Revised balconies configuration
Solid facade

RESPONSE TO RESIDENTIAL QUALITY ISSUES

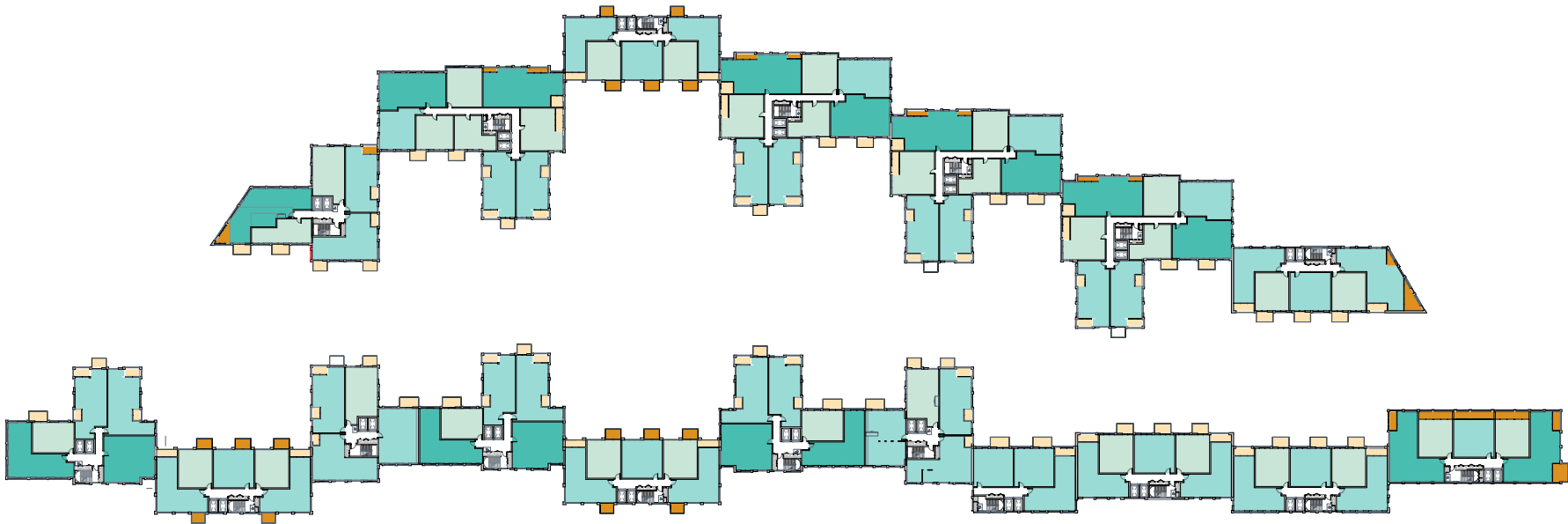
2. OUTDOOR PRIVATE AMENITIES SPACES

GLA COMMENT 2.1

- Various units on level 01 and 02 facing internal courtyard

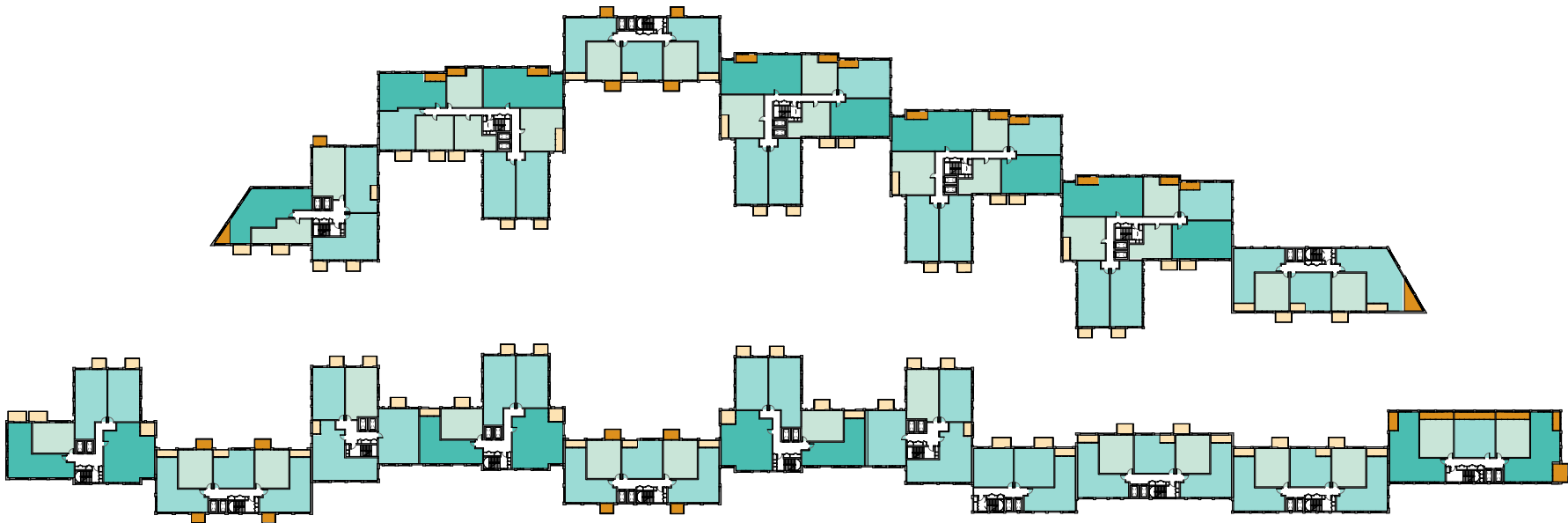
OUR RESPONSE TO COMMENT 2.1

- Previously the reason for not having balconies on this level was due to the Daylight accessibility. We have now added winter gardens on level 01 and Level 02 balconies so all units have private amenity space.



Comment 2.1 - Typical floor plan Level 03 (Planning application drawings - March 2019)

- Winter Gardens
- Balconies



Comment 2.1 - Typical floor plan Level 03

- Winter Gardens
- Balconies

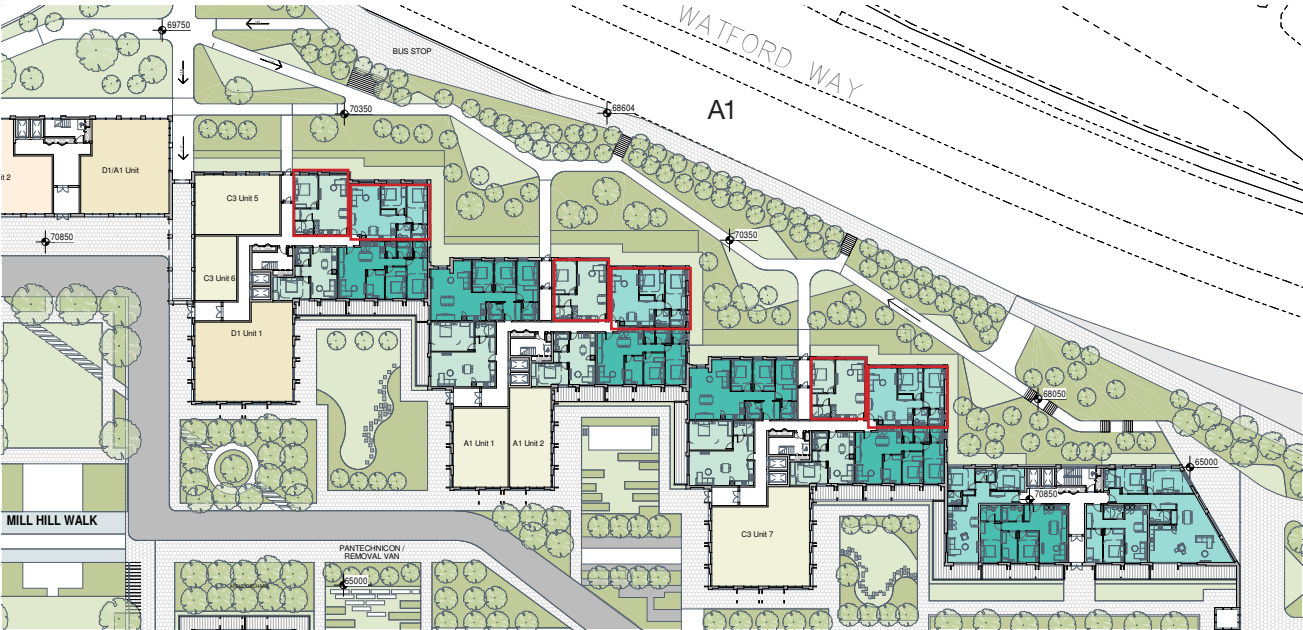
2. OUTDOOR PRIVATE AMENITIES SPACES

GLA COMMENT 2.2

- Absence of outdoor private amenity space serving each individual unit will only be accepted where there is a clear and justifiable reason and in line with the following hierarchy:
- Where outdoor private amenity space is not being provided, a winter garden should be considered.
- Where neither a balcony or winter garden is being provided, there should be a clear rationale and a surplus of internal space would be required within the unit itself as a compensatory measure. The quantum of additional internal floorspace (beyond minimum space standard) should accord with the method of calculating the private open space requirements in the Housing SPG and draft London Plan – ie. 5 sqm minimum for each 1-2 person unit, plus an additional 1 sqm for each additional occupant.
- Currently, it is evident that a total of 161 units do not have private amenity space (19%). This is unlikely to be supported, unless it is clear that the amenity space provision has been fully maximised for each unit and there is a clear rationale provided to explain why units do not have this, and how much additional internal floorspace they have by way of compensation. I need to be able to easily explain this to the Mayor during the Hearing.

OUR RESPONSE TO COMMENT 2.2

- From the 844 units, 836 (99%) have balcony/winter garden/ defensible space. The 8 units remaining that don't have private amenity (located facing A1 at Ground floor) are compensated with extra internal floor space.
- From the 836 units, 504 have the minimum external private amenity area required. From the 332 remaining, 278 are compensated with extra internal floor space.
- The remaining 54 (all types 2B A.02/2B A.03) are compensated with private roof garden.



Comment 2.2 - 8 units without private outdoor space

Private outdoor amenity		Minimum area required for private outdoor amenity		Units compensated with extra internal floor space		Roof garden	
YES	NO	YES	NO	YES	NO	YES	NO
836		504	332	278	54		
						54	
					0		0
	8	-	-	8	0		

Comment 2.2 - Summary private amenity provided



Comment 2.2 - Roof plan with private roof garden spaces

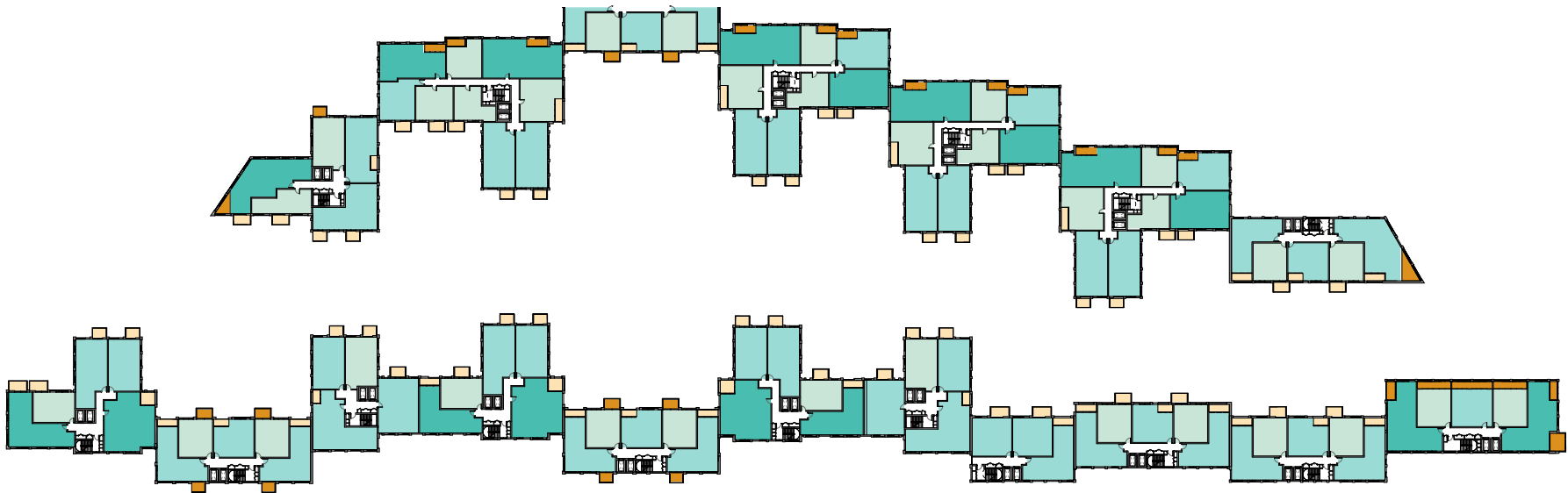
2. OUTDOOR PRIVATE AMENITIES SPACES

GLA COMMENT 2.3

- Floorplans need to specify whether private amenity space serving individual units is in the form of a balcony or winter garden as this is unclear and can only be verified by cross-checking elevations on each façade.

OUR RESPONSE TO COMMENT 2.3

- We have made this clear on the drawings and used a key to denote which is which.



Comment 2.3 - Updated Balconies and Winter Gardens Notation (Level 03)

- Winter Gardens
- Balconies



Comment 2.3 - Previous Balconies and Winter Gardens Positions (Elevations EE and PP)

- Winter Gardens
- Balconies

RESPONSE TO RESIDENTIAL QUALITY ISSUES

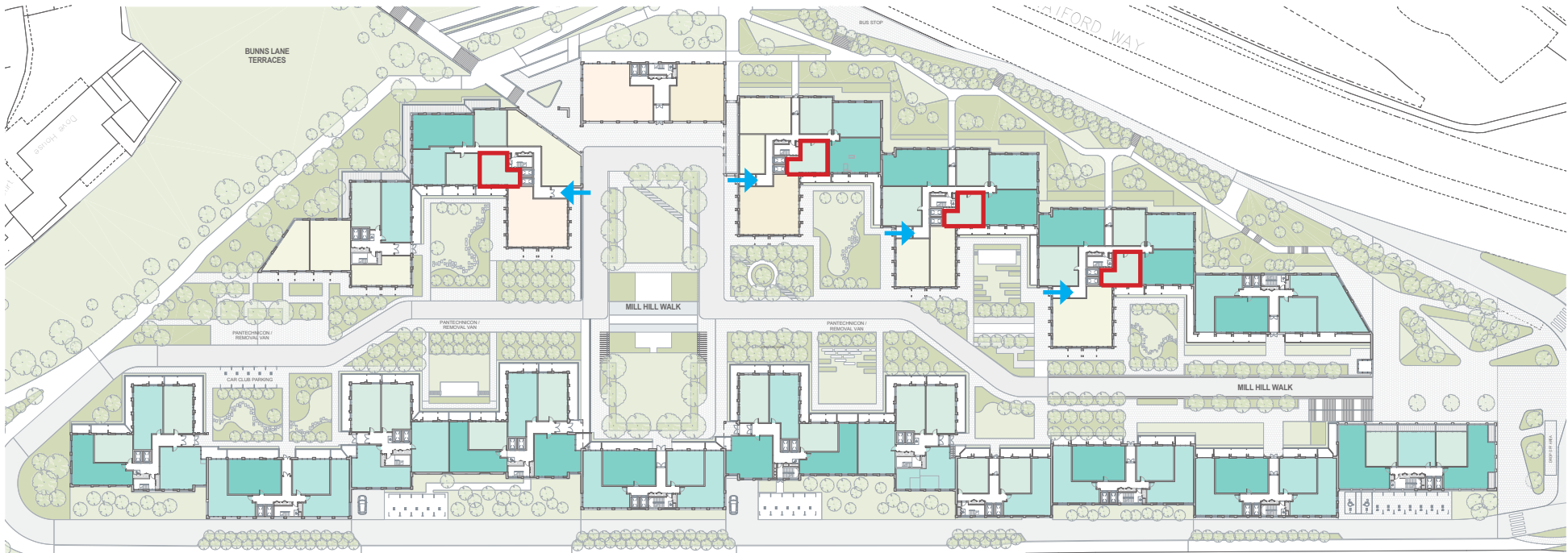
3. GROUND FLOOR DEFENSIBLE PLANTING AREAS AND PUBLIC REALM

GLA COMMENT 3.1

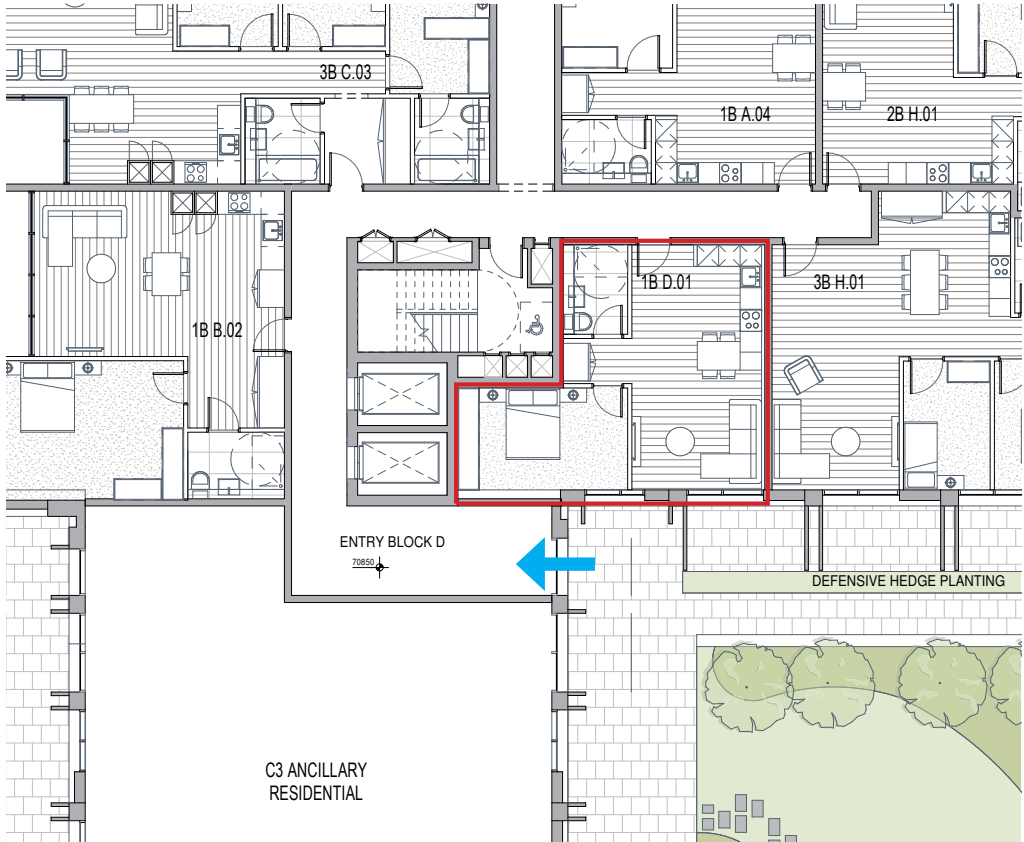
- At ground floor level, there are a number of instances in which units within the corner of courtyards spaces are located immediately adjacent to communal core entrances. In all of these instances, the units are not provided with any defensible private amenity space or landscaping as a buffer. To address this, the residential cores need to be moved slightly away from these units and private defensible space provided to ensure ground floor bedroom windows are not overlooked and compromised.

OUR RESPONSE TO COMMENT 3.1

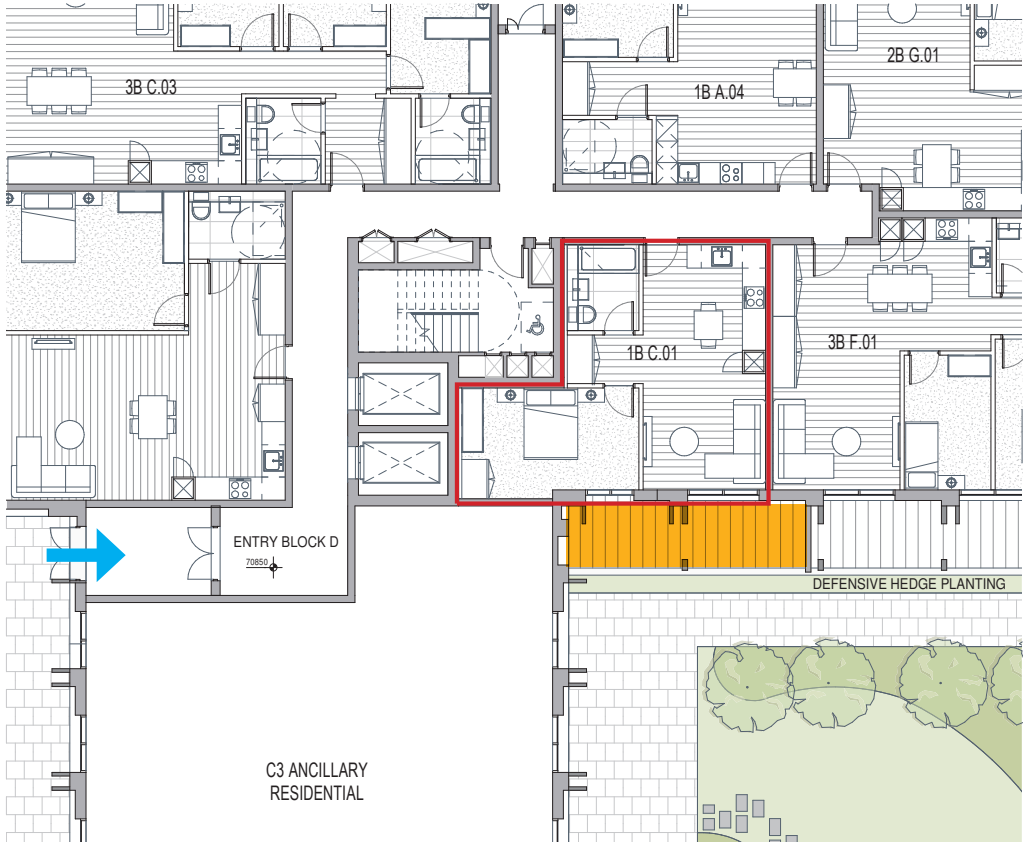
- Residential core entrances - have been move around to so private residential defensible space is ensured and overlooking not compromised.
- Defensible spaces – Further definition to defensible spaces and entrances have been made which link to each unit on the ground floor. (Also, please refer to further site wide defensible space changes on Comment 3.1)



Comment 3.1 - Updated Overall Plan (Ground Floor) with revised residential entrances



Comment 3.1- Previous Unit Layout (Planning application drawings - March 2019)



Comment 3.1 - Updated Unit Layout - Entrances separated from defensible space areas

- Revised ground floor entrance location
- Revised defensible space configuration

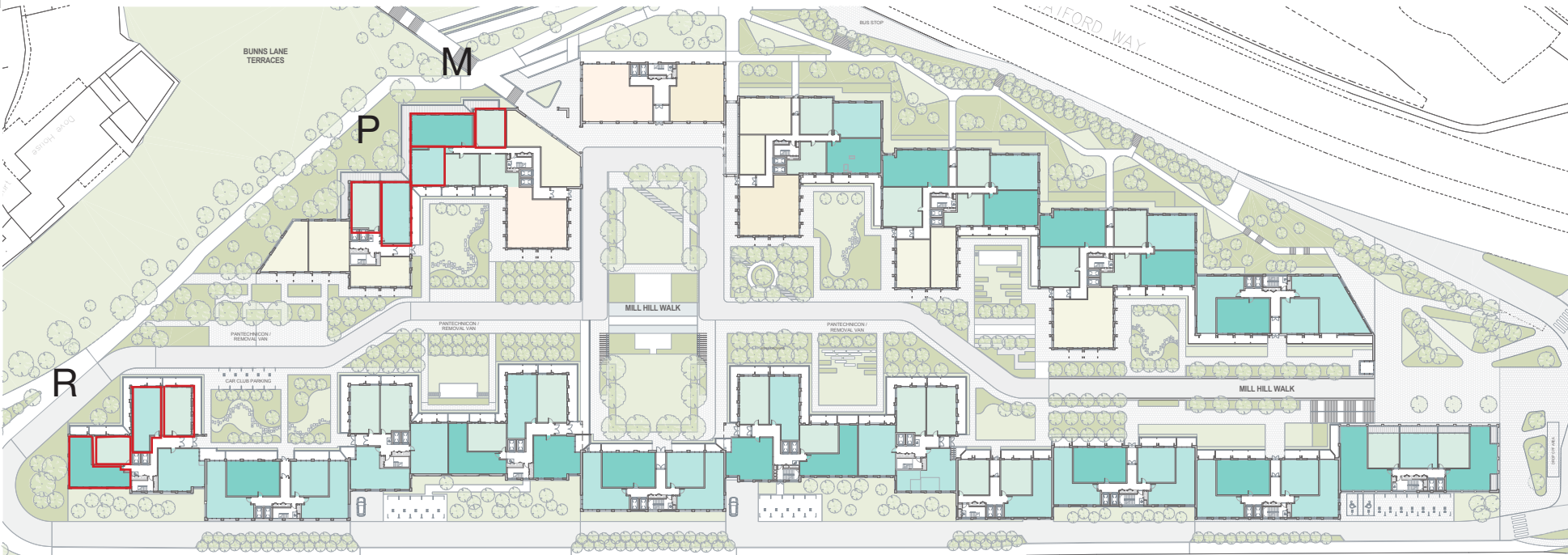
3. GROUND FLOOR DEFENSIBLE PLANTING AREAS AND PUBLIC REALM

GLA COMMENT 3.2

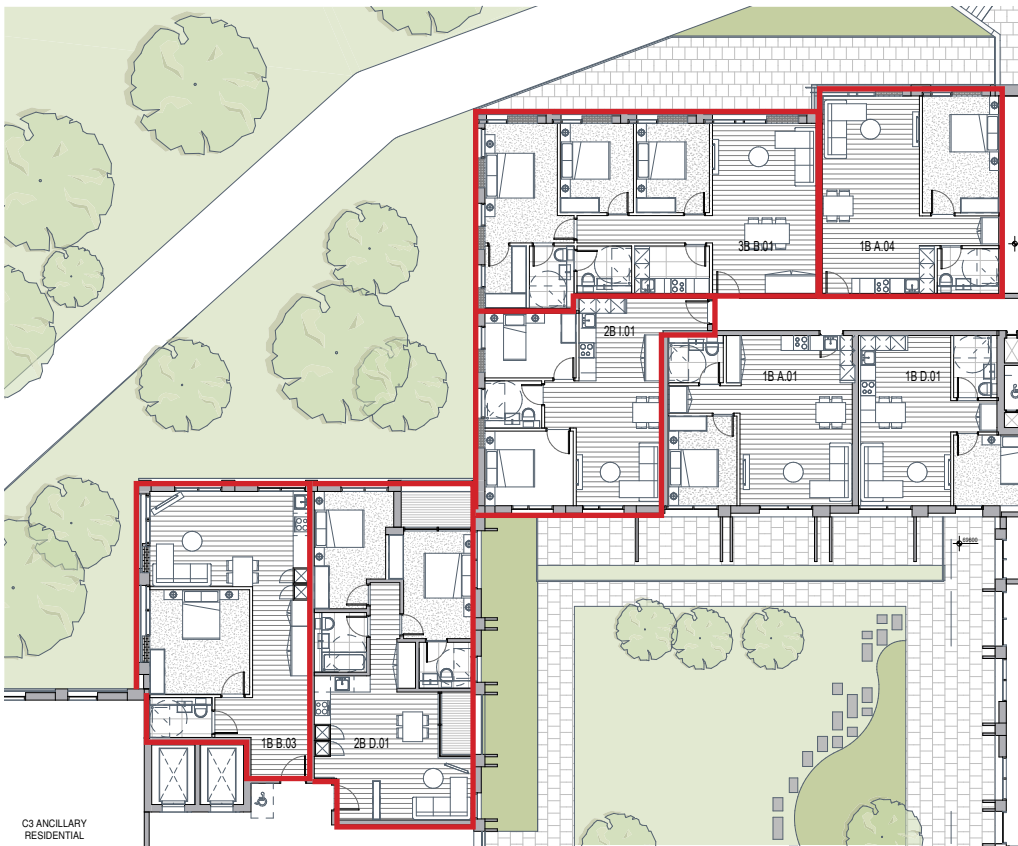
- See Block, P and M facing Bunns Lane and the site's northern boundary

OUR RESPONSE TO COMMENT 2.1

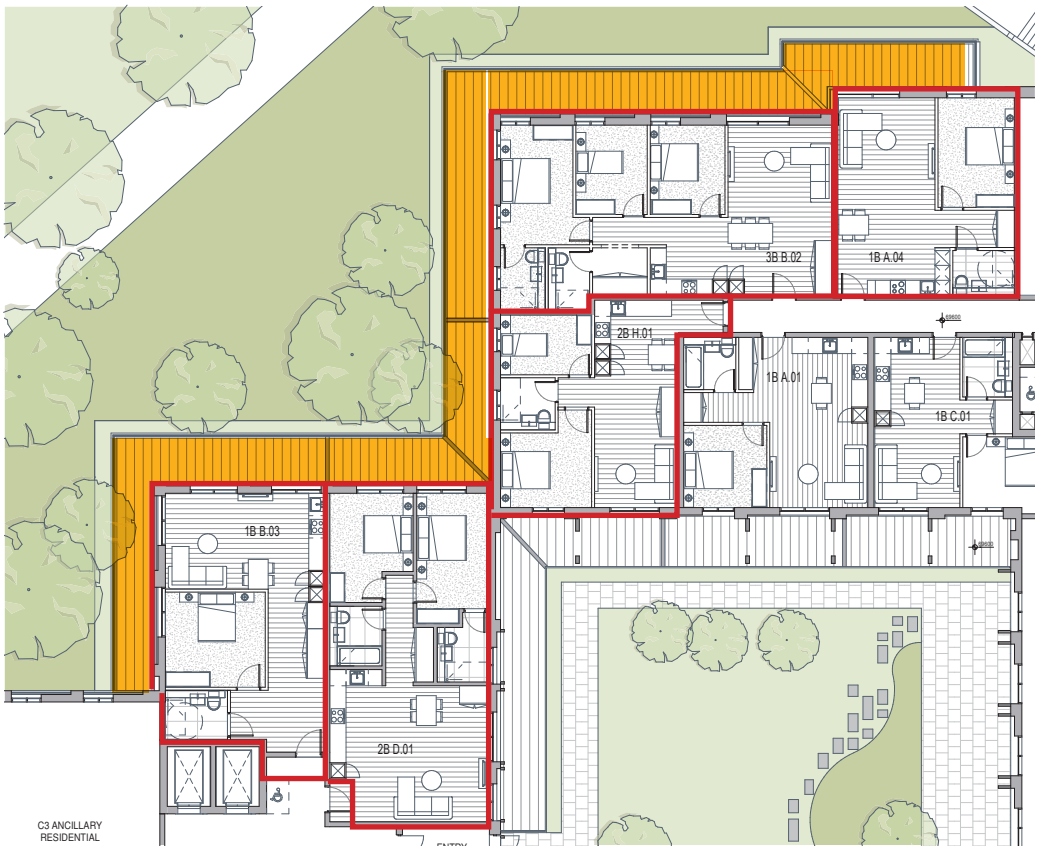
- Block P, M & R – we have added a defensible zone along this edge for privacy between units and adjacent pedestrian and cycle path.



Comment 3.2 - Updated Overall Plan (Ground Floor) with revised defensible zone



Comment 3.2 - Previous Unit Layout (Planning application drawings - March 2019)



Comment 3.2 - Updated Layout - Provision of a defensible zone towards the site northern boundary

Revised defensible space configuration

RESPONSE TO RESIDENTIAL QUALITY ISSUES

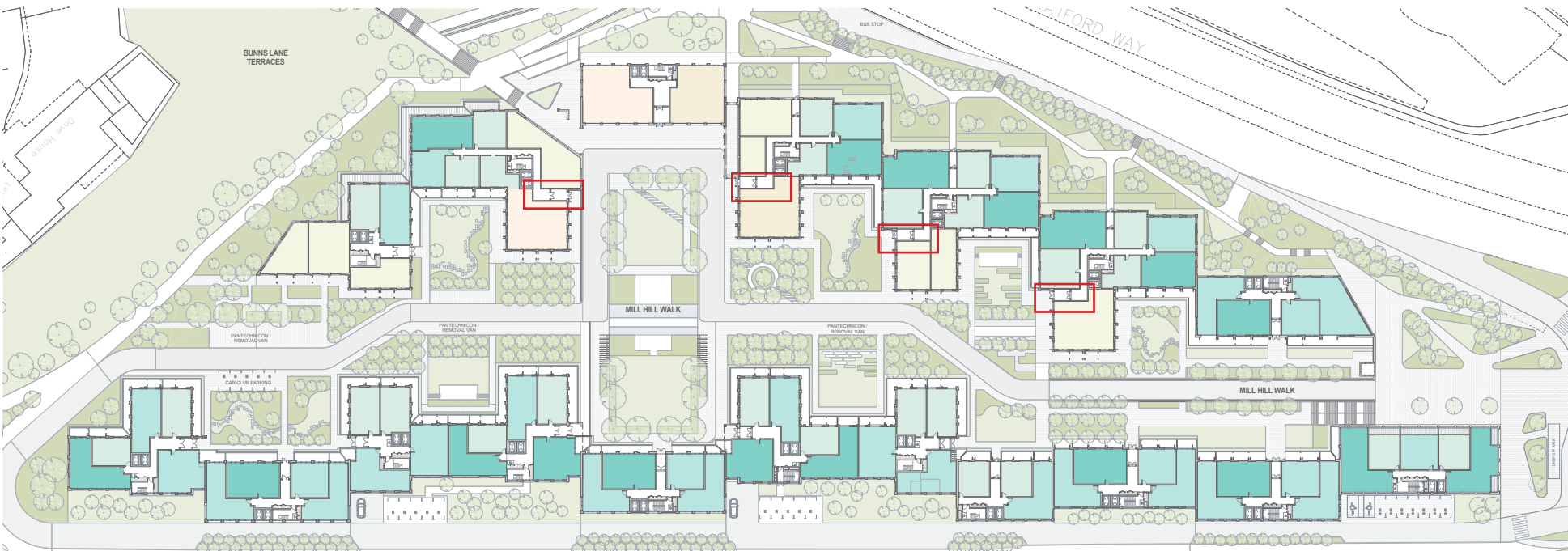
3. GROUND FLOOR DEFENSIBLE PLANTING AREAS AND PUBLIC REALM

GLA COMMENT 3.3

- According to the submitted floorplans, it is very unclear whether the ground floor units would have ownership of the adjacent spaces which are bounded by defensible hedge planting. These spaces are not appropriately partitioned to serve individual units and would not provide a clear definition between private and public/communal space.
- There are many instances where these defensible spaces are shared by a number of units with fronting bedrooms which is not appropriate for privacy reasons and the space should be divided and landscaped to ensure the ownership and role of this space is clearly defined.

OUR RESPONSE TO COMMENT 3.3

- This has been further defined to each unit



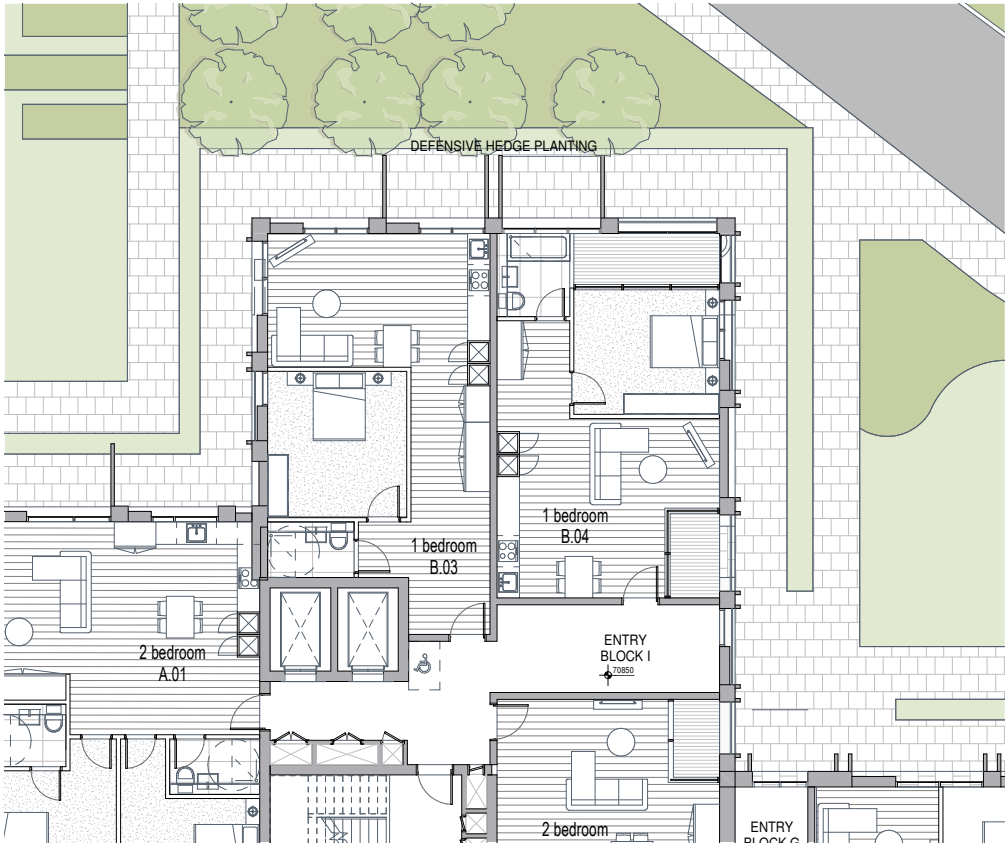
Comments 3.3 and 3.4 - Updated Overall Plan (Ground Floor) with revised ground floor defensible planting areas, public realm and supporting metal balcony frame structures

GLA COMMENT 3.4

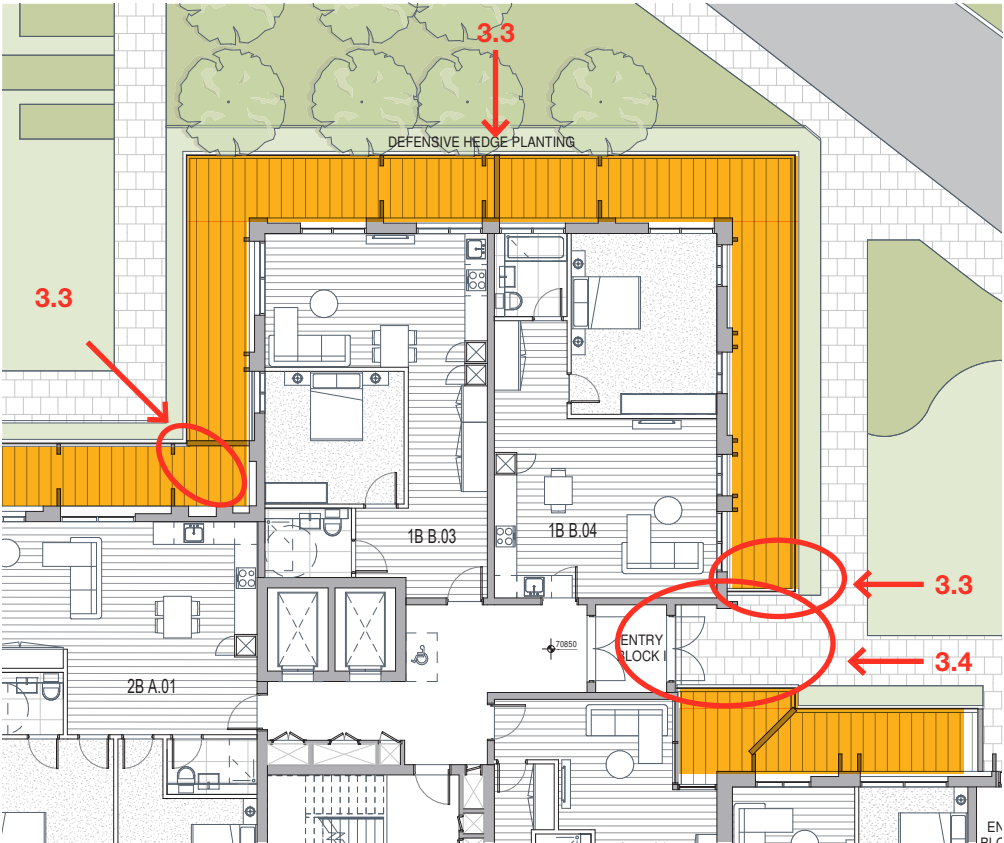
- Areas of this landscaping strip should be finished off, next to residential core entrances, to clearly define private and public space.

OUR RESPONSE TO COMMENT 3.4

- This has been further defined to each unit



Comments 3.3 and 3.4 - Previous Unit Layout (Planning application drawings - March 2019)



Comments 3.3 and 3.4 - Updated Layouts (Ground Floor) with revised ground floor defensible planting areas, public

Revised defensible space configuration

3. GROUND FLOOR DEFENSIBLE PLANTING AREAS AND PUBLIC REALM

GLA COMMENT 3.5

- An excessive number of supporting metal frame/ panel structures are placed in these linear defensible spaces. These appear to support balconies and winter gardens on the floor above and would effectively split up and compromise the use of these spaces by the adjacent residential units. These structures should be replaced with single free-standing columns to ensure these amenity spaces function as usable terraces for residents, as illustrated on page 68 of the D&A statement. The purpose of the metal frame structures is not explained in the D&A statement.

OUR RESPONSE TO COMMENT 3.5

- These have been changed into free standing columns

GLA COMMENT 3.6

- There are a number of ground floor units on the projecting corners of blocks which have 2 balconies on the ground floor but should benefit from the use of ground floor terraces – it is unclear why this has not been provided. A more generous living room will clearly be possible in these instances.

OUR RESPONSE TO COMMENT 3.6

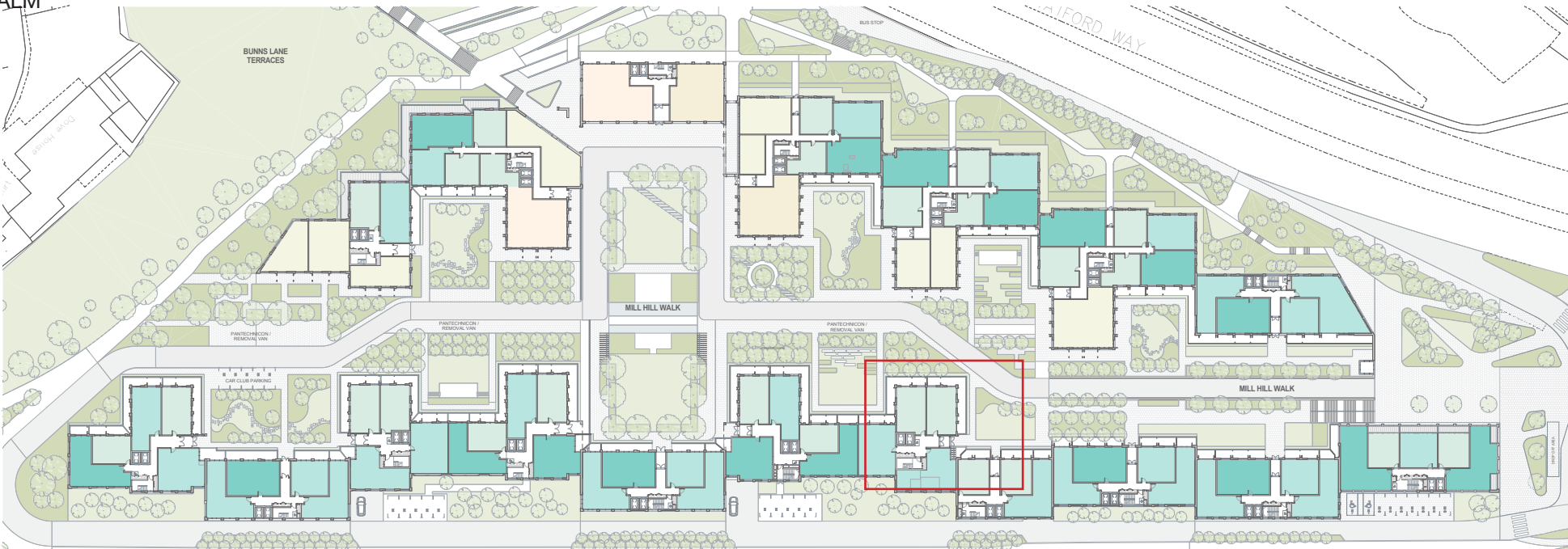
- Space is added back to units and defensible space to the ground floor units defined

GLA COMMENT 3.7

- There are some areas in the corner of courtyards; however, where it is impossible for the adjacent unit to have private amenity space or any defensible landscape buffer, due to the proximity of units. This is an issue you will have to look at and seek to resolve, as the current arrangement is not acceptable. Examples are marked on the attached plans. This issue also affects the 3 bedroom units and is referred to above, which we have concerns about in terms of privacy, internal residential quality and daylight.

OUR RESPONSE TO COMMENT 3.7

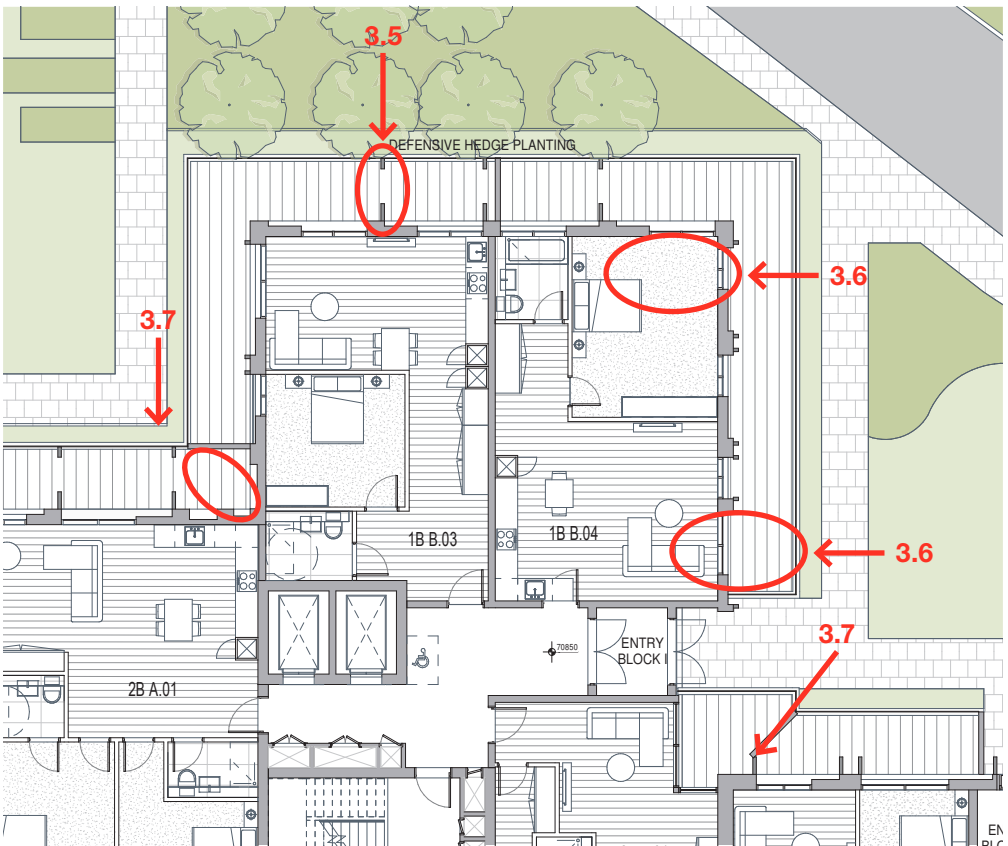
- Diagonal subdivision added to subdivide corner units



Comments 3.5, 3.6, and 3.7 - Updated Overall Plan (Ground Floor)



Comments 3.5, 3.6, and 3.7 - Previous Unit Layout (Planning application drawings - March 2019)



Comments 3.5, 3.6, and 3.7 - Updated Layouts

RESPONSE TO RESIDENTIAL QUALITY ISSUES

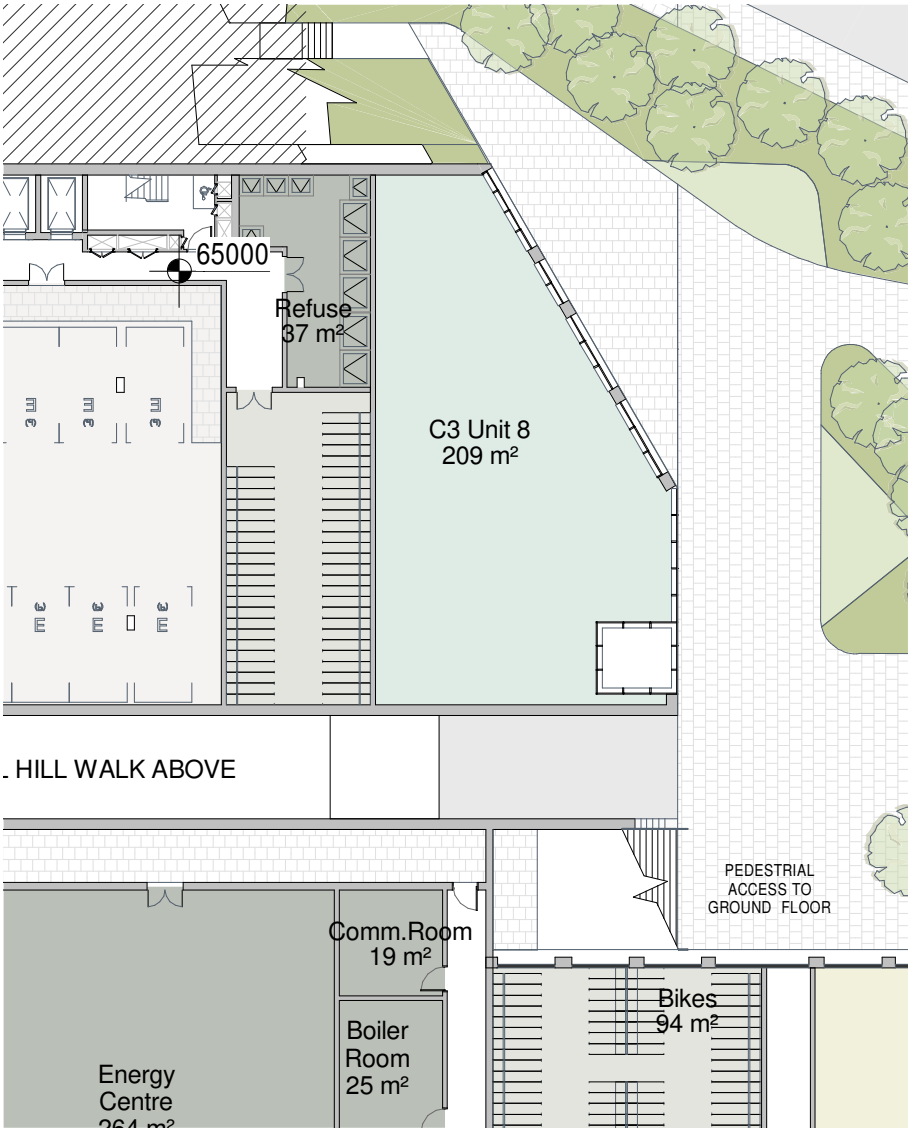
4. LOWER GROUND FLOOR

GLA COMMENT 4.1

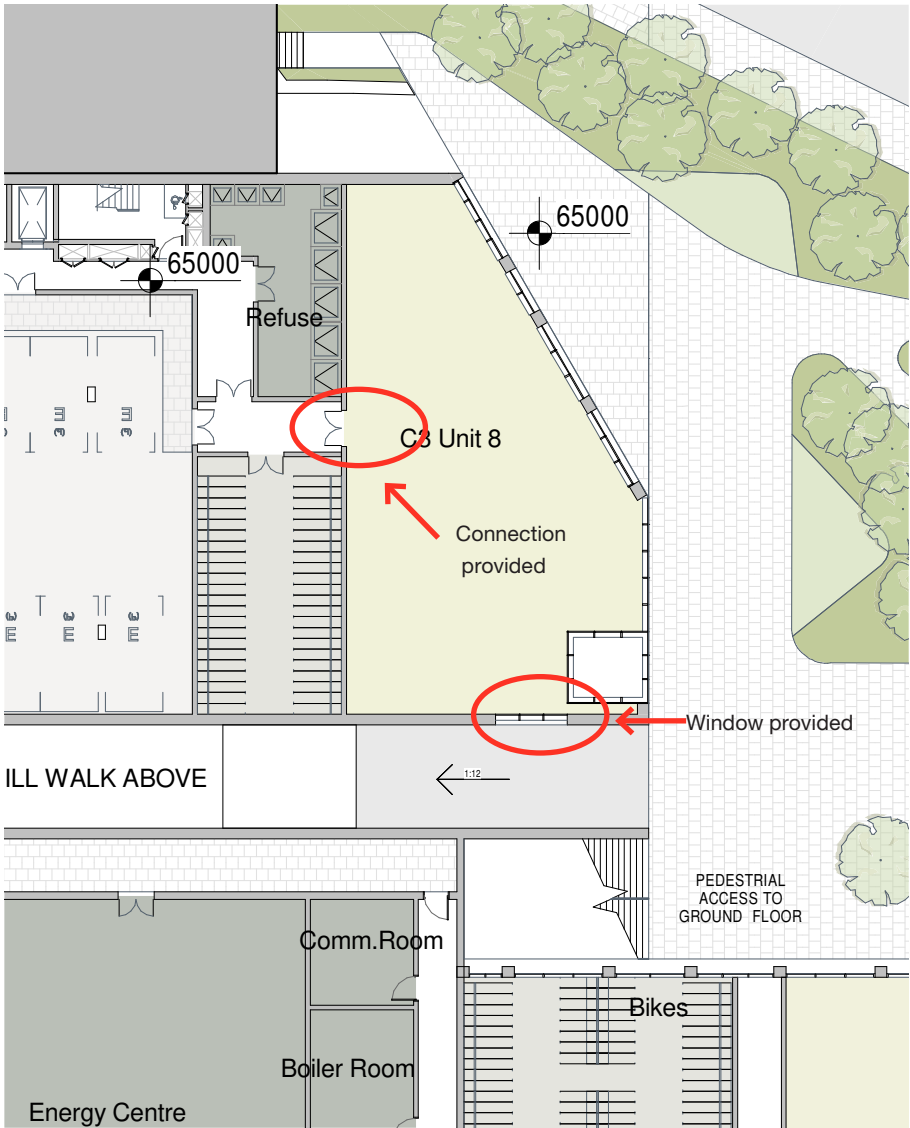
- Lower Ground floor concierge spaces is not accessible from the residential core above serving Block B and doesn't provide any active frontage along Mill Hill Walk.

OUR RESPONSE TO COMMENT 4.1

- An internal corridor has been provided to the residential core in Block B
- A window onto Mill Hill Walk has been provided



Comments 4.1 - Previous Lower Ground floor plan (Planning application drawings - March 2019)



Comments 4.1 - Previous Lower Ground floor plan

LONDON
44-46 Scrutton Street, Level 1
London, EC2A 4HH, United Kingdom
T / +44 20 3772 7320
info@afkstudios.com

MELBOURNE
70 City Road, Southbank
Victoria 3006, Australia
T / +61 3 8696 3888

SYDNEY
3 /414 Kent Street
Sydney 2000, Australia
T / +61 2 8216 3500

TORONTO
200 University Avenue, 7th Floor
Toronto, ON M5H 3C6
T / +1 647 248 7059

**Arney
Fender
Katsalidis**