

4 Description of Development

4.1 Introduction

- 4.1.1 This chapter provides a description of the Development which forms the basis of the EIA and was written by Quod, based on information provided by the project architects, Arney Fender Katsalidis, and other members of the project team. The full selection of application drawings upon which the EIA is based is provided with the planning application and prepared by Arney Fender Katsalidis and Outerspace.
- 4.1.2 A description of the anticipated construction activities/works is provided within Chapter 5: Demolition and Construction.

4.2 Overview of Development

- 4.2.1 This Applicant is seeking planning permission for the following:

“Redevelopment of site including the demolition of all existing buildings and construction of 844 new Build to Rent Class C3 residential units, 894 sqm ancillary Class C3 Build to Rent facilities; 405 sqm Class A1 Retail; 326 sqm Class A3 and A4 food; and 297 sqm Class D1 Community; new pedestrian access off Bunns Lane; open space, landscaping; car parking; acoustic mitigation and highway/pedestrian improvements.”

4.3 Scale of Development and Land Use

- 4.3.1 The Development extends to 3.64 ha and will bring forward the key components of the Development outlined within Table 4.1. The layout of the Development is shown within Figure 4.1.

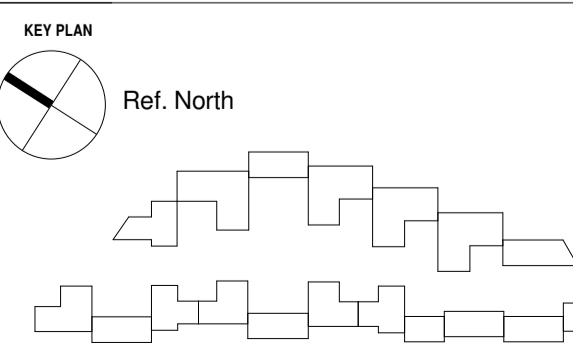
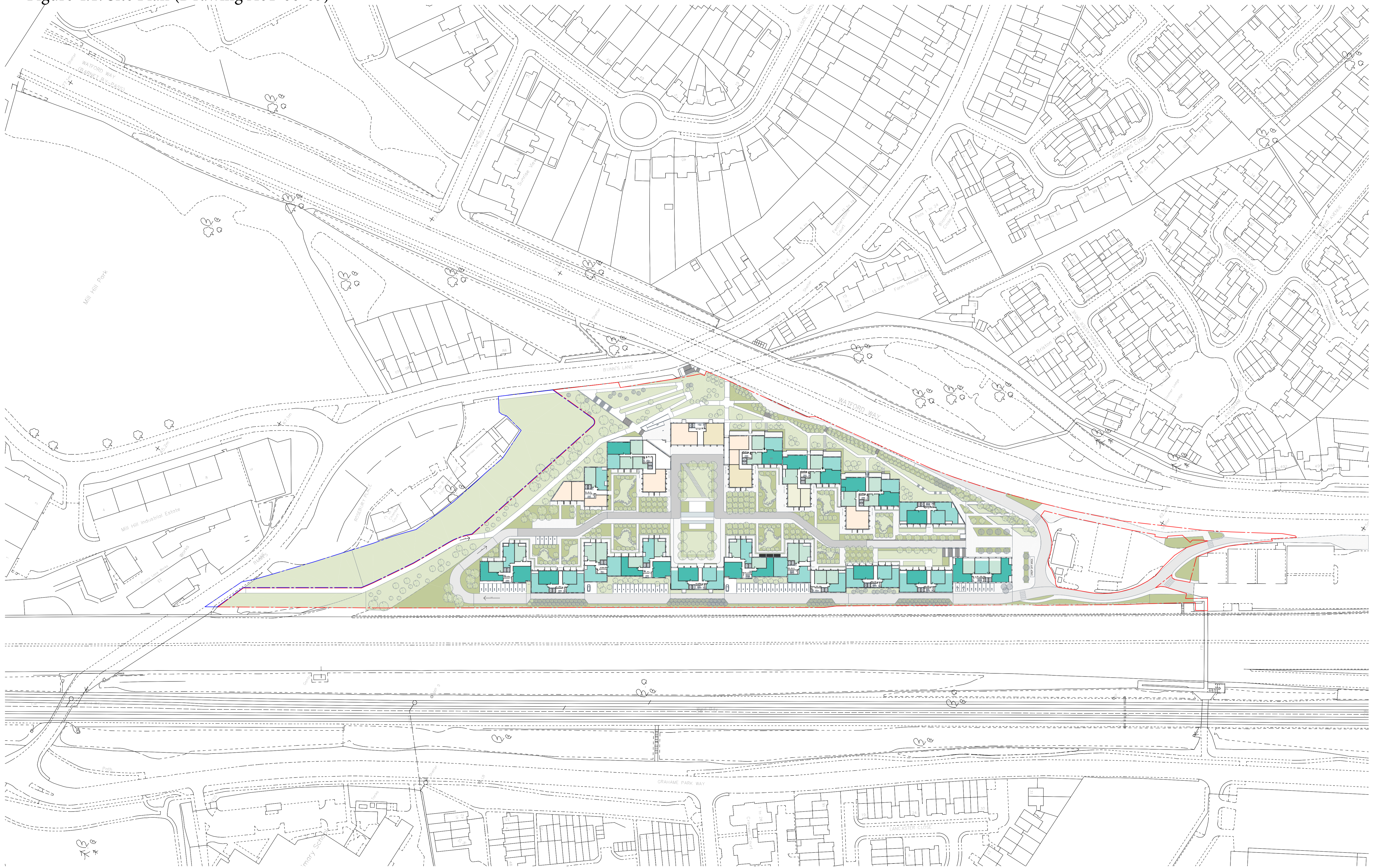
Table 4.1: Components of Development

Type	Proposed Area/Unit
Residential (Use Class C3)	
Total Units	844
Unit Mix	4 studio apartments, 281 1-bedroom apartments, 436 2 -bedroom apartments and 123 3-bedroom apartments.
Wheelchair Adaptable Units	92
Total Floorspace (GIA)	76,291 sqm
Non-Residential (Use classes A1/A3-A4/D1)	
A1 Use (GIA)	405 sqm
A3 Use (GIA)	326 sqm
C3 Use (GIA)	894 sqm
D1 (GIA)	297 sqm
Total Floorspace (GIA)	1,922 sqm

Amenity Space

Type	Proposed Area/Unit
Private Amenity Space (Roof Floor Gardens, Balconies and Winter Gardens)	9,527 sqm
Public Courtyard	6,623 sqm
Parking	
Residential Car Parking	366 spaces (of which 85 are disabled spaces)
Resident Visitors	10 spaces
Retail/Commercial/Community	9 spaces (of which 2 are disabled spaces)
Car Club	5
Total Car Parking	390 spaces
Long-term residential cycle spaces	1,544
Short-term residential cycle spaces	30
Long-term retail/commercial/community cycle spaces	8
Short-term retail/commercial/community cycle spaces	21

Figure 4.1: Site Plan (Drawing A01-00-03)



REV	DATE	DESCRIPTION
P1	01.02.19	For information

SITE BOUNDARY ————
 APPLICATION BOUNDARY ————

NOTES
 Check and verify all dimensions prior to commencement of work.
 This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications.
 Seek clarification of inconsistencies/ conflicts.
 Figured dimensions shall take precedence to scaled dimensions.

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 Author Checker 44032

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ARNEY FENDER KATSAIDIS

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 Meadow Residential

PROJECT
 Mill Hill - London

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CLIENT:
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 FIRST FLOOR, 50 GREAT
 MARLBOROUGH STREET, LONDON,
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DRAWING TITLE
 SITE PLAN

STRUCTURAL ENGINEER:
 RISE
 4 PEAR TREE COURT, LONDON,
 EC1P 3DS.

MECHANICAL / ELECTRICAL ENGINEER:
 CHEAPMAN BROS
 54 FRYTON HOUSE, 8-10 KIRBY STREET,
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SCALE
 1 : 1000@ A1

REVISION / DRAWING No.
 P1 | PLANNING

A01-00-03

4.4 Use, Layout and Building Heights

- 4.4.1 The Development design was developed in accordance with LB Barnet Local Plan: Core Strategy¹, the London Plan² and through extensive consultation with LB Barnet, the GLA and other statutory consultees and stakeholders.
- 4.4.2 The Development principally consists of eighteen individual blocks of varying heights situated adjacent to each other to form two buildings. Blocks A, C, E, G, I, J, L, N, O, Q, and R form a long straight building stretching along the western boundary of the Site fronting the M1 motorway. Blocks B, D, F, H, K, M, and P form a crescent shape building which follows the eastern boundary of the Site with the A1 and Bunn's Lane to enclose the Site (see Figure 3.8). Contained within the centre of these two buildings are areas of public open space. The external facade of the blocks form a protective barrier along the M1, A1 and Bunn's Lane.
- 4.4.3 The form and landscaping of the Development is designed to maximise the amount of outdoor amenity space within the centre of the Development. The severance of intrusive vehicular traffic is pushed to the periphery of the Site by means of a two-way peripheral road located along the western boundary of the Site next to the M1. Access to the lower ground floor parking areas is located off this road. A shared surface internal route is proposed through the Site which will be a simple legible route linking all the major external amenity spaces.
- 4.4.4 The Blocks are stepped in height with the lowest blocks situated in the north of the Site (Block P and R). The height of the blocks generally increases across the Development with the tallest block (Block A) situated in the southern extent, albeit with some articulation in the height along the buildings. All floors from level one upward will be residential. The ground floor will provide a combination of residential units and commercial and retail use areas. The non-residential uses are located within the eastern building. A summary of the uses and building heights of each building block is provided in Table 4.2.

Table 4.2: Building Summary

Block	Use	Building Height (Storeys/Meters)
Block A	75 residential units comprising 30 1-bedroom apartments, 19 2-bedroom apartments, and 26 3-bedroom apartments.	LG+G+14
Block B	54 residential units comprising 20 1-bedroom apartments, 33 2-bedroom apartments, and 1 3-bedroom apartment.	LG+G+10
Block C	49 residential units comprising 18 1-bedroom apartments, 30 2-bedroom apartments, and 1 3-bedroom apartment.	G+9
Block D	70 residential units comprising 25 1-bedroom apartments, 27 2-bedroom apartments, and 18 3-bedroom apartments. 153 sqm Workshare Hub (Use Class C3)	G+10 G+6
Block E	39 residential units comprising 14 1-bedroom apartments, 24 2-bedroom apartments, and 1 3-bedroom apartment.	G+7
Block F	62 residential units comprising 22 1-bedroom apartments, 24 2-bedroom apartments, and 16 3-bedroom apartments. 151 sqm Commercial (Use Class A1)	G+9 G+5
Block G	36 residential units comprising 2 1-bedroom apartments and 34 2-bedroom apartments.	G+11

Block	Use	Building Height (Storeys/Meters)
Block H	52 residential units comprising 19 1-bedroom apartments; 20 2-bedroom apartments; and 13 3-bedroom apartments. 153 sqm Commercial (Use Class D1) 129 sqm Ancillary (Use Class C3)	G+7 G+5
Block I	30 residential units comprising 9 1-bedroom apartments and 21 2-bedroom apartments.	G+7 G+5
Block J	42 residential units comprising 7 1-bedroom apartments, 23 2-bedroom apartments and 12 3-bedroom apartments.	G+9 G+5
Block K	50 residential units comprising 2 studio apartments, 20 1-bedroom apartments and 28 2-bedroom apartments. 141 sqm Commercial (Use Class D1/A1) 169 sqm Commercial (Use Class A3)	G+10
Block L	64 residential units comprising 3 studio apartments, 24 1-bedroom apartments, 36 2-bedroom apartments and 1 3-bedroom apartment.	G+12
Block M	47 residential units comprising 20 1-bedroom apartments, 17 2-bedroom apartments and 10 3-bedroom apartments. 132 sqm Commercial (Use Class C3) 153 sqm Commercial (Use Class A3)	G+6 G+3
Block N	34 residential units comprising 6 1-bedroom apartments, 18 2-bedroom apartments and 10 3-bedroom apartments.	G+7 G+4
Block O	29 residential units comprising 9 1-bedroom apartments and 20 2-bedroom apartments.	G+7 G+4
Block P	26 residential units comprising 10 1-bedroom apartments, 13 2-bedroom apartments and 3 3-bedroom apartments. 246 sqm Ancillary (Use Class C3)	G+6 G+4
Block Q	54 residential units comprising 20 1-bedroom apartments, 33 2-bedroom apartments and 1 3-bedroom apartment.	G+10
Block R	31 residential units comprising 6 1-bedroom apartments, 15 2-bedroom apartments and 10 3-bedroom apartments.	G+6 G+4

Appearance

- 4.4.5 The appearance of the Development is designed with recognition of the surrounding area, and draws on the local architecture, character and materials palette, which is reflected within the proposed facade treatment of each block. This results in a family of buildings of varying heights which are able to stand independently in their own right or collectively as part of the Development, while reflecting the existing townscape character of the area.
- 4.4.6 The Block's facades will predominantly consist of brickwork, with some concrete and stone elements. These materials form the predominant palette for the buildings, with the colour of brick and style of detailed concrete and stone elements varying from block to block. Figures 4.2 to 4.6 show visual representations of the architectural treatment of the proposed buildings.

Figure 4.2: Visual representation of the Development from Barnet By-Pass at Watford Way footpath



Figure 4.3: Visual representation of the Development at Flower Lane before the junction with Bunns Lane



Figure 4.4: Visual representation of the Development from Bunn's Lane at Rowlands Close



Figure 4.5: Visual representation of the Development from the pedestrian cross over (west side)



Figure 4.6 Visual representation of the Development via the proposed pedestrian access on Bunns Lane



Amenity Space

- 4.4.7 The Development includes significant areas of public realm and amenity space, including communal gardens, a new landscape square to the southern entrance and a woodland edge which will act as a buffer between the Development and Watford Way. A courtyard will provide a large public space (6,623 sqm) in the centre of the scheme, which would comprise both hard and soft landscaping.
- 4.4.8 Each residential unit will have private amenity space either in the form of balconies or winter gardens. Private communal amenity space is provided on the roofs of Blocks D, F, H, I, J, K, M, N, O, P and R in the form of roof floor gardens. The quantum of private and community space within the Development is detailed in Table 4.3. Provision of 1,152 sqm of dedicated playspace will be incorporated into the open space across the Development, exceeding the level of space required based on the demand arising from the Development.

Table 4.3: Amenity and Play Space Provision

Amenity Space (sqm)	
Balconies	1,561
Winter Gardens	4,162
Roof Floor Gardens	3,804
Play Space (sqm)	
Under 5 years	1,152
5-11 years	
12-18 years	

Lower Ground Floor

4.4.9 The lower ground floor comprises a single storey undercroft (see Figure 4.5). The undercroft will primarily be used for vehicle and cycle parking, refuse storage and plant rooms. A 264 sqm energy centre would also be located beneath Block C. Access/egress to the undercroft would be gained via three entrances off the two-way perimeter road adjacent to the M1, beneath Blocks E, J and O.

Access and Parking

4.4.10 The Development provides 390 car parking spaces, of which 87 of these spaces will be for disabled use. A drop-off area will be located at the southern end of the Site. For those requiring occasional access, the Development proposes to provide 5 car club spaces on-site.

4.4.11 The Development provides 10 surface level car parking spaces for residents and 9 for commercial (including 2 disabled spaces). The surface level car parking spaces are to be located adjacent to the west of Blocks A, J, N and Q.

4.4.12 Improved pedestrian access into the Site will be provided through several new access points along Bunns Lane and the A1. This includes a new ramped walkway created in the north of the Site which will provide access to Bunns Lane and create a direct visual link to the central courtyard from the bottom of the entrance steps. The pedestrian enhancements to Bunns Lane provide a connection to Mill Hill Broadway station and bus services along the A1.

4.4.13 Cycle access to the Site is currently off the A1. The Development proposes to bring forward 1,603 long stay residential and commercial cycle parking spaces, 1,552 of which would be located on the lower ground floor.

Waste and Servicing

- 4.4.14 Waste and recycling storage is designed to comply with LB Barnet's Municipal Recycling and Waste Strategy³, the North London Joint Waste Strategy⁴ and the Mayor's Municipal Waste Management Strategy⁵. Dedicated waste management rooms will be provided in the lower ground level for both residential and commercial uses, and can be accessed via lifts (see Figure 4.4).
- 4.4.15 The Operational Site Waste Management Strategy (OSWMS) for the Development will be submitted in support of this planning application. The OSWMS sets out a strategy based on using 1,100 litre bins combined with management systems and collected by Barnet Waste Collection (BWC) services.
- 4.4.16 The OSWMS for the Development includes provision for:
- A minimum internal storage capacity of 60 litres per dwelling (allowing for segregation), which can accommodate containers for the temporary storage of materials to be recycled. Materials will then be transferred to external containers for collection;
 - A further minimum internal storage capacity of 60 litres per dwelling (allowing for segregation) on landings to ensure that residents are not required to carry refuse more than 30m;
 - Lower Ground floor storage areas will be provided to accommodate the required number of approximately 91 x 1,100 litre bins and 86 x 240 litre bins. Approximately three-quarters of the 1,100 litre bins will be for the storage of recyclable waste;
 - Approximately one-quarter of the 1,100 litre bins will be for the storage of non-recyclable waste which will be compacted on site and collected twice a week by BWC services; and
 - An agreed number of the 240 litre bins will be for the collection of food waste, which will be moved to the agreed collection point on the appropriate day and collected twice weekly.
- 4.4.17 The Site management company will facilitate:
- the movement of waste material from landings to basement storage areas;
 - the movement of the 240 litre and 1,100 litre bins to the agreed collection location for BWC services; and
 - the compaction and preparation for collection of non-recyclable waste.
- 4.4.18 LB Barnet does not have guidelines for commercial waste. However, storage requirements within the Development are based on the City of Westminster Recycling and Waste Storage requirements and discussions with a commercial operator. It is anticipated that the commercial bin storage requirements will be 8 x 1,100 litre bins and 2 x 240 litre bins. Commercial waste will be collected every two days by a private waste contractor.

Drainage

- 4.4.19 The London Plan states that new development should aim to achieve a greenfield surface water runoff rate for all rainfall events, up to and including the 1 in 100 year storm event.
- 4.4.20 The proposed drainage strategy will comprise a piped network with surface water attenuated to the greenfield equivalent rate to accommodate a 1 in 100 year event plus an allowance of 40% for climate change. There will be two main storage types, 'BluRoof' located at podium level and the Geocellur storage buried beneath the ground. Each storage structure will discharge by gravity, independently into the existing Thames Water sewer with combined flow from both not exceeding

50.1 l/s/. Based on the Site areas draining towards each storage, it is estimated that the proposed flow rates will be:

- 20.1 l/s for 'BluRoof'; and
- 30 l/s for Geocellular Storage.

4.4.21 The proposed surface water drainage plan is enclosed as Appendix E of the Flood Risk Assessment (FRA) submitted with the planning application, and identifies which areas of the Site drain via the BluRoof (above ground) and Geocellular Storage (buried below ground), respectively.

Sustainability and Energy Strategy

4.4.22 Energy and Sustainability Statements, prepared by Chapman BDSP, are submitted with this planning application. These reports outline the design mechanisms to achieve the above requirements and incorporates a BREEAM Pre-assessment. The Sustainability Statement establishes that the Development can achieve a BREEAM 'Very Good' status.

4.4.23 The Energy Statement demonstrates that the Development will meet and exceed the sustainability standards set by LB Barnet and the London Plan. The development will include a low carbon highly efficient communal heating network serving all domestic and non-domestic areas. A single energy centre will be comprised of communal gas-fire cogeneration scheme with back-up natural gas fired boilers for space heating and domestic hot water. Cooling energy will be supplied from highly efficiency air cooled chillers in the basement for the non-domestic areas of the development. A PV array located on unshaded roofs will further reduce the scheme's electricity demand.

4.4.24 The design of the buildings together with the MEP systems and sustainability features have been optimised so that demand for energy was minimised. High level of envelope insulation and optimised solid-to-glazing ratios are applied to the façade design to ensure heating demand is minimised and in response to the site's surroundings; whilst window and door openings are provided, where possible, for passive ventilation to reduce the need for cooling. Efficient LED lighting and mechanical ventilation with high rate of heat recovery are implemented throughout to further reduce energy demand.

4.4.25 The Development will significantly reduce its demand on mains water supply through the use of water efficient fittings. The proposed fittings will ensure:

- The non-domestic scheme will consume 50% less potable water than a conventional scheme; and
- The residential scheme will exceed the requirements of the Building Regulations regarding the maximum water use per person per day of 125 Litres (indoor water use < 105 L/person/day targeted).

Utilities

4.4.26 A Utilities Assessment is submitted with this planning application. The assessment shows the existing location of all utility infrastructure surrounding and within the Site. Connection points for utility infrastructure for the Development were identified, and consultation with the respective service providers is being conducted to ensure that the local networks have adequate provision to service the Development. Connections for gas, electricity, foul and portable water will be made and a sub-station with a standby generator will be located within the lower ground floor of the Development.

REFERENCES

¹ LBB, 2012, *Barnet's Local Plan (Core Strategy)*, September 2012.

² GLA, 2016, *The London Plan, consolidated with alterations since 2011*, March 2016

³ LBB, 2016, *Municipal Recycling and Waste Strategy and Future Delivery for Barnet 2016 to 2030*, January 2016

⁴ North London Waste Authority, 2009, *North London Joint Waste Strategy*, February 2009

⁵ Mayor of London, 2011, *Mayor's Municipal Waste Management Strategy*, November 2011