

4.0 DESIGN CONCEPT

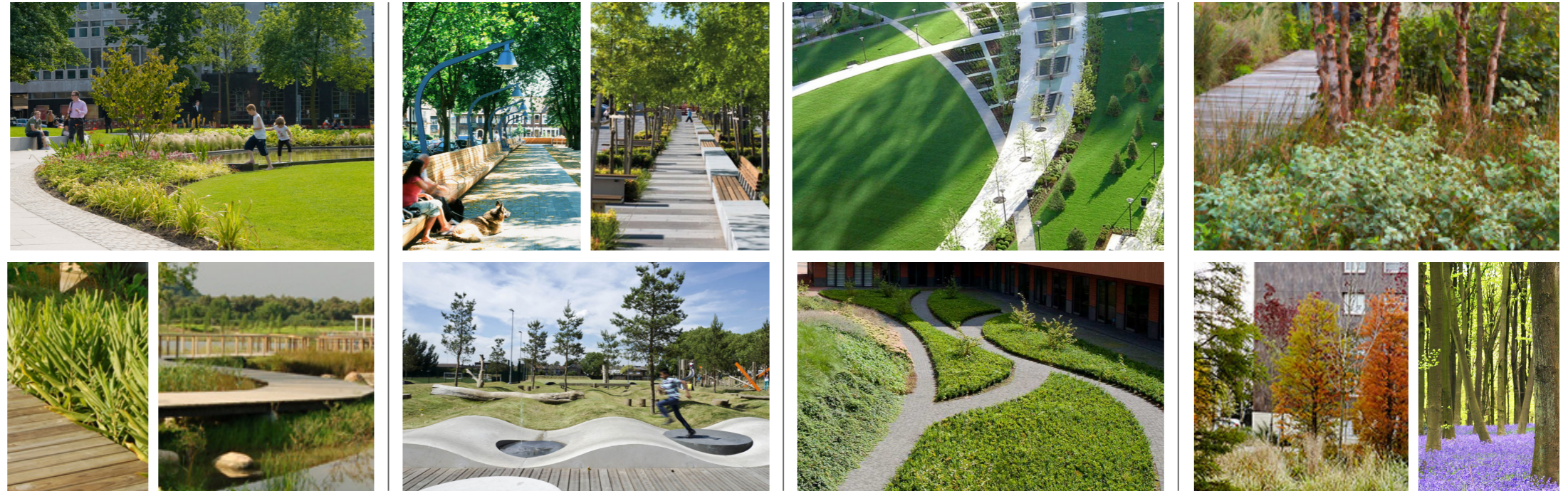
4.9 New Public Open Spaces

The proposal is structured around a coherent framework of public spaces, each with a distinctive character in contrast to the site's harsh urban context. The landscape chapter reviews the detail of these public open spaces.

The key public spaces are:

- Central Courtyard Spaces
- Mill Hill Walk
- Communal gardens
- Woodland Edge
- Bunns Lane Terraces

These spaces reinforce a key concept of the masterplan, and transform an existing harsh site into a beautiful landscape amenity. This landscape will be both for residents and the Mill Hill community, and will provide an environment which is safe, accessible and visually interesting and that celebrates a "softer" and habitable inner core.

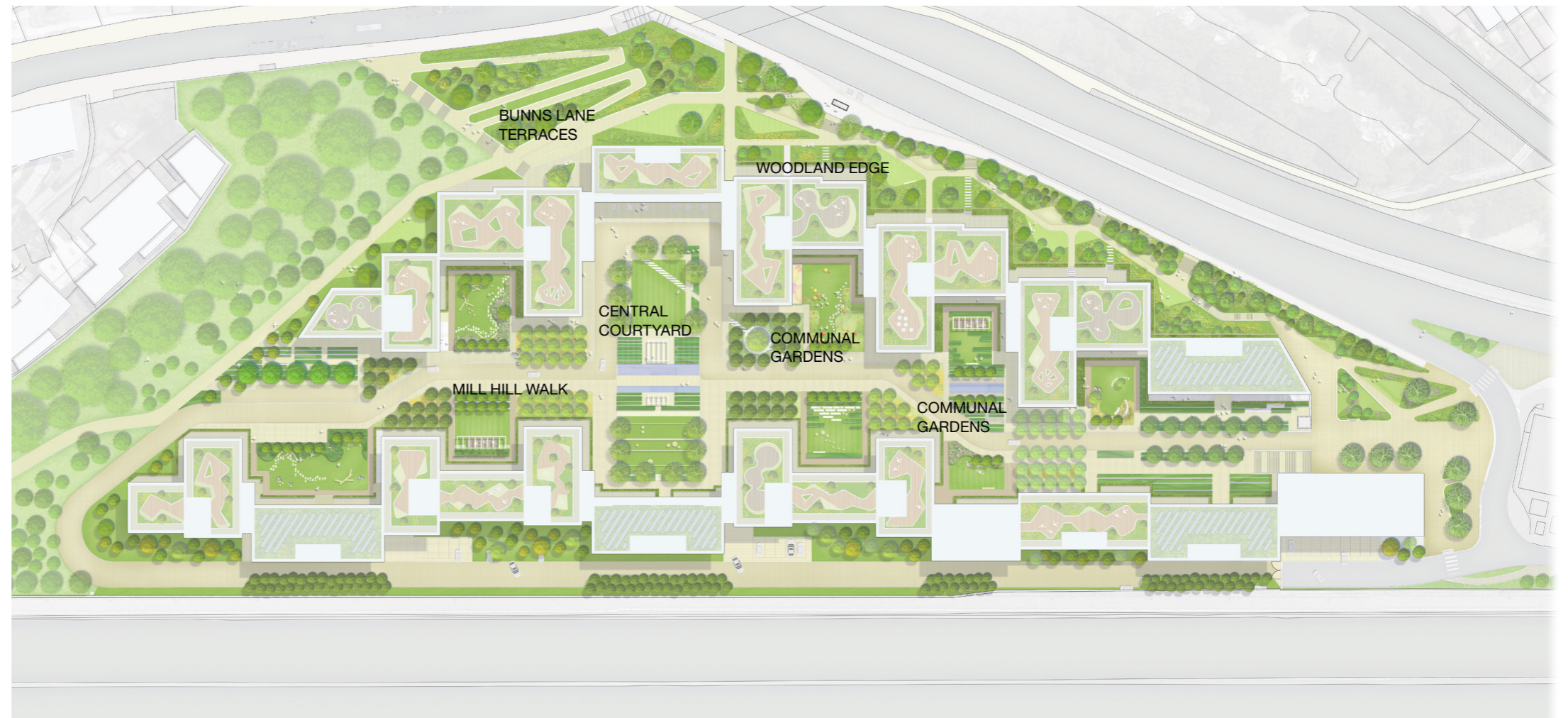


CENTRAL COURTYARD

MILL HILL WALK

COMMUNAL GARDENS

WOODLAND EDGE & BUNNS LANE TERRACES



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4.10 Central Courtyard- Space Comparison

The 32 x 68m central courtyard gives a large central public space at the heart of the scheme. To understand the scale and size various direct comparisons of well-known public spaces in London.

The main space provides a significant area for amenity similar sized to public or large communal spaces in London.



ST PANCRAS SQUARE - LONDON

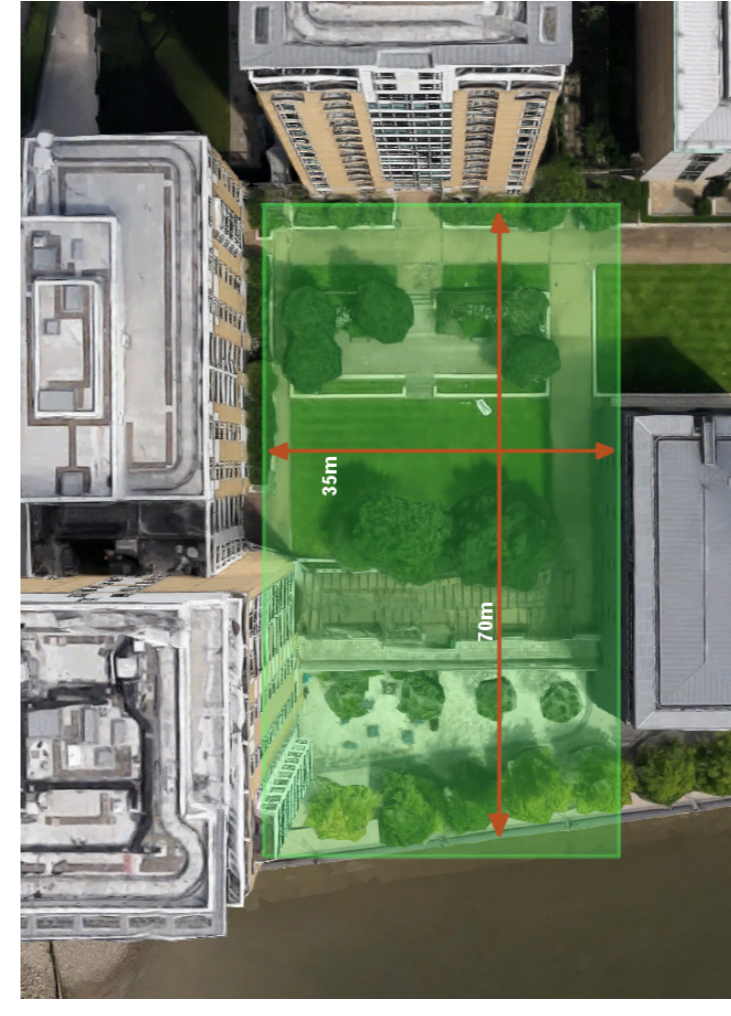


CANARY RIVERSIDE - LONDON



WYCOMBE SQUARE - LONDON

PENTAVIA MILL HILL - LONDON



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4.11 Street Hierarchy and Access

The main pedestrian route will be simple and legible and will run through the centre of the scheme, linking all the major and smaller external spaces. The new route links through the central landscaped spaces, which the residential blocks and community uses have front door access to. The pedestrian routes will connect to Bunns Lane and provide cross routes through the site, which are accessible to residents and visitors with all levels of physical mobility.

The vehicle access routes are via perimeter service roads accessing the Lower Ground parking areas of the residential Blocks. Accessible parking bays within the Lower Ground are located in close proximity to each service core minimising travel distances.

Accessible parking bays and drop-off will be located for community uses and access to residential front entrances within the site. The design of the main streets / access routes have been conceived with varying character in order to create areas of pleasurable pedestrian public walkways to vehicular accessible routes to general car park access and servicing. These are shown on the adjacent diagrams.

Mill Hill Walk

A new pedestrian axis, Mill Hill walk will link the front entrance to the centre of the site and through to Bunns Lane Link. Strong landscape features will be present throughout.

Central Boulevard

This is an informal pedestrian route through the centre of the site, which responds to the active Ground Floor residential amenity uses and residential front gardens, and creates a pleasant series of spaces with trees and landscape features.

Bunns Lane Link

This is the pedestrian route created by a series of landscape ramps with pockets of trees and landscape on either side of the route. Also accessing at grade crossing the service road to lift and stair link towards the centre of the scheme.

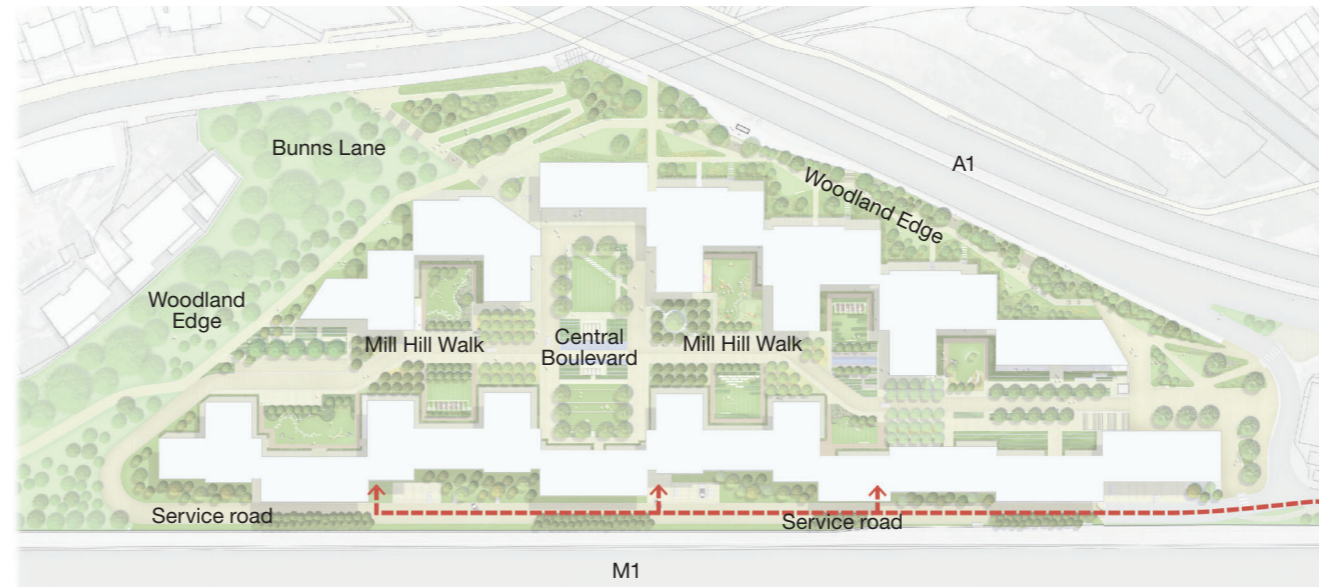
Woodland Edge

A new woodland edge will connect to existing mature woodland at the Perimeter of the site. This new woodland edge will provide a strong landscape buffer to the A1 and Bunns Lane, while adding to the biodiversity and ecology of the site.

Service Roads

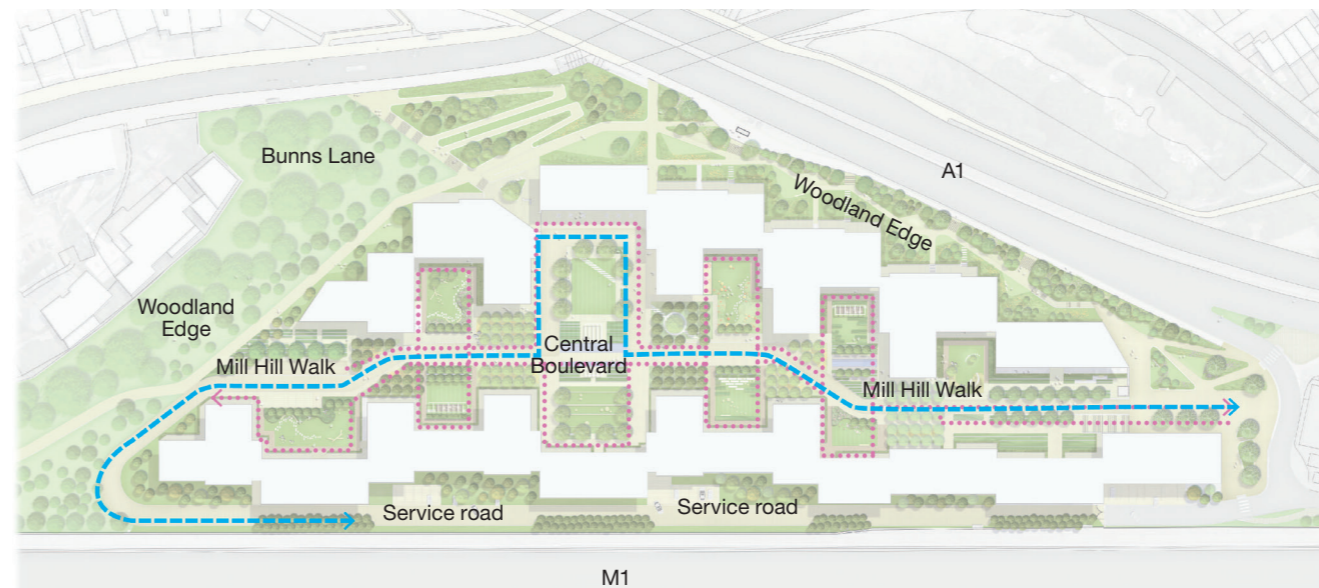
There are two service roads to the scheme, with pedestrian walkways on either side. The service roads will have pockets of landscape areas and green walls, to link these access routes to the woodland edge and increase their visual appeal.

PARKING ACCESS



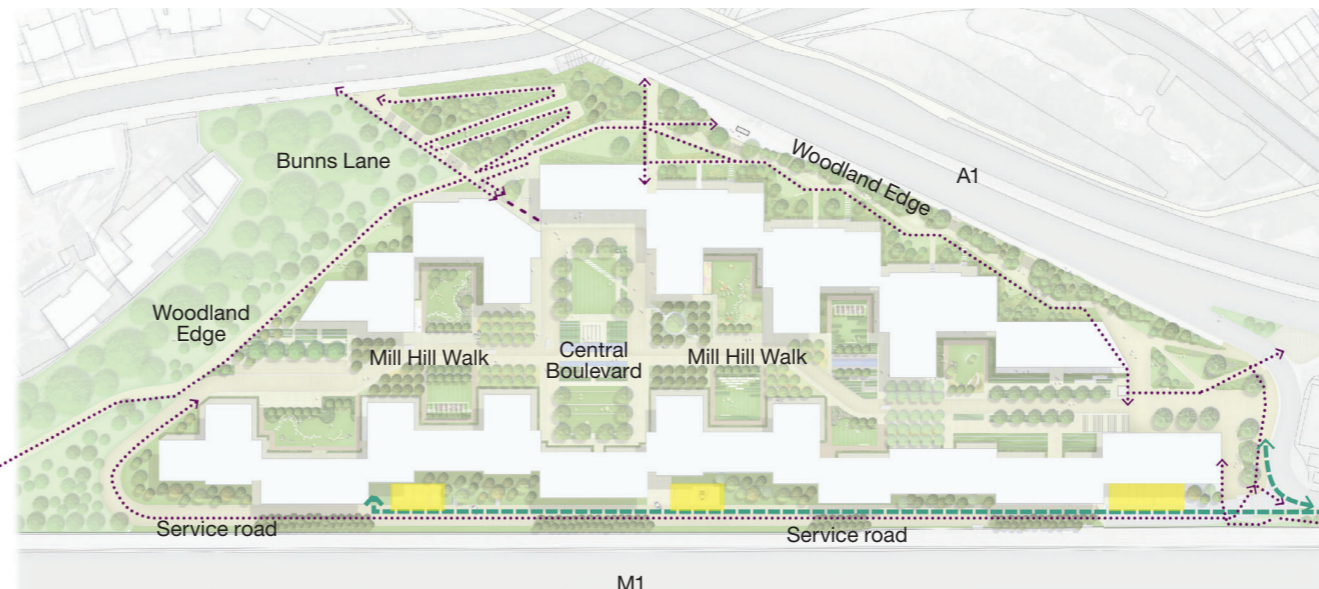
→ Car Parking entrances

INNER ROUTES



→ Inner pedestrian routes
→ Inner vehicular routes controlled by Facility Management

OUTER ROUTES



→ Outer pedestrian / cycle route
→ Outer vehicular service
External car parking spaces

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4.11 Street Hierarchy and Access

Mill Hill Walk

This is a new pedestrian axis linking the front entrance through the centre of the scheme and linking towards Bunns Lane. Strong landscape features inform this direct pedestrian link.

Central Boulevard

This is an informal pedestrian route linking and connecting the grand central courtyard landscape setting, the smaller, more intimate courtyards and active Ground Floor residential amenity uses and residential front gardens. This creates a pleasant space with trees and landscape features in the centre of the scheme.



SECTION THROUGH BLOCK B AND MILL HILL WALK



VIEW OF MILL HILL WALK LEADING TOWARDS A SERIES OF SPACES. RAMP, STAIRS AND DDA COMPLIANT LIFT



SECTION THROUGH BLOCK K AND L AND CENTRAL SPACES



VIEW OF THE CENTRAL COURTYARD