WELCOME

WELCOME TO OUR EXHIBITION WHICH SETS OUT OUR PLANS TO DEVELOP THE PENTAVIA RETAIL PARK SITE.

The purpose of the exhibition is to provide the community with the opportunity to view our initial ideas for the site and to ask any questions.

THE SITE

The site is located in the Mill Hill ward of the London Borough of Barnet and lies between the A1 Watford Way, which is a dual carriageway, and the M1 motorway.

Over the last few years many of the retail and other business tenants have vacated the site leaving it largely unused; however, TGI Fridays continue to operate from here.

Although the site is large - a little over three hectares - the existing buildings are in a poor state of repair with limited job creation.

THE TEAM

Meadow Partners is a dynamic property company founded in 2009. Their management team has over 50 years of collective development and property investment experience, with offices in both London and New York.

Alongside their residential, office and retail assets across London, they hold a worldwide portfolio of properties with projects in Europe and the United States.

Allies and Morrison is a London-based architecture practice with experience of completing high quality residential projects, examples of which can be seen at West Hendon, St Andrews in East London and Highbury Square as well as riverside developments at Grosvenor Dock in Westminster and Albert Wharf in Fulham. They were awarded the 2015 AJ120 Practice of the Year.
Over the last few months we have undertaken detailed assessments and discussions with key stakeholders to think through the best way to create a high quality development on the site.

The main challenges in achieving the regeneration of this site are:

- Air quality and noise pollution, due to its proximity to the M1 and A1, as well as the mainline railway.
- Limited accessibility to the site from surrounding roads.
- Poor pedestrian links.
Early consultation and detailed site analysis has informed the design of this scheme.

The proposed site plan and building arrangements have been designed to address the main challenges of this unique site:

- The proposal for a long ‘wall’ building running parallel to the M1, with single-aspect homes facing on to quiet, landscaped, shared surfaces.
- The creation of three enclosed dual aspect apartment blocks with central courtyards.
- Improvement to the site’s ecological value through the provision of new soft landscaping and bio-diverse roofs.
- Considered commercial uses to serve the development and wider community, at the southern end of the site.
- A large, central communal park.
- Significant improvements to the public realm and the site’s interfaces with the surrounding area.
- The mitigation of noise pollution to acceptable standards.
- The realisation of the site’s potential as a high quality residential development, nestled below the rising hills to the north east.
- Clear and simple connectivity with local pedestrian and vehicular routes, including the option to acquire the small pocket of land to the north of the site to create a new connection at this end.
- The creation of a sustainable and energy efficient development.
NOISE MITIGATION

The green area in the above image indicates those areas which are within the World Health Organisation’s guideline levels for residential amenity. This layout affords a minimal amount of noise protection for residents.

This image demonstrates how the layout has been amended to create areas which are protected from noise ingress from the adjacent roads, therefore expanding the area of residential amenity.

This final image includes some minor amendments to the layout, for example:
- extending round the curtilage of some of the buildings to further prevent noise ingress;
- using fewer larger courtyard blocks.

This design is considered to offer the optimum noise protection for residents, within the constraints of the site.
Our aspiration for the site is to deliver high quality homes with a mix of commercial and other uses including a significantly improved public realm.

The key objectives of the proposals are:

**Regeneration:** A vibrant new residential neighbourhood, with high quality architecture creating a quiet haven for people to live, work and enjoy.

**Unlock this constrained site:** New pedestrian and cycle links through the site making it safer and more accessible.

**New Homes:** Delivery of much needed new homes onsite, which would be owned and managed by Meadow Partners.

**New commercial and leisure facilities:** The types of businesses we envisage might include a cinema, shops, restaurants and cafés providing a number of new jobs in the area.

**Breaking up the current urban setting:** Creation of shared greenspaces and tree planting for residents and members of the local community to enjoy.
NEW HOMES

Our current proposals are to deliver around 750 new homes with a mix of one, two and three bedrooms. Residents will have access to shared and private amenity spaces comprising courtyards, a park and balconies. All homes would be managed by Meadow Partners within the Private Rented Sector (PRS).

Private Rented Sector (PRS)

Demand for PRS housing is continuing to increase. This is due to a range of factors, including mortgage constraints on access to owner occupation, movement towards smaller person’s households, fewer people desiring to buy as a lifestyle choice, and the attractiveness of private renting as a flexible tenure.

Benefits

- PRS provides good quality accommodation for students, young professionals and families with children.
- Increased supply of PRS will reduce further upward pressure on house prices and rents.
- PRS will ease pressure on council housing, local rental markets and homes for sale in the longer term.
TOWNSCAPE VIEWS

Existing townscape view from Mill Hill Fields

Proposed townscape view from Mill Hill Fields

Existing townscape view from Mill Hill Park

Proposed townscape view from Mill Hill Park

PROPOSALS FOR PENTAVIA RETAIL PARK
TRANSPORT AND PARKING

PARKING
The current proposals include:
- Undercroft car parking for residents, which will be restricted to encourage sustainable travel.
- A number of spaces for the commercial and leisure facilities on the site.
- A comprehensive Travel Plan to encourage sustainable travel to the development including:
  - Visitor cycle spaces;
  - Secure cycle storage for residents;
  - Five car club spaces for residents to use;
  - On-site amenities i.e. gym, convenience store;
  - Possible residents mini-bus service to nearby station; and
  - many other initiatives.

ACCESS
- New step-free link between Bunns Lane and the development site/A1.
- The vehicle access strategy will involve a new access linking the residential basement car park to Bunns Lane.
- This will give residents the choice of either accessing via Bunns Lane or the A1, enabling residential traffic to be easily dispersed onto the highway network.
- All commercial and leisure traffic will be accessed from the existing A1 access only.

TRANSPORT
Public transport links are well developed with:
- A number of local bus links located nearby including 113, 221, 114, 186, 251, 183.
- Mill Hill Broadway Station is a 10 minute walk or short bus ride from the site.
- Mill Hill East tube station is a 20 minute bus ride away (off peak).
A detailed Transport Assessment will be prepared in partnership with highway officers at Barnet Council and Transport for London.
This will outline the predicted impact on transport from the proposed development and, where appropriate, will present measures to mitigate any impacts that are expected to arise. This is likely to include improvements to bus services and cycle route infrastructure.
NEXT STEPS

Thank you for visiting our exhibition. Please fill in our questionnaire to let us know your thoughts on our proposals.

The exhibition boards on show today will be available on our website shortly www.pentaviadevelopment.co.uk where we will also have an online version of our questionnaire available.

We will collate the responses from the consultation for the next stage of our design proposals.

TIMELINE

Subject to meetings with stakeholders and the feedback we receive from our consultation, we are aiming to submit a planning application in the summer of next year.

CONTACT US

If you would like further information or have any questions please contact us on:

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