



A Quod project sheet

Pentavia, Mill Hill

Role

Meadow Residential instructed Quod to submit a full planning application for the redevelopment of the existing out-of-centre Pentavia Retail Park on Watford Way, Mill Hill to provide a mixed-use, residential led development. The site is extremely sensitive in environmental planning terms as it is situated between the A1 (Watford Way) and the M1 (Motorway) where noise and air quality constraints are significant.

The proposals included the demolition of the retail warehouse buildings, and the delivery of a high quality and innovative architectural solution which screens noise and air quality effects from the M1 (Motorway) and A1 (Watford Way) to create a new environment for a residential community.

Throughout the pre-application process, engagement with the London Borough of Barnet, the GLA, statutory consultees, local stakeholders and members of the public was a fundamental part of the scheme's evolution, with quality of design of paramount importance. Notwithstanding this, it became clear early on that Barnet Council was not able to support the scale of change that the redevelopment proposed and opposed (as a matter of principle) any building over 10 storeys. Quod devised a strategy to engage the Mayor of London at an early stage.

The planning application was submitted to Barnet Council for 731 residential units (35% affordable), 1,000m² of commercial floor-space, in buildings ranging from 5 to 15 storeys. Barnet's planning committee refused the application due to its height, and the Mayor of London called the planning application in for his own determination issuing a direction that he would act as the Local Planning Authority for the purpose of determining the application.

Description

Residential Mixed Use

Client

Meadow Residential

Planning Authority

London Borough of Barnet)

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



Once called in, Quod negotiated further design amendments with GLA officers to optimise the scheme. An increase in building heights and alterations to the residential floorplans resulted in the Mayor considering a scheme for 844 residential units which included 346 affordable units provided on site (41%), and 1,028sqm of non-residential floorspace (Use Class A1, A3, A4 and D1 use), within buildings ranging in height from 4 to 16 storeys.

The Mayoral hearing took place in 2019, with the Mayor Sadiq Khan considering the application in detail to determine whether planning permission should be granted. The Mayor concluded the hearing by granting planning permission.

Quod advised on planning matters and was also instructed to provide advice on development economics; build to rent; affordable housing and viability advice leading all discussions with Barnet Council, their independent assessor and the GLA. Quod also prepared and submitted the Environmental Statement which considered in detail the constraining effects of noise and air quality; overheating; and sunlight and daylight into residential properties.