



Pentavia Retail Park

Mill Hill, London

Role

Quod was instructed by Meadow Residential 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 Build to Rent development situated between the A1 (Watford Way) and the M1 (Motorway).

The proposals include the demolition of existing detracting buildings and the delivery of a high quality and innovative architectural solution that provides necessary screening from the M1 (Motorway) and A1 (Watford Way) to create a new environment for the residential community.

The proposals involve the creation of 695 Build to Rent residential units, ancillary Build to Rent facilities and new 'non-destination' Class A1, A3, A4 and D1 floorspace.

Quod has also been instructed to provide affordable housing viability advice and lead on discussions with Barnet Council and their independent assessor. In addition, Quod's role included the preparation and submission of the Environmental Statement and assessing and demonstrating the economic impacts of the proposals.

Through the pre-application process, engagement with the London Borough of Barnet, the GLA, statutory consultees, local stakeholders and members of the public has been a fundamental part of the scheme's evolution, with quality of design of paramount importance.

The application was submitted September 2016 and is pending consideration.

Description

Redevelopment of an existing out of centre Retail Park to provide a mixed-use, residential led Build to Rent development.

Client

Meadow Residential

Planning Authority

Barnet Borough Council

Expertise

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

Project Type

Infrastructure	
Major Mixed Use	
Residential	
Retail & Commercial	✓