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Mill Hill Preservation Society The Studio, Mote End, Nan Clark's Lane, Mill Hill, London NW7 4HH
tel & fax: 0208 906 0769 e-mail: contact@mhps.org.uk web: www.mhps.org.uk Registered Charity No. 212993
Patron: Lady Hobson OBE JP President: David Welch MA FCIS Chair: John Living AAdip CMdip RIBA
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For the attention of **Andrew Dillon**, Planning Department
London Borough of Barnet
Development Management & Building Control Services
Barnet House
1255 High Road
London N20 0EJ

16th June 2017
JL / jl / MHE phase 5 / planning group

Dear Mr Dillon
SITE: Millbrook Park (Former Inglis Barracks), Mill Hill, London NW7 1PX
PROPOSAL: *Reserved matters application seeking approval of appearance, landscaping, layout and scale for Phase 5 of the Millbrook Park development pursuant to Outline planning permission reference H/04017/09 dated: 22/9/2011, involving the erection of 144 units in the form of 38 x 1 bedroom flats, 17 x 3 bedroom flats, x 17 x 3 bedroom houses and 16 x 4 bedroom houses, together with details to discharge the requirements of conditions 5, 8, 26, 27, 29, 32, 35, 48, 52, 58, 63, 69, 70, 80, 83 and 85.*
Reference: 17/3304/RMA

Thank you for your letter regarding this application. The Society has held a couple of meetings with GVA, Joseph Homes and their architects to discuss the design development. These meetings have been helpful and some of our initial reservations have been ironed out, but not all.



Looking at the Design Code for the phase 5 site it falls within the area zoned Central Slopes East and on page 16 of our copy of the code, Figure 2.7 *Character Area Matrix,* the height above ground level for the phase indicates 2-4 storeys. The suggested Built Form is shown in Part 6, clause 6.3.2. Block Type 2 – Garden Court. This shows a court with housing and flats up to 4 storeys with all pitched roofs. What is being proposed in this application is far removed from the suggested image.
We include a copy of the garden court image for the avoidance of doubt.

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However, in particular we noted that the houses which make up the western half of the proposed development under the above application do not relate well to the adjoining buildings to the north in phase 3, and to the old Officers Mess to the west.


Typical Housing in Phase 3


Officers Mess

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The blocks are of modern design with Georgian and Regency influence, with flat roofs and in pale brick. The properties in Charles Sevright Way, Guardhouse Way and Henry Harlot drive which immediately connect to this are of Victorian and Edwardian design, with roofing eaves and constructed in more of a red brick.

We have three other important points for your consideration:

1. On the 'Elevation 1 – East' the rhythm of the elevation breaks down at the Left Hand edge of the building and this corner is high, dominates and looks very solid whereas there is a lightness to the rest of this elevation. Similarly, the detail on the Southern Elevation of this block does nothing to reduce the bulk and mass of the block where it is 6 storeys high. The Design Code does not call for blocks of this height at this location and the building should be reduced in size.



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2. The landscaping proposals within the site seem good. However, we feel there is limited street planting provided on the south side of the site, although there is some. This is not the case to the north and east sides where no street planting is shown. We believe this situation should be rectified as part of the planning application. This is highlighted on the illustration in the Design & Access Statement page 43. (see image adjacent)

3. Apart from the form of the buildings mentioned above, we are also concerned about the materials. The colour of the brick finally chosen will be very important. We are worried about the pale yellow brick and suggest this is reconsidered in favour of a warm red. Similarly, the colour of what appears to be metal roofing panels is a very important element. We feel these panels should relate to other buildings on the site – where a dark grey has been used not brown. We refer to the illustration in the Design & Access Statement page 43 in item 2, shown above, and this clearly shows the design issues we are concerned about.

We trust the points we have made will be taken into account when this application is considered. We have significant reservations about this scheme being approved as it stands. Please let me know if the Society can be of further assistance in this matter and do not hesitate to be in touch. Many thanks for the opportunity to comment.
Yours sincerely

John Living
Chair: MHPS
On behalf of the Committee of the Mill Hill Preservation Society

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