

Super-flexible homes

The master plan proposes that up to 30% of all houses across the site be designed as super-flexible homes, in order to allow easy extension or adaptation to meet changing family circumstances over time. Building certain features into a new home during the initial construction saves time, materials, money and inconvenience when compared to undertaking such work on a standard dwelling.

Super-flexible homes would be designed with features that make internal or external alterations easier. Occupants can save the trouble and expense of traditional rebuilding costs, all without the need to move home. The adaptable nature of super-flexible homes makes it possible to create 'housing for life'.

Examples of design features that allow flexibility include:

- open plan layouts or rooms with partition walls that can easily be removed or repositioned;
- foundations to attached garages designed to accommodate potential first floor extensions;
- garage space that can easily be converted into living space;
- open-truss roofs designed to facilitate future dormer / upwards extension;
- homes built with basements, which can easily be converted to living space;
- easier interchange between residential and employment space.

The provision of super-flexible homes has the potential to become an exemplar project of wide appeal to many diverse sections of the community, with application in other parts of the country.

Traffic and movement

The main connections into the site will be from V1 Snelshall Street and the H7 Chaffron Way. A new route for pedestrians and public transport will be constructed from Snelshall West into the development from the south. The internal street layout will give priority to pedestrians and cyclists where possible, whilst accommodating cars.

The site will be served by public transport, with bus stops located so that most homes will be within easy walking distance from a bus route. Tattenhoe Park will be traffic-calmed to 20 mph using a range of techniques to moderate vehicle speeds and create a safe and attractive street environment, minimising the need for 'engineered' traffic management measures. Tattenhoe Park will connect with Kingsmead and the surrounding network of streets, redways, bridleways and footpaths, including the North Bucks Way, and provide a new internal network of routes to key places and spaces.

Prepared by:



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Additional information

If you would like more information on the draft master plan for Tattenhoe Park please –

- visit a public exhibition to be held at the newly-opened Tattenhoe Sports Pavilion, Holborn Crescent, Tattenhoe, MK4 3EQ on 26 January 1pm – 8.30pm, and 27 January noon – 7pm,
- inspect copies of the master plan from 26 January to 23 February at Westcroft Library, or the Planning Department Reception, Milton Keynes Council Offices, Silbury Boulevard, or Milton Keynes Partnerships' Offices, Central Business Exchange II, 414-428 Midsummer Boulevard, Milton Keynes,
- view the detailed proposals from 26 January on-line at www.mkweb.co.uk/tattenhoepark.

The consultation period begins on 26 January, so the detailed information at the above locations will NOT be available until that date.

Next stages

All comments on this master plan should be submitted no later than 23 February 2006 to:

**Tattenhoe Park Consultation,
FREEPOST ANG7462,
Milton Keynes Partnership,
Central Business Exchange II,
414-428 Midsummer Boulevard,
Milton Keynes
MK9 2EA**

or emailed to tattenhoepark@englishpartnerships.co.uk. You may use the enclosed questionnaire if you wish for your comments. All comments received on the draft master plan will be carefully considered prior to the submission of an outline planning application to develop the site.

Tattenhoe Park: master plan

A new sustainable community for Milton Keynes

January 2006



Introduction

Milton Keynes Partnership has prepared a draft master plan for Tattenhoe Park. The site lies on the western flank of Milton Keynes, and has been allocated in the Milton Keynes Local Plan for residential development.

The aim of the master plan is to secure a high quality, well designed development. The site is capable of accommodating 1,284 new homes, 30% of which will be affordable, plus a local commercial centre comprising shops and services, a pub with a small hotel, community facilities, parks, open spaces and play areas, together with a new primary school. The scheme would accommodate a range of house types, from one bedroom flats to large family dwellings.

The vision for Tattenhoe Park

The guiding vision for the master-planning of Tattenhoe Park is to deliver a development that combines best practice in urban design, lifetime housing provision, landscape design, transport planning and energy efficiency to deliver a new exemplary neighbourhood, whilst promoting a strong sense of community involvement and local identity.



Milton Keynes Partnership

Tattenhoe Park: master plan

Design principles

The master plan seeks to provide a high quality townscape, with a variety of places, spaces and neighbourhoods that are all well connected and easy to navigate.

The master plan has been developed carefully to ensure that private and public spaces are kept distinct from one another. Squares, open space and other public areas are designed for full and effective use. Close attention is given to the transition between housing, streets and public open space in order to promote access, supervision, safety and ease of maintenance.

The development at Tattenhoe Park will be of the highest standard of urban and landscape design. A design code will be produced to set high quality design standards and encourage architectural creativity. The road layout promotes energy efficiency by helping to ensure that houses can enjoy a sunny southerly orientation.

All designs submitted by developers for the site will be assessed rigorously in order to ensure that they meet strict criteria in relation to urban design and place making. To ensure that Tattenhoe Park has a distinctive character and identity, the use of 'standard' or 'pattern-book' house types will not be acceptable.

Creating a new place to live

Milton Keynes Partnership aims to create a strong sense of community at Tattenhoe Park. This will be achieved through the provision of new local facilities including a community centre, a new school and a new local centre with shops and services, a pub and hotel. Local employment opportunities will arise from those new businesses.

A series of neighbourhoods at Tattenhoe Park is proposed, each with a distinctive character. Areas such as the main squares and high street will feature higher-density development, giving a strong urban character. To achieve an effective transition between the new neighbourhood and areas of parkland to the south and west, lower density neighbourhoods are proposed in these more peripheral locations.

Environment

Almost a quarter of the Tattenhoe Park site will be kept as open space for use as parks or play areas. This is in addition to two existing parks adjacent to the site at Loughton Brook to the south, and Newton Longville Common to the west. The proposed development endeavours to protect the natural assets of the site and minimise its impact on the environment where possible. Many of the trees and hedgerows on site will be retained, and an extensive programme to safeguard the site's ecology is already underway.

A sustainable drainage system will be integrated as a natural feature within the development. As well as controlling surface water drainage, this will provide landscape features, open space, and ecological diversity. New buildings will be built to high environmental standards, using materials that do not damage the environment, and will include measures to promote energy efficiency.

