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WESTERN EXPANSION AREA

WHITEHOUSE TOWN CENTRE DESIGN CODE

DECEMBER 2021



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1. Introducing the Document

1.1. Status and Purpose of the Document

1.1.1. This Design Code sets out a specific form of detailed design guidance comprising a set of written and graphic rules to establish the precise two and three dimensional design elements of Calverton Green (Area 10.1, Phase 2), which is within the Whitehouse area (Area 10) of the Milton Keynes Western Expansion Area (MKWEA). The extent of the Design Code area is identified at Figure 2

1.1.2. The Design Code instructs the user upon the design of physical components within the Design Code area in order to deliver the placemaking vision identified for the MKWEA. This Design Code provides a series of instructions that are:-

- Essentially graphic, supported by written rules that are technical in nature
- Precise in their design considerations
- Based on the design vision in the Masterplan and development brief
- Three dimensional in scope, focused primarily on urban design considerations
- Focused on mandatory design characteristics

1.1.3. The preparation and approval of Design Codes for the MKWEA is a requirement of the adopted Development Framework (2005) and approved Section 106 Agreement attached to Outline Planning Permission 05/00291/MKPCO (and subsequently renewed by Outline Planning Permission 11/01685/MKPCO).

1.1.4. Aside from meeting the specific requirements of the Outline Planning Permission, the purpose of this document is to communicate the design process and development principles associated with the site masterplan, whilst demonstrating how this part of the site can be developed in accordance with the Outline Planning Permission.

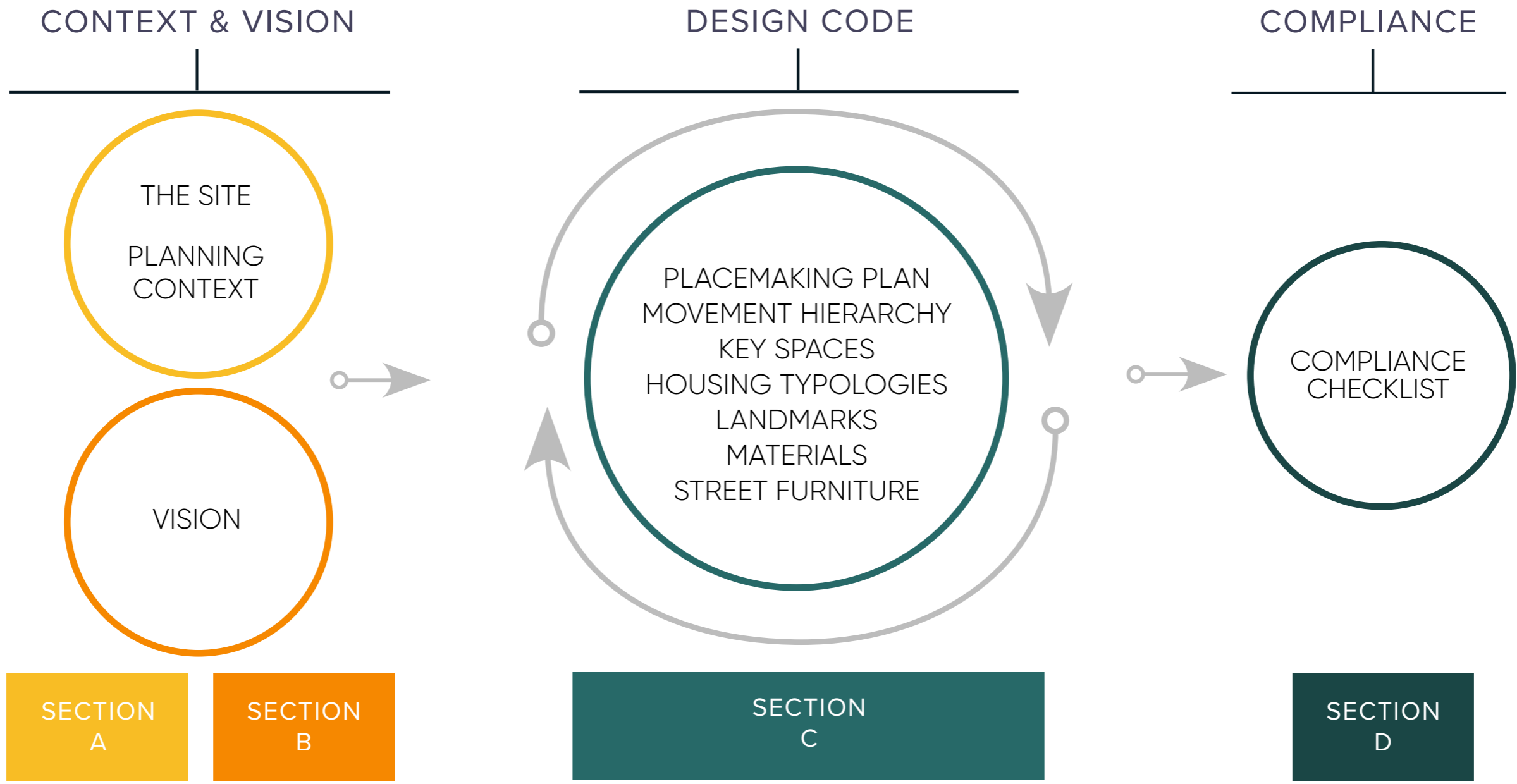
1.1.5. The document explains how a high quality development can be achieved in terms of development use, amount, layout, scale, landscape, appearance, access to the site and the relationship with its surroundings.

1.1.6. This document forms one of a set of Design Codes that are either adopted or planned for Area 10. Of particular importance, the Area 10 Movement Design Code was adopted in September 2008 which approved movement and highways design details across the whole of Area 10. This included street typologies, acceptable parking arrangements and the network of redways through the development.

1.1.7. The approved Movement Code (2008) is therefore inextricably linked with this Design Code and the two documents need to therefore be read as one. Any variation from the approved Movement Design Code will need to be fully justified.

1.2. Sequence

1.2.1. The document comprises four logically sequenced sections that explain the formulation of the masterplan and the coded elements together with relevant standards that are required to be applied to final development; the Design Code occupying the main body of the document.



2. The Permitted Proposals

1.1. Background

1.1.1. The Western Expansion Area Development Framework was adopted by Milton Keynes Council (MKC) as Supplementary Planning Guidance (SPG) in June 2005. The purpose of the SPG was to set out a comprehensive approach to the future development of the site in order to ensure an orderly sequence of infrastructure phasing and development.

1.2. Outline Planning Permission

1.2.1. The preparation and approval of Design Codes for the MKWEA is a requirement of the adopted Development Framework (2005) and approved Section 106 Agreement attached to Outline Planning Permission 05/00291/MKPCO (and subsequently renewed by Outline Planning Permission 11/01685/MKPCO), which granted permission for:

“Demolition of all buildings, except Whitehouse Farm House, residential development up to 4,330 units, a range of employment uses including class B1, B2 and B8 uses, erection of a secondary school and 3 primary schools (Class D1), a mixed-use centre (including Class A1, A2, A3, A4 and A5 uses), community uses (Class D1), indoor sports and other leisure facilities (Class D2 uses), burial ground, associated structural landscaping, open space and play areas, associated highways and infrastructure improvements.”

1.2.2. Specific conditions attached to the Outline Planning Permission (shown below) also contain a number of requirements to be addressed by the Design Code.

1.3. Area 10 Movement Design Code

1.3.1. This document forms one of a set of Design Codes that are either adopted or planned for Area 10. Of particular importance, the Area 10 Movement Design Code was adopted in September 2008 which approved movement and highways design details across the whole of Area 10. This included street typologies, acceptable parking arrangements and the network of Redways through the development.

1.3.2. The approved Movement Code (2008) is therefore inextricably linked with this Design Code and the two documents need to therefore be read as one. Any variation from the approved Movement Design Code will need to be fully justified.

Extracts from the Outline Planning Approval - Reference No. 05/00921/MKPCO

Condition	Description
Condition 1	Approval of the details of the siting, design and external appearance of the buildings, the means of access and the landscaping (hereinafter called “the reserved matters”) for each Development Parcel shall be obtained from the Local Planning Authority prior to the commencement of that Development Parcel.
Condition 2	Submissions pursuant to this permission shall be in accordance with the Fairfield Development Brief, reference G.0100-119-1 (May 2006), and Masterplan, reference G.0100-116-3, save for any deviations there from otherwise agreed in writing by the Local Planning Authority.
Condition 5	Prior to the submission of the first reserved matters application on each Phase, the programme for development of that Phase, setting out the anticipated timing for development within that Phase shall be submitted to the Local Planning Authority. Any change in programme for a Phase shall be submitted to the Local Planning Authority within ten days of such change.
Condition 10	No part of the development shall exceed the Maximum Size (for buildings within the specified use class of the Town and Country Planning (Use Classes) Order ¹⁹⁸⁷) as set out in Table 1.
Condition 17	Each reserved matters application (submitted pursuant to condition 1) shall include full details of finished floor levels for each building and finished site levels (for all hard surfaced and landscaped areas) in relation to existing site levels. The development shall thereafter be carried out in accordance with the approved level details.
Condition 20	No development shall take place until an Open Space Specification which includes: the details and specification for all areas of open space to be provided within the development this includes Public Space and Open Space; the timing for laying out the Open Space and if the developer wishes to lay out the Public Open Space, the timing for laying out the Public Open Space; and the long term maintenance arrangements for Open Space and Public Open Space if applicable (including anticipated costs) has been submitted to and approved by the Local Planning Authority. The schemes shall be implemented in accordance with the approved details unless otherwise agreed by the Local Planning Authority.
Condition 21	The landscaping scheme required by Condition 1 above shall be submitted to and approved by the Local Planning Authority for a Development Parcel before any part of the work on that Development Parcel is commenced. The scheme shall take into account the Landscape Masterplan approved as part of this outline permission and shall show the numbers, types and sizes of trees and shrubs to be planted and their location in relation to proposed buildings, roads, footpaths and drains. The planting is to be carried out in accordance with the scheme shall be carried out in phases to be agreed in writing with the Local Planning Authority. Any trees or shrubs removed, dying, severely damaged or diseased on Open Space within five years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the by Local Planning Authority.
Condition 22	Prior to development commencing on a Development Parcel a Landscape Protection Action Plan for that development parcel shall be submitted to and approved by the Local Planning Authority. The Plan shall highlight all existing landscape and wildlife conservation features to be protected and shall address measures to be carried out to ensure their physical protection and include detailed drawings showing which trees are to be retained and which trees are proposed to be felled or lopped. None of the trees shown to be retained shall be felled or lopped without prior consent in writing from the Local Planning Authority.
Condition 25	Prior to the commencement of development on a Development Parcel a scheme showing the proposed boundary treatment of that Development Parcel shall be submitted to and approved by the Local Planning Authority. The scheme shall show all the type and height of fences, hedges, walls and other means of enclosure, and these shall be provided in accordance with the approved scheme before residential units are first occupied. The approved fence, hedge or wall shall subsequently be retained.

3. Introducing the Design Code Area

3.1. Related Documentation

3.1.1. In addition to the approved Movement Design Code (2008), this Design Code should be read alongside the Western Expansion Area (WEA) Development Framework (2005) and Development Brief (approved as part of the Outline Planning Permission in 2005) which have been adopted by Milton Keynes Council for the wider site and provide guidance for the preparation of future Design Codes. This document should also be used in conjunction with the Milton Keynes Council's Residential Design Guide (2012) .

3.2. The Role of Master Developer

3.2.1. L&Q Estates has taken on the role of 'Master Developer' for this project. They are providing a high level of direction and control of the development process, to ensure that this new development delivers the 'vision' as set out in the Development Brief.

3.2.2. The Master Developer retains responsibility for the construction of the framework of the site which includes: off site works to highways, on site infrastructure, primary utilities, drainage and servicing land for schools and the public open spaces. They also facilitate the long-term maintenance areas of the site in complying with the adoption criteria of Milton Keynes Council and the MK Parks Trust.

3.2.3. As part of its infrastructure works programme, the Master Developer will prepare serviced residential land parcels that will be sold to house-builders. The Design Codes will be used throughout the disposal of parcels in order to maintain quality of development throughout the life of the scheme.



FIGURE 1: MKWEA COMPOSITE MASTERPLAN



- LEGEND**
- Expansion Areas 10 & 11
 - Residential Blocks
 - Primary Schools
 - Secondary School
 - Employment
 - Local Centre / High Street
 - Reserved Sites for Planned / Future Community Uses
 - Reserved Sites Proposed for Transfer to MK Community Foundation
 - Pavillion
 - Public Open Space
 - Proposed Structural Planting
 - Burial Ground
 - Playing Fields



Introduction

3.3. The Site

3.3.1. Whitehouse Town Centre forms part of the wider Whitehouse (Area 10) which essentially provides the eastern extent to the wider MKWEA.

3.3.2. Within the MKWEA, Whitehouse Town Centre is situated centrally to the Whitehouse area. The existing Brook Corridor runs along the north western boundary of the design code area from the north east to the west. To the immediate west is the new Watling Academy Secondary School which adjoins the western boundary of the design code area. To the south, the design code area fronts onto Barossa Way - the main City Street running through Whitehouse. To the east the town centre design code areas fronts onto Lady Margery's Gorse play area and park on the other side of Brahaman Way.

3.3.3. The Whitehouse Town Centre design code area comprises a gently-sloping plateau facing northwards which historically has been used primarily for pastoral farmland. It contains a number of existing mature trees and an established hedgerow on its north boundary.

3.3.4. Key elements of the town centre have already been constructed including Whitehouse Health Centre which is well-established as the primary local health facility for MKWEA and the local area. The health centre building includes a car park and curtilage for an electricity sub-station that serves the wider area.

3.3.5. Running broadly north-south through the centre of the design code area, the City Street has been laid out with a series of key junctions along its route.

3.4. Context

3.4.1. The built-up area of Milton Keynes lies to the north east and south east of the site. The districts which comprise the adjacent built up areas include Two Mile Ash, Crownhill and Grange Farm. These districts comprise a mixture of uses including residential, light industrial, amenity and education facilities. Further to the north lies the town of Stony Stratford and the districts of Kiln Farm and Fullers Slade. Central Milton Keynes, including the mainline railway station which provides direct train services to London Euston and Birmingham and regional shopping centre, is located within 3kms of the site to the east.

3.4.2. Milton Keynes does not have a uniform or common existing vernacular or palette of materials to which new development can respond. It can therefore for the most part create its own character. Milton Keynes Council sees the city as a 'forward thinking 21st century "New City", and feel that this image should be reflected in its Architecture, which should be of its time, and of Milton Keynes.

3.4.3. By contrast to the inherent modernity of Milton Keynes, to the west and south west of the site, along Calverton Lane, lie the traditional villages of Lower, Middle and Upper Weald, known collectively as Calverton as well as the nearby village of Whaddon.



FIGURE 2: DESIGN CODE AREA

LEGEND
Design Code Area



3.5. Site Elements and Existing Constraints

3.5.1. The following key technical considerations have been addressed by the approved masterplan:

Topography

3.5.2. The design code area gently slopes down from south west (103 metres AOD) to north (95 metres AOD). The approved masterplan responds generally to this by ensuring streets run largely parallel or at right angles to the contours.

Important Vegetation

3.5.3. There are a number of important trees within the design code area and a reasonably well-established hedgerow along its north boundary along the brook corridor. These have acted as crucial structuring elements to the masterplan and have assisted in informing the location of streets and open spaces. The overriding principle has been to retain as much good quality vegetation as possible and to locate it within the public realm. They will therefore be integral features across the masterplan helping to establish a unique character for the town centre and adjoining neighbourhoods.

Ecological Features

3.5.4. There are a number of trees within the site which are confirmed or potential bat roosts. A watercourse forms part of the northern boundary of the design code area.

Archaeological Features

3.5.5. Watling Street, which runs to the north of the site, is a Roman road and is therefore of important archaeological interest. The southern corner of the site shows evidence of ridge and furrow. There have also been a number of archaeological finds within the site.

Public Rights of Way

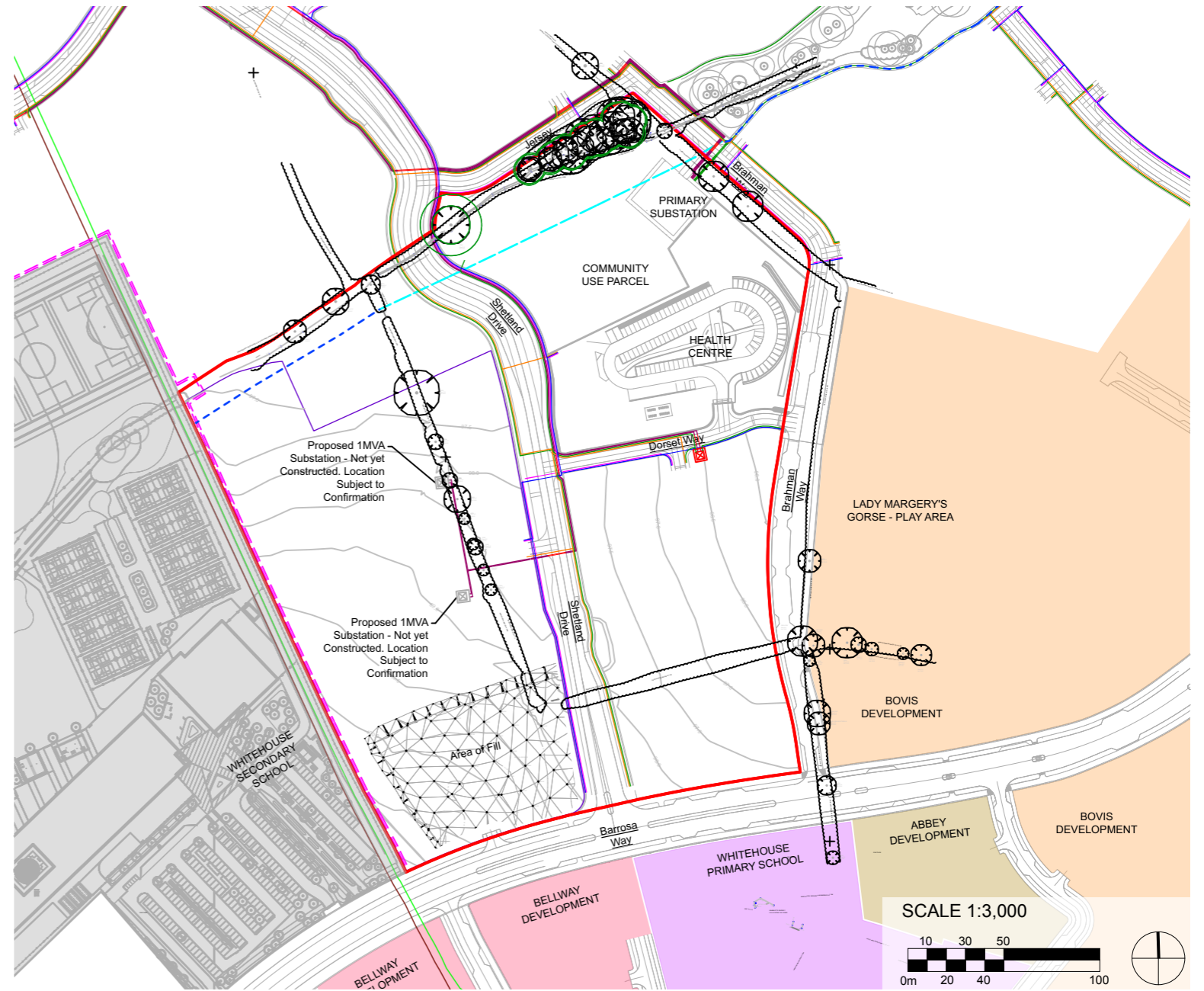
3.5.6. Existing public footpaths run along the western boundary of the town centre design code area adjacent to the Watling Academy and also along the brook corridor on the north boundary of the design code area.



FIGURE 3: SITE CONSTRAINTS



- LEGEND**
- Site Boundary
 - Existing Vegetation
 - Category A Trees
 - 10" & 12" Oil Pipelines
 - HV Electricity Cable
 - LV Electricity Cable
 - LBT Openreach Cabling
 - Secondary Sub-Station
 - Gas Main
 - Water Main
 - Footpath 056 Calverton Diversion Route Updated
 - Footpath 055 Calverton Part Diverted Route Updated
 - Constructed Bellway Land
 - Constructed Abbey Land
 - Constructed BovisLand
 - Whitehouse Secondary School Land
 - Constructed Whitehouse Primary School



4. Vision

4.1. Vision Context

4.1.1. The vision for the MKWEA has been articulated in several places including the adopted Development Framework (2005) and the Development Brief (2005) approved with the Outline Planning Permission.

4.1.2. The ambition is for a comprehensive extension to the City that creates a sustainable community that, at its heart, is a walkable neighbourhood. The Vision in the Development Brief states that the MKWEA will be “a place where living, working, learning, and leisure are all in close proximity. Amenities, schools, open spaces, cycle networks, and bus stops are all within 5-10 minutes walk” and that “for destinations further afield, there are quality cycle routes and quality bus corridors with good access to the other amenities within Milton Keynes.”

4.1.3. The vision emphasises the need for ‘future proofing’ including flexible buildings (particularly in the local centres) that can change their use over time and reserved sites that can be used in a dynamic way and respond to neighbourhood needs as they emerge. These initiatives acknowledge that the Masterplan is not fixed in time and space.





4.2. A Vision for Whitehouse Town Centre

4.2.1. Figure 2 shows the location of Whitehouse Town Centre in the context of the approved MKWEA masterplan.

4.2.2. Aside from simply responding to physical constraints and the planning context associated with the site and the Outline Planning Permission, development will be founded on a strong vision of creating a special and distinctive heart to the community; a popular and communal place to meet and access essential local facilities.

4.2.3. The vision for Whitehouse Town Centre is focused on creating an inspiring and convivial 21st Century heart to the development that addresses both the current and future needs of a growing community. Reflecting on the disposition, arrangement and structure of the wider MKWEA, which is largely characterised by suburban residential development, Whitehouse Town Centre will provide taller, more imposing forms, designed as a composition, to create a distinctive and identifiable centre to the development that the community can easily access.

4.2.4. Whitehouse Town Centre will be characterised by a collection of complementary uses (including the existing Whitehouse Health Centre) within easy access of the surrounding residential areas and set within a network of well-connected, attractive and safe streets and public spaces that encourage walking and cycling and enhance the well-being of MKWEA residents.

4.2.5. The architecture of Whitehouse Town Centre will be distinctly contemporary but using traditional influences of form and materiality that respect the architecture of adjacent residential neighbourhoods.

SECTION C /
DESIGN CODE

5. Design Code Requirements

5.1. National Requirements

5.1.1. Section 12 of the National Planning Policy Framework (NPPF) contain national planning policy requirements for good design in new developments. Paragraph 124 states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” and that “being clear about design expectations, and how these will be tested, is essential for achieving this”.

5.1.2. Paragraph 126 of the NPPF outlines that Design Codes should be used in order “to provide maximum clarity about design expectations” and “a framework for creating distinctive places, with a consistent and high quality standard of design”. The NPPF confirms that the “level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified”.

5.1.3. The Design Code sets out mandatory design requirements for future detailed proposals for the site in order that the Masterplan can be achieved and the site vision is realised. A balance between prescription and flexibility is provided using design precedents to facilitate individual interpretation and creativity at a more detailed level.

5.2. Outline Planning Permission Requirements

5.2.1. In addition to national planning requirements, Conditions and the Section 106 Agreement attached to Outline Planning Permission 05/00291/MKPCO (and subsequently renewed by Outline Planning Permission 11/01685/MKPCO) requires that certain matters are addressed by the Design Code including:

- Density;
- Details of building types;
- Parking provision;
- Building materials;
- Key elevational and architectural principles;
- Location of landmark buildings and gateways;
- Building heights;
- Street types and block principles;
- Roofs and boundaries;
- Public realm materials including carriageways;
- Footways;
- Landscaping;
- Street furniture; and
- Detailing the extent to which or providing guidelines (if appropriate) as to how residential units and/or commercial units can be altered once constructed.

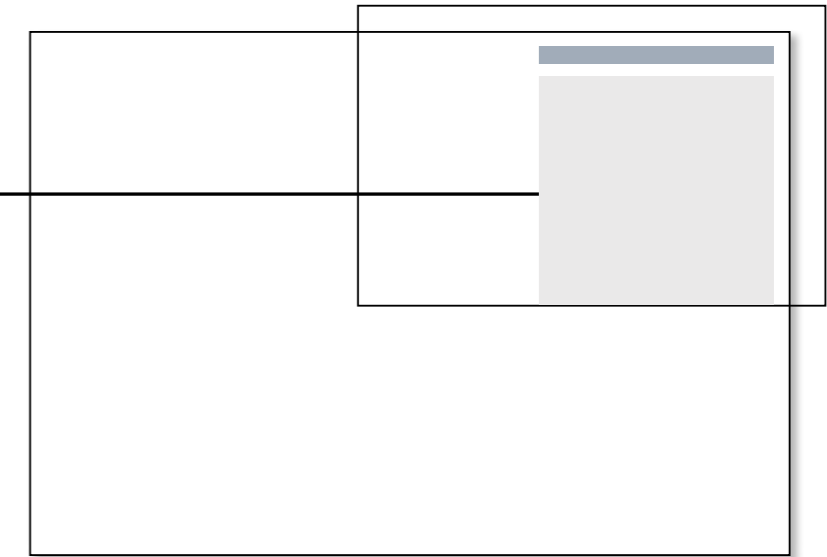
5.2.2. Some of the required elements therefore relate to specific matters of detail whilst others require a site-wide response. The approach of this code is to address a number of these matters strategically, through site-wide plans and others specifically, using Mandatory Principles as part of the overall approach to addressing placemaking. Ultimately, the Design Code sets the general direction of placemaking and architecture to be provided within the coding area which should be modern in its appearance.

5.2.3. The Mandatory Principles relate directly to the specific elements that the Conditions and Section 106 Agreement requires the Design Code to address. The principles are clearly identified within status boxes on the right hand side of each page (see example provided right). Reserved Matters Applications are required to comply with Mandatory Principles in all cases unless a change can be justified (i.e. ‘comply or justify’).

5.3. Area 10 Movement Design Code

5.3.1. As noted above, the Area 10 Movement Design Code, adopted in September 2008, approved movement and highways design details across the whole of Area 10. This included street typologies, acceptable parking arrangements and the network of Redways through the development. The provisions of the approved Movement Design Code are reflected in the information below.

EXAMPLE OF MANDATORY PRINCIPLES BOX



MANDATORY PRINCIPLES

1 Building Form

Detached and semi-detached dwellings irregularly arranged (but with principal elevations facing the edge) to provide an informal response to the adjacent natural character of mature hedgerows.

Driveways and garages to side of properties. Parking to be positioned no further beyond the building line to ensure dwelling elevation is the most dominant.

A 'Mandatory Principles' box is located on the right hand side of every spread of the Design Code containing mandatory coding information.

6. Placemaking Plan

6.1. Placemaking Plan

6.1.1. The Placemaking Regulatory Plan (right) identifies the various placemaking components of the Masterplan that are addressed in detail by the Design Code. Thereafter, corresponding Mandatory Principles are provided, supported by written and graphic material, which can be cross-referred to the Placemaking Regulatory Plan to establish precise design requirements to be taken forward in the design of Reserved Matters proposals for the site.

6.1.2. The Placemaking Regulatory Plan has evolved directly from the Masterplan and identifies the placemaking components of the Masterplan that should be coded so that the Masterplan can be realised.

6.1.3. All information contained within the Placemaking Regulatory Plan must be cross-referred to the mandatory Mandatory Principles and thereafter taken forward in the design of Reserved Matters proposals for the site.

6.1.4. The key components of the masterplanning approach which the Mandatory Principles relate to as shown in the Placemaking Regulatory Plan are as follows:

Movement Hierarchy (as approved by the Movement Design Code 2008):

- City Street
- Residential Street
- Edge Street
- Community Street

Key Spaces & Frontages:

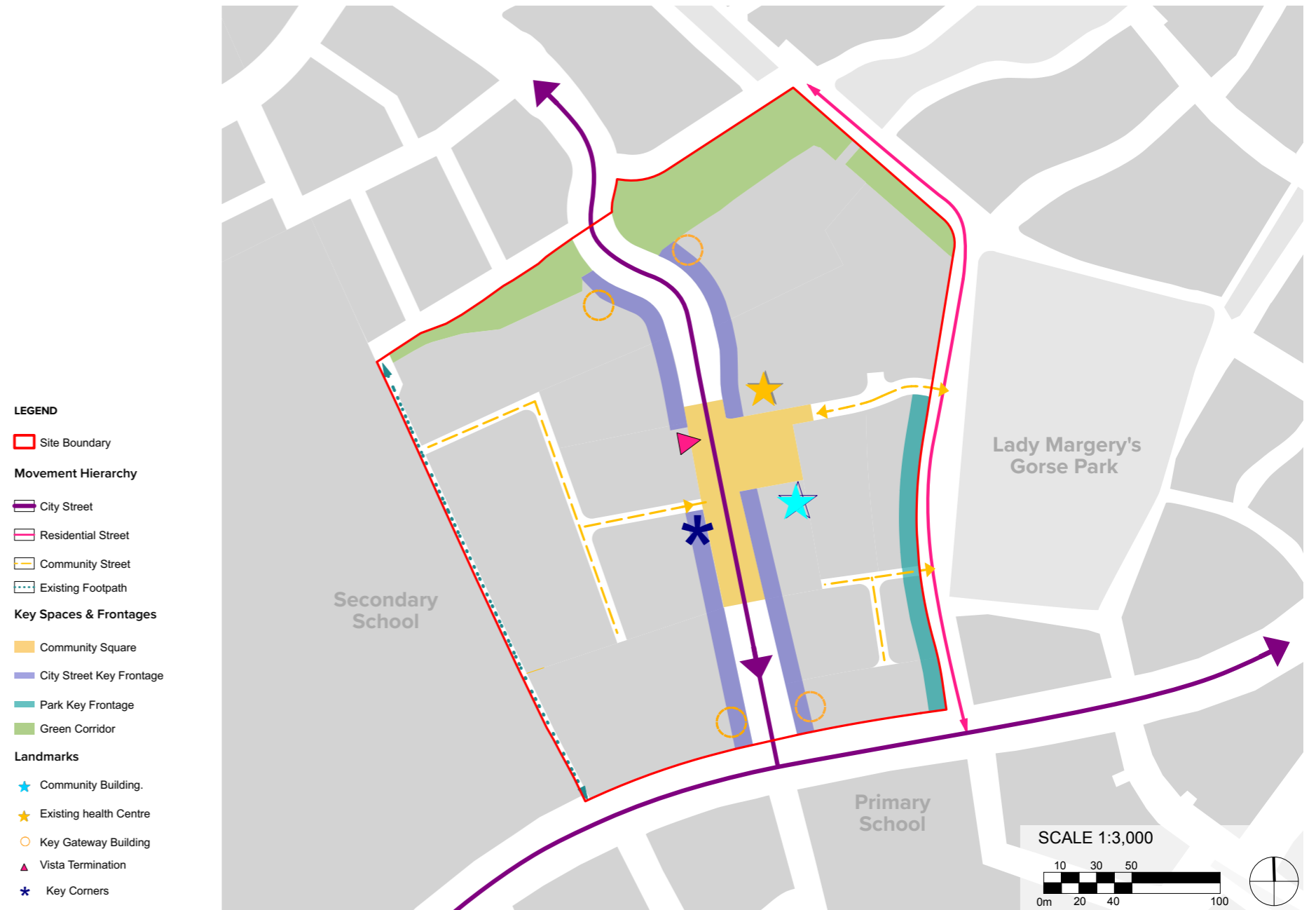
- Community Square
- Green Corridor
- Park Key Frontage
- City Street Key Frontage

Key Frontages & Landmarks:

- Community Building
- Health Centre (Existing)
- Key Gateway Building
- Vista Termination
- Key Corner



FIGURE 4: PLACEMAKING PLAN



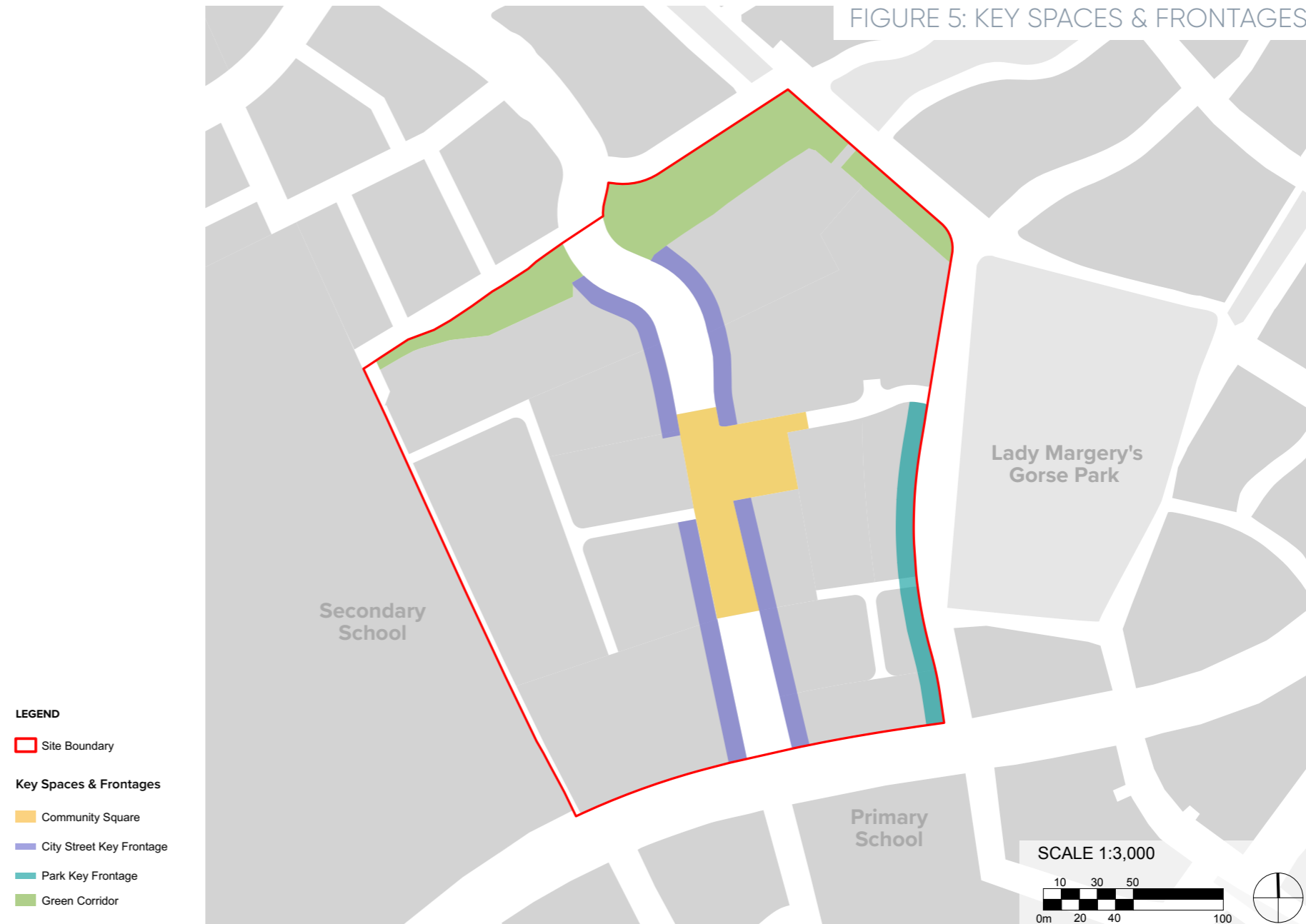
7. Key Spaces & Frontages

7.1. Overview

7.1.1. Within the Design Code area, key spaces and frontages exist that provide a focus for activity and fulfil a variety of functions and requirements. The approved Movement Design Code (2008) identifies Whitehouse Town Centre as a 'Special and Memorable Place'. The requirements of the Movement Design Code are reflected in the information below.

7.1.2. The key spaces seek to create special places that are a focus for public activity and interest within the development. The key frontages address particularly important street elevations where buildings should be designed as a composition to interact with the spaces that they front onto. Within specific locations there will inevitably be instances where Mandatory Principles for Key Spaces interface with Street Typologies. In such cases, Reserved Matters designers should strike a balance between the requirements of the respective Mandatory Principles of streets and spaces to reach the best outcome. For example, ensuring a coordinated and considered approach to surface materials.

FIGURE 5: KEY SPACES & FRONTAGES





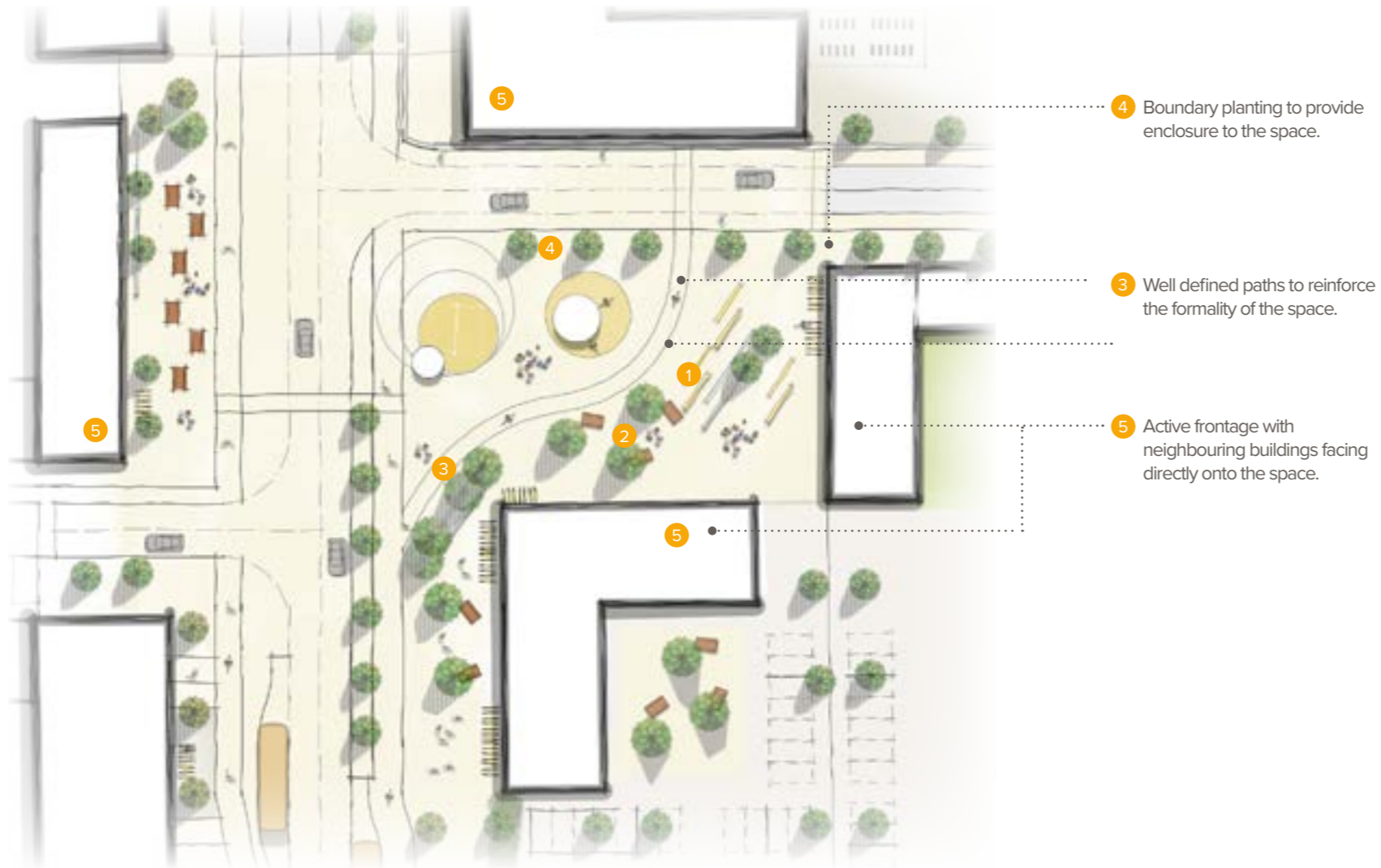


Community Square



- As required by the approved Movement Code (2008), the Community Square will be a formal central space to serve the wider MKWEA. It will be characterised by high quality hard landscaping and incorporating formal tree planting, seating, lighting and street furniture.
- The space will cater for various activities and functions including circulation space for core civic functions including the existing Health Centre, a nursery and community building whilst also providing a space to dwell and relax.
- The Community Square should be directly connected to Lady Margery's Gorse Play Area.





MANDATORY PRINCIPLES

- 1 Formal space with planted beds, ornamental trees and high quality surface materials.
- 2 Central seating area shaded by formally-arranged tree grouping.
- 3 Well defined paths to reinforce the formality of the space.
- 4 Boundary planting to provide enclosure to the space.
- 5 Active frontage with neighbouring buildings facing directly onto the space.
- 6 Approach to lighting should provide a low key and uncluttered solution and should take account of key technical considerations such as ecology and crime prevention. Detailed lighting design will be subject to condition.

FIGURE 6: COMMUNITY SQUARE - ILLUSTRATIVE SKETCH



City Street Key Frontage



- Buildings will be arranged to face onto and have a positive relationship with the City Street (front and side elevations acceptable, rear and/or blank elevations unacceptable) in order to ensure the success of the space as an attractive, secure and welcoming part of the public realm within the development.
- A street scene designed as a composition with a high-quality and complementary palette of building materials with subtle variation in form and orientation of building features (e.g. facing gables).
- High quality public realm treatments are required to ensure a successful public space that allows for larger volumes of pedestrian, cycle and vehicular movement.





FIGURE 7: CITY STREET KEY FRONTAGE - ILLUSTRATIVE SKETCH

MANDATORY PRINCIPLES

- 1 Buildings to front positively onto the public realm and be up to four storey in height to ensure an appropriate relationship with the space, the existing Health Centre and transition sympathetically to lower forms of adjacent residential development.
- 2 Buildings will be arranged to face onto and have a positive relationship with the City Street (front and side elevations acceptable, rear and/or blank elevations unacceptable) in order to ensure the success of the space as an attractive, secure and welcoming part of the public realm within the development.
- 3 Parking will be located behind the build line, with access to parking to be made as legible as possible so that it is easy to reach whilst not visually dominating the streetscape.
- 4 Street scene to be designed as a composition with a high-quality and complementary palette of building materials with subtle variation in form and orientation of building features (e.g. facing gables).
- 5 Pedestrian and cycle flows will be prioritised to allow active travel movement through, in and around the Town Centre. Pedestrian desire lines should be analysed and subsequently kept as straight as possible.
- 6 Pedestrian dispersal spaces should be formed where necessary outside key buildings that attract pedestrians. Where necessary, this may result in wider pavements/areas of public realm with street furniture to support as necessary (e.g. benches and bins).
- 7 Approach to lighting should provide a low key and uncluttered solution and should take account of key technical considerations such as ecology and crime prevention. Detailed lighting design will be subject to condition.



Park Key Frontage



- Dwellings will be arranged to face onto and have a positive relationship with the Lady Margery's Gorse Play Area (front and side elevations acceptable, rear and/or blank elevations unacceptable) in order to ensure the success of the space as a key part of the public realm within Whitehouse.
- A limited palette of materials with subtle variation in form and orientation of building features (e.g. facing gables) complemented by planting and boundary treatments will provide a distinctive frontage and successful composition as a backdrop to the public realm.





- 4 Setback of 1-3m with front gardens and boundary treatments that complement the appearance of the adjacent Lady Margery's Gorse Play Area.
- 1 Consistent building line with front elevations only facing onto Lady Margery's Gorse Play Area.
- 3 Consistent building line with Parking to be positioned no further than the building frontage line to ensure dwelling elevation is the most dominant.

MANDATORY PRINCIPLES

- 1 Residential development of 2-2.5 storeys with subtle variation of roof orientation with occasional facing gables onto the public realm to break the uniformity.
- 2 Consistent building line with front elevations only facing onto Lady Margery's Gorse Play Area to ensure a positive relationship with the public realm. Blank façades (e.g. garages) or rear elevations will not be acceptable on any of the key frontage. All front doors and windows to face onto the public realm/street to ensure a strong level of natural surveillance.
- 3 Driveways and garages to side or rear of properties to ensure that cars do not disrupt the composition. Parking to be positioned no further than the building frontage line to ensure dwelling elevation is the most dominant.
- 4 Setback of 1-3m with front gardens and boundary treatments that complement the appearance of the adjacent Lady Margery's Gorse Play Area.
- 5 Contemporary/Modern architectural style and building details that draw upon traditional forms. Notable upstep in architectural treatment from surrounding character area to emphasise hierarchical importance of the frontage.
- 6 Use of projecting porches and windows, contemporary box dormers, recesses and brick detailing (e.g. hit and miss, alternate coloured courses) to add interest to elevations.
- 7 Variation within a limited palette of red/warm brick, timber cladding and light render, slate and/or clay roof tiles with a well-considered elevational treatment through all built form in the frontage to create composition within the space.

FIGURE 8: PARK KEY FRONTAGE - ILLUSTRATIVE SKETCH



Green Corridors



- Strategic green corridors through the development and include retained hedgerows. Represents an extension of the Brook Corridor that is within the Calverton Green Design Code area.
- Green Corridors are typically within the development area and will provide important views and visual connections through the site to give an appreciation of context and aid legibility.
- Full length pedestrian and cycle movement to use the Green Streets with localised pathway connections within the Green Corridor.





2 Well-defined linear route with buildings following a regular line to front onto the space.

3 Pedestrian/cycle routes with direct links between the Town Centre and residential areas within the development.

1 Retained vegetation preserved and enhanced

MANDATORY PRINCIPLES

- 1 Retained vegetation preserved and enhanced where appropriate to retain ecological and landscape interests set within a generous grassed verge to create a green, natural and attractive edge to development that links to a wider network of green corridors.
- 2 Well-defined linear route with buildings following a regular line to front onto the space.
- 3 Corridor to facilitate pedestrian/cycle routes with direct links between the Town Centre and residential areas within the development. Redways to be provided through the space to assist in sustainable movement through the development.
- 4 Approach to lighting should provide a low key and uncluttered solution and should take account of key technical considerations such as ecology and crime prevention. Detailed lighting design will be subject to condition.

FIGURE 9: GREEN CORRIDORS - ILLUSTRATIVE SKETCH

8. Landmarks

8.1.1. Landmark buildings should be notably distinct within the wider scheme and use additional detailing and accent materials to emphasise particular house-types within their setting.

8.1.2. Such buildings are characterised by their location in relation to the site and are typically highly visible and hold a commanding position that stand out from the context and the neighbourhood, bringing focus and identity. The most appropriate locations for Landmarks are identified on the Placemaking Plan. These locations have been selected in line with the following principles:

- They are in highly visible locations within the pattern of streets and spaces.
- They would be appropriate landmarks for navigation.
- They hold a commanding position that is not shared by other buildings.
- They are distributed throughout the plan in such a way that important pedestrian and vehicular nodes and routes become more memorable.

8.1.3. In order to ensure Landmarks become exemplars, innovative, bold and imaginative design responses are required that are appropriate to their settings. In order to achieve this, architectural considerations may include:

- Reinforcing the character of a particular area in which the building is found.
- Full height windows to provide a vertical proportion.
- Gables and roof details that imply a vertical emphasis.
- Details that emphasise the corner position of the building.
- Increased proportions of facade glazing.
- Bespoke balconies, porches and screens in contrasting materials.



FIGURE 6: KEY FRONTAGES & LANDMARKS



Existing Health Centre



- The existing Health Centre will, along with a number of other civic buildings, be a central focal point of the Community Square and Whitehouse Town Centre.
- New buildings have a responsibility to respond positively to the existing Health Centre building in terms of building height, orientation, overall design quality, placemaking and materiality. New buildings should be read as having a strong sense of design dialogue with the existing Health Centre rather than contradicting or competing with it architecturally.

EXISTING HEALTH CENTRE IMAGES



EXISTING HEALTH CENTRE IMAGES

Community Building



- The Community Building should front onto the Community Square and have a strong sense of design dialogue with the existing Health Centre rather than contradicting or competing with it architecturally.
- The Community Building should respond positively to the existing Health Centre building in terms of building height, orientation, overall design quality, placemaking and materiality.
- It will, along with a number of other civic buildings, be a central focal point of the Community Square and Whitehouse Town Centre.

FIGURE 11: COMMUNITY BUILDING - ILLUSTRATIVE SKETCH



MANDATORY PRINCIPLES

1 Form & Layout

- Consistent building frontage onto the main square or City Street to ensure a positive relationship and emphasise enclosure of the public realm.
- Ground floor 'plinths' signified by contrasting materials selections or increased use of glazing to provide a relationship between the building and public realm.
- The Community Building should respond positively to the existing Health Centre building in terms of orientation, overall design quality, placemaking and materiality.

2 Height

- 2.5 - 4 storeys with variation through the composition being acceptable.

3 Frontage Types

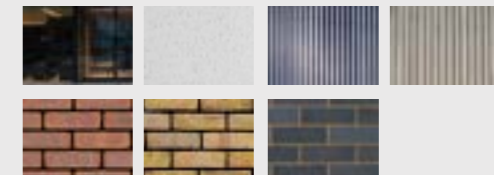
- Building frontage to be position right up against the public realm with all main entrances and windows to face onto the public realm to ensure a strong level of natural surveillance.
- Building elevation should emphasise horizontality to 'fill' the southern frontage to the square and complement the public realm design immediately adjacent to the building.

4 Architectural Style & Treatment

- Contemporary/Modern styling that complements and has a design dialogue with the existing health centre.
- Notable upstep in architectural treatment from surrounding character area to emphasise hierarchical importance of the frontage.
- Freedom of architectural style and treatment where this would complement other buildings fronting the square particularly in terms of building proportions, size, position and rhythm of fenestration and materiality.

5 Building Materials

- Freedom of material choices where this would complement other buildings fronting the square. A well-considered elevational treatment is necessary through all built form in the frontage to create composition within the space.



Key Gateway Building



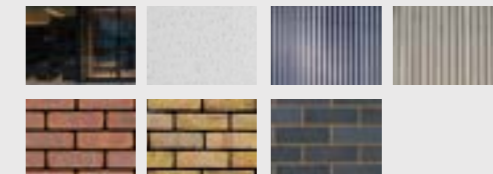
- The entry points to the Town Centre from the City Street should be signified by a pair of Gateway Buildings at either end that will communicate an entrance to the Town Centre.
- Opposing Gateway Buildings should be of an equivalent scale, mass and form to surrounding buildings but should use distinctive architectural treatments and/or distinct, but complementary, materials selections to indicate the importance of a gateway within the development. Symmetry (either side of the City Street) is also important to articulate the hierarchy of the street typology within the overall development.

FIGURE 12: KEY GATEWAY BUILDING - ILLUSTRATIVE SKETCH



MANDATORY PRINCIPLES

- 1 Form & Layout**
 - Consistent building line with key elevations wrapping the corner to face onto all adjacent public realm. Blank façades or rear elevations will not be acceptable on any of the key frontage.
 - Gateway Buildings should invite users of the public realm down the city street towards the town centre to effectively 'guide the way'.
 - Increased height features, distinctive architectural treatments and/or distinct, but complementary, materials selections should also be used that signify an entrance to the town centre.
 - Ground floor 'plinths' signified by contrasting materials selections or increased use of glazing to provide a relationship between the building and public realm.
- 2 Height**
 - 2 - 4 storeys with variation through the composition.
- 3 Frontage Types**
 - Building frontage to face out to the public realm with all main entrances and windows to facing onto the public realm to ensure a strong level of natural surveillance.
- 4 Architectural Style & Treatment**
 - Contemporary/Modern styling that draw upon traditional forms.
 - Notable upstep in architectural treatment from surrounding character area to emphasise hierarchical importance of the frontage.
 - Distinctive treatments and/or distinct, but complementary, materials selections should be used that 'wrap' around the building frontage to invite users down City Street.
- 5 Building Materials**
 - Freedom of material choices where this would complement other buildings in the town centre and adjoining existing parcels - particularly those that would form part of the same street scene.



Key Vista Termination



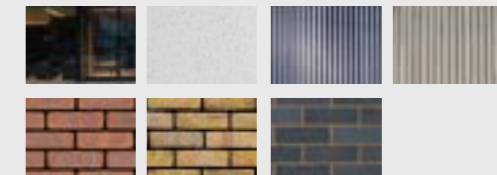
- Vista Termination Landmarks are positioned deliberately at an intended termination of a direct view along a street or path; as such they are more visible than most buildings.
- It is essential that Vista Termination Landmarks are designed in such a way that recognises the likelihood of building being viewed.
- Views should not terminate on non-primary façades, including blank, semi-blank or uncoordinated elevations, or non-habitable structures (garages or car ports).

FIGURE 13: KEY KEY VISTA TERMINATION - ILLUSTRATIVE SKETCH



MANDATORY PRINCIPLES

- 1 Form & Layout**
 - Where public spaces or routes establish a vista, that vista will be terminated by a carefully-positioned building.
 - Vista termination landmarks are to be located in such a position that they would be viewed fully.
 - Principal building façades should be orientated down the vista.
- 2 Height**
 - 2 - 4 storeys with an increase in scale from surrounding buildings possible either through storey numbers or building proportions where this is appropriate.
- 3 Frontage Types**
 - Building frontage to face out to the public realm with all main entrances and windows to facing onto the public realm to ensure a strong level of natural surveillance.
- 4 Architectural Style & Treatment**
 - Contemporary/Modern styling that draw upon traditional forms.
 - Notable upstep in architectural treatment from surrounding character area to emphasise hierarchical importance of the frontage.
 - Distinctive treatments and/or distinct, but complementary, materials selections should be used that encourage the vista building to be viewed.
- 5 Building Materials**
 - Freedom of material choices where this would complement other buildings in the town centre and adjoining existing parcels - particularly those that would form part of the same street scene.



9. Movement Hierarchy (as approved by the MKWEA Movement Design Code 2008)

9.1. Context and Approach

9.1.1. The movement hierarchy in this Design Code follows the precise specifications and details for each street typology as already set out by the approved MKWEA Area 10 Movement Design Code (September 2008).

9.1.2. The street hierarchy has been designed to embody the philosophy and principles encapsulated in the Manual for Streets (2007) and other relevant best practice recommendations. The detailed design of each route will be based on an understanding of the character of the areas through which it passes.

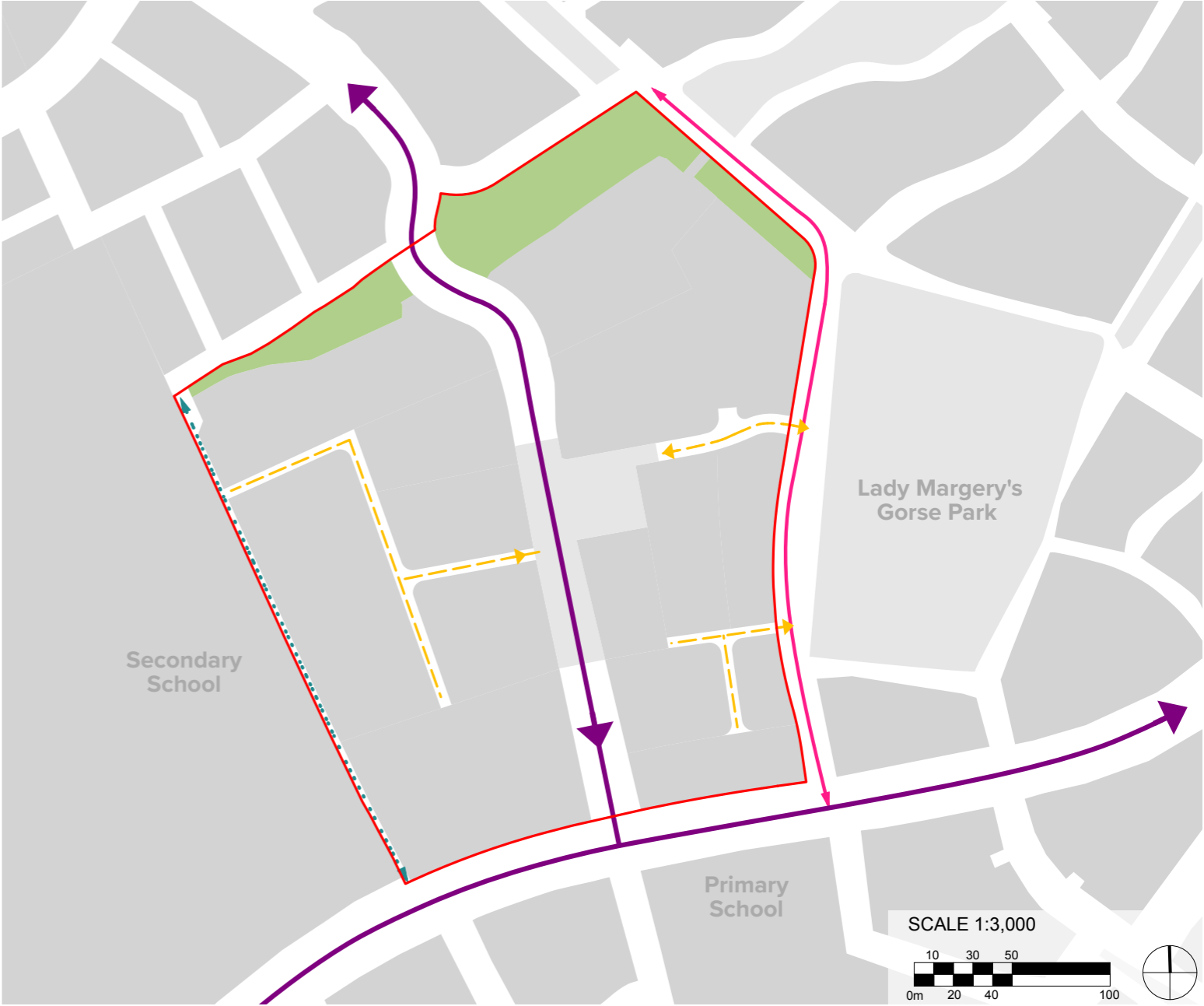
9.1.3. Learning from past experiences, the design process has highlighted a need to code only for the most essential elements of the masterplan and allow flexibility for future Reserved Matters Application layouts. The movement hierarchy, whilst stipulating preferred alignments for primary and secondary routes, identifies a number of options for tertiary routes (as shown below) with the choice over application of tertiary street typology to be determined at Reserved Matters stage.

9.1.4. The City Street (as shown below) forms the main component of the primary infrastructure to be delivered within Whitehouse Town Centre. The delivery of other streets however, which include the Residential Streets, Community Streets and Edge Streets, will be provided by individual parcels and their precise alignment will be determined at Reserved Matters stage.

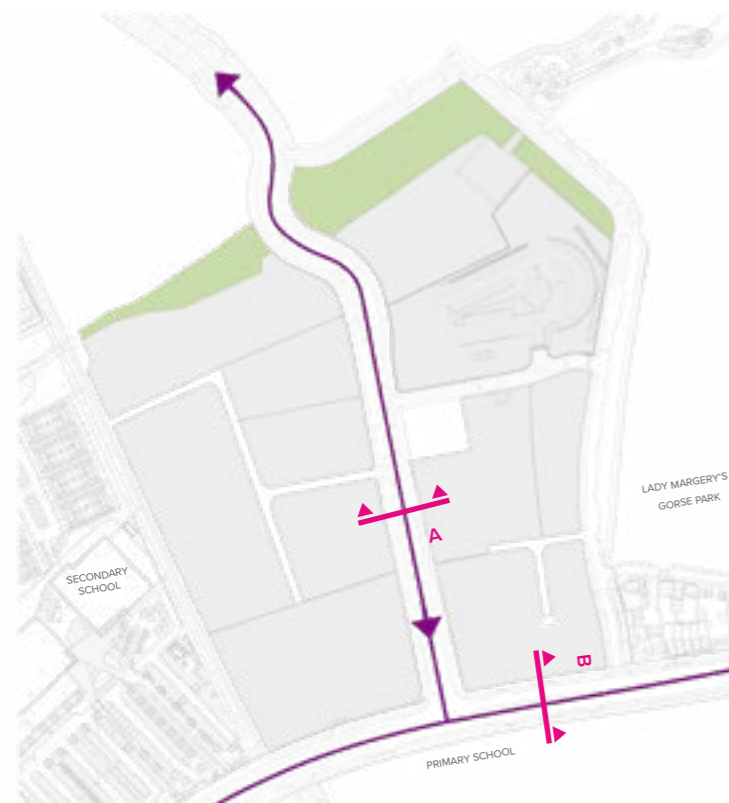
9.1.5. The dimensions and details on street typologies as shown below therefore are in accordance with those shown in the approved Movement Code. Street typologies are shown in this Design Code only to address how built form interacts with the street formation, in terms of building form, building height, frontage treatment, architectural style and treatment and building materials.

FIGURE 7: MOVEMENT HIERARCHY

- LEGEND**
- Site Boundary
 - City Street
 - Residential Street
 - Community Street
 - Existing Footpath



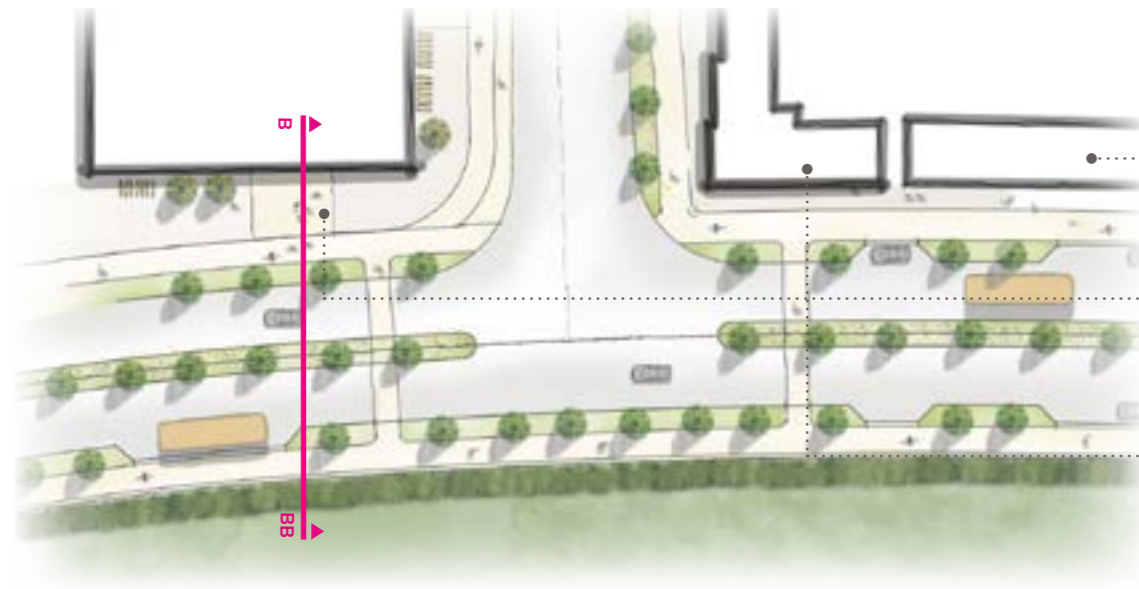
City Street (as approved by the MKWEA Movement Design Code 2008)



- Principal access route through the development.
- Provides the bus route through the development.
- Boulevard feel with street trees in central and side verges.
- Dedicated Redways included as part of the alignment.



FIGURE 15 /16 : CITY STREET - SECTION



- 4 Strong definition to built edge provided by a near continuous building line.
- 4 All main entrances and windows to face onto the street.
- 1 Principal elevations facing the street with minimal set-back to enhance the sense of enclosure.



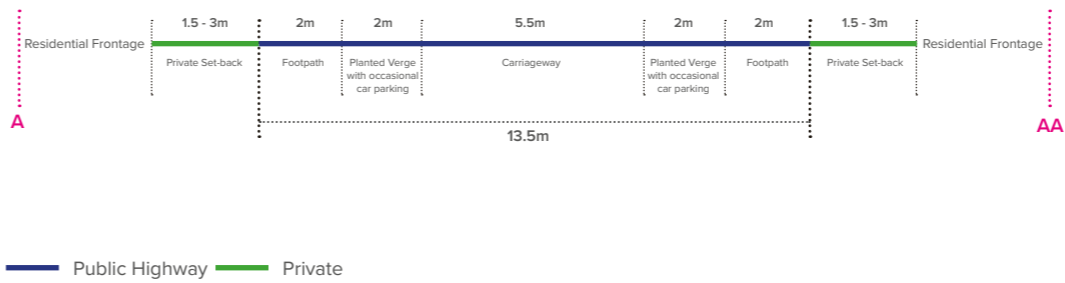
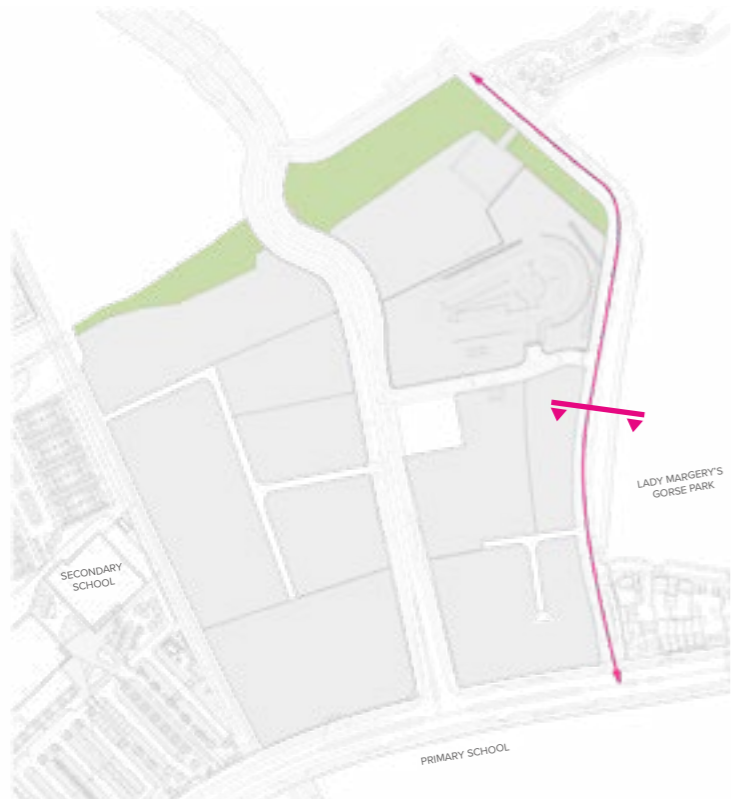
- 4 All main entrances and windows to face onto the street.
- 4 Use of low hedges/walls where necessary and appropriate to delineate transition.
- 4 Strong definition to built edge provided by a near continuous building line.

FIGURE 17/18 : CITY STREET - ILLUSTRATIVE SKETCH

CODING PRINCIPLES

- 1 **Building Form**
 - Minimal breaks between buildings to contain the street corridor.
 - Principal elevations facing the street with minimal set-back to enhance the sense of enclosure.
 - Consistent ground floor heights to provide consistency at street level.
- 2 **Height**
 - 2-4 storeys in general.
- 3 **Treatment of Public Highways (in accordance with approved Movement Code)**
 - 2x 6.75m wide carriageway with 3m central verge with tree planting
 - 2m wide verges with trees and/or parking bays either side of carriageway.
 - 4m redway either side of carriageway.
 - Non-direct access.
- 4 **Frontage Types**
 - Strong definition to built edge provided by a near continuous building line.
 - Use of low hedges/walls where necessary and appropriate to delineate transition between street corridor and semi-private frontage space.
 - All main entrances and windows to face onto the street to ensure a strong level of natural surveillance.
- 5 **Architectural Style & Treatment**
 - Principal elevations fronting City Street.
 - Use of projections, recesses and bold colours to animate elevations
 - Contemporary styling
- 6 **Building Materials**
 - Material choices that establish a formal urban character (i.e. more regular and manufactured materials/e.g. wire cut/smooth brick and flat profile tiles).
 - Generally freedom of material choices where this would complement other buildings in the town centre and adjoining existing parcels - particularly those that would form part of the same street scene.
 - Extra consideration given to key buildings (see above) - For example, bold statement colours.

Residential Street (as approved by the MKWEA Movement Design Code 2008)



- Route that connects the City Street and Link Street to smaller tertiary routes.
- Street trees provided along the whole route in verges.
- Visitor parking bays provided between street trees where appropriate.

FIGURE 19 : RESIDENTIAL STREET - SECTION

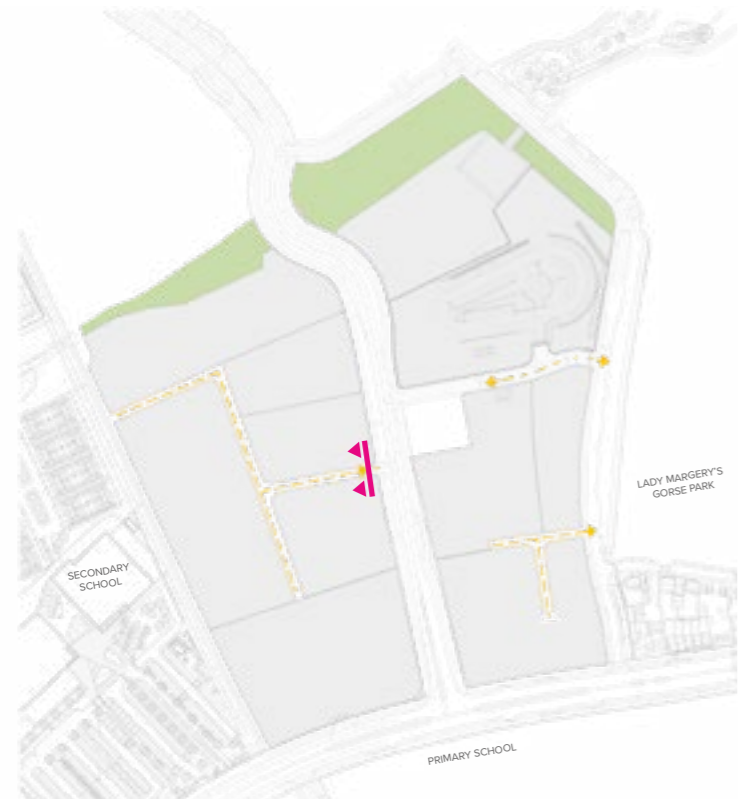


- 1 Principal elevations facing the street with minimal set-back to enhance the sense of enclosure.
- 4 All main entrances and windows to face onto the street to ensure a strong level of natural surveillance.

FIGURE 20: RESIDENTIAL STREET - ILLUSTRATIVE SKETCH

- 1 **Building Form**
 - Semi-formal arrangement and form to create a transition in character from the formal City Street to less formal areas.
 - Principal elevations facing the street with minimal set-back to enhance the sense of enclosure.
 - Consistent ground floor heights to provide consistency at street level.
- 2 **Height**
 - 2-2.5 storeys in general.
 - Taller building forms on corners to emphasise permeability.
- 3 **Treatment of Public Highways (in accordance with approved Movement Code)**
 - 5.5m wide carriageway
 - 3m wide planted verges with trees and/or parking bays either side of carriageway.
 - 2m wide footway either side of carriageway.
- 4 **Frontage Types**
 - Strong definition to built edge provided by a near continuous building line.
 - Use of low hedges/walls where necessary and appropriate to delineate transition between street corridor and semi-private frontage space.
 - All main entrances and windows to face onto the street to ensure a strong level of natural surveillance.
- 5 **Architectural Style & Treatment**
 - A variety of building styles, colours and materials to create a transitional zone.
 - Use of projections, recesses and bold colours to animate elevations.
- 6 **Building Materials**
 - Material choices that establish a transition in character between formal City Street and less formal tertiary streets (i.e. less regular/rough cut brick and roof tile types).
 - Generally freedom of material choices where this would complement other buildings in the town centre and adjoining existing parcels - particularly those that would form part of the same street scene.
 - Extra consideration given to key buildings (see above) - For example, bold statement colours.

Community Street (as approved by the MKWEA Movement Design Code 2008)



- Common tertiary/minor street typology.
- Provides a safe residential environment with a common surface treatment across the corridor that engenders slower vehicle speeds.
- Minimal carriageway width with occasional visitor parking.



FIGURE 21 : COMMUNITY STREET - SECTION

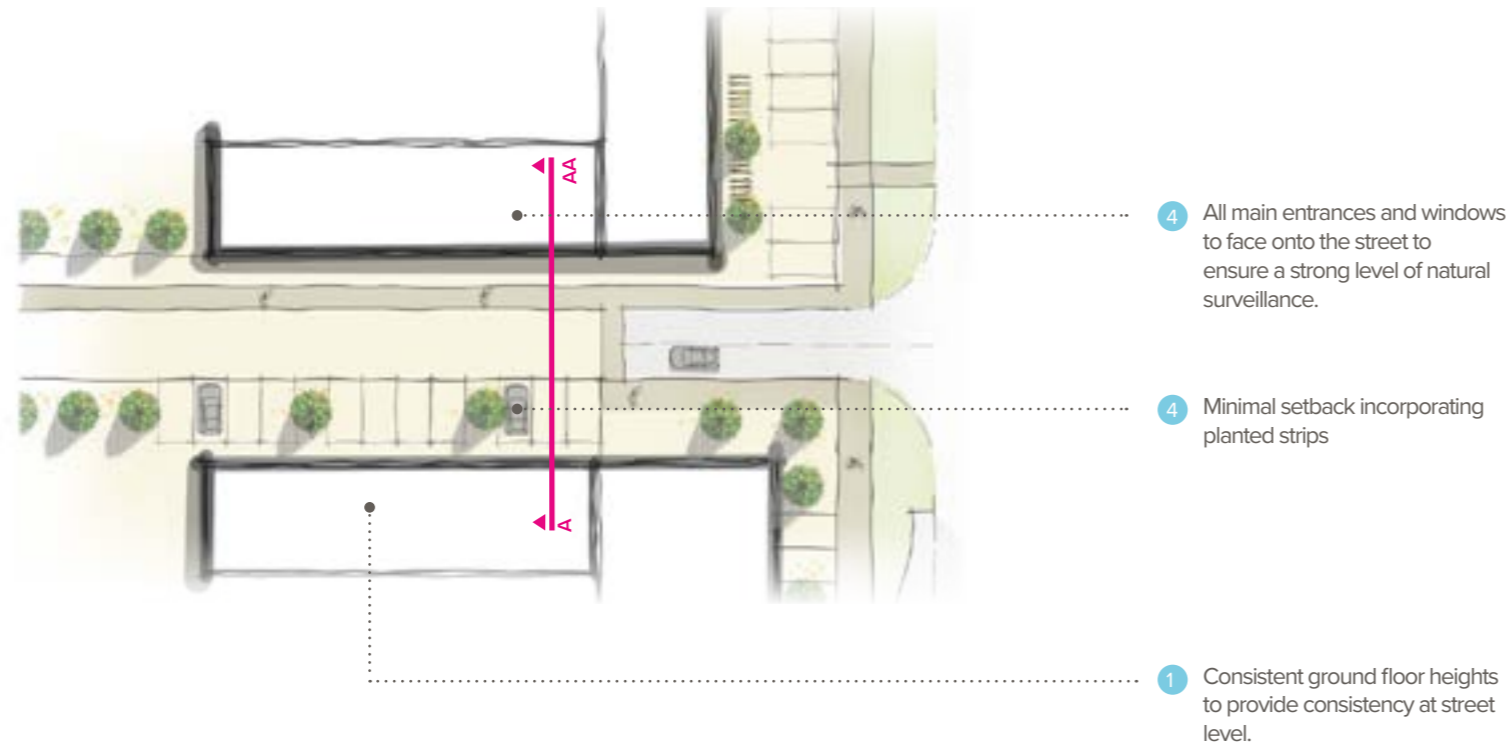


FIGURE 22: COMMUNITY STREET - ILLUSTRATIVE SKETCH

- 1 **Building Form**
 - Formal arrangement and form using various building typologies arranged in groupings to create a more intimate sense of scale.
 - Principal elevations facing the street with minimal set-back to enhance the sense of enclosure.
 - Consistent ground floor heights to provide consistency at street level.
- 2 **Height**
 - 2-2.5 storeys in general.
 - Taller building forms on corners to emphasise permeability.
- 3 **Treatment of Public Highways (in accordance with approved Movement Code)**
 - 6.8m wide shared surface including occasional parallel on street parking.
 - 2m wide and 1.2m wide footpaths either side of shared space.
 - 5m length perpendicular parking bays in groupings of no more than 3 separated by planted strips.
- 4 **Frontage Types**
 - Minimal setback incorporating planted strips using climbing species to add greenery to elevations and street scene.
 - All main entrances and windows to face onto the street to ensure a strong level of natural surveillance.
- 5 **Architectural Style & Treatment**
 - Use of projections, recesses and brick detailing (e.g. hit and miss, alternate coloured courses) to add interest to elevations.
 - Varied roof form and arrangement to create an interesting roofscape within blocks.
- 6 **Building Materials**
 - Varied material and colour choices to add visual interest.
 - No over-dominance of one particular brick type or colour.
 - Extra consideration given to key buildings (see above) - For example, bold statement colours.

10. Materials Palette

10.1. General Approach

10.1.1. A general approach to materials is provided that will allow further detailed discussion to take place at Reserved Matters Application stage. Whilst there is a need for consistency in materials in general, the town centre allows an opportunity for a greater freedom of material choices where this would complement other buildings. A well-considered elevational treatment is necessary through all built form in the town centre in order to create successful composition.

10.1.2. The Design Code does not seek to address architectural details (such as doors, canopies, eaves), however these will be required to be co-ordinated into a cohesive solution for each Reserved Matters Application.

10.1.3. The Milton Keynes Residential Development Guide SPD (2012) recognises that there is no traditional dominant local building material in Milton Keynes. It advises that a simplistic approach to materials should be taken, both in type of materials used and the extent of the palette.

10.1.4. To ensure a coherent street frontage, the SPD recommends that:

- The number of materials is restricted (to a single primary material and a small number of accent materials);
- The same materials are employed in the same parts of the facade or frontage; and
- No more than 3 facing materials should be used per elevation or street frontage.

10.2. Indicative Palette

10.3. The table right indicates the mandatory palette of external materials that would be considered to be acceptable for new development in Whitehouse Town Centre. Primary and accent materials are suggested; common materials represent the principal material used whilst accent materials can be used on particular features (e.g. on corners or as window surrounds). The palette of accent materials serving to reinforce the distinctiveness and legibility throughout the coding area without detriment to the distinctiveness of the MKWEA as a whole.

MANDATORY EXTERNAL MATERIALS PALETTE

← PRIMARY →

← ACCENT →

WALL



Render



Timber cladding



Metal cladding



Glazing



Red Brick or similar



Buff Brick or similar



Blue Brick or similar

ROOF



Slate Composite or similar



Dark Red Textured Clay Tiles or similar

11. Street Furniture

11.1. Indicative Street Furniture

11.1.1. The diagram left provides an indication of the types of street furniture and lighting to be used within the development and the general approach to the application of street furniture which allows for formality or informality depending on the type of location. Mandatory Principles outlined above should be referred to in the first instance to determine the character of a particular location on the development before street furniture is selected. Any non-typical street furniture would need to be agreed with the relevant highways authority.



11.1.2. Seating located throughout the scheme will respond to place, for example, the main square in the town centre will be more formal, whereas the Green Corridors will be progressively informal. As a result there will need to be variety in material, form and character.

11.1.3. A simple selection of bins and bollards located throughout the scheme will subtly respond to place, character and local context, addressing formality and character in a coordinated /similar manner with/ to seating.

11.1.4. Signage/ wayfinding should be incorporated into the design, where appropriate as part of a site wide strategy to ensure simplicity and coordination.

11.1.5. Various lighting methods (Street lights, tree uplights, path lighting) will be incorporated around the scheme to create a cohesive lighting strategy that enhances street hierarchy, provides visual interest and promotes safety.

11.1.6. High quality themed play equipment will be developed within each play area to create a cohesive set of play spaces that challenges the needs of children with varying ages/ability. Timber equipment can provide a natural approach and allow play areas to sit within the landscape.

11.1.7. Incidental play and creative land modelling can be located where appropriate to encourage informal play and social opportunities/ interaction.

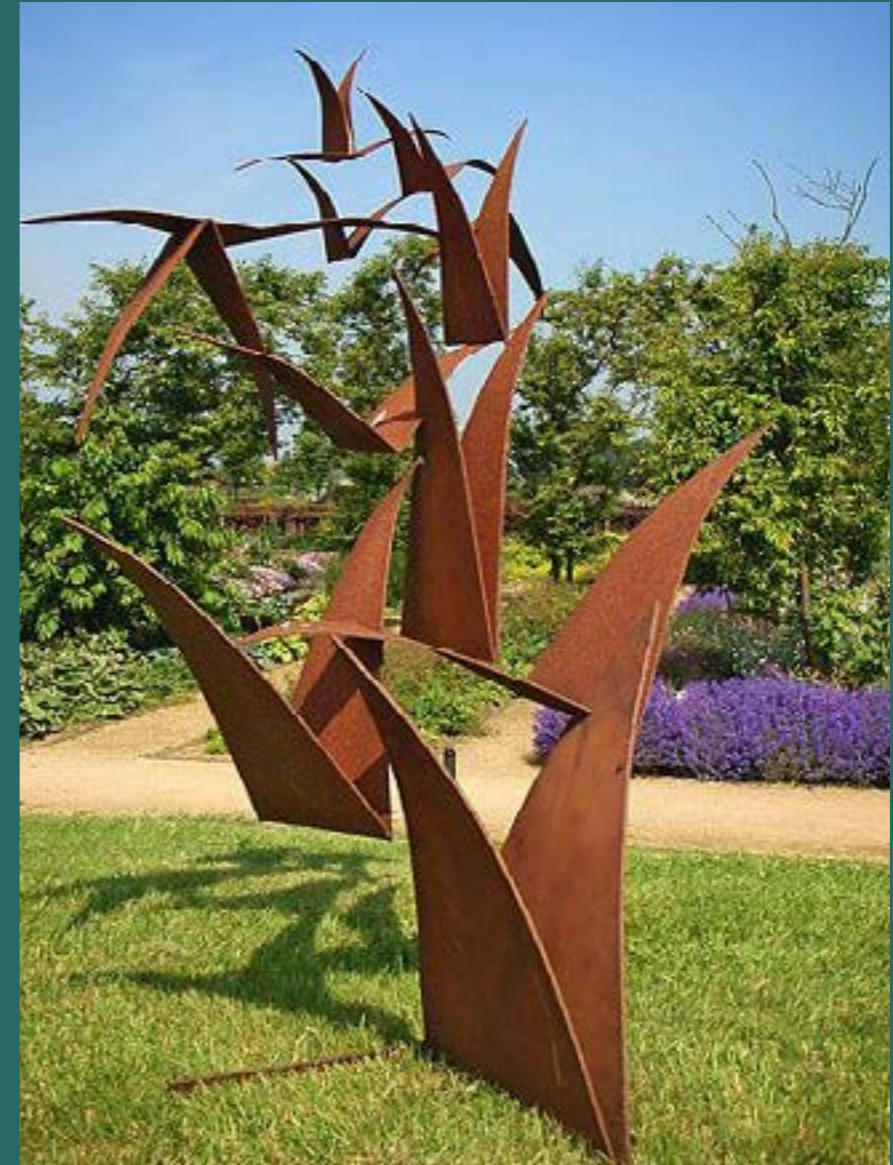
12. Public Art

12.1. Context and Approach

12.1.1. Public Art should be considered as an intrinsic part of the design of the public realm. The provision of Public Art is a dynamic process, where the ideas, commissioning, and implementation stages involve local communities and stakeholders to achieve a preferred approach. Public art may evolve as temporary, or more permanent; it may be a process, community project, festival, or event; or a longer term physical form. It should always relate closely to its surroundings, and may be experienced through a variety of senses such as lighting, sound, movement, as well as visual.

12.1.2. Opportunities for public art may include the creation of features inspired by interpretation of the site's characteristics and history within the public realm - for example through planting, landforms, sculptures, signage (including locating past heritage features) and street furniture.

12.1.3. Public art will be required within the Community Square and there are opportunities for public art using paving, trees (e.g. pleached) and sculptures. Reserved Matters applicants should discuss their proposals with the Council's Public Arts Projects Officer at an early stage in the design process.



SECTION D /
COMPLIANCE CHECKLIST

13. Compliance Checklist

13.1. Overview

13.1.1. The Compliance Checklist below sets out the key requirements of the code in tabular form and provides a useful cross reference tool to the fundamental components of the Design Code. Full compliance with the code is expected, and a full supporting justification will be required for any deviation from it.

13.1.2. Designers of Reserved Matters Applications are required to take full account of the provisions of the Design Code prior to formulating any detailed proposals.

13.1.3. The compliance checklist should be used as an aide memoir throughout the design process as an iterative tool. This must not be restricted to two-dimensional layout but be designed holistically including landscape, built form and materials. The designer must complete the compliance checklist, fully explaining and justifying any non-compliant aspects of the proposal.

13.1.4. A completed compliance checklist must be submitted as part of the Reserved Matters Application. In determining Reserved Matters Applications, MKC should establish that proposals are wholly compliant with both national and local policy and guidance and the Design Code unless non-compliance can be fully-explained, justified and acceptable in all respects.

MKWEA WHITEHOUSE TOWN CENTRE COMPLIANCE CHECKLIST

Do proposals comply with the mandatory written design principles of the design guide, in respect of:	Design Code Ref:	Compliant? Yes/No	Comment/Action
KEY SPACES & FRONTAGES			
Community Square	P30-31		
City Street Key Frontage	P32-33		
Park Key Frontage	P34-35		
Green Corridors	P36-37		
LANDMARKS			
Existing Health Centre	P40-41		
Community Building	P42-43		
Key Gateway Building	P44-45		
Key Vista Termination	P46-47		

Do proposals comply with the mandatory written design principles of the design guide, in respect of:	Design Code Ref:	Compliant? Yes/No	Comment/Action
MOVEMENT HIERARCHY (AS APPROVED BY THE MKWEA MOVEMENT DESIGN CODE 2008)			
City Street	P50-51		
Residential Street	P52-53		
Community Street	P54-55		

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Define | Unit 6
133-137 V Street | Birmingham | B3 1SF
T: 0121 2371914 W: www.wearedefine.com