

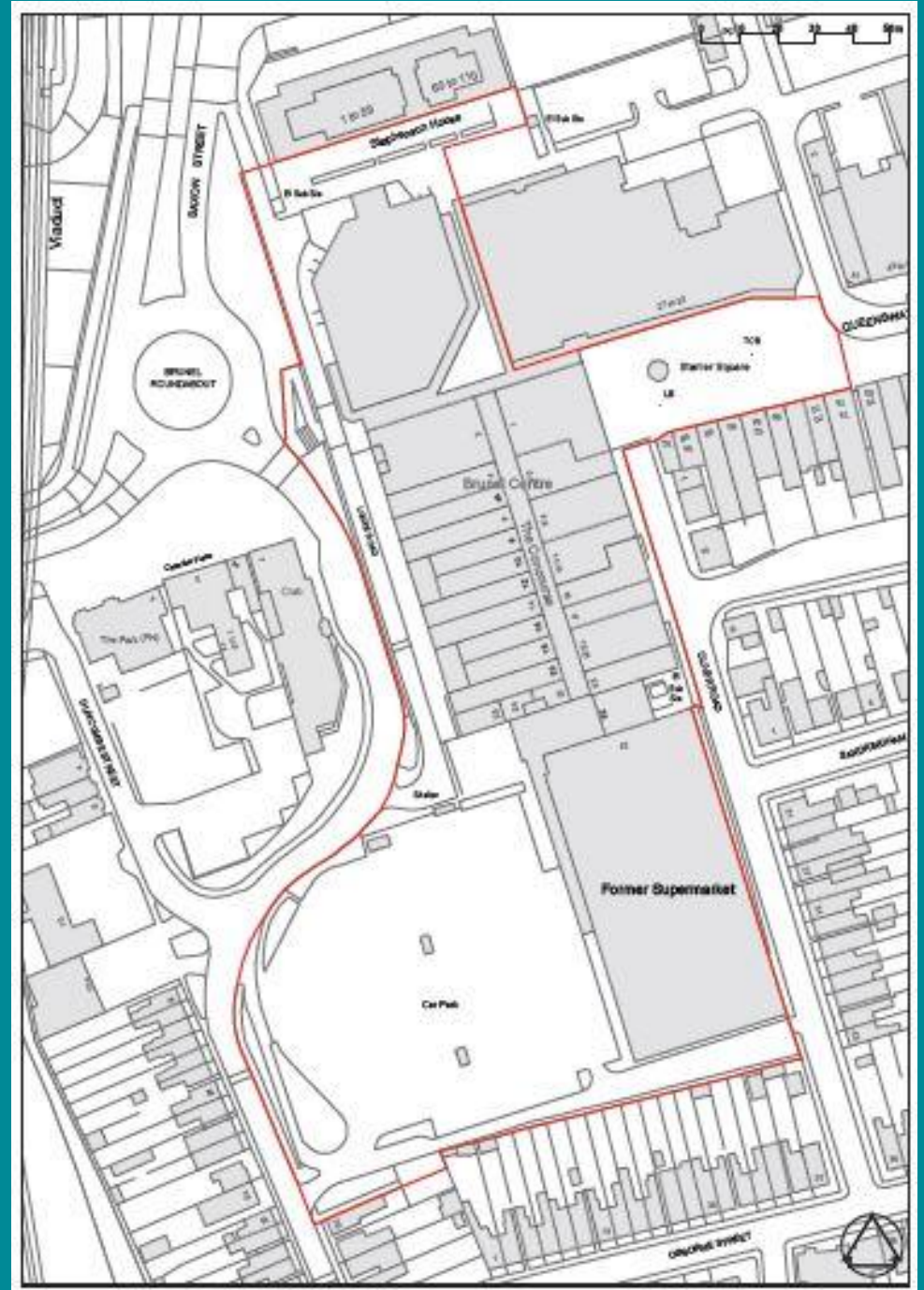
Brunel Centre Development Brief

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Brief Area

- The brief covers the Brunel Centre, the former Sainsbury's and Wilko stores and Stanier Square
- The site is in the ownership of MKDP and MKCC



Purpose and Status of Brief

- Provides planning guidance and design principles for development of the site.
- Not a planning document.
- A material consideration in determining applications albeit with limited planning weight.
- Assist with marketing of the site by MKDP.



Policy Context: Plan:MK

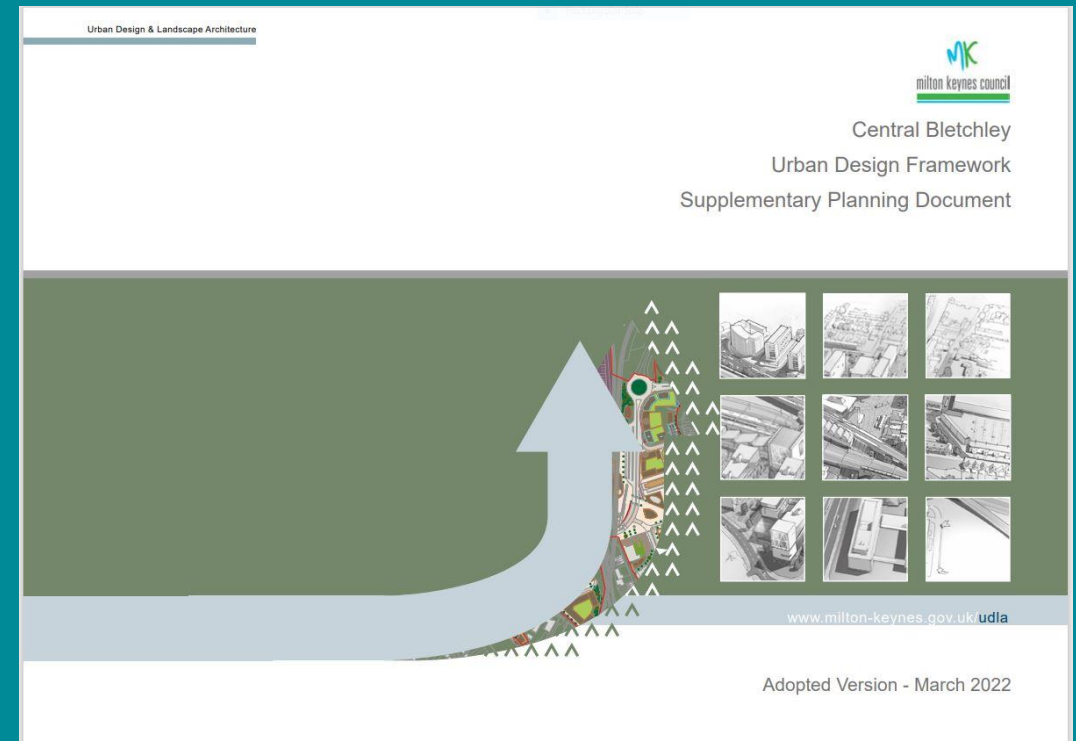
- Policy SD16 provides strategic policy for the wider Central Bletchley area
- Policy ER9 designates Bletchley as a town centre in the retail hierarchy
- Policy ER18 – the interior of the Brunel Centre and the front of the former Sainsbury's are primary frontages



Policy Context: Central Bletchley

Urban Design Framework SPD

- Adopted March 2022
- Material consideration in planning decisions
- Brunel Centre site lies within Town Centre West Opportunity Area
- Development should take account of proposals for the adjoining opportunity areas



Policy Context: Central Bletchley

Urban Design Framework SPD

- Establishes key development principles
- Redevelopment of the Brunel Centre site
- Reconnection of Queensway to Buckingham Road



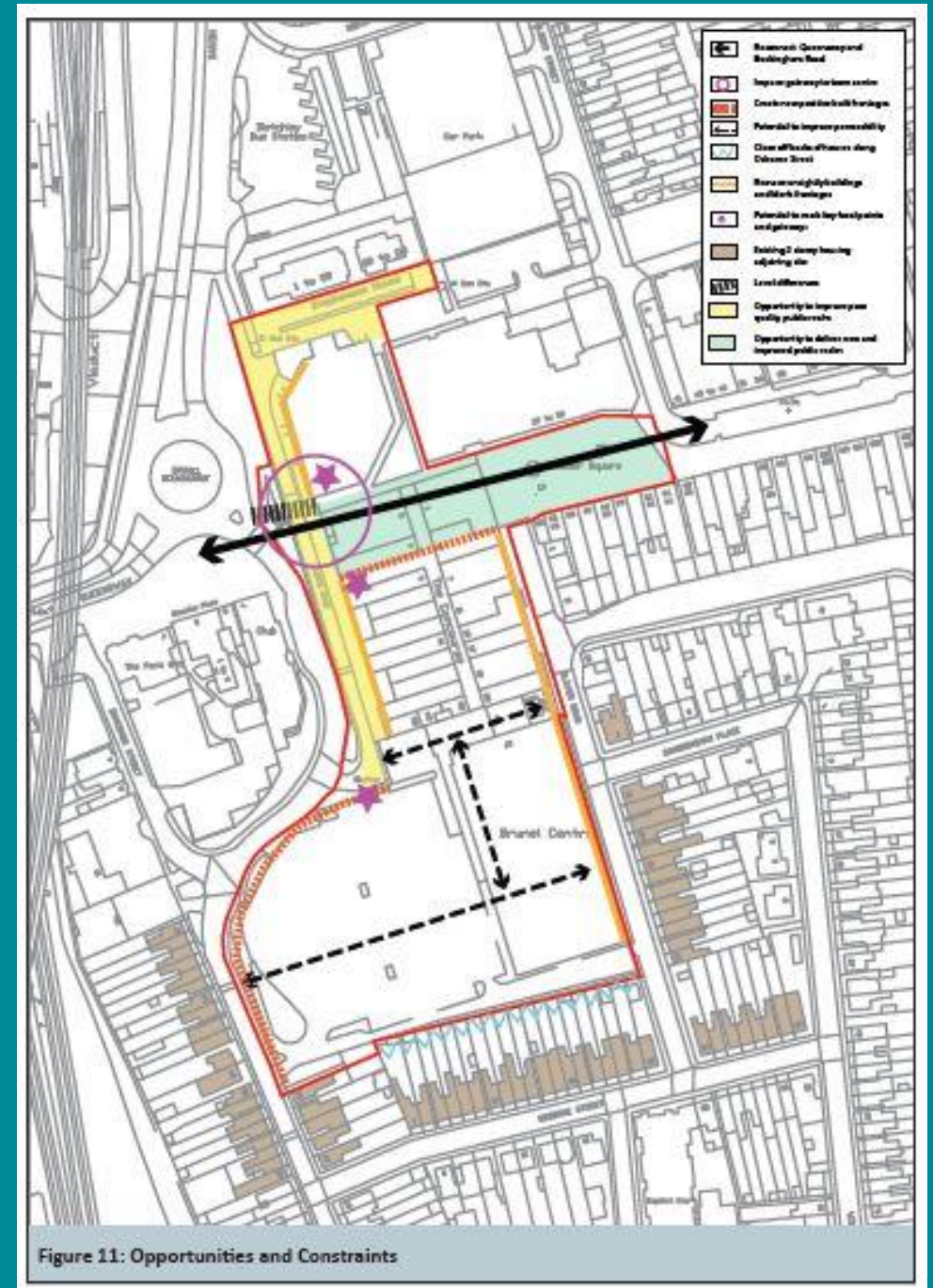
Contextual Analysis

- Current uses on the site
- Surrounding uses and built form
- Access and transport



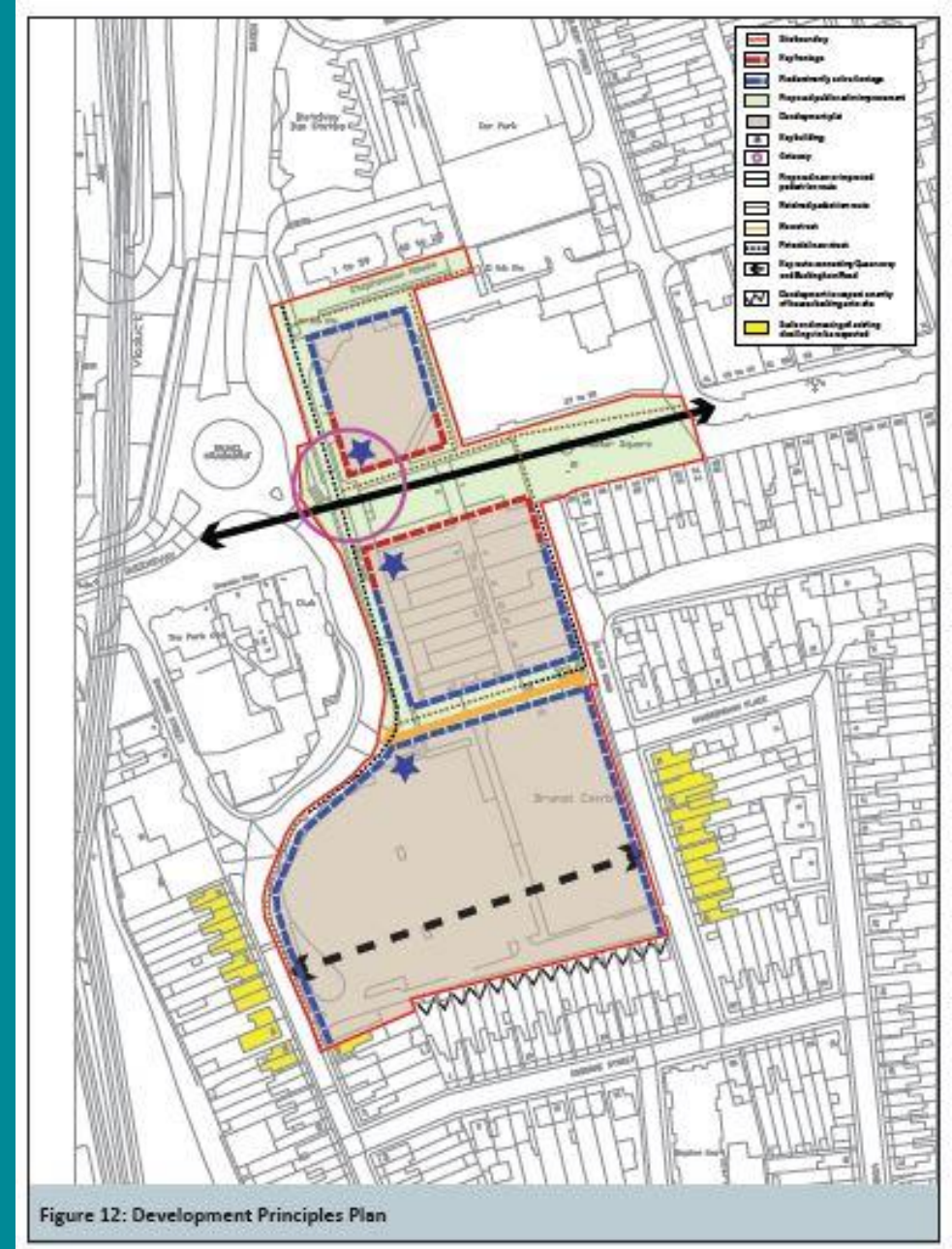
Opportunities and Constraints

- Opportunity to reconnect Queensway and Buckingham Road
- Mark key focal points and gateway to town centre
- Create positive frontages to public realm
- Improve pedestrian permeability
- Existing 2 storey housing
- Level differences
- Accommodating servicing



Development Principles

- Mixed use development including housing
- Ground floor retail frontages
- Complementary town centre uses
- Outward facing development
- Insertion of new streets



Development Principles

- Reconnect Queensway and Buckingham Road
- New gateway to Queensway marked by key buildings
- Active frontages to Duncombe Street and Oliver Road
- Scale and massing to respect amenity of adjoining housing



Example of residential above active ground floor frontage



Integrated parking solution (Vizion Development, CMK) where the car park entrance is kept to a minimum and designed as part of building facade

Next Steps

- Consultation runs until Thursday 23 November
- Comments by email to urban.design@milton-keynes.gov.uk or in writing to Urban Design Team, Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ
- Approval of final Brief by MKCC in the New Year