

**TOPIC**

Milton Keynes is a planned 'New Town' that was built by the Government in the 1970's to relieve the housing demand in the South East of England. This demand for more homes has continued, with Milton Keynes set to expand to 400,000 inhabitants over the next 15 years. To structure this growth, the town masterplan will focus on two areas, the intensification of the city centre (directly adjacent to the study area), and the creation of two new residential districts on the outskirts. Bradwell Common is adjacent to the city centre, and has the potential to become an architectural prototype for these new urban developments.

CONURBATION

The Study Area is located within Bradwell Common residential district next to the northern edge of city centre. Although is connected to the city by an existing footbridge that spans over the high-speed A 509 arterial road, it still feels separated from the centre. The challenge for the study area is to re-appraise this condition, investigating how these residential districts can connect to the city centre, and how the wider area could be diversified in the future to include commercial, office, or leisure facilities. The study area is currently served by a number of local shops, restaurants, schools, and a community centre.

SITE

Bradwell Common is an open, sloping site that is overlooked on the north and east sides by detached housing, with a main road lying to the west and green space to the south. There is a wide strip of planting that acts as a protective buffer zone to the busy A 509 road, but this also enhances the sense of isolation from the town and reinforces the sub-urban feel of the site. The architectural site should concentrate on providing different types of housing for the area, while responding to the site topography.

Population: 216.850

Study area: 4 ha

Project area: 0.5 ha



AERIAL PHOTOGRAPHS COURTESY OF ENGLISH PARTNERSHIPS

**PROGRAMME**

Competitors should look to create inventive housing solutions that challenge the existing surroundings and investigate issues of density, adaptability and massing. Local planning regulations stipulate that new development will have to be a maximum of 4 -5 storeys, however this may increase towards the A509 due to the site gradient.

Issues**Social Functional**

Although the project site is designated for housing, thought should be given to the future of the proposals, specifically how the housing units could be converted to accommodate other retail or commercial functions.

Sensitive Issues

Currently, the project site is open land that is accessible to all. As a result all architectural proposals will need to carefully address how to balance access to public / private external space on the site.

1.0 car spaces per dwelling (including parking on the street) are required. Competitors should propose ways of integrating car parking into the development to ensure that cars do not visually dominate the built form, landscape or public realm.

Sustainability

As a town, Milton Keynes has a successful history of creating innovative and sustainable buildings. Therefore, competitors are urged to consider how environmental concerns, technology and building products could positively affect the design and implementation of new housing at Bradwell Common.





