

Bring dead edges to life

Mono-functional commercial developments (industrial, business, retail, leisure, office or science parks), are clusters of low-density facilities that in recent years have formed drive-in estates cut-off from their surroundings. They remain one of the most problematic challenges for urban designers concerned with creating integrated mixed developments.

Clustering low density facilities in marginal locations is only justifiable where noise or pollution emissions prevent closer integration with residential areas and low grade urban land (such as adjacent to a railway) can be utilised.

The preferred approach is to locate such employment and commercial uses in such a way that they link to nearby centres with access to public transport, are accessible off main routes and are also in walking distance of as much housing as possible. If ‘big-boxes’ or ‘sheds’ are unavoidable, then ensure they are accommodated within a perimeter block structure, with a public frontage and high quality landscaping. Allow for future retrofitting and densification, especially of their often excessive parking areas (see 3.3.4).



The development of Broughton Atterbury in Milton Keynes is intended to become a model high quality urban extension

Broughton Atterbury, Milton Keynes: <i>Extending the City</i>	
Location	North eastern Milton Keynes
Promoter	English Partnerships
Design Team	Facilitators: English Partnerships, The Prince’s Foundation Master Planners: EDAW Development Briefing: English Partnerships
Site Area	55 hectares
Density	750 dwellings @ 34 dwellings per hectare average. 27,525 m ² commercial @ 40% site cover
Project	Framework plan for a development located at the edge of the new city of Milton Keynes which is being promoted as an urban village and includes the existing hamlet of Broughton. The development area includes landfill on former sand pits and will comprise: <ul style="list-style-type: none"> • 750 dwellings, including home working • 27,500m² commercial/employment/workshops • First School • Linear Park • Recreation and social facilities
Details	Broughton Atterbury was selected to explore the potential for the development of a new urban village in Milton Keynes. The Prince’s Foundation assisted English Partnerships in pulling together stakeholders including local residents, community representatives and officials, business people, police and special interest groups. A Planning for Real weekend attended by 120 people resulted in a vision and brief for consultants to prepare a master plan based on urban village principles of mixed uses, quality urban design and sustainability. The master plan formed advanced infrastructure works and the preparation of individual site development briefs which incorporated pioneering requirements on sustainability and energy conservation. The first commercial and residential developers have been selected by assessment panels - including English Partnerships, Milton Keynes Council, the Prince’s Foundation, National Energy Foundation, local residents, and the Building Research Establishment (BRE) - and meet the exacting design, sustainability and financial criteria set. In addition, the proposals will assist the BRE in establishing Building Research Establishment Environmental Assessment Method (BREEAM) Estates, a new standard for assessing the sustainability of site development.
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