



A sustainable residential extension to the iconic grid of Milton Keynes

Milton Keynes Western Expansion Area

Gallagher Estates

ICENI PROJECTS – CASE STUDY

The Design Team was involved in ongoing work for the Western Expansion Area, following previous work on the ‘Masterplan and Highway Design Code’, approved in 2008.

Paul Drew (of Paul Drew Design, now Design Director at Iceni) was instrumental in the production of masterplan and design code material for the Western Expansion of Milton Keynes. Two Design Codes for parcel 10.1 (Ph1 and Ph 2) and parcel 10.3 were approved in mid-2013. The Design Codes provide briefing for approximately 3,000 dwellings, 4 schools, town centre, employment area, community sites and areas of public open space.

Later, a 3rd Design Code for parcel 10.4 for approximately 1000 dwellings was approved by the Local Authority. The Code builds on the pattern of previously adopted codes and includes cross references to Milton Keynes’ policies on housing design.

The Codes firstly set out the overall landscape strategy, housing densities, building heights, character and materials palette of each area. The Codes then analysed each development parcel setting out the parameters for the building layout, parking strategy, streetscape materials, building heights and building frontage conditions.

All of the work across numerous phases of the Western Expansion Area relied on close contact with Milton Keynes Council, who coordinated the approval of the Design Code, as well as producing the coding details for the adjacent site.

5 interesting facts about the project

1: THE GRID

The scheme is based around an inverted version of a typical Milton Keynes grid road, complemented by mixed use and higher densities.

2: ARCHAEOLOGY

The remains of an Iron Age settlement have been found on the site, with works continuing to uncover further evidence.

3: EDUCATION

The scheme and design code includes the provision of three primary schools and a secondary school.

4: CHARACTER AREAS

The masterplan for the wider site includes seven distinct character areas, which draw influence from the landscape and other key features of the site.

5: LANDSCAPE FRAMEWORK

The overall plan respects and responds to its ecological setting including the retention of existing hedgerows, wetlands, clusters of mature trees, and migratory routes for wildlife.

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