1.0 Introduction

1.1 The Design Code has been developed to address Condition 5 for the redevelopment of 'The Point Site; (Application Number 13/01729) It sets out a summary of the condition;

1.2 Purpose of Design Code: To ensure that the development hereby permitted suitably addresses its location and that the development is of sufficient quality to offset the loss of the existing structure at this location.

1.3 Structure of Design Code: The following pages set out both the mandatory requirements and principle direction the proposed development should follow. It explains in text and diagrams the principles that will guide the designer.

1.4 Using the Design Code: The designer should take account of the granted planning permission on this site and follow and implement the design principles set out in the following Design Code.

1.5 The submitted Design Code shall set out the key principles and benchmark the quality for detailed design stage.

1.6 The design principles for the development include (but not limited to) the following details: building height, building massing, building materials, key elevational and architectural principles, sustainable construction, access and servicing, location of entrances, weather protection, extent of active and/or animated frontage, public realm materials including footways, landscaping, street furniture and linkages to the surrounding public realm.

1.7 The Design Code relates to the approved parameters plans and to the site’s prominent location within Central Milton Keynes and with respect to the grade II listed centre:mk Shopping Building.

1.8 The Reserved Matters submitted shall be in accordance with the Design Code.

1.9 Flexibility is built into the Design Code to allow the designer to develop the design accordingly. This mainly relates to internal building configuration, visual appearance and selection of materials.

1.10 The Design Code has been prepared following consultation and feedback from Milton Keynes Council and key stakeholders. There have been four workshops held in Milton Keynes to allow for this Design Code and the wider development to be discussed.

Figure 01: The Point - Aerial Photo
Create a range of uses that support the primary shopping area and ensure the layout reinforces the CMK grid

2.0 Scale & Massing

2.1 The approved parameter plans (illustrated in figures 02, 03 & 04) set out a variation in the building form:
- Length: between 100m - 116m
- Width: between 59m - 66m
- Height: between 9.25m - 25m

2.2 The design will pay attention to the human scale at the ground level and be rigorous in its design to respect the Grade II listed Shopping Building.

2.3 The design should be such that a new marker within the city centre is created.

2.4 The design must create a height to provide a sense of enclosure along Midsummer Boulevard East and should be at least 2-3 storeys high.

2.5 In accordance with CMKAP (p.52), the design will establish as fine a grain of development as possible. This should be achieved through a mix of uses within the development that will provide variety and diversity. A certain amount of flexibility should be retained to ensure the proposal fulfils the needs and requirement for modern retailer, food & beverage and leisure operators.

2.6 Prominent articulation on the corners along Midsummer Boulevard East will promote urban wayfinding. These will complement a main entrance that should have a relationship with the existing porte cochères.
Enhance the quality of the pedestrian environment by maximising active frontages

3.0 Active Frontages

3.1 In accordance with CMKAP G7: “ground floor blocklet frontages facing the public realm shall be expected to provide predominantly active frontages including offices, shops, retail showcases, cafés, restaurants, service providers, civic and cultural uses and artistic installations, subject to viability. Design facilitating passive surveillance will be encouraged.”

3.2 Active frontages along the North-West edge will help to reinforce the creation of planned potential civic space on Midsummer Boulevard. The active street edges should respond not only to today’s opportunities but also be flexible for any future conditions.

3.3 Design facilitating passive surveillance will be encouraged.

3.4 In accordance with CMKAP (p.71) to avoid wide service gates on Lower 9th Street, an internalised service yard for deliveries will be required.

3.5 According to the CMKAP and highlighted on figure 06 - The Point site has two different conditions that it must conform with. Frontages facing Midsummer Boulevard must be active with mixed uses and weather protection. The frontages to Lower 9th and Lower 10th Street should be active where practical with weather protection. The priority is to promote activity to the Midsummer Boulevard facade.

3.6 As suggested in Milton Keynes Core Strategy and CMKAP, a Public Art Work element could be integrated into the façade’s lighting strategy. It should engage with the public realm. The area of public realm immediately in front of the proposal development, adjacent to Midsummer Boulevard, could facilitate a community meeting point.

6.13 The strategy is to turn the retail core, with its inward looking shopping malls, into a more outward looking driver of the city centre as a whole, with visitors exploring a diverse and mixed network of Boulevards and Streets. Through its heart runs Midsummer Boulevard East. Places will be created to stimulate animation, celebration and congregation, possibly to include a civic space or square that will be at the heart of the city centre.
**Deliver protected pedestrian routes, which are aesthetically attractive**

### 4.0 Weather Protection

4.1 In accordance with CMKAP G7: “development comprising blocklet frontages shall normally provide continuous weather protection and shelter with a depth of at least two metres at the same level as the adopted pavement”. The weather protection will be inside the site boundary.

4.2 The weather protection should be of a contemporary design and must not detract from the overall building massing. The surrounding buildings will provide precedent as to how the weather protection will be provided.

4.3 The design materials must be of the highest quality to ensure there is a consistency with the surrounding public realm as per the CMK Handbook (PR).

4.4 Design relates to the adjacent existing public transport nodes.

4.5 The porte cochères and immediate public realm are situated outside of the site boundary, however the site relates to these areas and the adjacent existing public transport nodes. Therefore it is important for any proposed development to align with the existing porte cochères from Midsummer Boulevard.

4.6 Due to the standalone intention of the original Point building, the surrounding porte cochères did not connect with the development. This design decision can be reappraised with regards to any future development on the site.
Respect the setting of the heritage context, whilst delivering innovative, contemporary and high quality architecture

5.0 Visual Appearance & Architectural Principles

5.1 The layout, form and appearance of the proposal will provide a positive contribution to local character and seek to contribute towards a distinctive sense of place. The material palette could take inspiration from the wide range showcased in the surrounding area.

5.2 The design will use high quality and durable materials to create a unified expression across the design. Materials will be selected to contribute and to reflect Milton Keynes’ reputation as a forward thinking, innovative city.

5.3 The design will consider how it makes reference to the previous building and its prominent nature.

5.4 The proposal should create enclosure to the surrounding street-scape, it should respond to the established vistas created by the MK grid. Edges of the development should be defined at back of the pavement as per DMKAP.
Deliver overlooked public realm which adopts Secure by Design principles

6.0 Security

6.1 The design must follow the guidance set out in the ‘Secure by Design’ recommendations which assists in the creation of safe, well lit, welcoming environment around the building with good sight lines overlooking from active frontages and extended opening times for the leisure and food and beverage offer.

6.2 The development should have a clear demarcation of its public and private areas.

6.3 The design should identify the perimeter security and access strategy.

6.4 The development should incorporate clear and legible signs.

6.5 The development should have integrated storage and servicing facilities which should be well monitored and well maintained to eliminate antisocial behaviour.

6.6 The building shell / envelope and surrounding new pavement should be designed and constructed from high quality durable materials to encourage appropriate behaviour around the building.

6.7 The development should incorporate security lighting and CCTV both externally and internally.

6.8 Vehicle borne counter terrorism measures should be considered within the landscaping and street furniture design.

6.9 Example of best practice can be seen in figures 015 and 016.
Create a sustainable mixed use destination

7.0 Sustainability

7.1 The development should achieve a minimum BREEAM rating of ‘Very good’

7.2 The orientation of building will be considered.

7.3 The development will encourage active lifestyle for all the users with the provision of cycle parking/storage and associated facilities including showers and lockers.

7.4 The development will integrate green infrastructure as part of its design - This might include green or brown roof design, growing spaces or green wall.

7.5 The design will employ good thermal fabric details and meet/exceed Part L2a: 2010 limiting fabric U-values.

7.6 The design should follow specification of building elements in accordance with the Green Guide to Specification.

7.7 The design will utilise water efficient sanitary fittings.

7.8 The proposal will incorporate energy efficient light fittings.

7.9 Compliant thermal and lighting controls should be used.

7.10 Low and zero carbon technology have been explored and roof mounted photovoltaics have been considered feasible for integration in principle.

7.11 Energy monitoring will be incorporated into the design.

7.12 The development will follow sustainable procurement practices.

7.13 The design incorporates an adequately sized bin store which caters for segregation of recyclables alongside provision for a compactor and baler.

7.14 A ecological planting and enhancement strategy will be followed.

7.15 Sustainable construction practices will be followed.
Hammerson (Milton Keynes) Limited: Owner and Developer

Benoy: Architect

WSP: Engineering, Ecology, Sustainability & Transport Consultant

Savills : Planning Consultant

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0.0 Document Suite

Redevelopment of The Point, Milton Keynes
Design Code
February 2018

Reserved Matters - Design And Access Statement
February 2018

Core Strategy
Adopted version
July 2013