

LINDEN HOMES

Land at Westcroft, Milton Keynes

Welcome

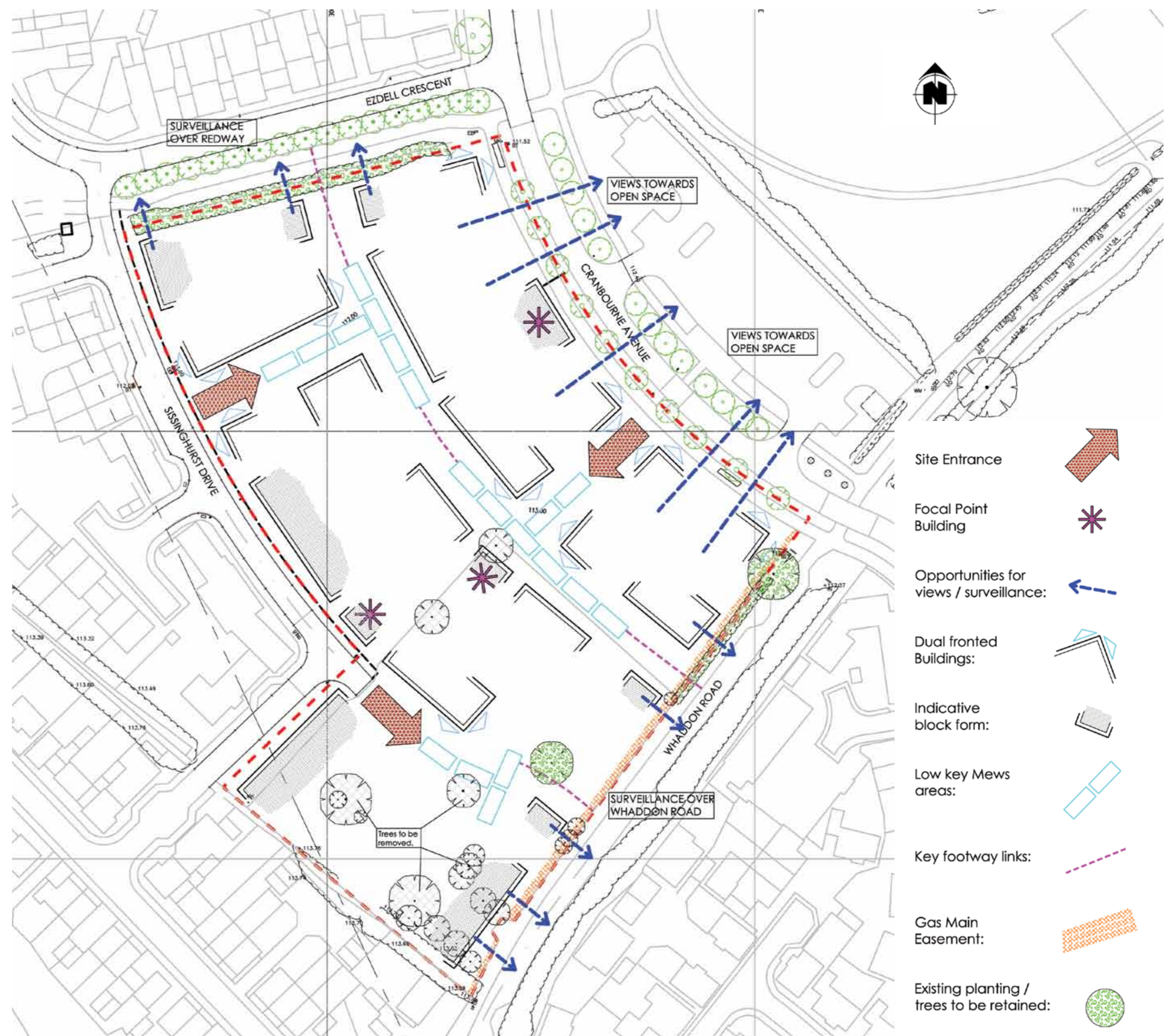
Welcome to Linden Homes Midlands' (Linden) static exhibition displaying proposals for the development of land at Westcroft, Milton Keynes.

As you might be aware, this site already has outline planning permission, and Linden is now proposing to develop an attractive and high quality scheme of 67 new homes on the site, including a provision of affordable housing.

Ahead of the plans for the site being finalised and a formal Reserved Matters planning application submitted, Linden wishes to provide the local community with an opportunity to view and comment upon the proposals. Working with the local communities in which it operates is a key part of Linden's planning and design activities in relation to all of its proposed new developments.

On the following display panels, you will find information about the proposals for the site, including details about what is proposed and the design and appearance of the scheme.

Please also take the time to fill out a feedback form to let us know what you think of the plans.



Existing Linden Homes developments

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Scheme proposals

Linden is proposing to develop the site, which is currently disused and undeveloped land, with a scheme comprising 67 new open market and affordable homes with a view to creating a new high quality development.

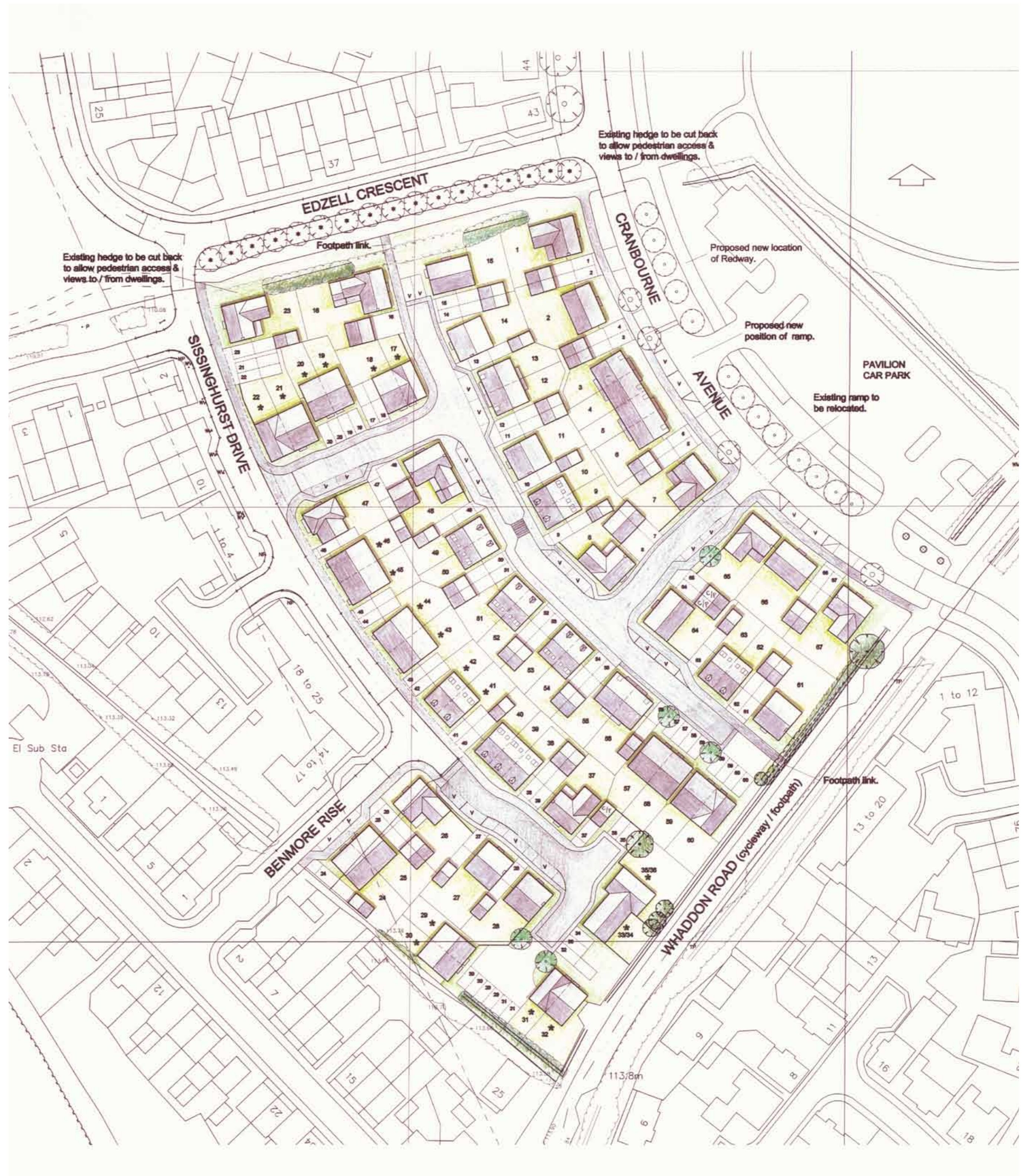
The scheme would comprise:

- 4 x one bed maisonettes
- 8 x two bed homes
- 21 x three bed homes
- 34 x four bed homes

In accordance with planning policy, a total of 20 dwellings (30% of the overall scheme) would be designated as affordable housing and would range from the one bed maisonettes to the four bed homes.

Linden is proposing three accesses onto the site: two from Sissinghurst Drive and one from Cranbourne Avenue.

Linden is proposing a variety of parking solutions on site, including one parking court, parking on plot and garages. Parking is provided at a minimum of one space for the one bed homes, and two spaces for the other homes (garages are provided in addition to the parking spaces).



Site layout

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Design and appearance

The design and appearance of Linden's scheme has been based on ensuring that it meets its key objectives:

- The creation of an attractive, sustainable development and community that enhances this area of Westcroft;
- The provision of a residential development of the highest quality;
- Responding to the existing hierarchy of street types and built form to provide a development of appropriate character and scale.

Linden has based the appearance of the proposed homes on existing character areas surrounding the site. Linden is proposing to use a limited materials palette to create a coherent street scene, reflecting the predominantly brick dwellings surrounding the site utilising a mix of brick colours and textures. The development would use concrete roof tiles throughout.

Details such as porch canopies, window styles and balconies would reflect the existing variety of types used, helping the development to integrate with the existing homes in Westcroft. Linden is proposing a mixture of gable fronted and lean-to timber porches, with some formal door surrounds for the larger properties. Bay windows are proposed for a number of plots to help create a subtle variation in the street scene.



Proposed streetscene