New Horizons Proposal

CMK Town Council's Alternative Approach to Hermes' Proposed MSCP next to John Lewis

June 2014



MASSIVE GROWTH IN CMK

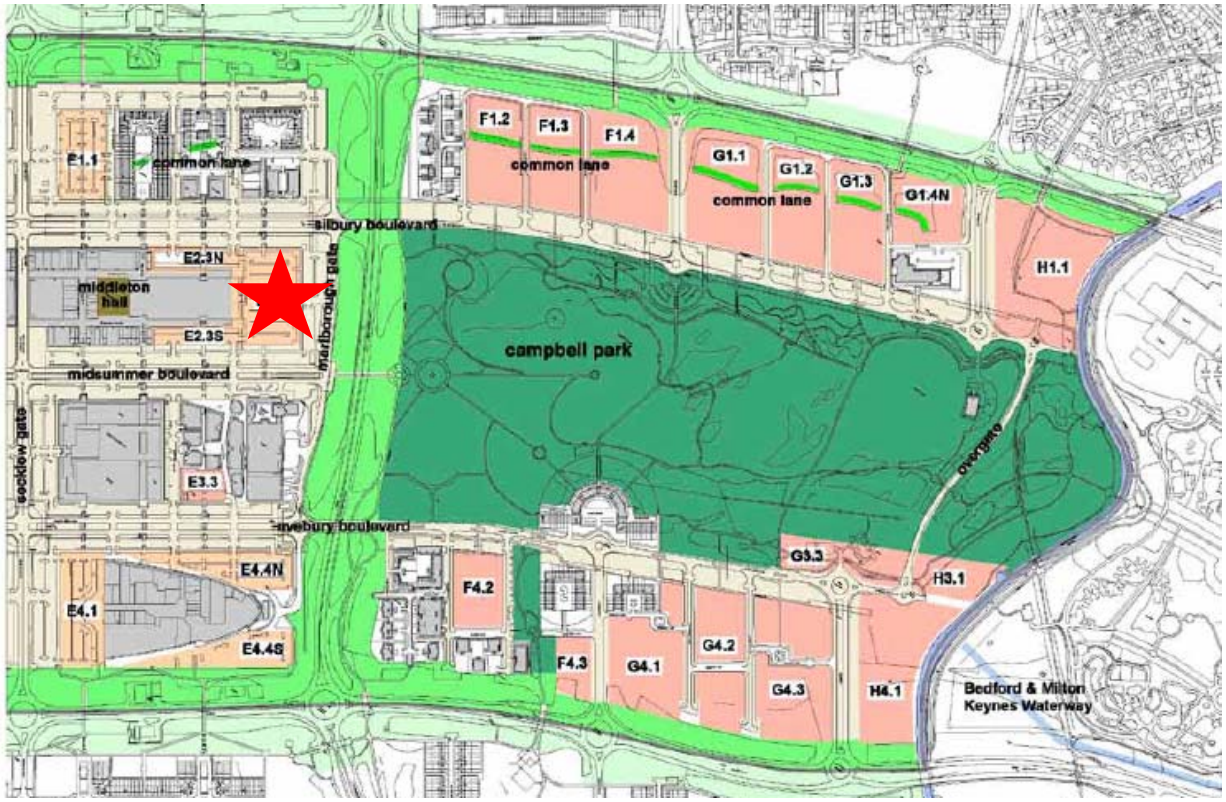
In the next ten years, CMK will see a massive increase in the number of residents, students, workers and visitors.

	Today	2026	Increase
Dwellings	2,000	7,000	5,000
Residents	3,000	10,000 – 14,000	7,000 – 10,000
Students	200	2,000 - 5,000	2,000 – 5,000
Jobs (workers)/day	30,000	45,000- 50,000	15,000 - 25,000
Visitors/day	100,000	130,000 - 150,000	30,000 – 50,000

Source: Core Strategy & CMK Alliance Plan

A SITE OF STRATEGIC IMPORTANCE

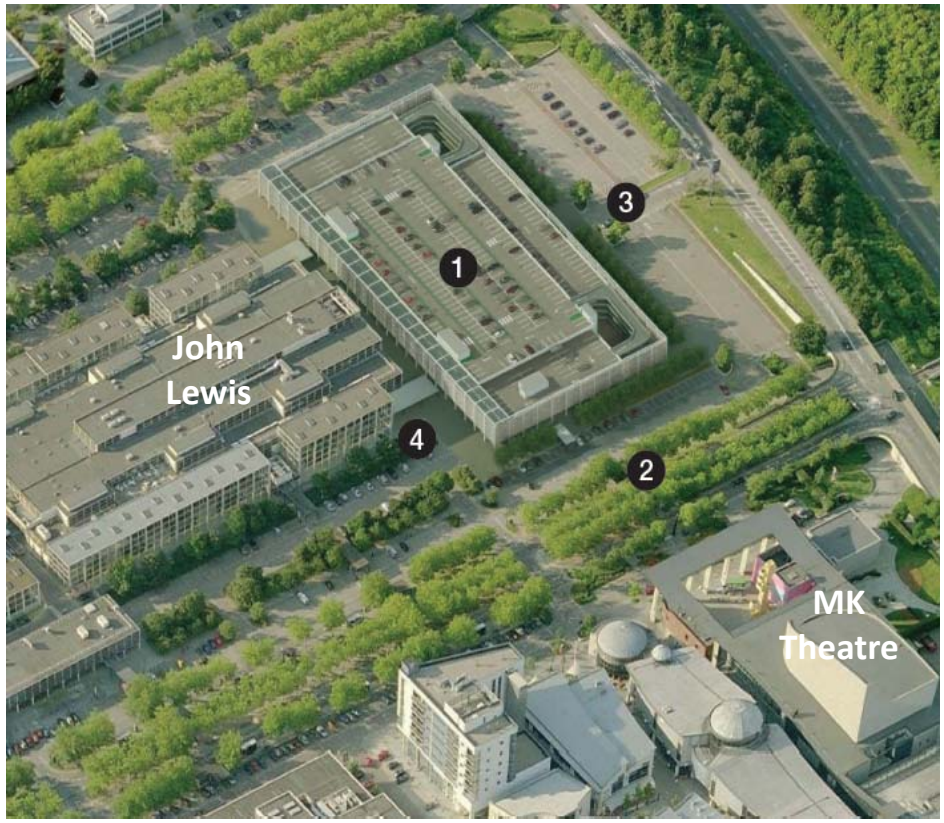
Most of this growth will be within a short walk of the development site. This is one of the most strategically important sites in CMK.



Undeveloped land Development site next to John Lewis

Source: CMK Alliance Plan

Problems with Current Proposal



Source: Design & Access Statement

❶ *MSCP is too big – covers the entire site with parking and nothing else;*

❷ *MSCP will not enliven Midsummer Blvd or enhance Theatre and Gallery;*

❸ *Poor access off single-carriageway will disrupt traffic flows and many bus routes;*

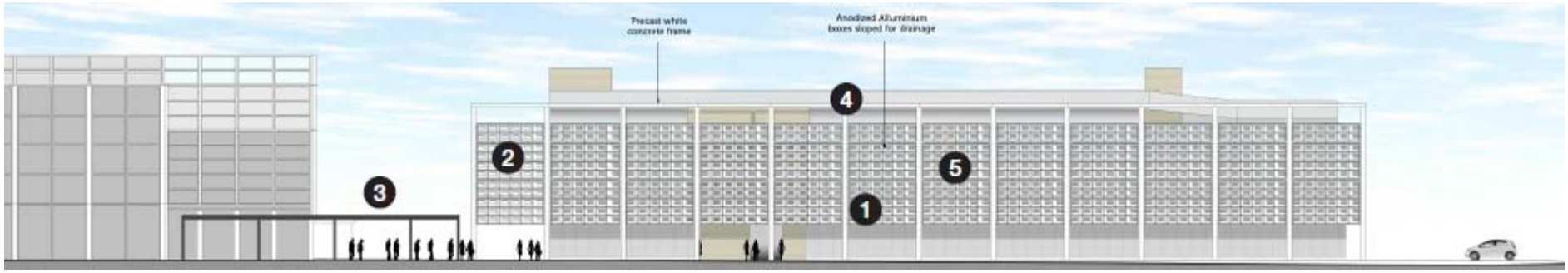
❹ *Acts as barrier to pedestrians and views over Campbell Park.*



Access issues previously caused traffic jams on Marlborough Gate

PROBLEMS WITH CURRENT PROPOSAL

Other drawbacks include the car park's monolithic, concrete design and long stretches of blank walls next to pedestrian pavement.





Source: Design & Access Statement

A BETTER WAY: NEW HORIZONS PROPOSAL

Concept = deliver a "mixed-use" multi-storey car park

- Deliver c.1,000 parking spaces in MSCP element
- Different access arrangements to keep traffic flowing on local roads
- Open up future development opportunities
- Provide new amenities and enliven Midsummer & Silbury Blvds
- Create well-lit, safe 24-hour north-south pedestrian route
- Enhance the Listed building and links to Campbell Park
- Enable phased development

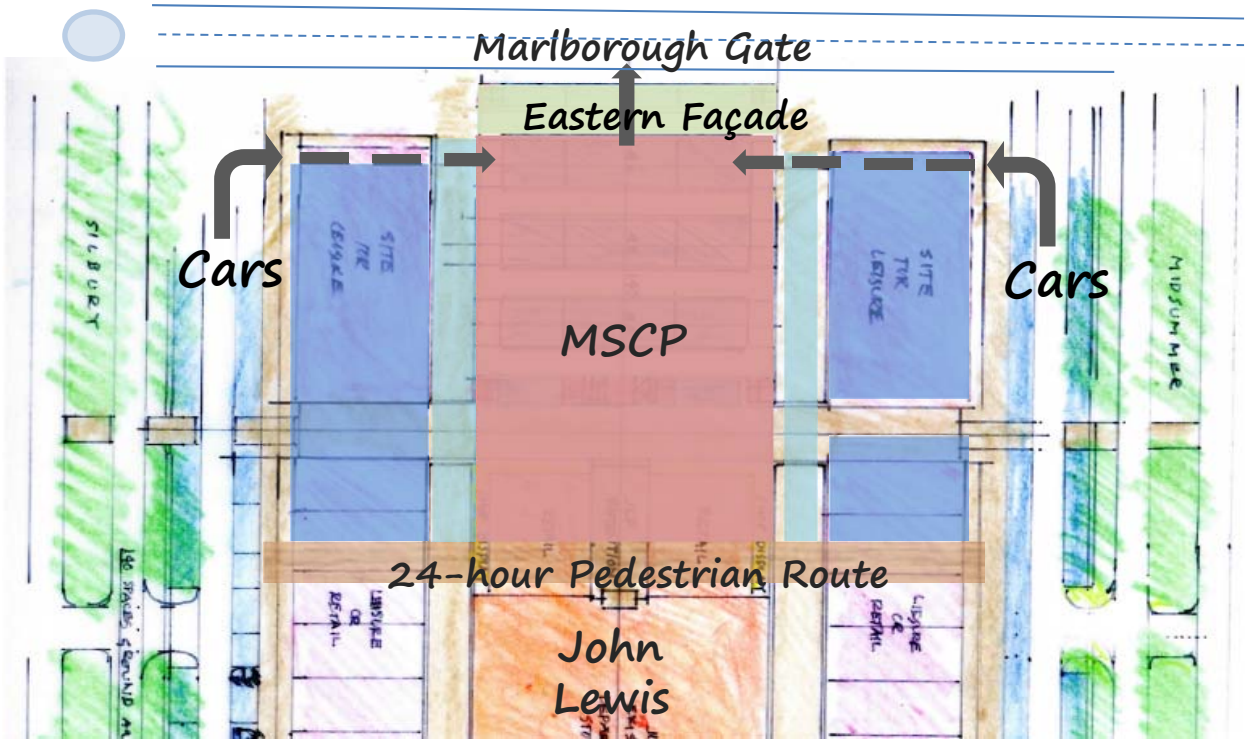


View from Midsummer Boulevard

New Horizons Proposal

Better access from two side entrances = fewer traffic jams, quicker bus journeys

Car parking hidden by external buildings that offer a mix of uses



GROUND LEVEL

CAR PARK **DEVELOPMENT OPPORTUNITY** **ARCADES EXTENDED** **EASTERN FAÇADE**

New Horizons Proposal

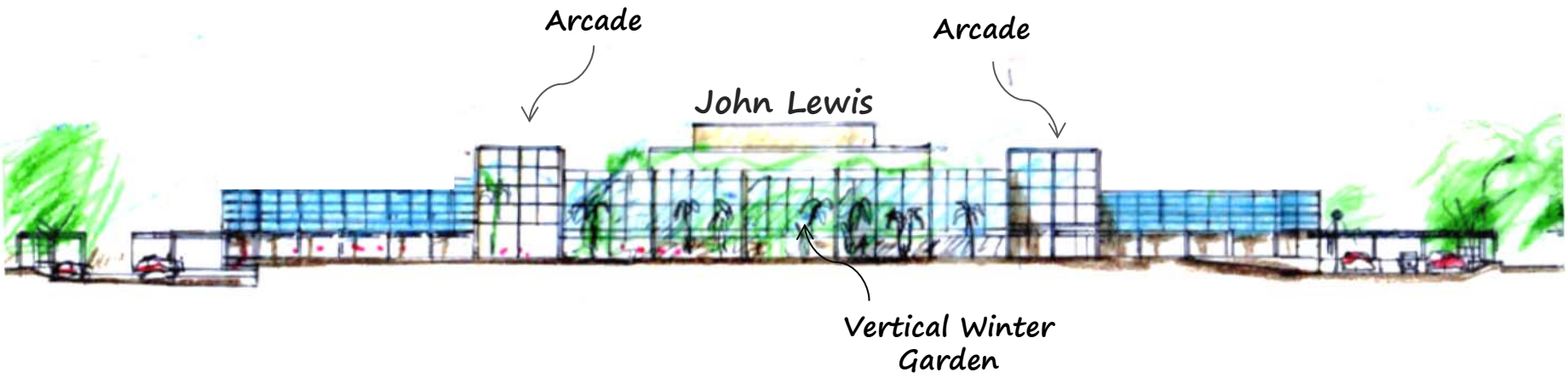
- Fulfilling needs of present and future residents, students, workers and visitors
- A natural extension to the shopping building
- Attractive from every angle



View from Silbury Boulevard

New Horizons Concept

- An inviting new destination
- Appealing to residents, visitors, theatre-goers
- Opens up unique views from winter garden over Campbell Park



View from Campbell Park

New Horizons Proposal = Win-Win

A win for Hermes

- **Deliver a better MSCP**
- **Create greater shareholder value** in future
  - development opportunities along flanks
  - extend dwell time with evening uses
  - More variety
- **Winning support** of the wider community
- Comply with **planning policy** and **strategic growth** objectives
- **Higher probability** of planning consent

A win for Milton Keynes

- Full use of strategic site to create a more **vibrant city centre**
  - lively frontages on boulevards
  - mixed use development
  - new jobs
  - enhancing cultural offer
  - new views over Campbell Park
- **Minimise risk** of grid-lock through better access and mixed used
- **Co-operation** instead of confrontation

WHICH WOULD YOU CHOOSE?

John Lewis



John Lewis

