



THE LAKES - NEW HOMES AND NEIGHBOURHOODS



Event 17
Design Exhibition at Spotlight
Saturday 28th September 2019, 12:00pm - 4:00pm

Purpose of Event:

- Presenting and gathering feedback on the latest development proposals for new neighbourhoods.
- Presenting and gathering feedback on the latest proposals for new homes (resident resettlement sites).
- Presenting and gathering feedback on the latest proposals for Warren Park.
- Presenting feedback from Commonplace Lakes Estate online map for wider environmental improvements.
- Presenting initial ideas for estate improvements



Who Was There:

- 14 Residents from Serpentine Court
- 30 Residents from wider Lakes Estate
- 2 Ward Councillors
- 1 Town Councillor
- Approximately 47 visitors in total



Feedback Gathered Through:

- Conversations with residents
- Post-it note and feedback forms

Organisations Represented:

- Milton Keynes Council
- Serpentine Court Steering Group (SCSG)
- HTA Design LLP
- Tpas



Environmental Improvements to the Lakes Estate

- Resident volunteers and other team members discussed and recorded wider estate issues with Lakes Estate residents and stakeholders.
- Residents and stakeholders were invited to comment on ideas for estate improvement areas.
- Please also visit the landing page to view comments: lakesestatemap.commonplace.is





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Comments on new neighbourhoods and new homes

Residents from Serpentine Court and the wider area were generally supportive of preliminary plans presented. Key themes and comments included:

New neighbourhoods and resettlement areas

- **Skene Close** – would like existing tree to rear to be retained for privacy; could the new houses be reduced in height, or even bungalows?
- Parking issues that were discussed with residents included: Will street bays be allocated with painted numbers? Parking permit might be acceptable but not if a paid system is introduced. Parking permits might help but can be difficult for visitors
- **Phase B Serpentine Court** - Worried about overlooking issue from the new flat blocks to the bungalows at Corin Close
- **Phase B Serpentine Court** - Also worry of telecoms signals been blocked by flat blocks; such as phone and sky signal.
- **Drayton Road** - 30 mph speed limit agreed with and encouraged. Some even saying it would be better if it was 20 mph. Most visitors supported speed limit reductions on both Stoke Road and Drayton Road.
- **Drayton Road** - Need a clear safe crossing from Drayton Road to Blue lagoon
- **Drayton Road** - Suggestion for permanent traffic lights pedestrian crossing on Drayton Road for crossing to Blue Lagoon
- **Stoke Road** - Better police patrols along Stoke Road needed
- **Stoke Road** - All visitors agreed with 30 mph speed limit
- **Stoke Road** - Neighbouring resident (Stoke Road South) concerned about access and anti-social behaviour at rear of gardens. The team explained to a number of residents that the police have been consulted to ensure the proposals are secure.
- **Stoke Road** – Views being blocked from existing





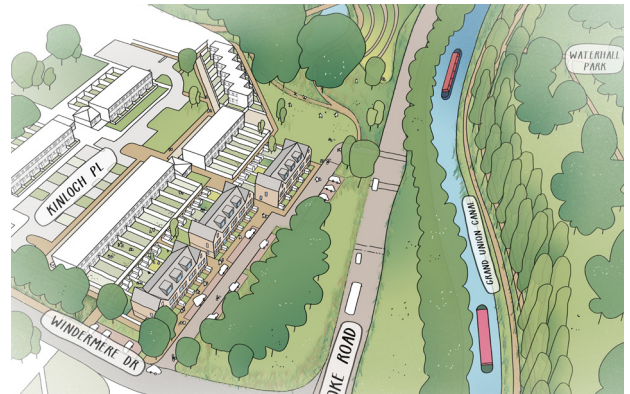
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homes was raised by residents backing onto Stoke Road.

- **Stoke Road** – Concern about pitched roofs potentially making new homes unnecessarily tall. The team noted that homes had been reduced in height in response to earlier summer exhibition and some roofs were being designed to accommodate bedrooms with dormers.
- **Phase A Serpentine Court** - Cullen Place residents (front onto park near new Community Hub) wanted to know that the footpath to the front of their home was being retained. The design team noted that all footpath required to access existing properties would be retained
- **Melfort Drive** - Busy road-mainly at school times. How is traffic going to managed and safety going to be maintained especially during the construction period?



Home types for resettlement sites

Residents from Serpentine Court were supportive of house and apartment types presented at the exhibition. Key themes and comments included:

- 4 bed looks nice and spacious.
- Can the single bedroom be made bigger to accommodate a double bed for a teenager?
- Window into bathroom and WC is good to see for new homes.
- It would be good to have a window into the utility if possible.
- Built in wardrobes preferred.
- 1 bed walk up – needs ground floor storage for buggy/bike store (young couple. New baby etc).
- Elderly down sizing resident would prefer a bungalow. 1 bed flat as next best solution but only if they have their own garden space (small dog, storage etc).
- Will open plan/closed plan really be an option?





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Several residents would prefer separate kitchen dining areas so further options for separation will be explored (especially in larger homes with teenagers etc.).

- One resident would be willing to contribute towards built in wardrobes.
- Three bedroom house – can the single room accommodate a double bed? Hard for teenagers/ older kids to get stuck with single person rooms.
- Utility room in flats as well as houses – positive response from everyone.
- Existing flat allows for fridge in separate room as well - can this be accommodated in utility space?
- Washing machine outside of open plan living space a must for all residents.
- Residents suggested that home types look spacious and are pleased with overall sizes.
- Off site and ideas for modular homes – residents questioned the appearance and wondered if the external walls can still be brick?



Comments on preliminary Warren Park plans

The preliminary Warren Park proposals were well received by residents and local stakeholders. All local stakeholders were pleased the park was being improved for the wider estate. Key themes and comments included:

- Most people were very positive about the Warren Park improvements - residents really like the layout, most people like the pond SUDS area and the idea of being able to walk to Waterhall or the Blue Lagoon was liked.
- Some caution over the open water SUDS feature proposed near Stoke Road – Most residents were appreciative of the requirement for rain water storage, however, safe boundaries, maintenance and fly tipping was raised as potential issues.
- Two residents (living next to the park) are





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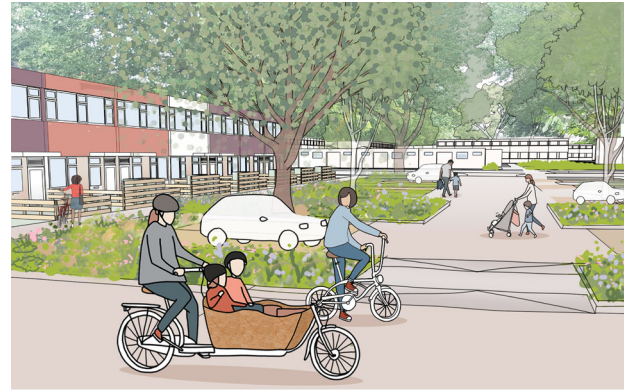
concerned by the skate park and noise (Design team noted that we were working with a supplier to get the design right, working with minimum offset distances from existing homes, also noting the reduced overall size of the skate area and need to be well overlooked to reduce antisocial behaviour).

- More Bins and dog waste bins need to be integrated into the park.
- All visitors like the fact that the Dinosaur is being retained / upgraded.
- Public toilets – can this be considered for the Community Hub?

Feedback on estate improvement areas

The exhibition event gave residents the opportunity to shape the layout and brief for the estate improvements by contributing ideas for the type of uses. Key themes and comments included:

- Temporary traffic Lights on Stoke Road junction with Windermere Drive not working properly – causing problems.
- Rubbish continually being dumped around Gairloch Avenue.
- Overgrown trees - Cut back / away from houses at Gairloch Avenue.
- Strangford Drive and Skene Close– several garages are in use garages in use.
- A long-term maintenance strategy is needed for the whole estate, how is the council going to be able to maintain the new proposals when they can't maintain what is already there.
- Waste management strategy for the whole estate needed.
- CCTV installed in the play areas for safety was suggested.
- Sheelin Grove – very poor footpaths / unsafe, and Council not maintaining small parking areas nearby.
- Currently people use the overgrown area behind Cullen Place as a toilet.
- Cullen Place – Some residents were positive about





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the garages being removed from the street - especially if parking would be improved.

- Cullen Place – Residents liked the idea of some of the garages being removed - they said they used them, but only as they needed them to guarantee a parking space.
- Some residents living near Drayton Road liked the idea of improvements to the communal courts, the most popular suggestions were small play items, bin cupboards and improved footways.
- Other estate improvements that were well received included improvements to main green footpaths through the estate, provision of new play facilities with more benches and lighting around the estate.
- A resident from the Skene Close area was happy to see some improved parking.
- More Bins and dog waste bins need to integrate into the park.
- Lighting and clear safe pathways are important to improve over the whole of the estate.
- Quality of paving - Some paths are totally obstructed, and residents clean the area themselves.
- Would residents be willing to do a clean-up day with neighbours? Some feel like there is no reciprocal engagement, i.e. Lots of people not interested in consultation as feel plans will go ahead no matter what. But if there was a more positive & active outreach to existing residents they might feel more like 'we' really care about what they think.
- Leven Close – concern about vehicular access bypassing Windemere Drive
- Existing trees and garages block light in the street.
- Several residents have not used Commonplace to date, so the team directed residents to the website.

