



## Farewell Food Centre, Hello 'E3 West'?

After Sainsbury's and Waitrose left the Food Centre several years ago the six-acre expanse has been in the doldrums.

Now, plans for a major redevelopment, named 'E3 West', reveal a scheme to deliver around 900 mid-market homes, from one bed studios to three bed apartments for sale and for rent.

"The ambition is to create a neighbourhood that represents a real city living choice for a wide range of people, not just temporary accommodation," said Roz Bird, E3 West Project lead with property developers MEPC.

MEPC spent more than a year exploring options to repurpose the building but due to its age and site configuration the company concluded that this was not an option.

After extensive consultation and feedback from advisors and local stakeholders, including CMK Town Council, MEPC recommended redeveloping the site in order to provide a residential-led, mixed-use development which would be open, integrated and reflect the classic infrastructure of Milton Keynes.

The resulting scheme, designed by Sheppard Robson architects, is

comprised of a series of slender buildings to maximise light, set within a new landscaped public realm which will be open to all to use.

The aim is to deliver a new, inclusive neighbourhood, and offer a mix of uses which will attract people to work, visit and live in this important location.

The neighbourhood will offer homes for a growing population and new employment space, at ground floor level, to attract a range of activities. The existing multi-storey car park will be retained for new residents to use.

Roz added: "Designed with the help and insight of key stakeholders we believe our proposals will deliver an exciting new and vibrant neighbourhood with the local community at its heart. A place to meet, live, work, create and take time out, this outward looking neighbourhood connects key spaces within the city."

MEPC will soon file detailed plans for the first phase of the development along with outline plans for the second phase, giving some flexibility over the next few years.

Timelines for delivery of both parts of the scheme will be five to 10 years.



## AUBREY PLACE - COMMUNITY SPACE

With planning permission granted, a new kind of apartment complex is coming to CMK. Instead of offering units for sale, Packaged Living Ltd will be building and managing all 300 apartments in 'Aubrey Place'. Residents' amenities include two rooftop gardens and a spacious, high-level lounge, while a flexible new community space on the ground floor will be suitable for a variety of programmed events. Since CMK is short of affordable places for local people to meet and hold displays, rehearsals, classes and so on, the Town Council has been working with the developer to help ensure that the space can also be used as a '21st century village hall'.

In order to root the space more firmly in MK, Packaged Living has commissioned its most famous artists, Boyd and Evans (whose lively impression of 1980's MK can be seen in the Central Library) to work on the design. "A great community and events area is always a key feature of our build to rent buildings. Working with Boyd and Evans, has been inspiring and I have no doubt will produce a great space," said Mark Woodrow, joint Managing Director.

Ed Ellerington, joint Managing Director, added "We're all excited about the progress we are making in bringing this building forward. We genuinely believe it will be a fantastic addition to Milton Keynes, providing a new standard of rental offering whilst providing an additional community facility."

Aubrey Place is likely to be completed within the next two years.



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## Welcome Gill!

A warm welcome to our new Town Councillor Dr Gill Kirkup, who has filled the vacancy left by Hilarie Bowman.

Gill has been a resident in Milton Keynes for more than 40 years, and has lived in Campbell Park since 2002.

She said: "I joined CMK Town Council because I believe in the importance for democracy of citizen engagement at the local level. I have only been able to do this since retiring. By joining the Town Council I want to protect and improve the environment and the lives of MKTC residents."

Gill worked at the Open University from 1978, until she retired in 2014.

During her time there, she progressed from Research Assistant to Senior Lecturer, and in the final decade of her career held senior roles within the Institute of Educational Technology in the Open University.

Her research covered educational technology as well as the wider field of gender and technology.

Gill has also been active in national and local campaigning organisations, and with MK Green Party where she has been an election agent, campaign manager and a candidate in local council elections for the last two years.

Gill volunteers with MK 'Refugees Welcome', at Milton Keynes Museum, and at the biennial MK International Festival.



Milton Keynes prides itself on having high employment, and being a city with a can-do attitude, but sadly it is also a place with high numbers of young homeless people.

One organisation in particular is doing its utmost to reverse the statistics.

YMCA has been a force for good in Milton Keynes since 1981, and has helped more than 10,000 young people in the area to date. They are working hard to ensure no youngster has to struggle on the streets, and believe their ambitious project to build a new £19m campus will have an enormous impact.

Whereas the current site has long been cramped and outdated the new campus will

provide much more supported housing for young people in Milton Keynes.

The campus is on schedule to open early in 2020, and will give 199 young people access to affordable accommodation, a dedicated pathway of support, including training and employment opportunities, well-being services and a number of social enterprises, including a café and a nursery that will provide residents with work.

A tiered structure will see them move through three stages of housing.

The YMCA project recently benefited from a National Lottery grant of £498,849,

which will cover staffing posts at the facility.

"Our new campus will enable us to provide local young people with a safe and affordable place to call home. Our accommodation, coupled with our dedicated support and well-being services, will help ensure the most disadvantaged in our community have access to the right support, training and employment opportunities

to help them reach their full potential," says Simon Green, CEO of YMCA Milton Keynes.

Fundraising to furnish the rooms

has proven successful with three quarters of the money already raised. Central Milton Keynes Town Council has also sponsored one of the rooms with a £2,500 grant.

*If you would like to donate visit [mkymca.com/get-involved/donate/](http://mkymca.com/get-involved/donate/)*

The land occupied by the original YMCA building has been sold to developers Grainger to fund the new YMCA. Builders Bowmer & Kirkland will deliver 139 one and two bedroom rental apartments on the space.



## 'A smart university for a smart city'

Following an international competition, the winning design for MK University was revealed at the end of July.

Hopkins Architects won the competition from a shortlist of five design teams.

In a statement, the architects told CMKTC: "MK:U presents a unique opportunity to re-think higher education by bringing new academic and commercial activity, jobs and social life to the town centre.

MK:U's identity and sense of place is established from the outset by creating a 'shop window' along Avebury Boulevard. A bold new urban frontage adopts the format of the original

MK vision with calm orthogonal buildings surrounded by greenery.

This creates an open permeable quarter rather than an enclosed campus with strong and clear connections to surrounding developments and residential courtyards that open on to the public realm."



## Cleaning up our streets



CMK Town Council Community Mobiliser Sue Nelson has been out and about in the parish, helping ensure our green spaces are clear of rubbish, with two recent litter picks hailed a success – and more dates in the diary.

Sue, who works with CMK Town Council one day a week, was

joined by a volunteer from the Green Gym and former town councillor Hilarie Bowman for the first session on South Row, and an area volunteer attended the pick in North Ninth and Tenth Street.

Items found included a bicycle wheel, drugs paraphernalia, bedding and two bags of bottles!

An area next to Centrecom is now clear of weeds too, and ready to be planted with wildlife friendly, drought tolerant plants and flowers which will turn the space into a haven for nature.

Residents had flagged up the litter issue in a recent survey by the Town Council. These picks will now be a monthly fixture on the calendar – and everyone is welcome to have a rummage!

“The picks are an opportunity to get out of the house and talk to neighbours and other people in the community. We’re a friendly bunch, so please do join us”, Sue said.

Forthcoming litter picks will be on November 30 and December 21, 10am-Noon. Meet outside Centrecom, 602 North Row, MK9 3BJ. Litter picks for South Row will take place on November 23 and December 14, 10am-noon. Meet next to the Beefeater Barn, Secklow Gate West. No experience necessary; all equipment provided. All welcome!

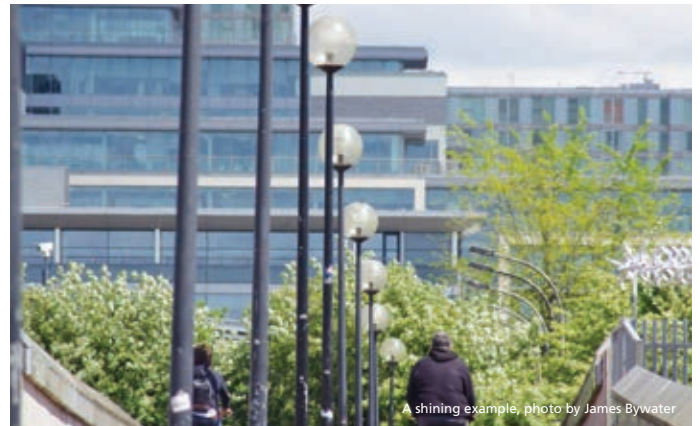
Contact Sue on 01908 661623 or email [sue.nelson@cmktowncouncil.gov.uk](mailto:sue.nelson@cmktowncouncil.gov.uk) with any queries.

## Spotlight on CMK

While other town centres have grown up over centuries ours sprang up just 50 years ago thanks to the vision of a small team of architects. From the spacious, leafy boulevards to the shape of the benches, the architects of the Development Corporation designed CMK’s public realm as a single, harmonious whole.

Yet just 30 years later (before he became a famous architect) the young Thomas Heatherwick warned MK Council (MKC) that piecemeal alterations “threaten to undermine this totality, and make the city bland”.

In the first of a series of articles about CMK’s remarkable design we start with just one of its distinctive features - the lights.



A shining example, photo by James Bywater

Most towns across the country use standard off-the-shelf street lights in their town centres, but Milton Keynes was designed with a bespoke system where the city centre, residential areas, industrial areas, redways and grid roads all had their own unique designs, giving each their own character.

Central to this was the use of spherical ‘globe’ lamps in CMK and residential areas, mounted on circular black columns in CMK and square brown columns in the housing estates.

Sadly, MKC has not been preserving this unique design. Over the past few years it has been steadily replacing this one-of-a-kind system with the same, standard, grey steel columns and off-the-shelf lights found almost everywhere else.

Concerned by the loss of local character, Thomas Walker (CMK Town Council’s consultations officer) teamed up. in his own time, with local street lighting enthusiast James Bywater to start a campaign to keep the classic designs. “We realise technology moves forward and support MKC’s aim to upgrade to LED lighting” say the campaigners, “but we believe this can be done in a far more sympathetic way than the current approach. LED globe lanterns are available but the council refuses to use them.”

The two started a petition on change.org which attracted 170 signatures from people who share their enthusiasm for MK’s design heritage.

They added: “After the petition we eventually managed to get a meeting with MK Council Highways Department. While the Council is sticking to their guns on most areas, they have agreed to look into retrofitting LED cells into the existing globes in some of the most heritage-sensitive areas, like around the listed Shopping Building in CMK.”

The struggle continues!

## Santander campus approved

Santander’s new ‘digital’ campus in CMK has won planning permission.

Nick Roberts, Head of Property at Santander UK said: “We’re really pleased that our plans to invest in

a new state-of-the-art campus have been approved by Milton Keynes Council. This is an exciting next step in the development of our flagship UK technology hub – giving our colleagues a cutting-edge working environment and reaffirming our long-term commitment and support for the local community.”

Construction is expected to begin on the site near Station Square in January 2020.



Night from the station, an artist impression of the new campus

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**Sunday 15 December**  
**Carols at the Rose,**  
**Campbell Park**

Wrap up warm and take a lantern to the Milton Keynes Rose for the annual Parks Trust carolling afternoon. It is an MK tradition, and fabulously festive.

Parking is available in the centre:mk car parks.

**Monday 11 November**  
**Armistice Day at the**  
**Rose, Campbell Park**

A commemorative service to pay respects to those who have given their lives in times of war. The event is led by The Cenotaph Trust, and the service begins at 10.45am, accompanied by a wreath laying and two minute silence.

**Every Thursday**  
**(term time only)**

**Lego/Duplo Club,**  
**Milton Keynes Library**

They provide the bricks - you bring the imagination! These events run on the first floor between 4pm and 5pm, and are open to everyone regardless of age.

**Until 22 December**  
**MK Skate Exhibition,**  
**centre:mk**

It's a small-known fact but Milton Keynes is a world-renowned skateboarding destination, and local skaters are aiming to represent Team GB at the 2020 Olympic Games in Tokyo.

This free MK Skate exhibition celebrates the skating culture, past and present. Find it in Sunset Walk.

Opening times are Wednesday-Saturday (11am-7pm), and Sunday (11am-5pm).

**For more details of these events and others, please see our website at [www.cmktowncouncil.gov.uk](http://www.cmktowncouncil.gov.uk)**

## Stubbs at the Gallery



Mares and Foals in a River Landscape c.1763-8

Technically brilliant, yet sympathetic to his subjects, the work of one of the UK's greatest animal artists is currently on show at Milton Keynes Gallery.

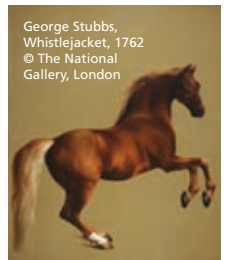
George Stubbs: 'all done from Nature' shines a light on the self-taught draughtsman, painter, printmaker and artist-scientist. Among the many beautiful portraits of horses on display is his masterpiece, 'Whistlejacket', on rare loan from the National Gallery.

Stubbs (1724-1806) might be best-known for his equine paintings, but the exhibition also shows depictions of dogs and exotic animals. His anatomical studies of humans and groundbreaking, forensic drawings of horses are also included. These were produced during an intense period of dissection and classification, and they are accompanied by a skeleton of a real horse; the majestic 18th-century thoroughbred 'Eclipse'.

"Looking at animals at a time when new species were being discovered has never been more poignant than in our own age of extinction," said MK Gallery director Anthony Spira.

"We hope that showing an Old Master in a New Town will bring contemporary perspectives to this extraordinary work."

The exhibition runs until 26 January 2020.



George Stubbs, Whistlejacket, 1762 © The National Gallery, London

## Visit Age UK MK for a 'knatter'

Older residents might be interested to hear that there is a friendly pop-in centre on the doorstep. At the Age UK Milton Keynes office, located upstairs near Iceland in The Food Centre, you can arrange to meet an adviser for free, confidential and independent advice on matters that affect older people or simply call in for a cup of tea.

It's the perfect opportunity to find out about the full range of support the charity provides, from help with housework and shopping to having your toenails trimmed or even training to use your smartphone. Also, Evans Mediation and Paralegal Services Ltd is working in partnership with Age UK MK to help people with Lasting Power of Attorney arrangements. Currently, you will need to ring to make an appointment for Tuesday and Thursday between 10am and 1pm.

The Knit & Knatter group (pictured) meets every Monday (10am-2pm drop-in) and every second and fourth Friday (10am - Noon). New members

are always welcome. Why not drop in for a cup of tea and a chat? Do bring your knitting!

And don't forget the friendly Snack & Chat cafe also operates from the premises. You can enjoy freshly-cooked hot meals, teas, coffees and sandwiches at very reasonable prices in pleasant surroundings.

Visit [www.ageukmiltonkeynes.org.uk](http://www.ageukmiltonkeynes.org.uk) for more details, or pop in at The Food Centre, 791 Avebury Boulevard, CMK.



The Knit & Knatter group in action

[www.cmktowncouncil.gov.uk](http://www.cmktowncouncil.gov.uk)



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