

SHENLEY PARK

Annex 6

**Local Centres, Primary Schools &
Care Homes study**

08.11.2022

LOCAL CENTRES

Local centre precedents

Newton Leys

Location: Bletchley, Milton Keynes

Public realm: central open space serving as a car park

Uses: Asda, 66-unit care home, 3 take-away shops, coffee shop, charity shop, barber shop, residential




Building Heights: 3-storey care home, 3-storey apartment blocks, Asda is a stand-alone building, the rest of mixed-uses are on the ground floor of 2-storey block with residential units on top.



Local centre precedents

Newton Leys



	Asda building	1100sq.m
	Asda plot	650sq.m
	66-unit care home	3600sq.m (over 3 storeys)
	GF mixed-uses: 3 take-away shops coffee shop charity shop barber shop	800sq.m
	Residential	2200sq.m (over 1 & 3 floors)
	Car park	3800sq.m
	Care home car park	1300sq.m

Local centre precedents

Jubilee Square

Location: Aylesbury

Public realm: central square serving as a car park

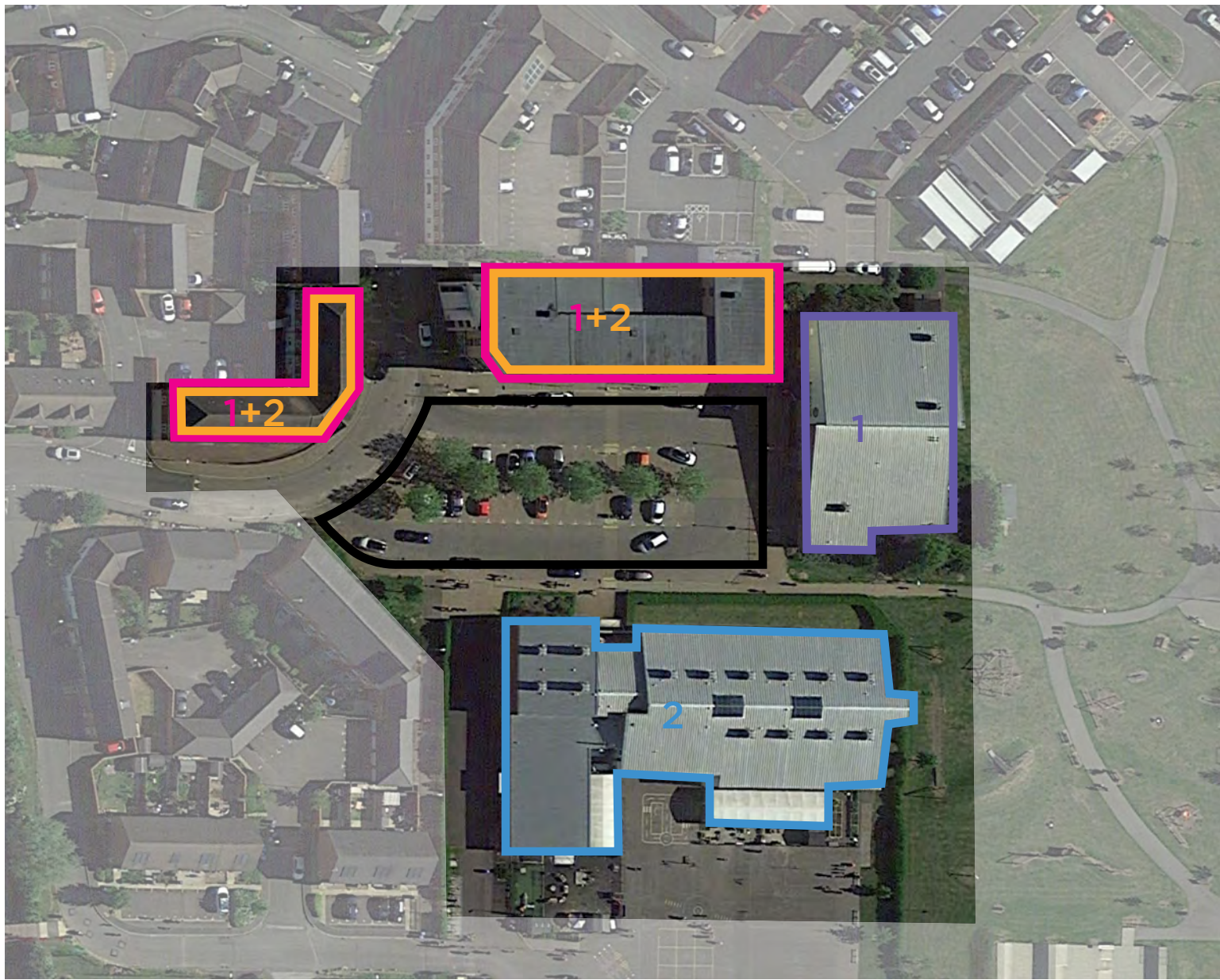
Uses: community centre, Budgens, primary school, pharmacy, coffee shop, hair dresser, grocery store, take-away shop, residential

Building Heights: community centre and primary school are stand-alone buildings, the rest - ground floor mixed-uses + 2-storey residential above



Local centre precedents

Jubilee Square



	Community centre	850sq.m
	GF mixed-uses: 2 take-away shops Budgens pharmacy coffee shop hair dresser take-away shop grocery store	1200sq.m
	Primary school	2000sq.m
	Residential	2400sq.m (over 2 floors)
	Car park	1800sq.m

Local centre precedents

Beaulieu Park

Location: Beaulieu, Chelmsford

Public realm: central square serving as a car park

Uses: community centre, through school, nursery, Sainsbury's Local, 2 take-away shops, 2 coffee shops, veterinarian, residential

Building Heights: ground floor mixed-uses + 2-storey residential above



Local centre precedents

Beaulieu Park



	Community centre	500sq.m
	Sainsbury's Local	630sq.m
	GF mixed-uses: 2 take-away shops 2 coffee shops veterinarian nursery	1470sq.m
	Through school	5900sq.m
	Residential	7160sq.m (over 2 floors)
	Car park	3400sq.m

Local centre precedents

Heyford Park

Location: Heyford, Oxfordshire

Public realm: small square in front of the restaurant

Uses: heritage centre, dental clinic, pharmacy, barber shop, bike repair, pre-school, Sainsbury's Local, restaurant, bar & bowling, coffee shop, residential








Building Heights: heritage centre, restaurant and bar are stand-alone buildings, the rest - ground floor mixed-uses + 2-storey residential above



Local centre precedents

Heyford Park



	Heritage centre	350sq.m
	Sainsbury's Local	500sq.m
	GF mixed-uses: dental clinic pharmacy barber shop bike repair pre-school	880sq.m
	Restaurant	500sq.m
	Bar & bowling	550sq.m
	Residential	2760sq.m (over 2 floors)
	Car park	2500sq.m

Local centre precedents

Oakgrove

Location: Milton Keynes

Public realm: triangle neighbourhood square with Waitrose and mixed-uses framing it on both sides. Separate car park at the back of Waitrose along Hanson Avenue

Uses: parish council office, Waitrose, dental clinic, veterinarian, tanning salon, bank, coffee shop, take-away shop, residential

Building Heights: Waitrose and bank are in a stand-alone building, the rest - ground floor mixed-uses + 2-storey residential above



An aerial photograph of a commercial development. The site includes several buildings and a large parking lot. The buildings are outlined in different colors and labeled with numbers: a large white building (1), a smaller white building (1), a red building (1), a blue building (1+2), a yellow building (2), a green building (1+2), and a black building (1+2). A large parking lot is outlined in black.

	Parish Council office	320sq.m
	Waitrose building	5000sq.m
	Waitrose service yard	220sq.m
	GF mixed-uses: coffee shop dental clinic veterinarian tanning shop	820sq.m
	Bank	550sq.m
	Residential	3120sq.m (over 2 floors)
	Car park	8200sq.m

Local centre precedents

Brooklands Square

Location: Milton Keynes

Public realm: central square serving as a car park

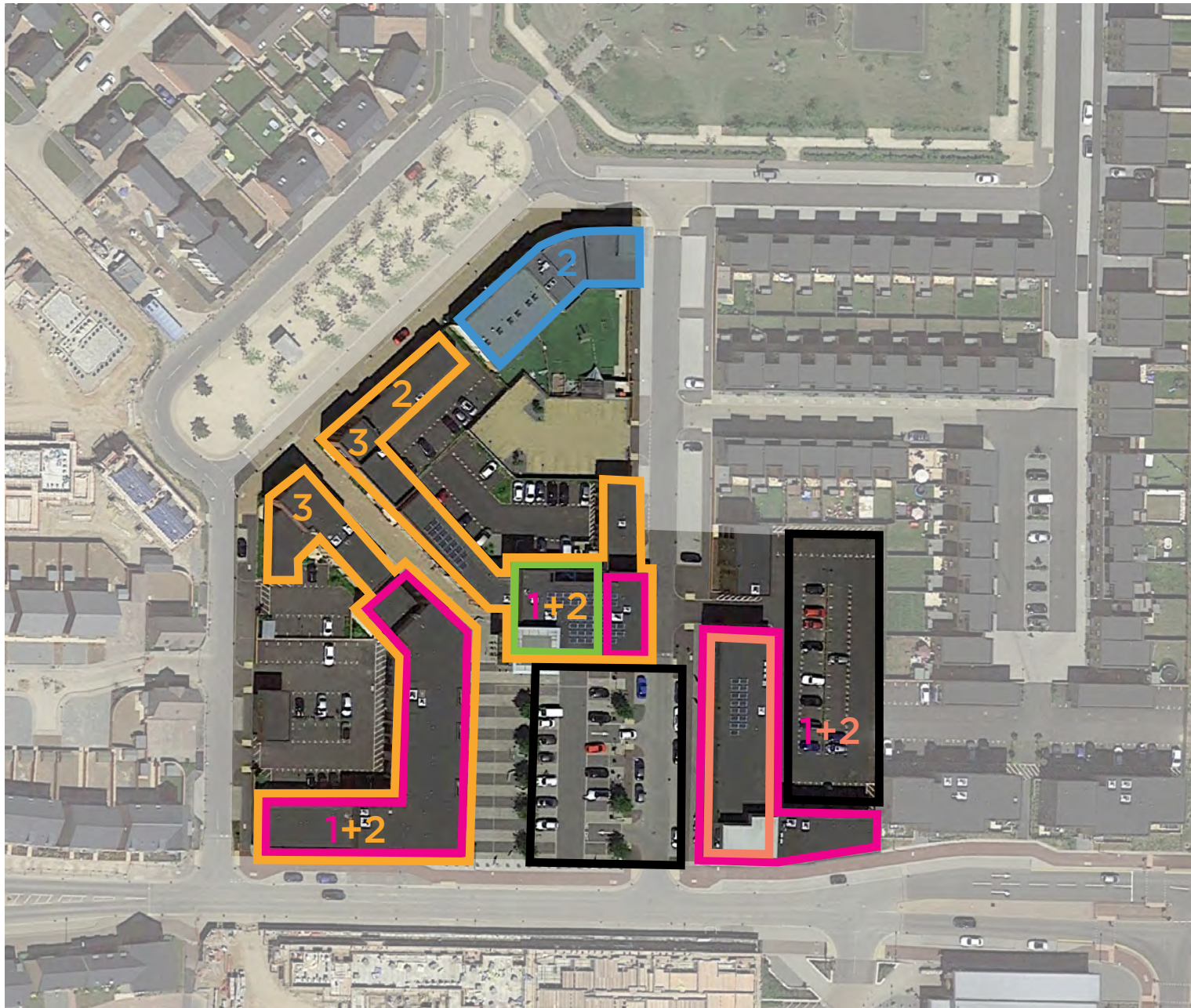
Uses: Sainsbury's Local, gym, hairdresser, barber shop, gift shop, bridal shop, estate agent, bakery, coffee shop, take-away shop, kindergarten, residential

Building Heights: the eastern building - mixed-uses on the ground floor, gym over 1 floor above, the rest of the buildings - ground floor mixed-uses + 2-storey residential above



Local centre precedents

Brooklands Square, Milton Keynes



	Kindergarten	1000sq.m (over 2 floors)
	Sainsbury's Local	400sq.m
	GF mixed-uses: hairdresser barber shop gift shop bridal shop estate agent bakery coffee shop take-away shop	1800sq.m
	Gym	800sq.m
	Residential	5160sq.m (over 2 floors)
	Car park	2200sq.m

PRIMARY SCHOOLS

School precedents

Green Ridge Primary Academy

Location: Aylesbury

Site area: 2.5Ha

Type: 3FE Primary school (240 pupils)

Height: 1 storey



Approach from President Road



Main entrance



Entrance plaza








Landscaped parking

School precedents

Green Ridge Primary Academy



-  Drop-off
-  Entrance plaza
-  Main entrance
-  Staff car park
-  Playground

School precedents

Berryfields Primary School

Location: Aylesbury

Site area: 9.5Ha

Type: 2FE Primary, part of Aylesbury Vale academy

Height: 2 storeys



Paradise Orchard frontage



John Fitzjohn Avenue frontage and main entrance



Entrance space and cycle parking

School precedents

Berryfields Primary School



-  Drop-off and car park
-  Entrance plaza
-  Main entrance
-  Staff car park
-  Playground

School precedents

Ermine Street Church Academy (Alconbury Weald)

Location: Alconbury Weald, Huntingdon

Site area: 3.2Ha

Type: 2FE Secondary

Height: 1 storey with 2-storey central space



Arrival landscaping and attenuation feature



Main entrance



Top view

School precedents

Ermine Street Church Academy (Alconbury Weald)



 Drop-off and car park

 Entrance plaza

 Main entrance

 Playground

School precedents

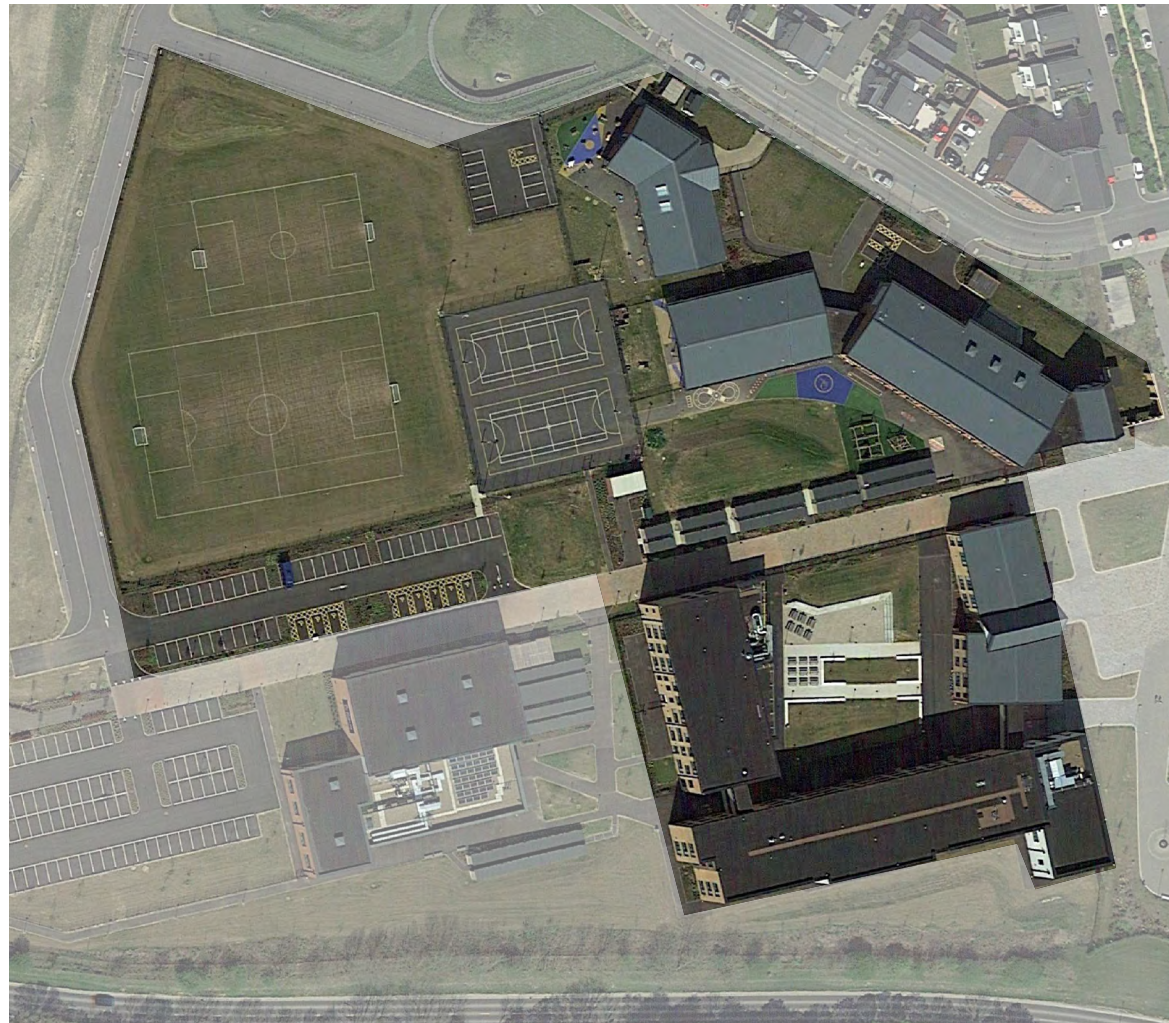
The Beaulieu Park School

Location: Beaulieu, Chelmsford

Site area: 1.0Ha

Type: All-through, 2FE primary school in a separate building (210 pupils)

Height: 2 storeys



2D model



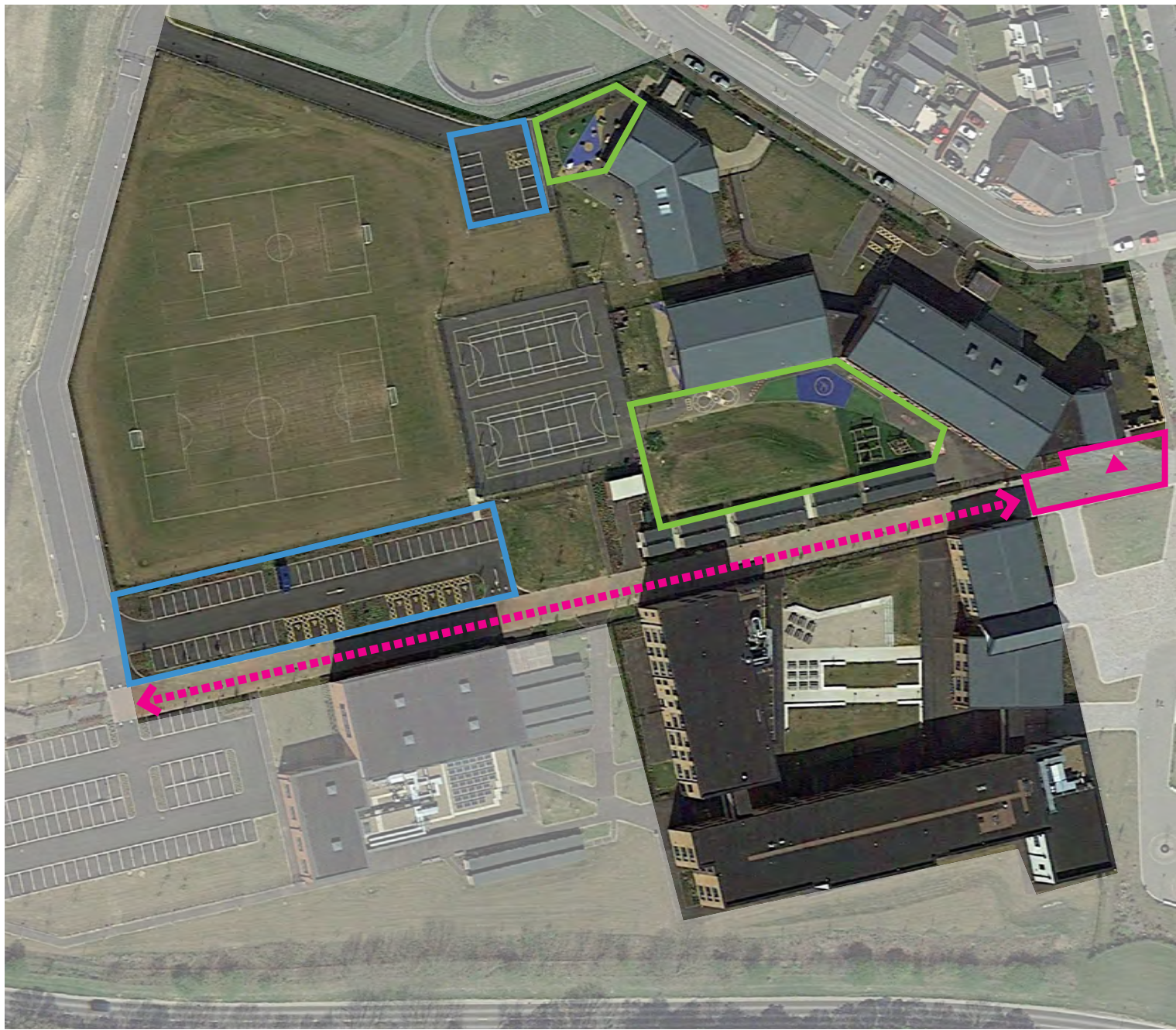
Primary school in a separate building, main entrance



Secondary and primary school entrances framing Beaulieu Square

School precedents

The Beaulieu Park School



- Drop-off and car park
- Entrance plaza
- Main entrance
- Staff car park
- Playground

School precedents

Kirkmichael Primary School

Location: Kirkmichael, Maybole

Site area: 0.7Ha

Type: 1FE Primary (75 pupils)

Height: 1 storey



School yard and playground



Main entrance



Playing fields

School precedents

Kirkmichael Primary School



- Drop-off and car park
- Entrance plaza
- Main entrance
- Playground

School precedents

Swain House Primary School

Location: Bradford

Site area: 4.1Ha

Type: 3FE primary school (420 pupils)

Height: 1 storey



Main entrance



Drop-off



Approach from Radcliffe Avenue

School precedents

Swain House Primary School



-  Drop-off and car park
-  Entrance plaza
-  Main entrance
-  Staff car park
-  Playground

School precedents

Gagle Brook Primary School

Location: Bicester

Site area: 0.9Ha

Type: 2FE Primary & nursery (210 pupils)

Height: 1 storey



Main entrance



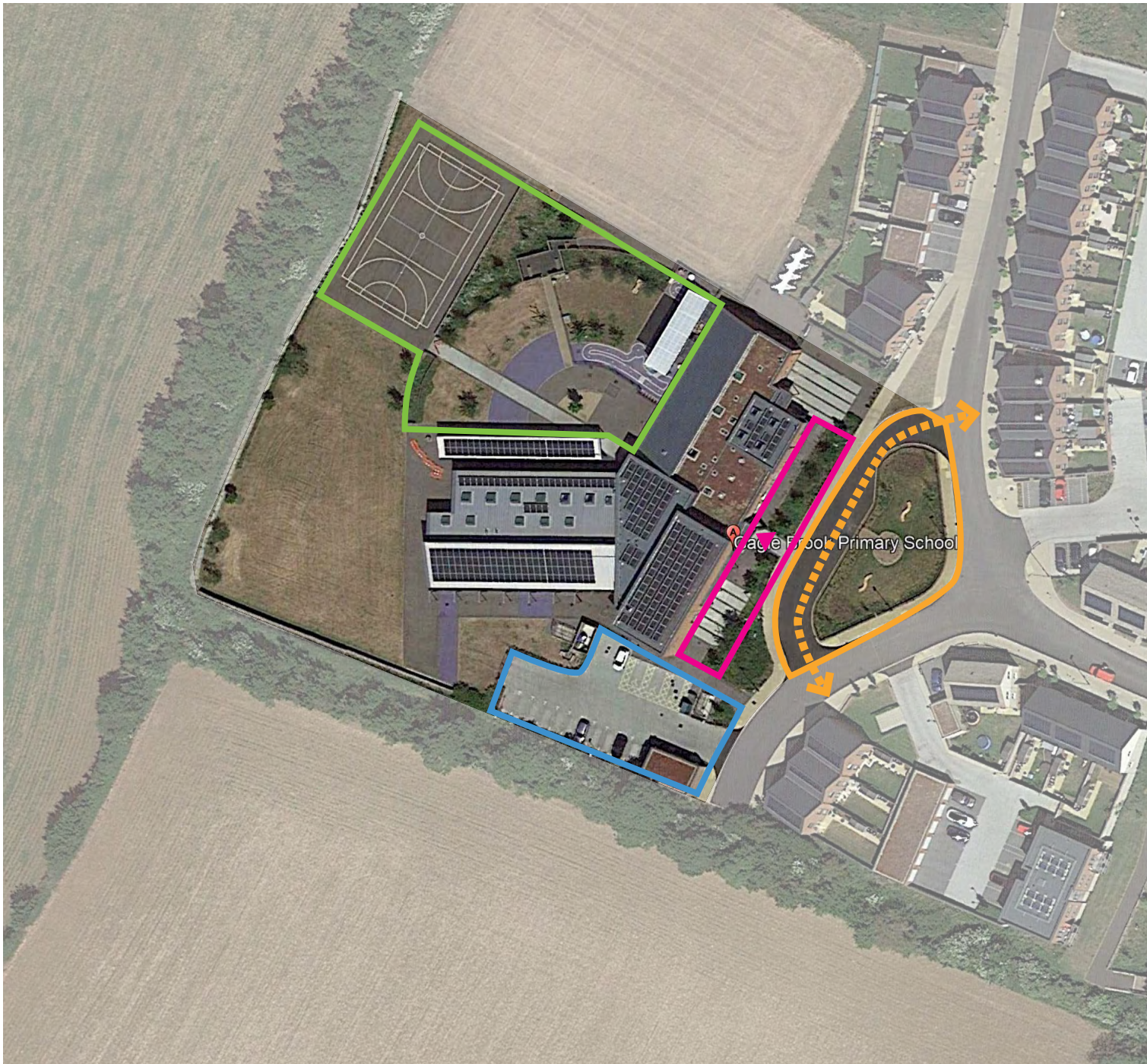
School yard



Drop-off, Cranberry Avenue

School precedents

Gagle Brook Primary School



-  Drop-off and car park
-  Entrance plaza
-  Main entrance
-  Staff car park
-  Playground

CARE HOMES

Care home precedents

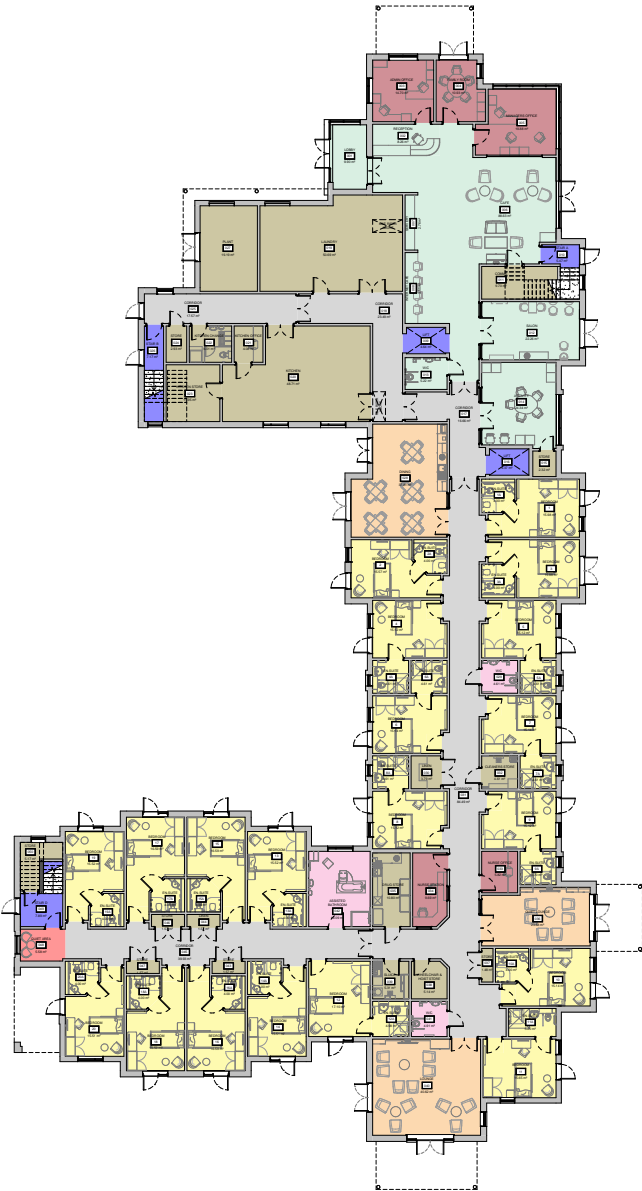
Dashwood Manor Care Home

Location: Basingstoke, Hampshire
Site area: 1.0 Ha
Type: 70-bedroom care home and 28-bedroom specialist care
Height: 3 storeys

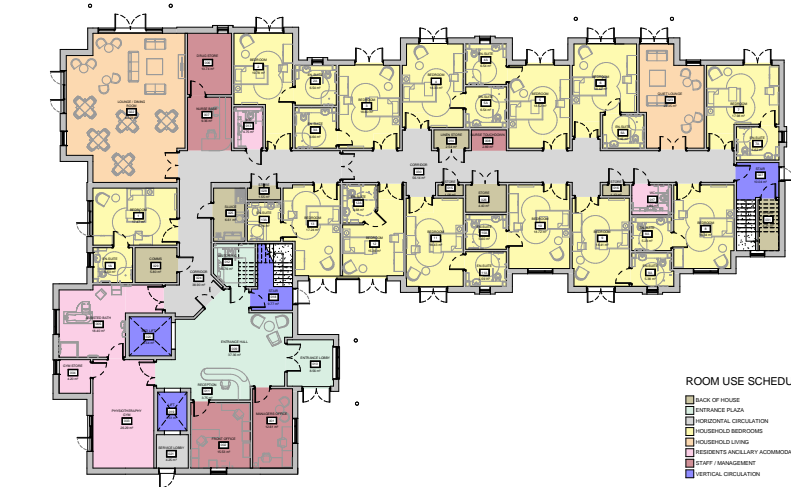


Care home precedents

Dashwood Manor Care Home



Care Home GF plan



Specialist Care Building GF plan

ROOM USE SCHEDULE

- BACK OF HOUSE
- ENTRANCE PLAZA
- COMMUNAL CIRCULATION
- HOUSEHOLD BEDROOMS
- HOUSEHOLD LIVING
- HOUSEHOLD KITCHEN
- HOUSEHOLD BATHROOM
- HOUSEHOLD WARDEN ACCOMMODATION
- STAFF MANAGEMENT
- VERTICAL CIRCULATION



Care Home elevations



Specialist Care Building elevations

Care home precedents

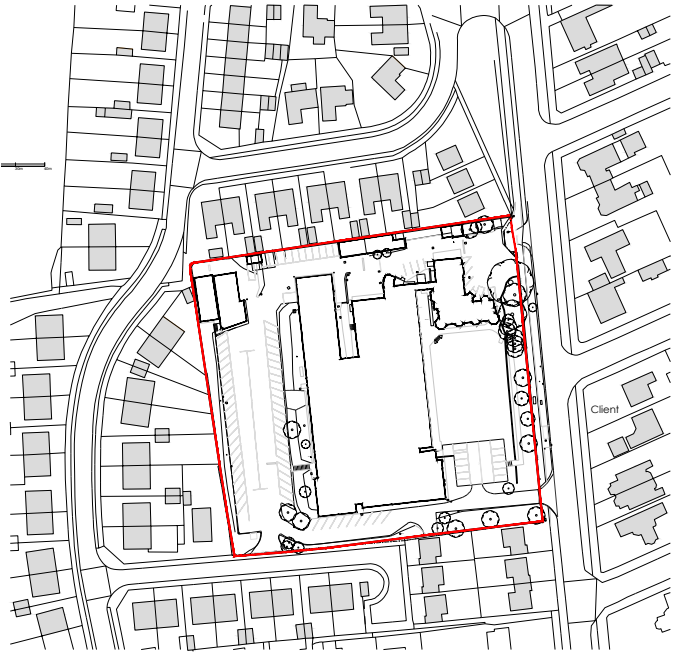
Avery Park Care Home

Location: Kettering, North Northamptonshire
Site area: 1.0 Ha
Type: 119 units (42 bedroom dementia care home, 77 bedroom nursing home)
Height: various (max 3 storeys)

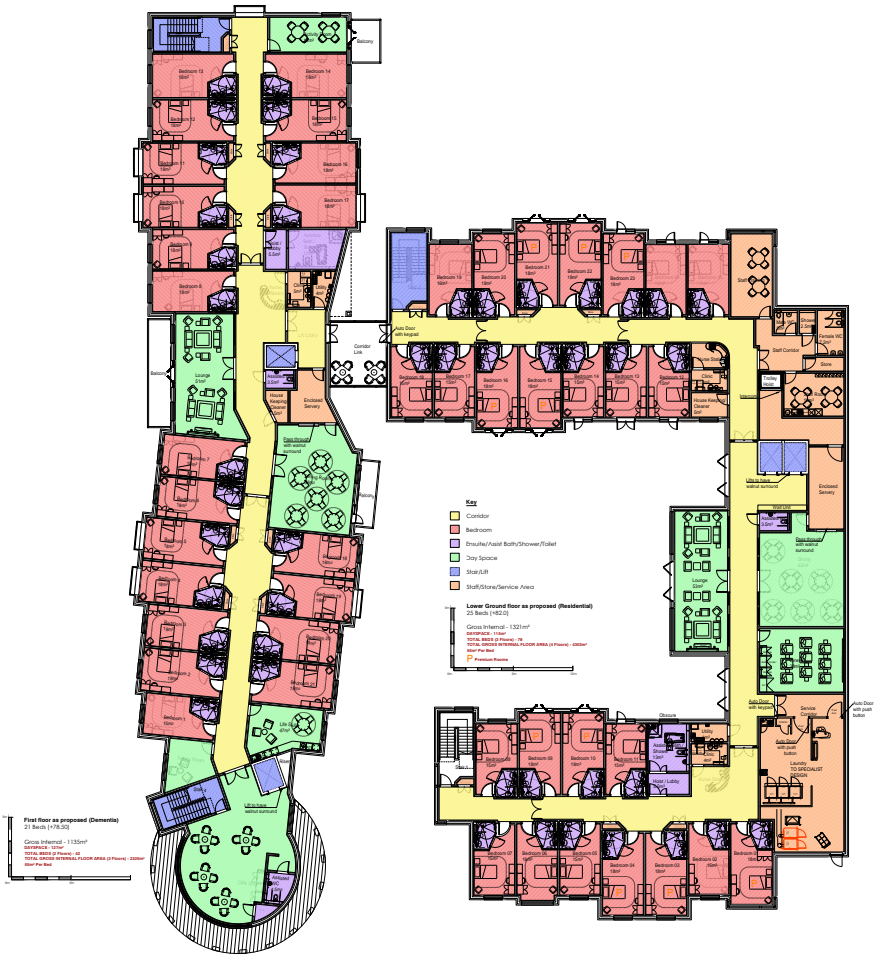


Care home precedents

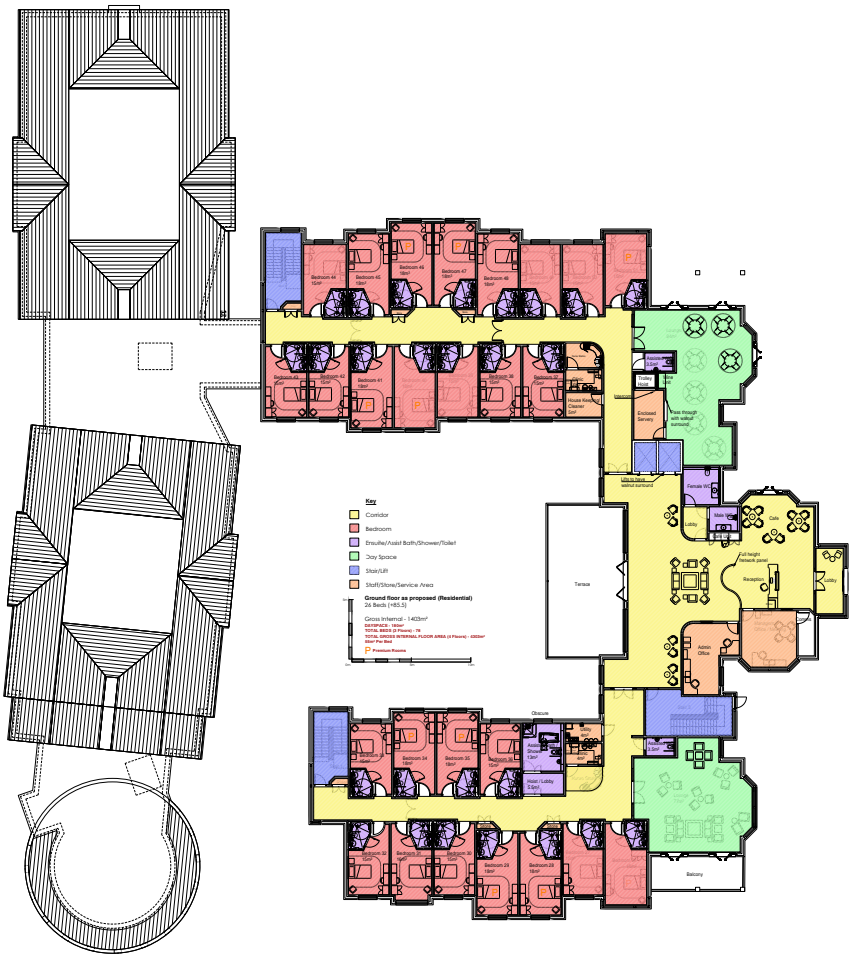
Avery Park Care Home



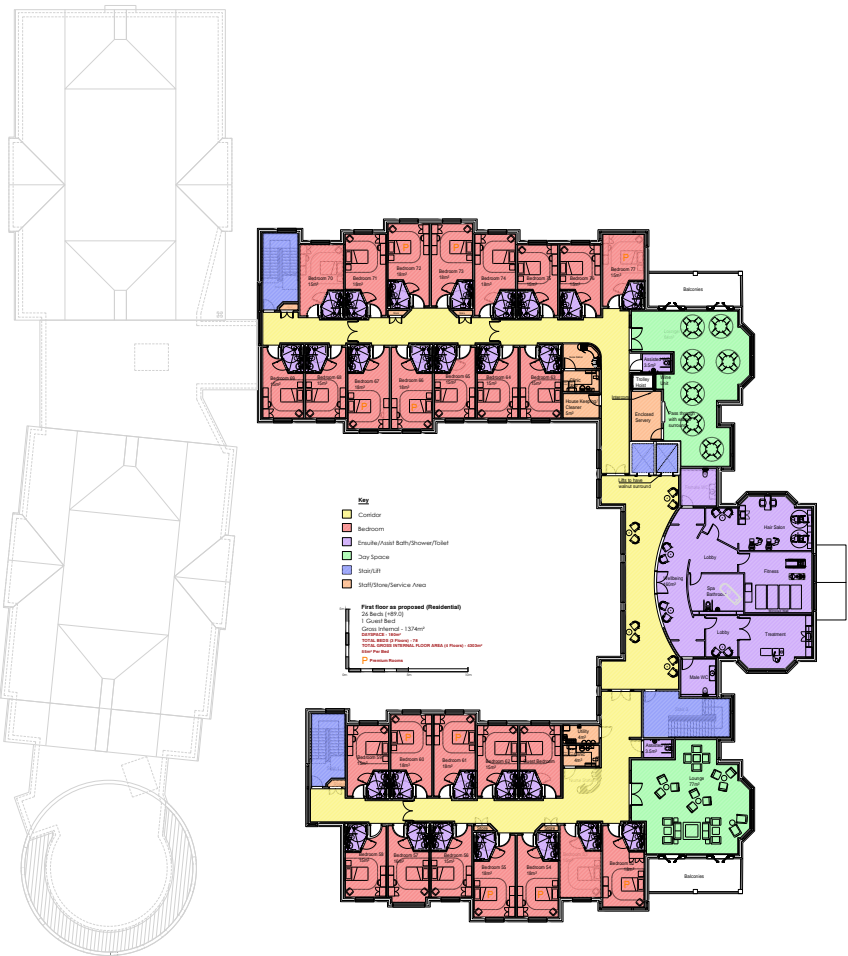
Site plan



Ground floor



First floor



Second floor

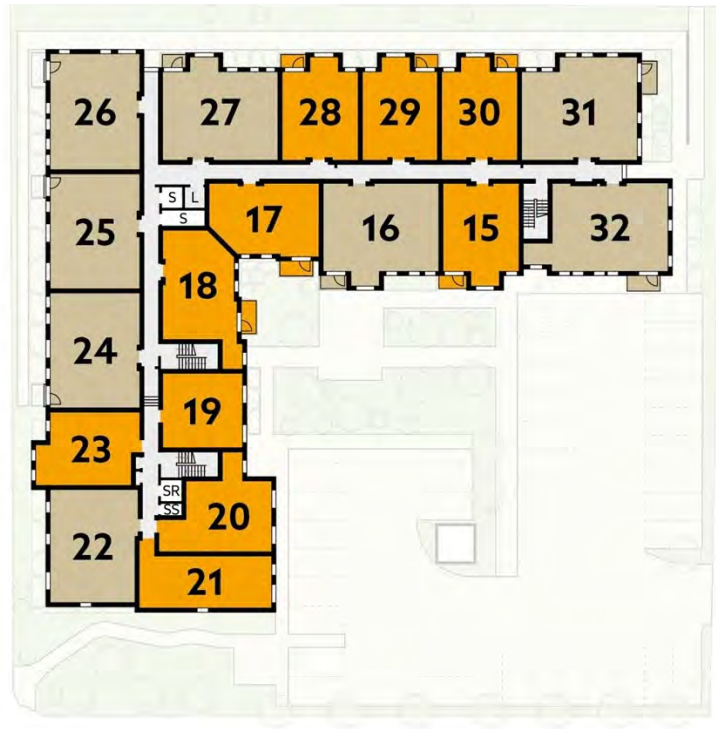
Care home precedents

Jupiter House

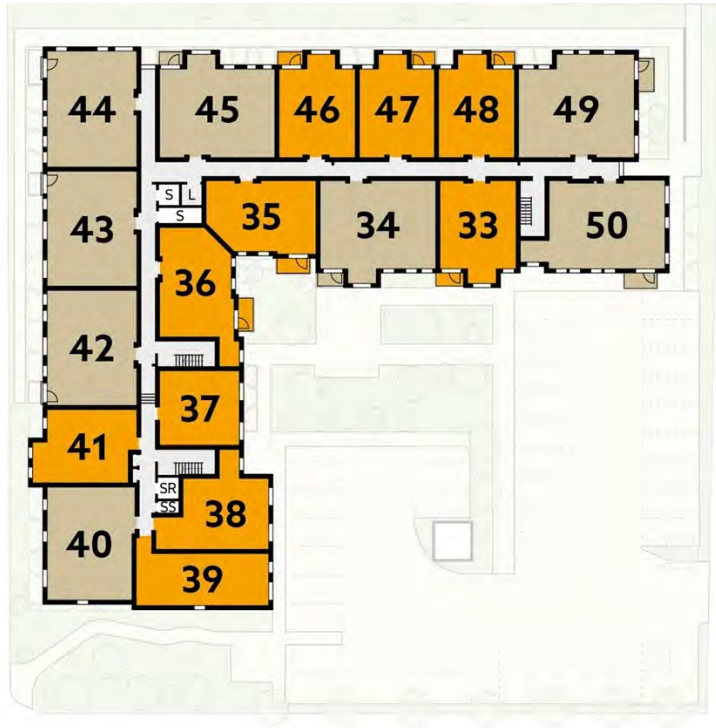
Location: Walnut Tree, Milton Keynes
Site area: 0.35 Ha
Type: 50 units (26 one-beds and 24 two-beds)
Height: 3 storeys



- | | | | |
|-----|-----------------------------|----|-----------------|
| E | - Entrance Lobby | R | - Refuse |
| GS | - Guest Suite | S | - Store |
| L | - Lift | SR | - Service Riser |
| MSC | - Mobility Scooter Charging | SS | - Smoke Shaft |
| O | - Office | | |



- | | | | |
|-----|-----------------------------|----|-----------------|
| E | - Entrance Lobby | R | - Refuse |
| GS | - Guest Suite | S | - Store |
| L | - Lift | SR | - Service Riser |
| MSC | - Mobility Scooter Charging | SS | - Smoke Shaft |
| O | - Office | | |



- | | | | |
|-----|-----------------------------|----|-----------------|
| E | - Entrance Lobby | R | - Refuse |
| GS | - Guest Suite | S | - Store |
| L | - Lift | SR | - Service Riser |
| MSC | - Mobility Scooter Charging | SS | - Smoke Shaft |
| O | - Office | | |

Care home precedents

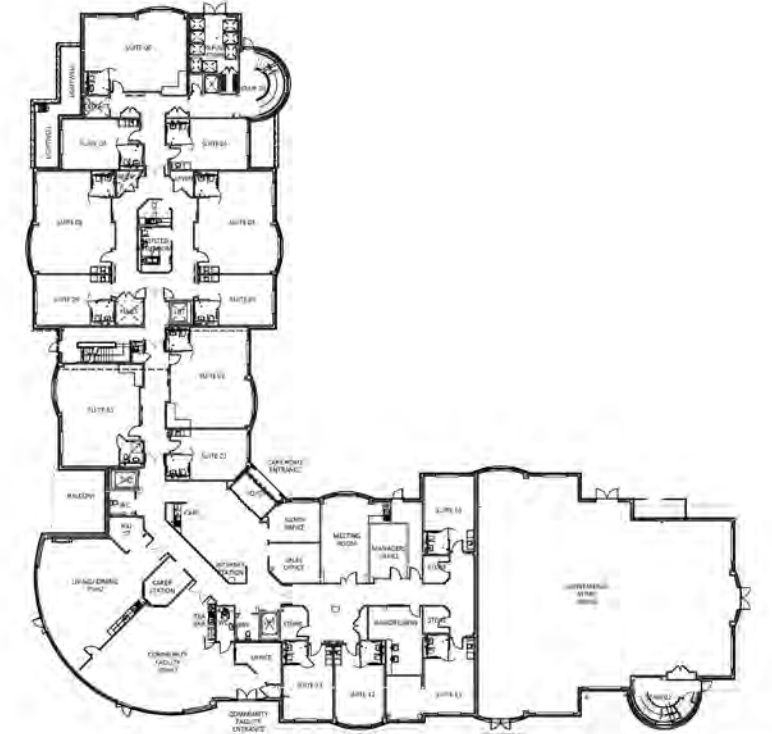
Broomfield House

Location: Chelmsford, Essex

Site area: 0.55 Ha

Type: 90 units (application updated to 48 units and retail unit on the ground floor)

Height: 4 storeys



Basement

Ground floor