

PRESENT  
MADE



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Of Mill View





# THE BENEFITS OF OUR BUILD TO RENT MODEL

## ACTIVATED PUBLIC REALM

One of the foundations for a successful build-to rent scheme is the activation of public realm. Attractive, vibrant and well used spaces promoting the associated homes as a place people want to live. Landscaped public realm is at the heart of the Present Made of Mill View proposal, from the Green Corridors to the Country park, residents are provided with an abundance of space to enjoy across the site.

## COMMUNITY CREATION

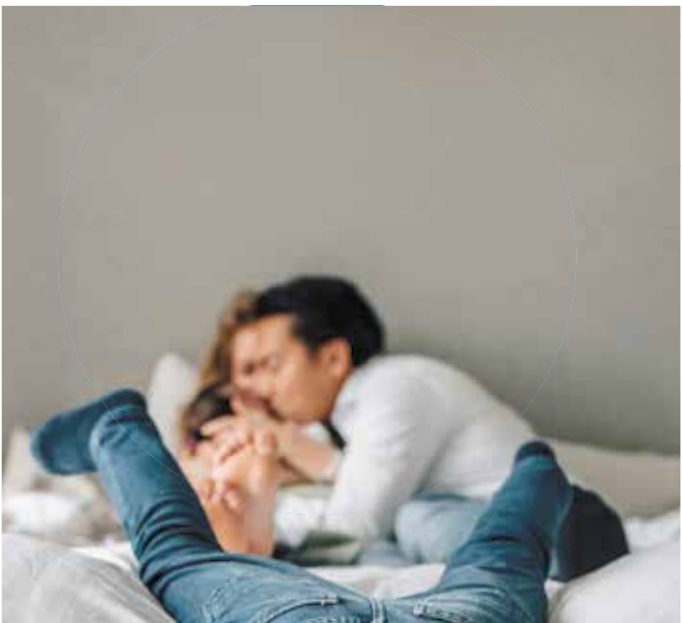
Present Made of Bedford seeks to create a community of homes for residents through the provision of internal and external private amenity space within the building. The scheme aims to generate a social culture in and around the living environment. Long-term tenancy agreements are preferable: Present Made seek to provide a permanence for residents who then become connected and invested in their community. This maintains high occupancy levels, providing homes for the long term.

## PROFESSIONALLY MANAGED AND ROBUST

Professional management is fundamental to the success of Present Made of Bedford and BTR, ensuring homes, amenity and public realm are well maintained, ultimately extending the life cycle of the buildings. On-site management teams will be available to residents, all within a single operator scope. The consultant team have been tasked with creating robust buildings that continue to perform throughout their life cycle.

## MULTIPLE GENERATIONS ON ONE SITE

BTR offers students, graduates, and local people an opportunity to live in a high-quality professionally managed new build home at a more affordable level. Present Made offer flexible rental terms, no deposit, and no fees to offer a wide range of people the opportunity to live in the home and location they desire.



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MANAGEMENT AND MAINTENANCE ON SITE

STAFF

A cohesive team working together for the benefit of the community.



Estate Manager



Leasing Manager



Housekeeping Manager



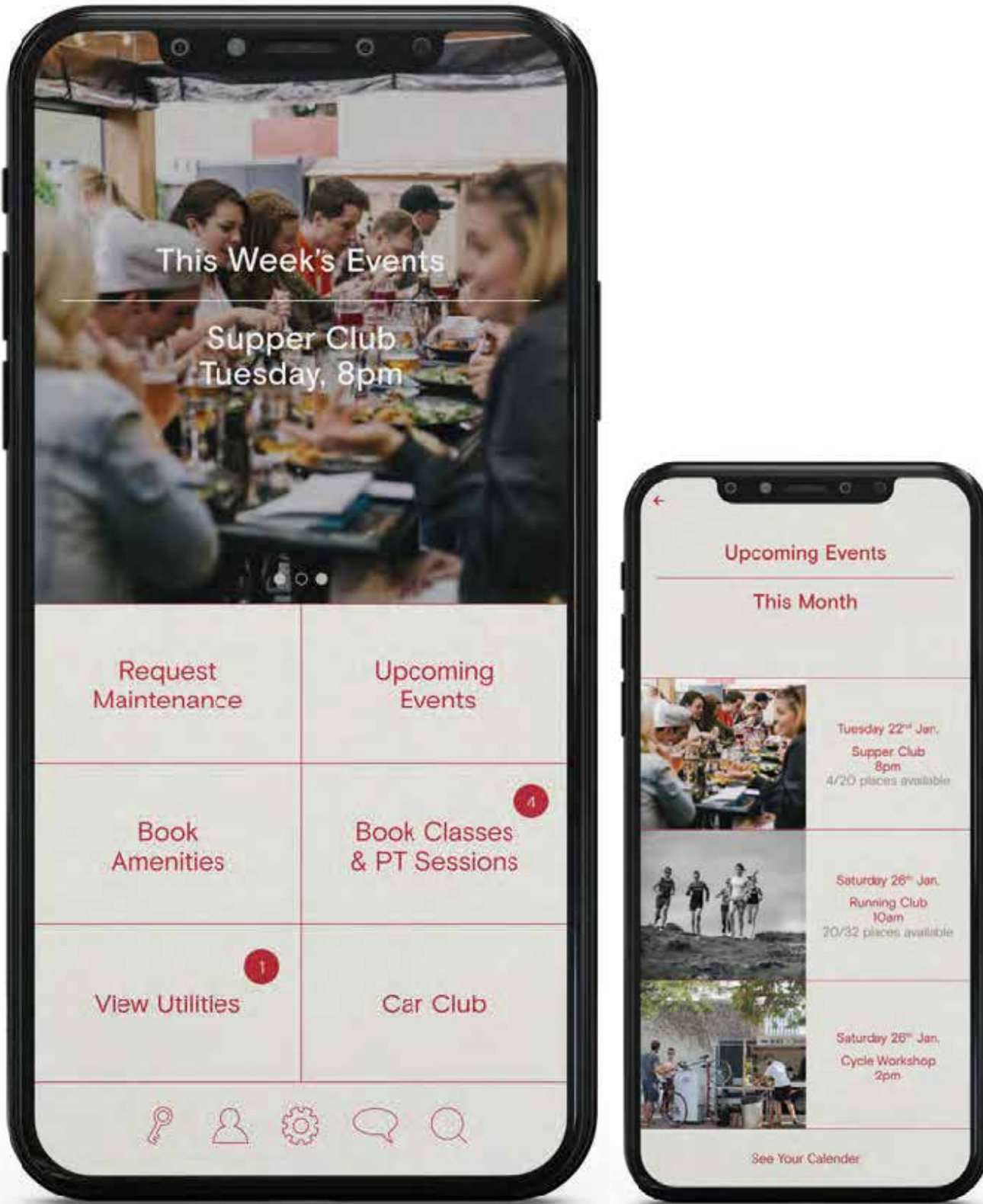
Customer Services Manager



Head Gardener

APP

The Present Made app strives to make communication clear.



CLUBS

A series of activities set up to support well being encourage social interaction.





# 1

## Country park and key infrastructure

Jan 2023 – Summer 2024

Covering almost half of the development, the new 87-acre country park will provide a natural buffer to Houghton Park in the south and create a natural space that the whole community can enjoy. It will include active woodland with trails, play areas and picnic spots. We will also be developing the primary road network for the scheme, connecting it with the B530, and two access routes that will link it with Wixams Park to the north.

# 2

## Gateway residential

Jan 2024 – Summer 2024

This will consist of approximately 110 homes and will provide a sense of arrival to the scheme and also act as a buffer between the homes and the main road, comprising a secondary element and connection with the main country park.

# 3

## Core residential and final community amenities

Summer 2024 – Spring 2026

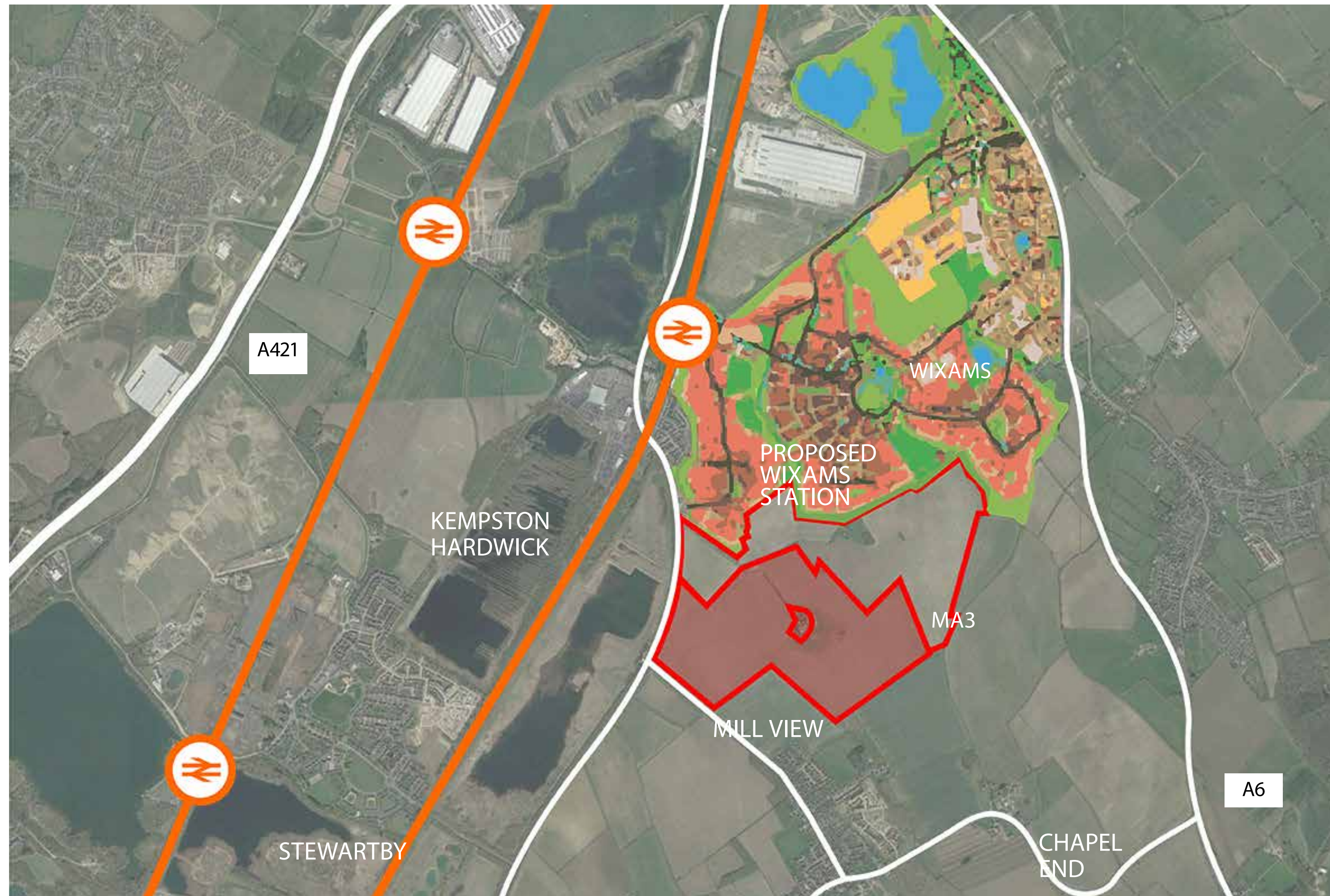
This will include approximately 540 homes, amenity spaces, a children's play area, and a serviced plot for the planned primary school, with linking to the local landscaping offer and Country Park area.

It also includes a landmark community barn at the heart of the scheme, which will offer a mix of flexible spaces for residents to use and enjoy, complemented by retail, cafes and site services.





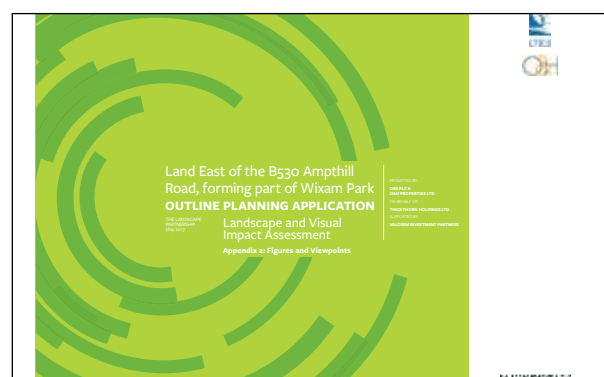
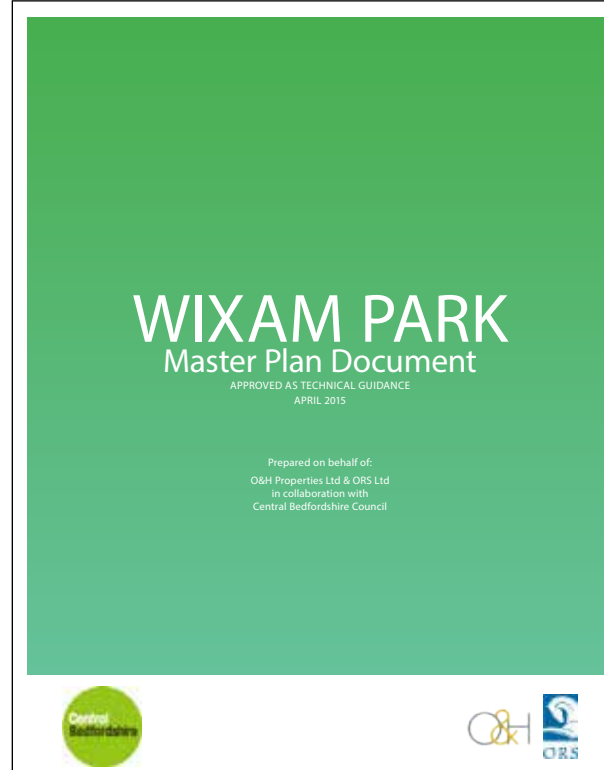
# MILL VIEW IN THE CONTEXT OF THE WIDER WIXAMS DEVELOPMENT





# OUTLINE CONSENT FRAMEWORK PLAN

## Framework Documents



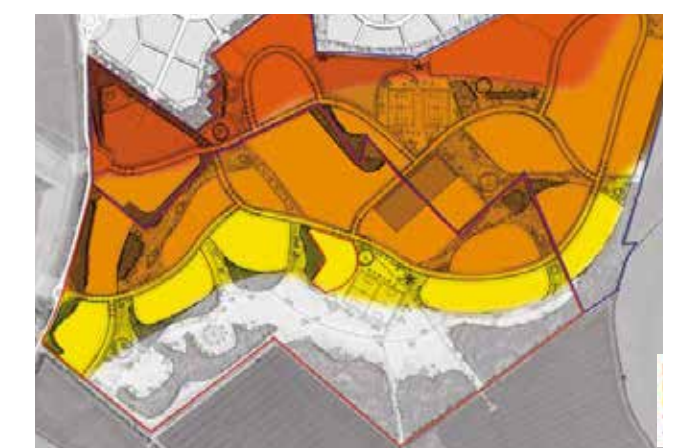
## Movement Framework Plan



## Site Parameter Plan with Access



## Character Areas Inset Plan



## Housing Density Plan



## Frontages Typology Plan



EXTRACTED FROM APPROVED DESIGN FRAMEWORK DOCUMENT MAY 2017 PREPARED BY DAVID LOCK ASSOCIATES

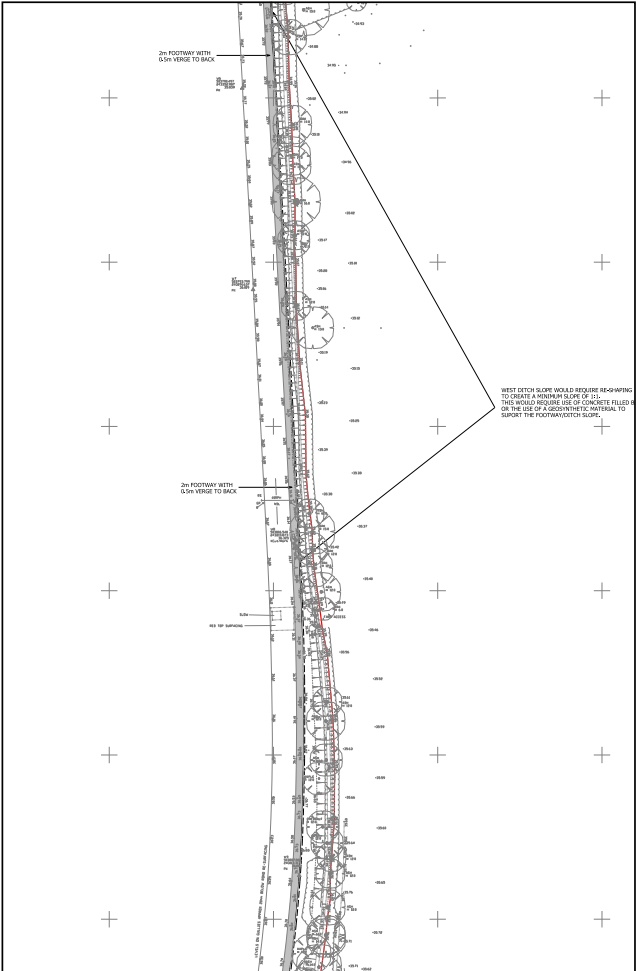


## CONSENTED MASTERPLAN

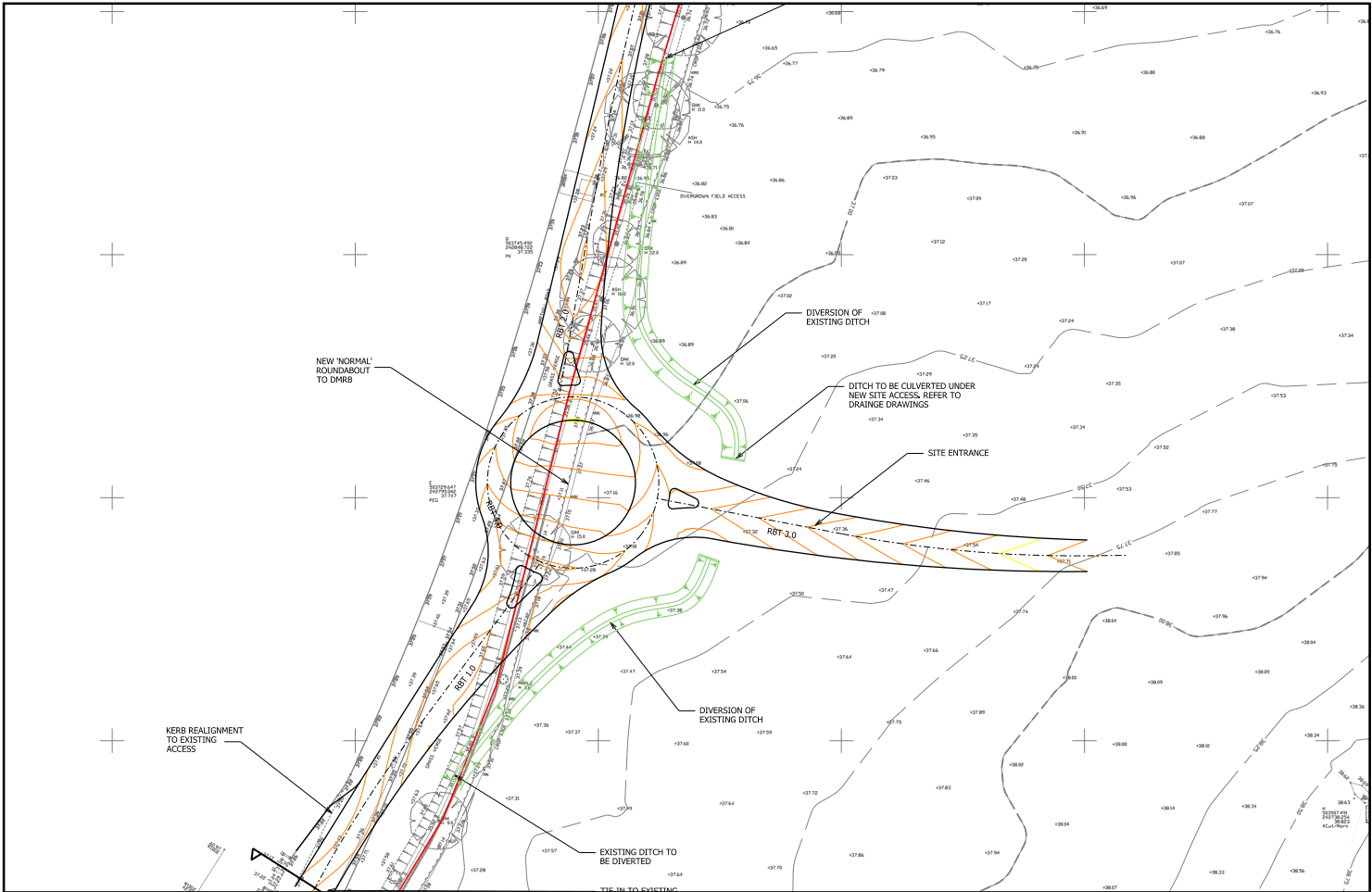




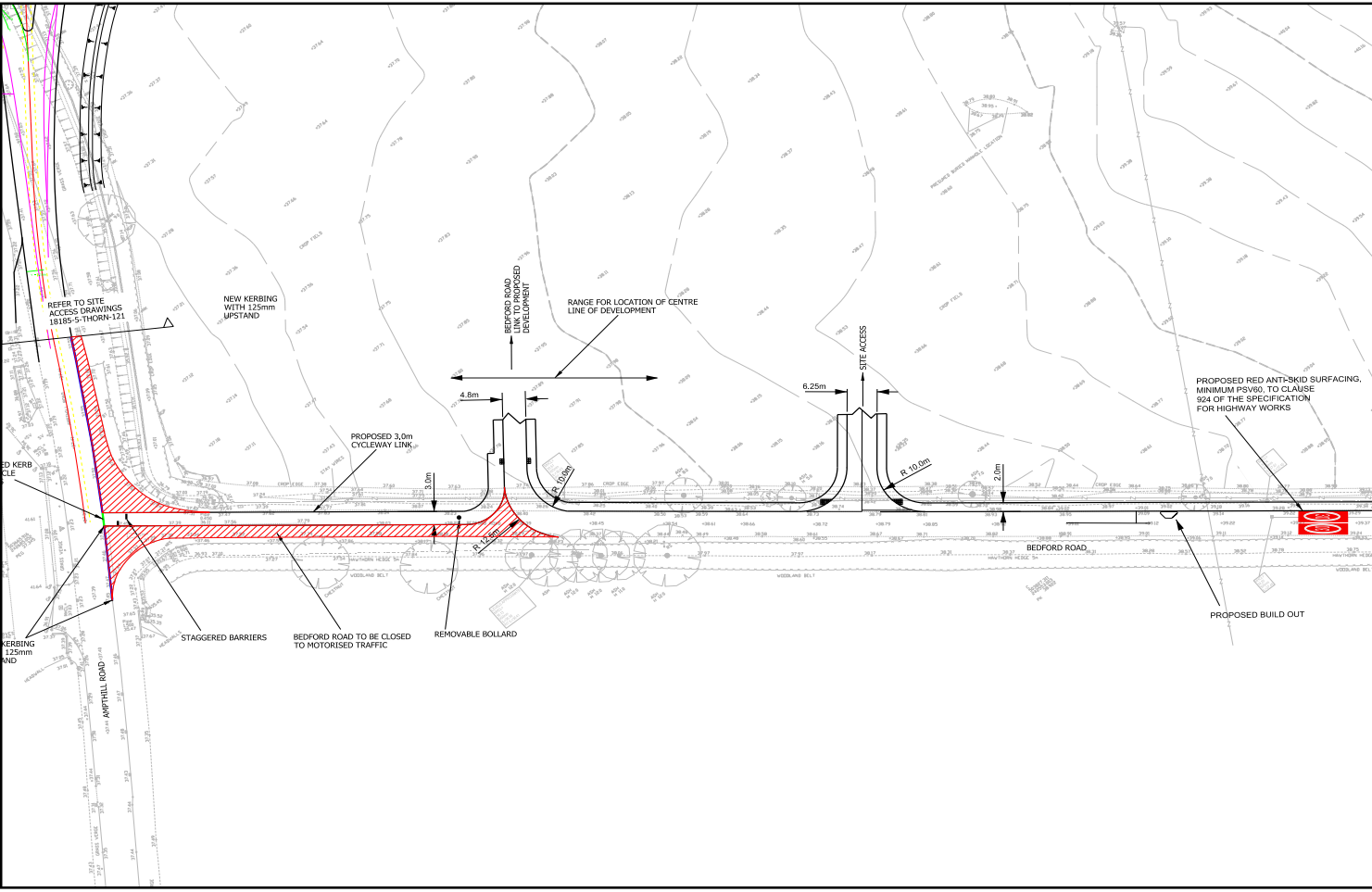
FIXED ACCESS PARAMETERS



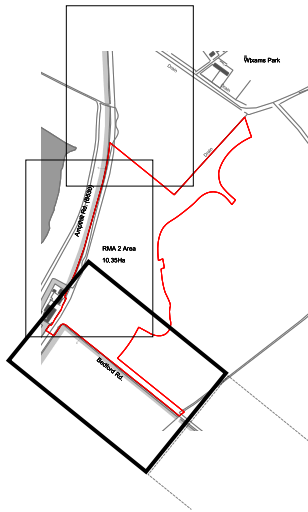
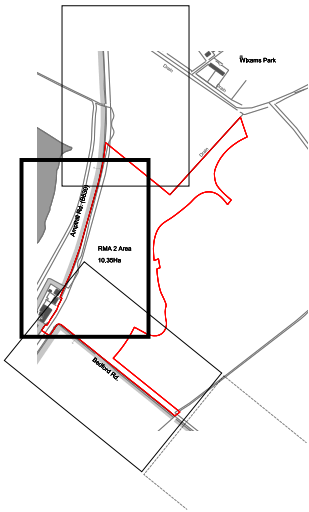
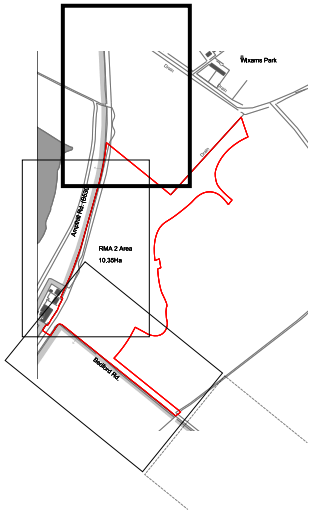
AMPTHILL ROAD



THE NEW ROUNDABOUT (AMPTHILL ROAD)



CLOSURE OF THE BEDFORD ROAD JUNCTION WITH AMPTHILL ROAD



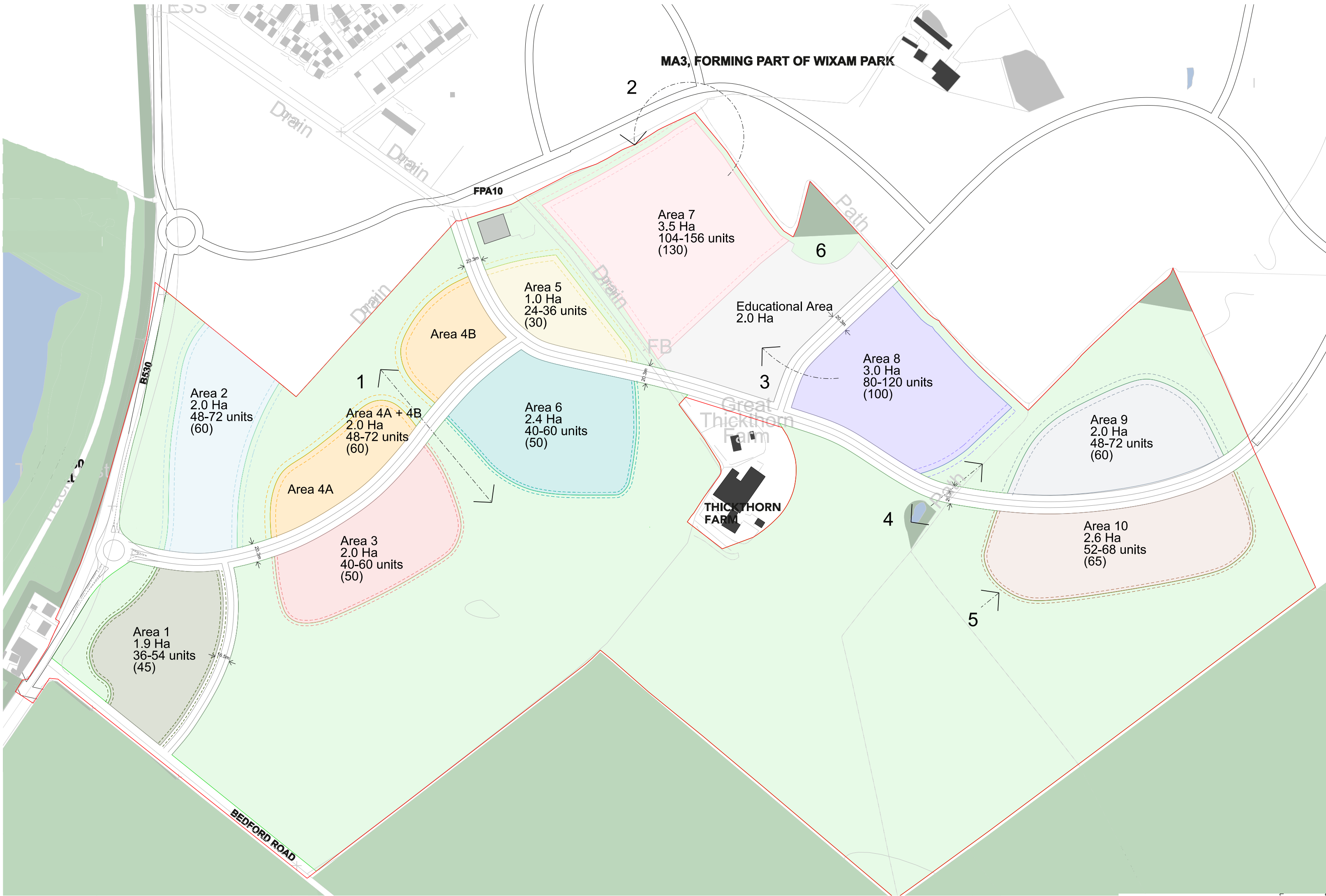


THE SITE TODAY





APPROVED AREAS PLAN  
CONDITION 4 (SEPT.' 2021)

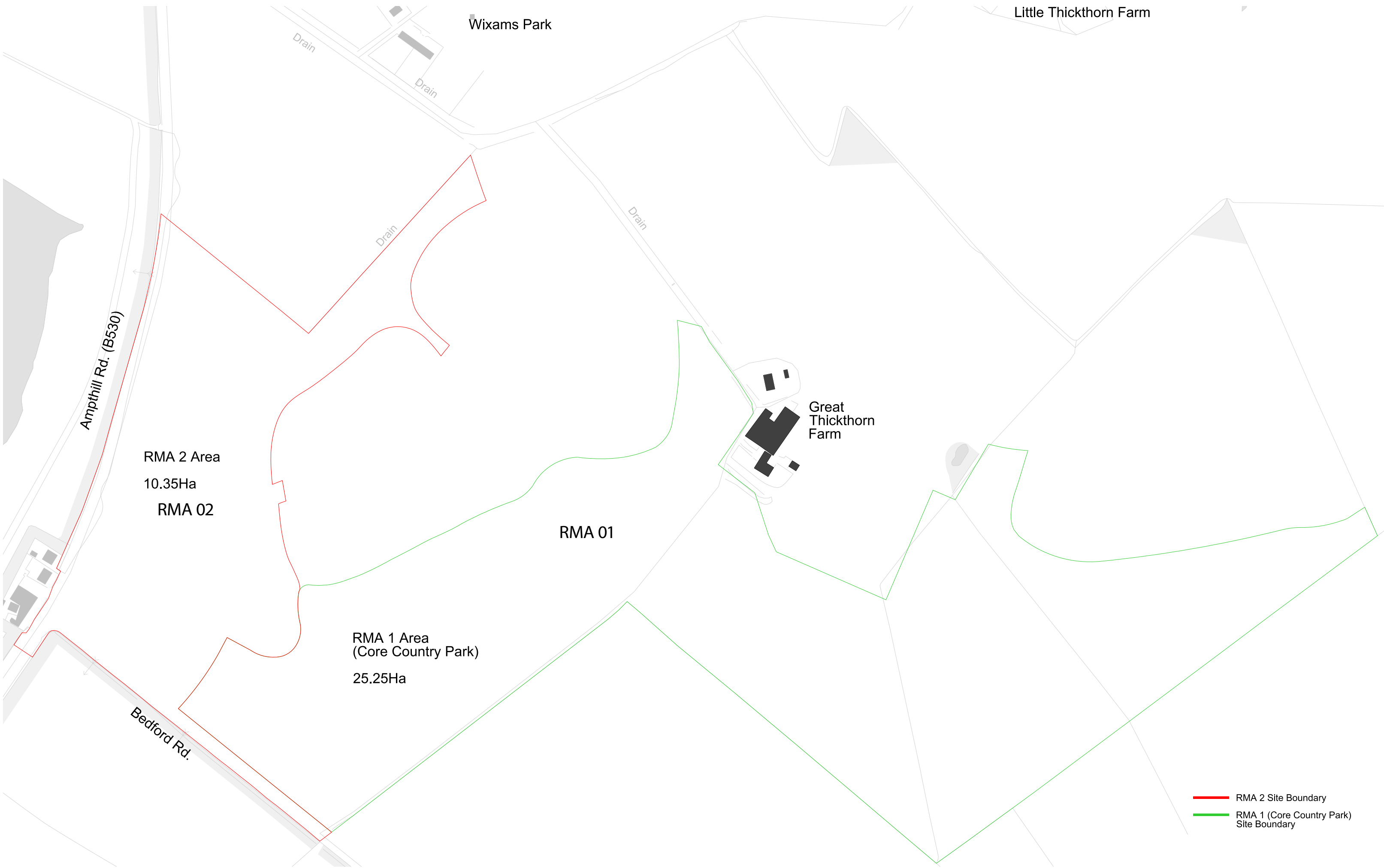


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APPLICATION BOUNDARIES





RMA 01  
CORE COUNTRY PARK





## RMA 01 - CORE COUNTRY PARK

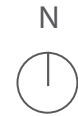




RMA 02  
CONTEXT OF WIDER MASTERPLAN



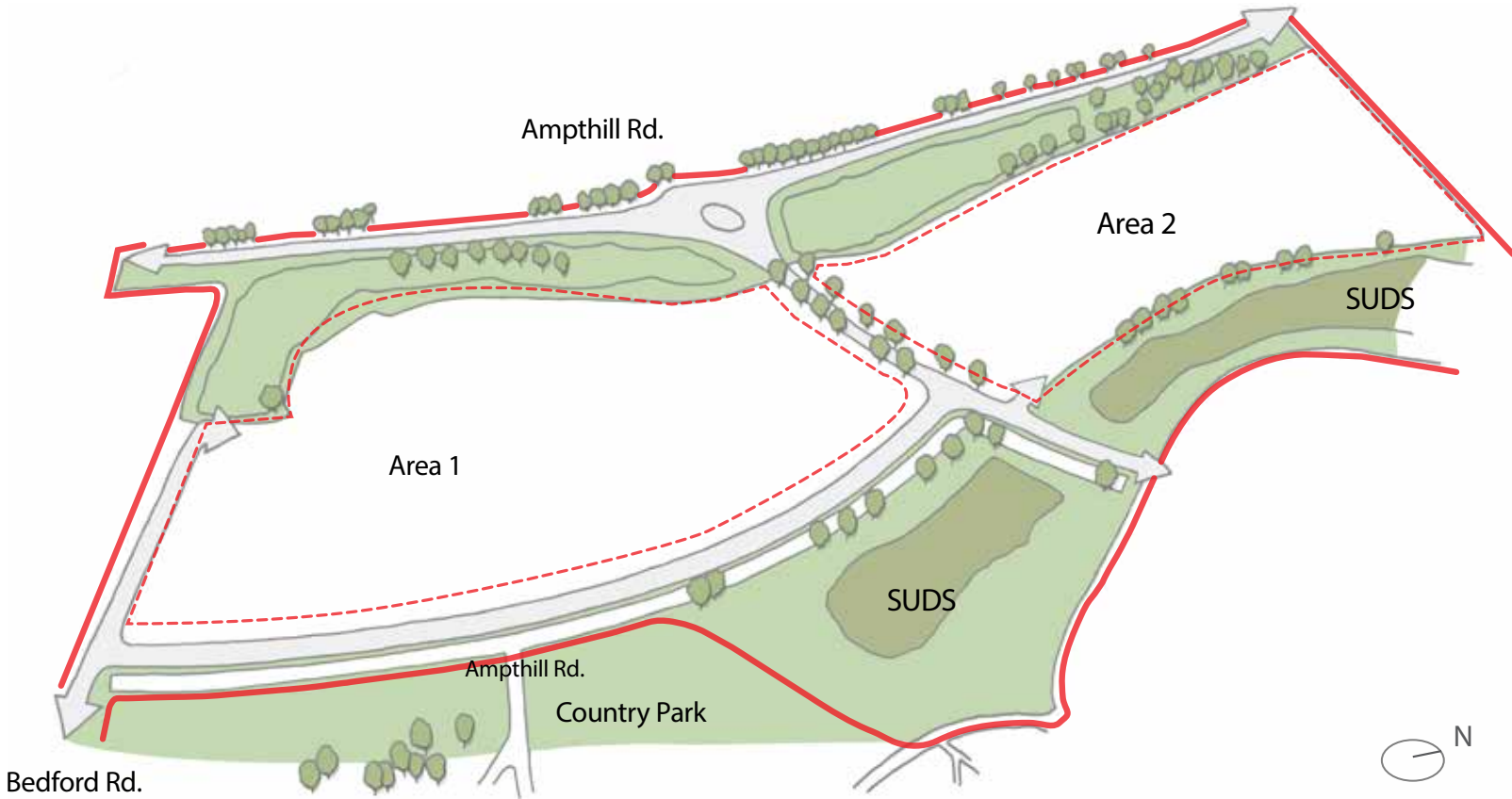
ILLUSTRATION OF THE EMERGING MASTER PLAN PREPARED BY JO COWEN ARCHITECTS THAT IS IN DEVELOPMENT WITH CBC



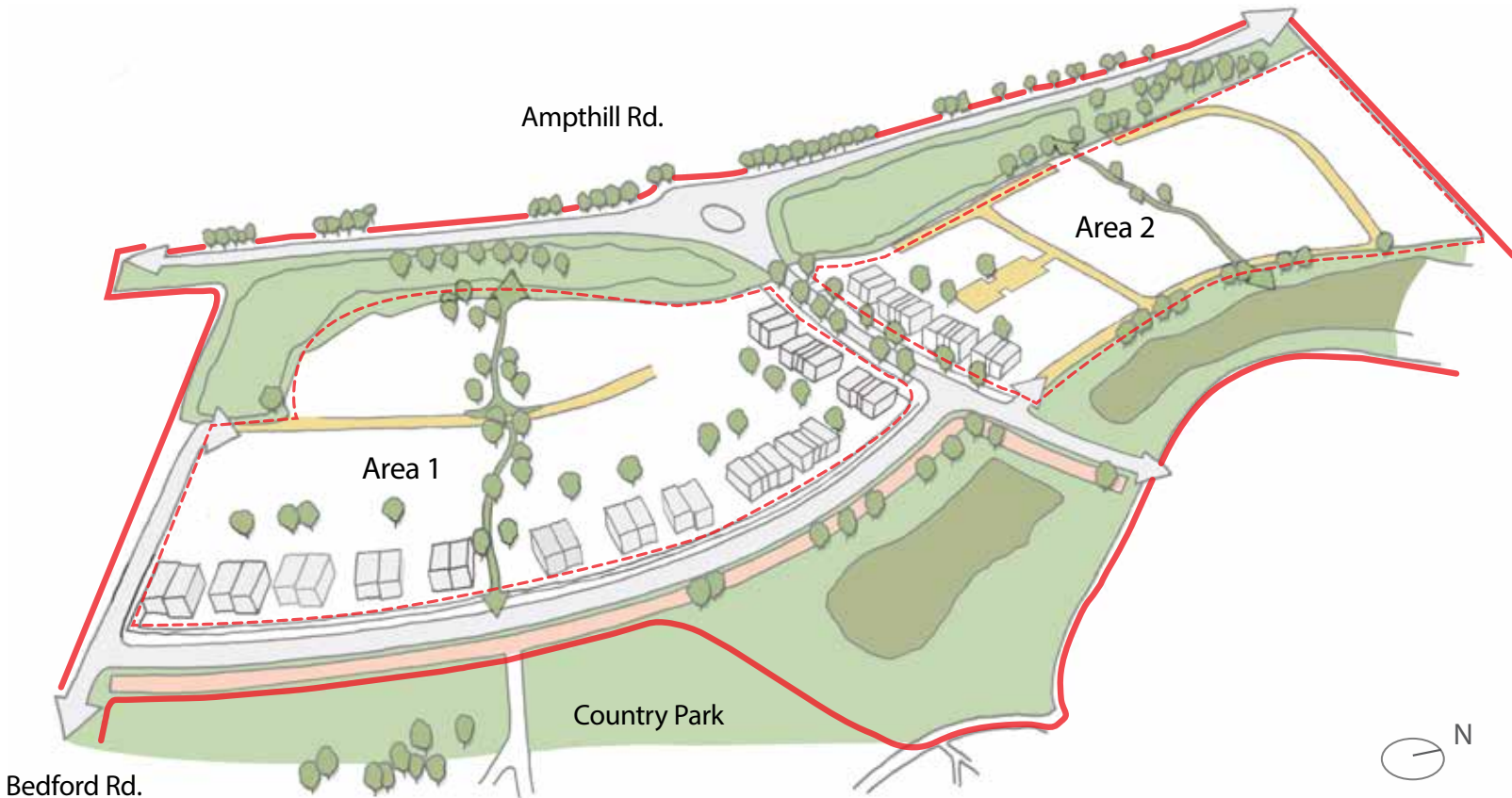


CONCEPT AND ARRANGEMENT

INCORPORATING THE FIXED ACCESS PARAMETERS (S278)  
AND DRAINAGE REQUIREMENTS



CREATING FRONTAGE ONTO THE MAIN STREET AND  
CONNECTIONS INTO THE COUNTRY PARK



EMERGING LAYOUT PLAN FOR AREAS 1 & 2 THAT IS IN DEVELOPMENT WITH CBC

USING MASS TO DEFINE KEY ENTRANCES AND USING FRONTAGE TO FRAME SPACES



ORGANIC GEOMETRY IN SYMPATHY WITH THE LANDSCAPE SETTING





ACCESS, LAYOUT AND SCALE



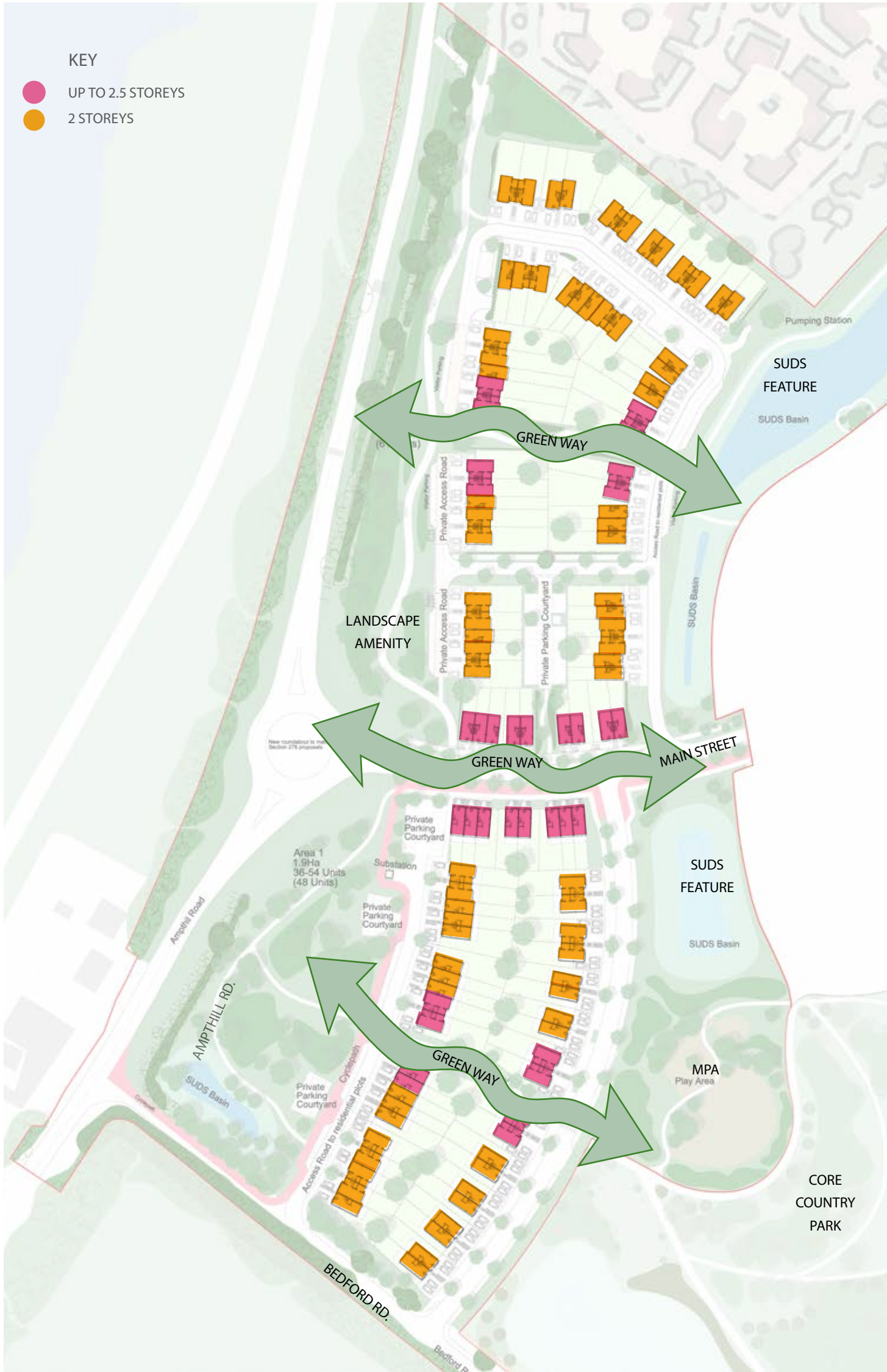
LAYOUT

EMERGING LAYOUT PLAN FOR AREAS 1 & 2 THAT IS IN DEVELOPMENT WITH CBC



SITE ACCESS AND PEDESTRIAN ROUTES

EMERGING LAYOUT PLAN FOR AREAS 1 & 2 THAT IS IN DEVELOPMENT WITH CBC



SCALE

EMERGING LAYOUT PLAN FOR AREAS 1 & 2 THAT IS IN DEVELOPMENT WITH CBC





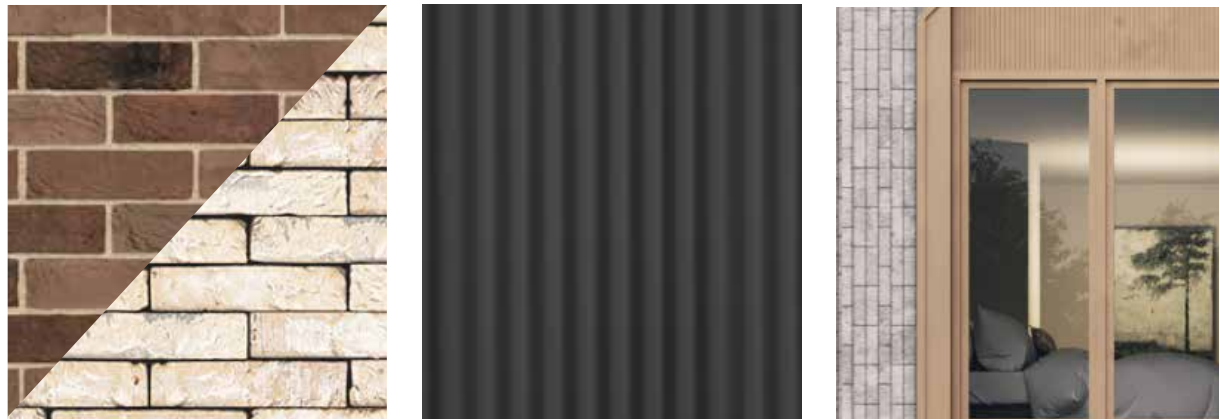
DEVELOPING THE CHARACTER  
(ARTISIT'S ILLUSTRATION LOOKING AT JUST ONE HOUSE TYPE)



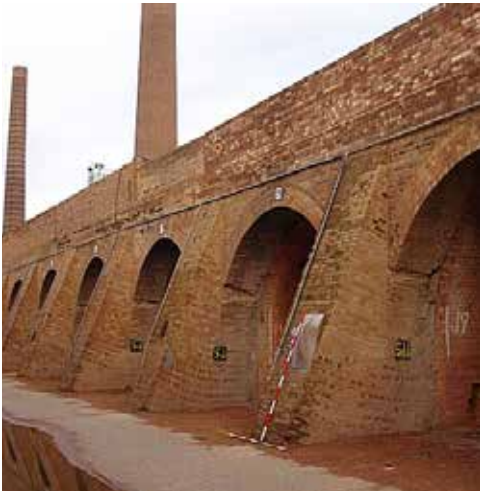
Gateway Character Area

Wetlands Character Area

Country Park Character Area



INDICATIVE CHARACTER AREA PLAN



Gateway Character Area

Wetlands Character Area

Country Park Character Area



THE GATEWAY SITE



EMERGING LAYOUT PLAN FOR AREAS 1 & 2 THAT IS IN DEVELOPMENT WITH CBC





# LANDSCAPE CHARACTER AREAS

RESIDENTIAL GATEWAY : PROVIDES SENSE OF ARRIVAL WITHIN THIS 'FOREST COMMUNITY'



LANDSCAPE AND GREEN INFRASTRUCTURE STRATEGY EXTRACT: CHARACTER AREAS



Indicative images: Buffer planting, Parkland trees and naturalistic planting for habitat creation. Gateway signals arrival at a 'Forest Community'

COUNTRYSIDE PARK : WORKING WITH THE NEED FOR ATTENUATION TO DEVELOP NATURALISTIC RECREATIONAL AREAS AND SETTING



Indicative images: Attenuation areas and wetlands within 'Countryside Park' character Greenways



SITEWIDE GREEN INFRASTRUCTURE AND LANDSCAPE COMPONENTS





GREEN INFRASTRUCTURE PRINCIPLES





## GREEN CORRIDORS

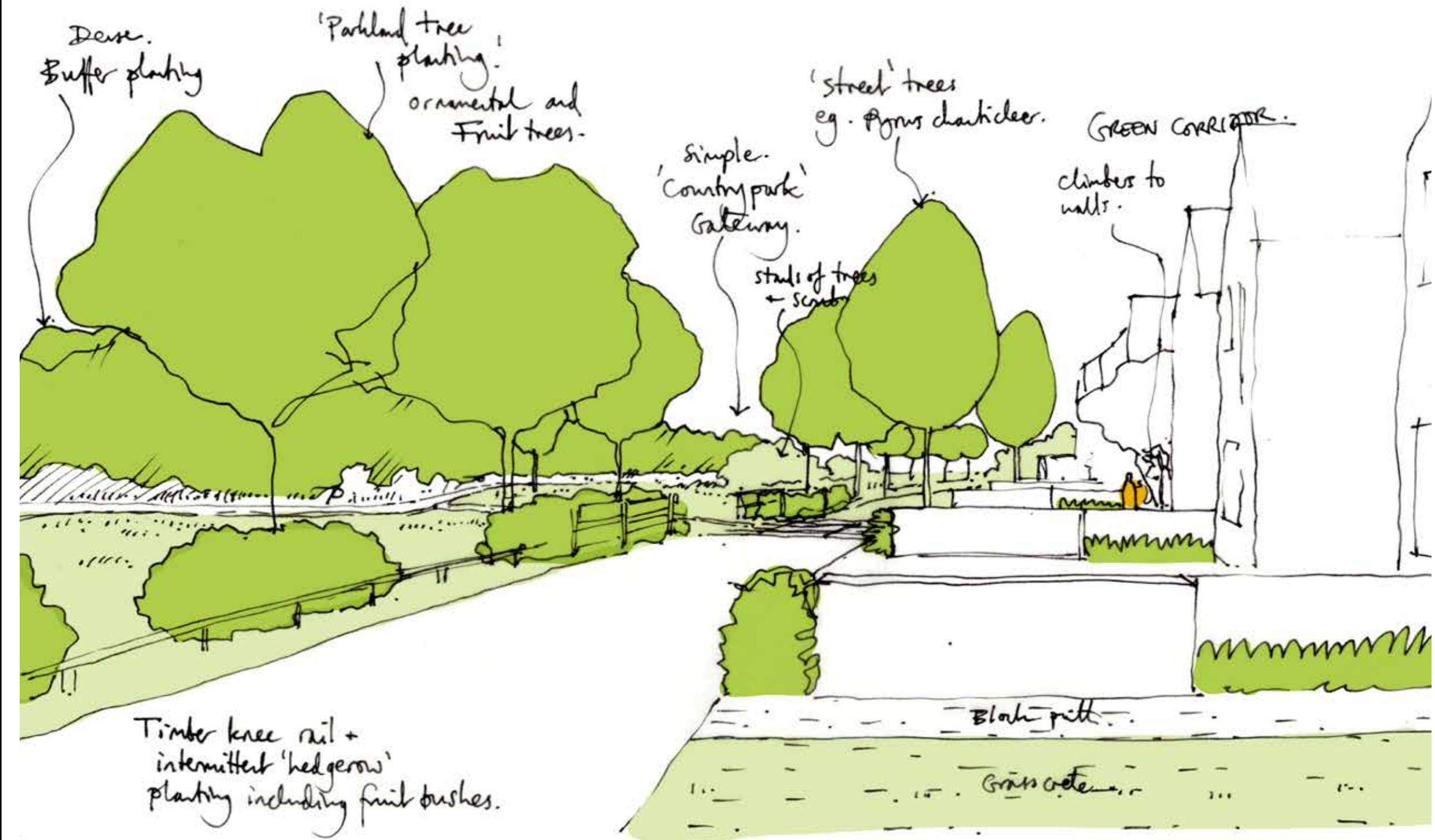




# RESIDENTIAL INTERFACES WITH SECONDARY COUNTRYSIDE PARK AREA / GREENWAY



# RESIDENTIAL INTERFACES WITH LANDSCAPE AMENITY AREA





THE MAIN PLAY AREA

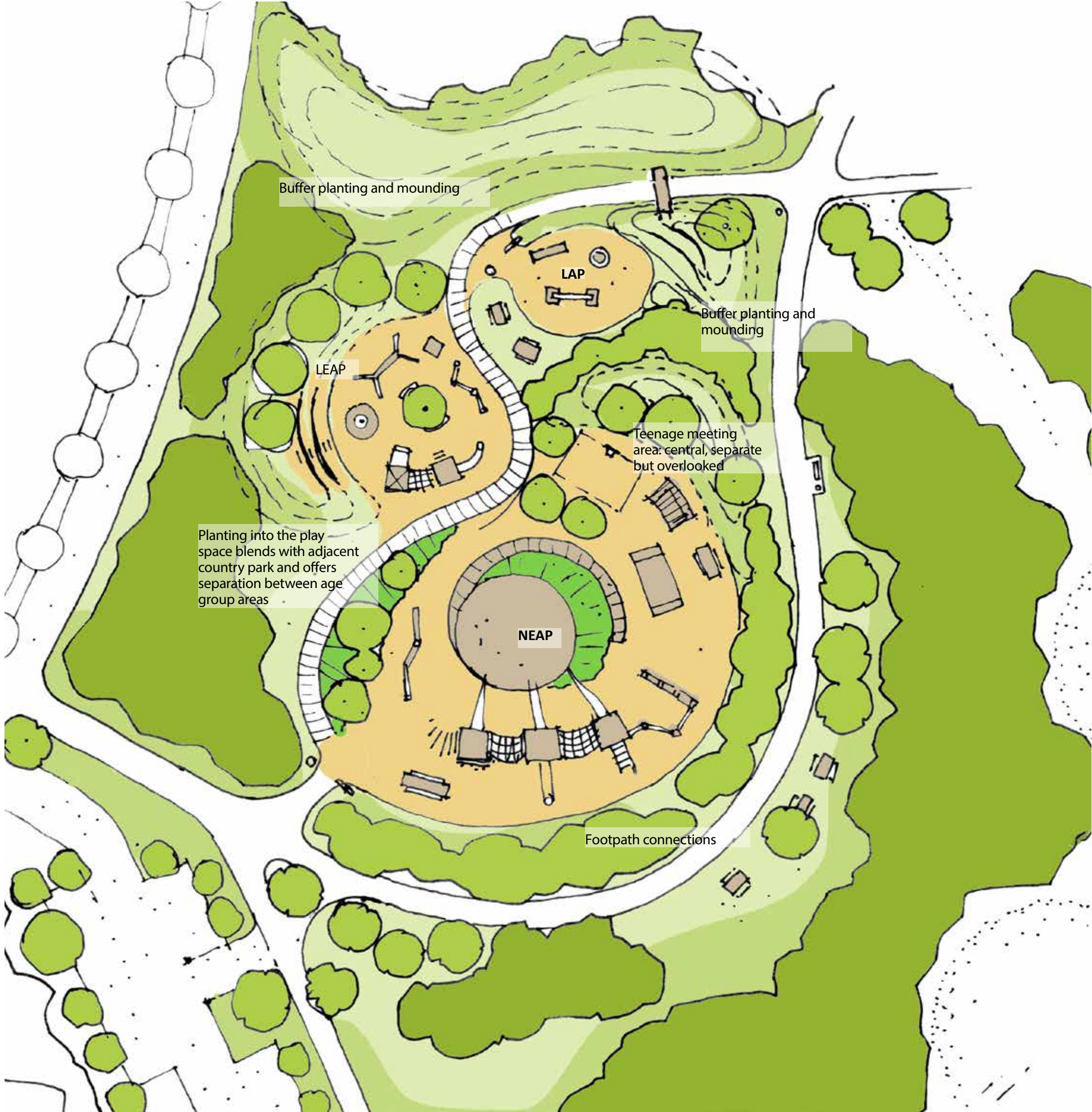


ILLUSTRATION OF MAIN PLAY AREA : COMBINED NEAP, LEAP, LAP



## GREENWAY AND MAIN STREET INTERFACE



Attenuation with areas of permanent standing water



Drainage ditches



Culverts for movement of water and wildlife



Indicative diagram



Indicative section



Phase 1 runs until 8<sup>th</sup> December 2021.  
Further consultation will take place in 2022.

To take part in our survey,  
please scan the QR code below:



Thank you!

[www.PresentMade.com](http://www.PresentMade.com)