

WIXAMS TOWN CENTRE

COMMUNITY ENGAGEMENT



L&Q Estates, in partnership with LSP Developments, are seeking to create a **new Town Centre for Wixams**. A first phase consisting of a **commercial area with a mix of national and local retailers, a supermarket, a new GP health facility, a multifunctional Community Hub including sports hall and library, an Early Years education building, a private nursery and a Care Home for older people.**

This in addition to the new public square will help to create a vibrant centre integrated with the surrounding developments coming forward that includes residential, educational, and recreational facilities along with the new railway station

We want to hear your views so we can further develop the proposals ahead of the submission of a planning application.



Land Owner



Development Partner

HARRIS IRWIN
architects

Architect



Design Code & Landscaping

WIXAMS TOWN CENTRE

THE VILLAGE STORY



The **WIXAMS** *story*

Wixams represents the very best of what L&Q Estates can achieve. Taking an industrial site that had seen better days and transforming it into an aspirational new village community has required an unwavering strategic vision and vast technical competence.

L&Q Estates undertook the role of master place maker, steering this complicated and technically challenging project through from conception to completion.

In total, including the expansion area, Wixams will provide 4,500 new homes, 2,400,000 sq ft of employment and 100,000 sq ft of retail space in addition to four primary schools, a secondary school, 300 acres of landscaped parkland, 15km of cycleways and new play facilities.

A key feature is the creation of four landscaped greenways providing a network of public open spaces interlinking each neighbourhood whilst providing the necessary separation to ensure each neighbourhood has its own distinct identity.

The L&Q Estates team is extremely proud of how the development has progressed and how the community has embraced living in Wixams.

Elstow Storage Depot

From an ex-WWII Royal Ordnance Factory to a new garden village set in an extensive 300 acre high quality landscape environment, Wixams offers all a new settlement could require. From new homes, employment, community and retail outlets, Wixams is truly a modern, sustainable interpretation of the garden village philosophy.



Wixams is located on the former Elstow Storage Depot, once the site of the largest munitions factory in the world.

Post World War II the long term fate of ROF Elstow was uncertain. Potential uses, from MOD storage, a new power station and as a near surface disposal site for low level radioactive waste were all considered, the latter successfully appealed by Bedfordshire Against Nuclear Dumping (BAND).

Since 1974 the Elstow Storage Depot comprised a wide range of run down single storey brick buildings, the majority originally part of the Royal Ordnance Factory.

Planning

Wixams, then known as Elstow Garden Village, was first conceived in the late 1990's when Gallagher Estates, now L&Q Estates, partnered with Innogy to promote the site for largely residential use. The overriding benefit was the re-use of 450 acres of contaminated, largely derelict land, bringing it back into productive use.

Some 13 years later the site has undergone radical change. Gone are the dilapidated World War II buildings and asbestos contamination that blighted the site.

In its place, some 1,600 houses are now built and occupied along with the first three schools, convenience store, new employment, lakes and landscape corridors. The first village, Lakeview, is complete. Building is underway in Willow Grove and Harrowden Green. Building in Cromwell Place is soon to commence.

Transformational change is happening...



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THE VILLAGE STORY

Enabling Works

Since the grant of planning in 2007, the last 13 years have seen a massive investment in the infrastructure necessary to enable the derelict, contaminated site to be made suitable for development. To date L&Q Estates investment has secured:

DEMOLITION - the removal of over 130 buildings.

REMEDIATION - the removal of 5,000m³ of grossly contaminated soils.

EARTHWORKS - the movement of over 3 million m³ of earth around the site to provide usable development parcels.

A6 REALIGNMENT - 3km of new dual carriageway.

ROADS/DRAINING - over 15km of new internal residential roads and streets.

EDUCATION - 2 primary and 1 secondary schools.

SERVICES - upgraded gas, water, electricity and communications.

LANDSCAPING - to date over 300 acres of landscaped open-space, drainage corridors, play and sports facilities.

All of these have been provided and managed by L&Q Estates in-house construction team. The value of the works to date are in excess of £200m.

Community

The concept for Wixams was inspired by a modern interpretation of the design approach of Ebenezer Howard's Garden City Movement, where open space and landscape work together with buildings to create distinctive places.

Education

Providing high quality educational learning opportunities to young people within Wixams was always a key driver to the development of the new settlement. To date, L&Q Estates have funded or delivered the following:

LAKEVIEW PRIMARY SCHOOL - 2012 and rated OFSTED excellent.

WIXAM TREE PRIMARY - 2017

LAKEVIEW DAY NURSERY - 2018

WIXAMS ACADEMY SENIOR - 2018

Providing education from early years to sixth form, all within the boundary of Wixams.

Ponds & Lakes

Historically, Bedfordshire has been home to the British brick industry. The plentiful raw material saw the extraction of clay by open cast quarrying over much of the immediate area. To reflect this heritage, Wixams has embraced water and lakes as a key element of its landscape strategy.

Sport & Play

To create a distinct sense of place and a range of individual characters to the play areas, each area has been designed around a particular theme, including 'Construction Play' in the Village Park North, 'Treasure Island' in the main play area adjacent the central square and lake and 'Woodland Play' in the recreational cluster located at the heart of Greenway B.

Commercial

The movement away from office parks and manufacturing to warehouse and distribution has been generated by the increase in online shopping.

The original Wixams masterplan highlighted areas of employment use and this space was sufficiently flexible to accommodate the need for high quality distribution uses, such as those currently under construction.

The Future

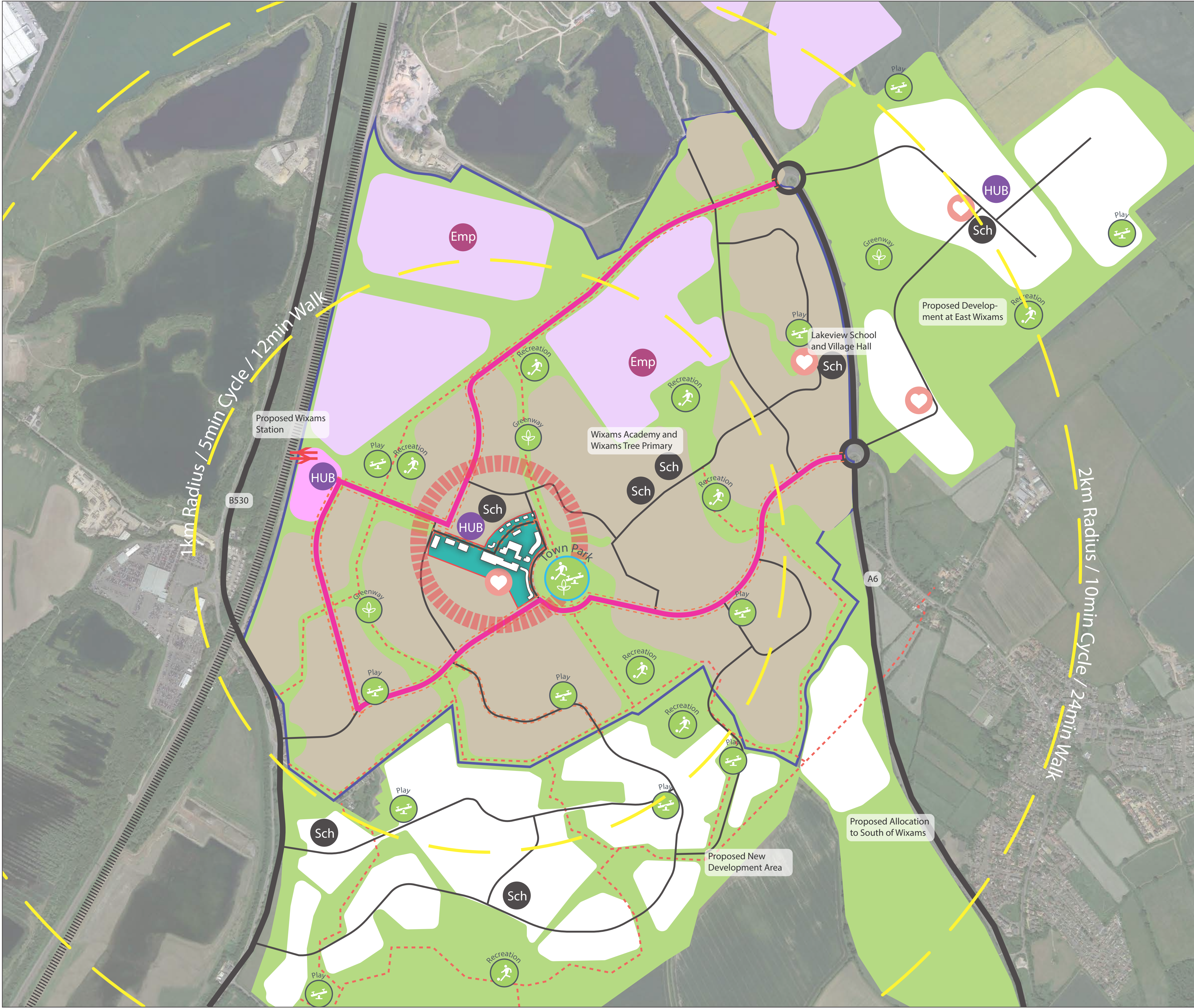
With housebuilding well underway and over 1,600 houses now occupied, L&Q Estates focus has moved towards providing those facilities needed to support the new settlement.

"Running a housebuilder business is primarily about delivery, L&Q Estates offer land parcels that are oven ready with major infrastructure, services and place making (community benefits, schools, open space etc) all in place. Planning risk is reduced through the detailed work done up front...allowing housebuilders to focus on building 'just homes'... These oven ready sites are a must for a housebuilder business"



WIXAMS TOWN CENTRE

STRATEGIC DEVELOPMENT



LEGEND

- Town Centre Boundary
- Wixams Villages Area
- Wixams Villages
- Employment
- Other Development Parcels
- Pedestrian/Cycling Routes
- Main Roads Including Cycle Paths
- Railway
- Indicative Bus Route
- Village Centre
- Employment
- Recreation/Play/Green Infrastructure
- School
- Mobility Hub - bus stop, cycle parking and information point. Potential for electric bike and scooter hire



WIXAMS TOWN CENTRE



WIXAMS TOWN CENTRE LAYOUT

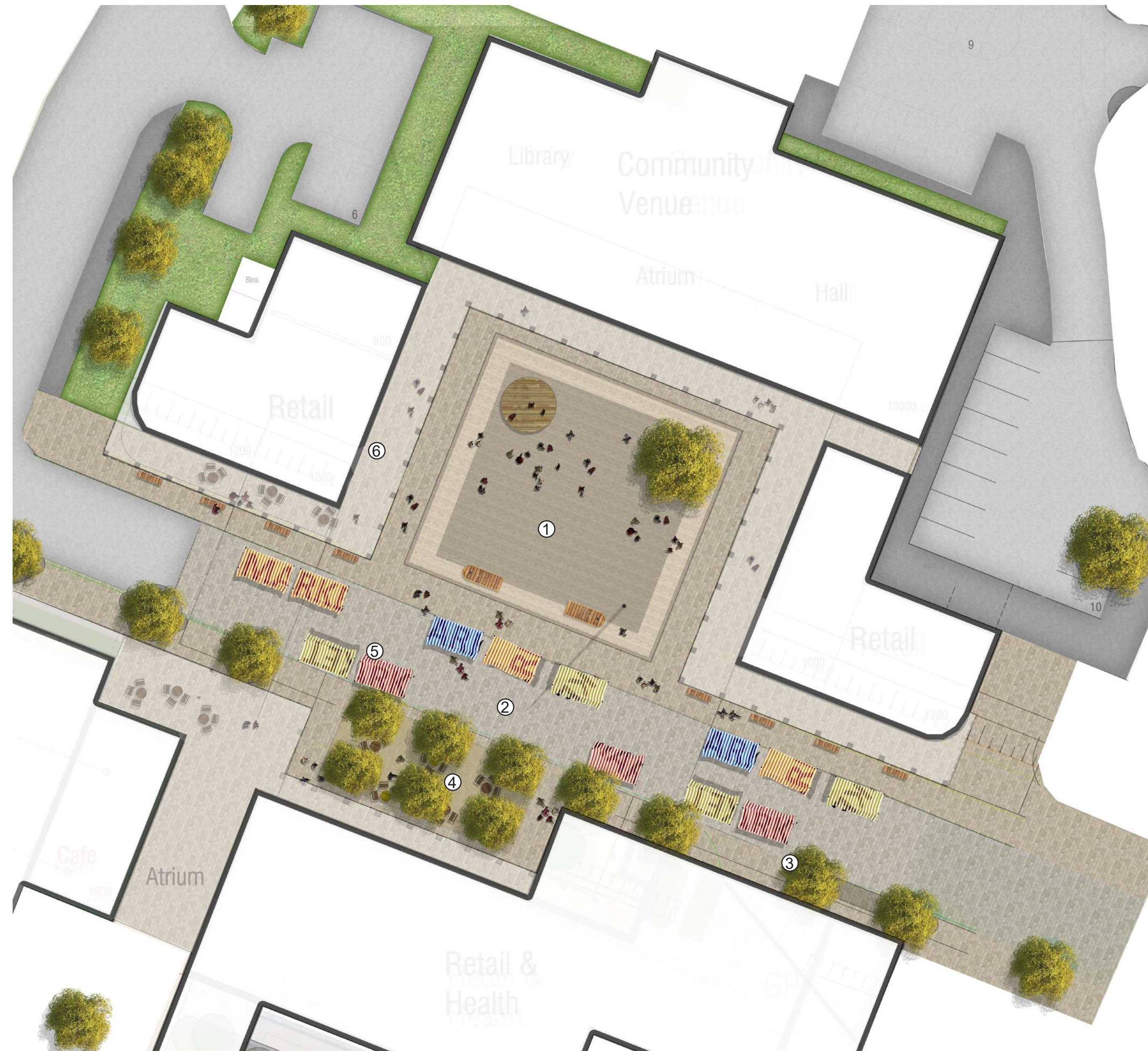
		GIA		Indicative Parking Bays
1	Primary School	adjacent plot	3.39 Hect	TBC
2	Early Learning	185m ²	(2,000 sqft)	19
3	Retail North Block 1 Total	480m ²	(5,200 sqft)	
4	Community Venue	1200m ²	(13,000 sqft)	15
5	Retail North Block 2 Total	260m ²	(2,800 sqft)	
6	Childrens Nursery	600m ²	(6,500 sqft)	17
7	80 Bed Care Home 3 Storey	4400m ²	(47,360 sqft)	32
8	Bistro / Craft Brewer 2 Storey	420m ²	(4,500 sqft)	10
9	Health Services 2 Storey			70
	GF Dentist, Vets, Pharmacy, Estates	745m ²	(8,020 sqft)	
	FF GP Surgery (plus GF reception)	995m ²	(10,710 sqft)	
	Cafe	170m ²	(1,800 sqft)	
10	Proposed Sainsbury's	1625m ²	(17,500 sqft)	92
Total				255
11	Gym	930m ²	(10,000 sqft)	33
12	Later Living or Other	adjacent plot	0.55 Hect	

Proposed Town Centre, Wixams

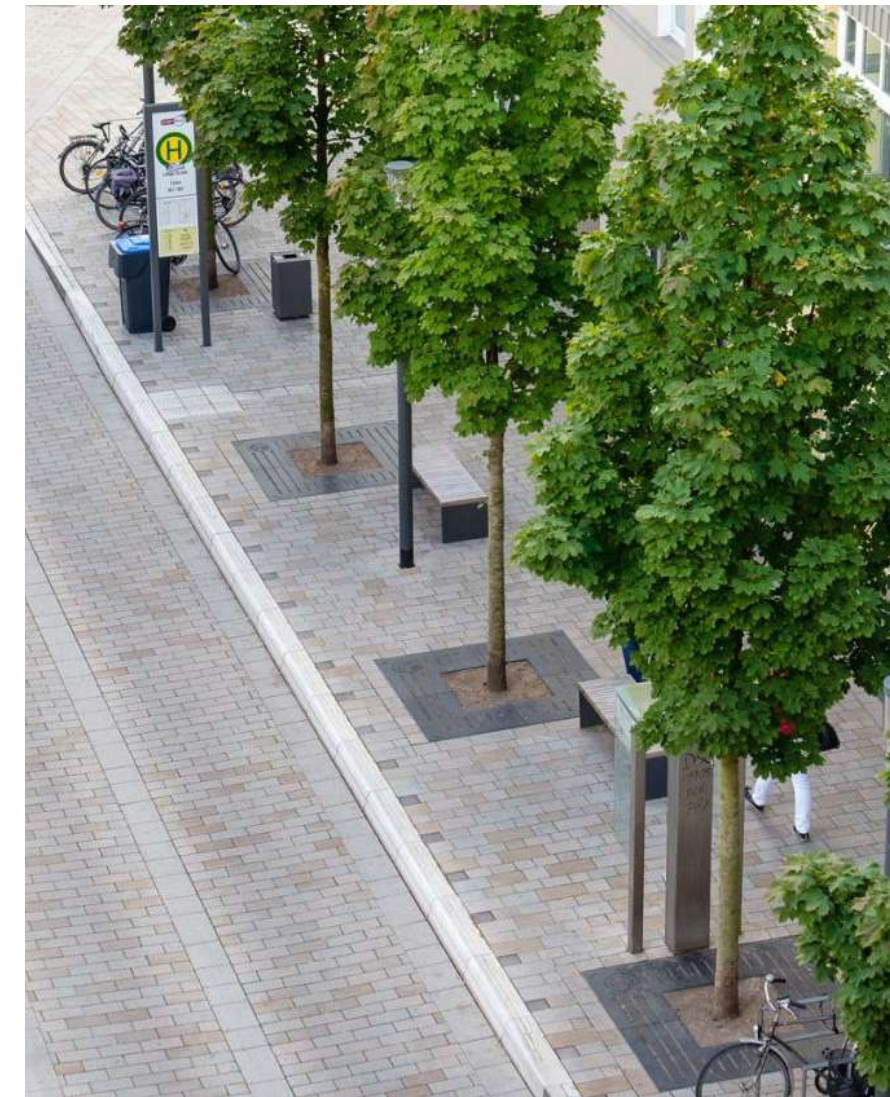
1 : 500

WIXAMS TOWN CENTRE

PUBLIC REALM



- ① Town Square
- ② Pedestrian Street
- ③ Street Trees
- ④ Bosque with trees
- ⑤ Market area
- ⑥ Colonnade



WIXAMS TOWN CENTRE

INDICATIVE HEALTH FACILITIES LAYOUT



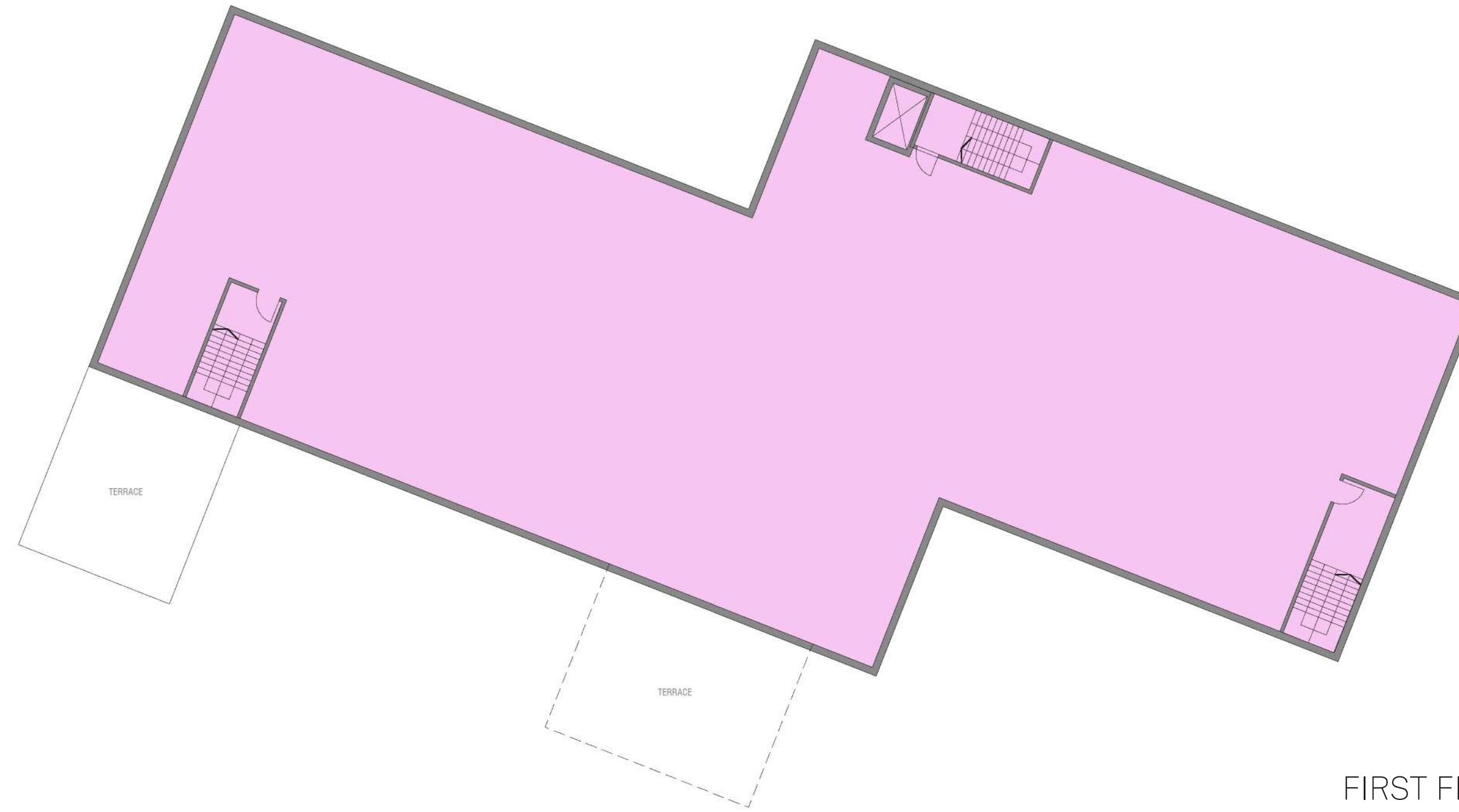
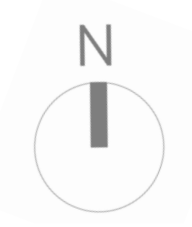
LOCATION PLAN



HEALTH FACILITIES BUILDING PERSPECTIVE FROM TOWN SQUARE



HEALTH FACILITIES BUILDING PERSPECTIVE



FIRST FLOOR



GROUND FLOOR

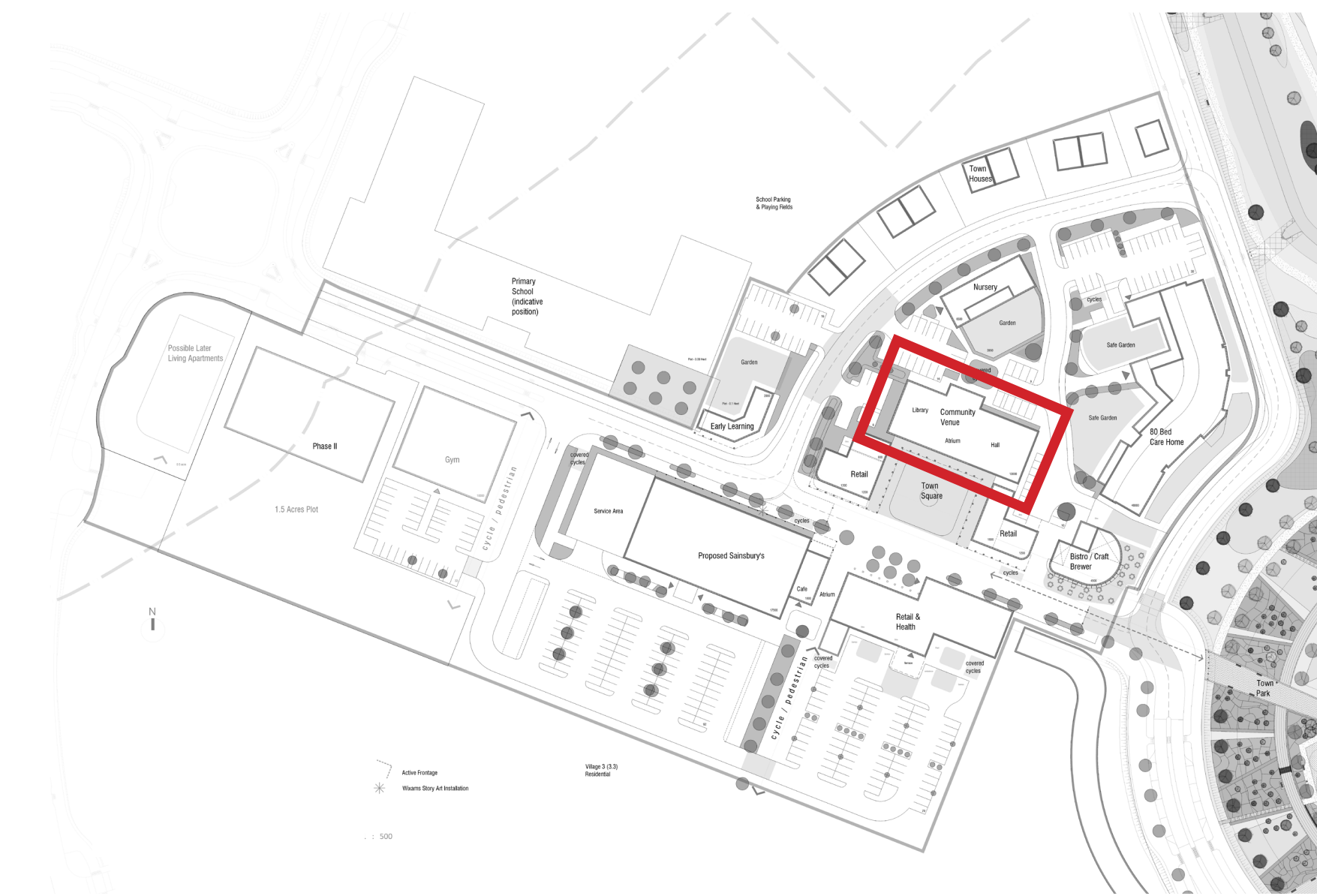
LEGEND

- GP
- RETAIL/ FOOD & BEVERAGE

SCALE 1:200

WIXAMS TOWN CENTRE

INDICATIVE COMMUNITY CENTRE LAYOUT



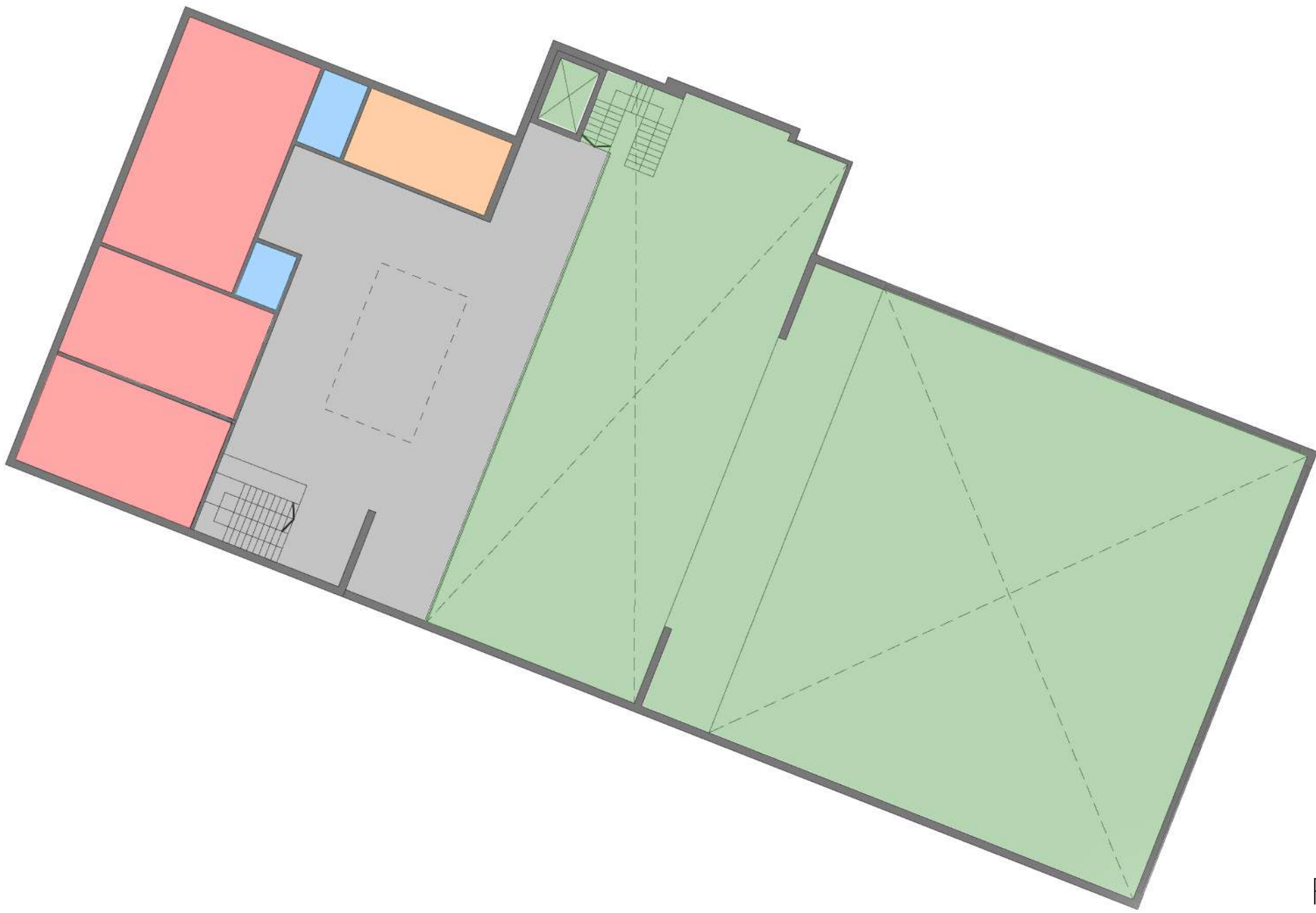
LOCATION PLAN



COMMUNITY HALL PERSPECTIVE-GROUND FLOOR



COMMUNITY HALL PERSPECTIVE-FIRST FLOOR



FIRST FLOOR



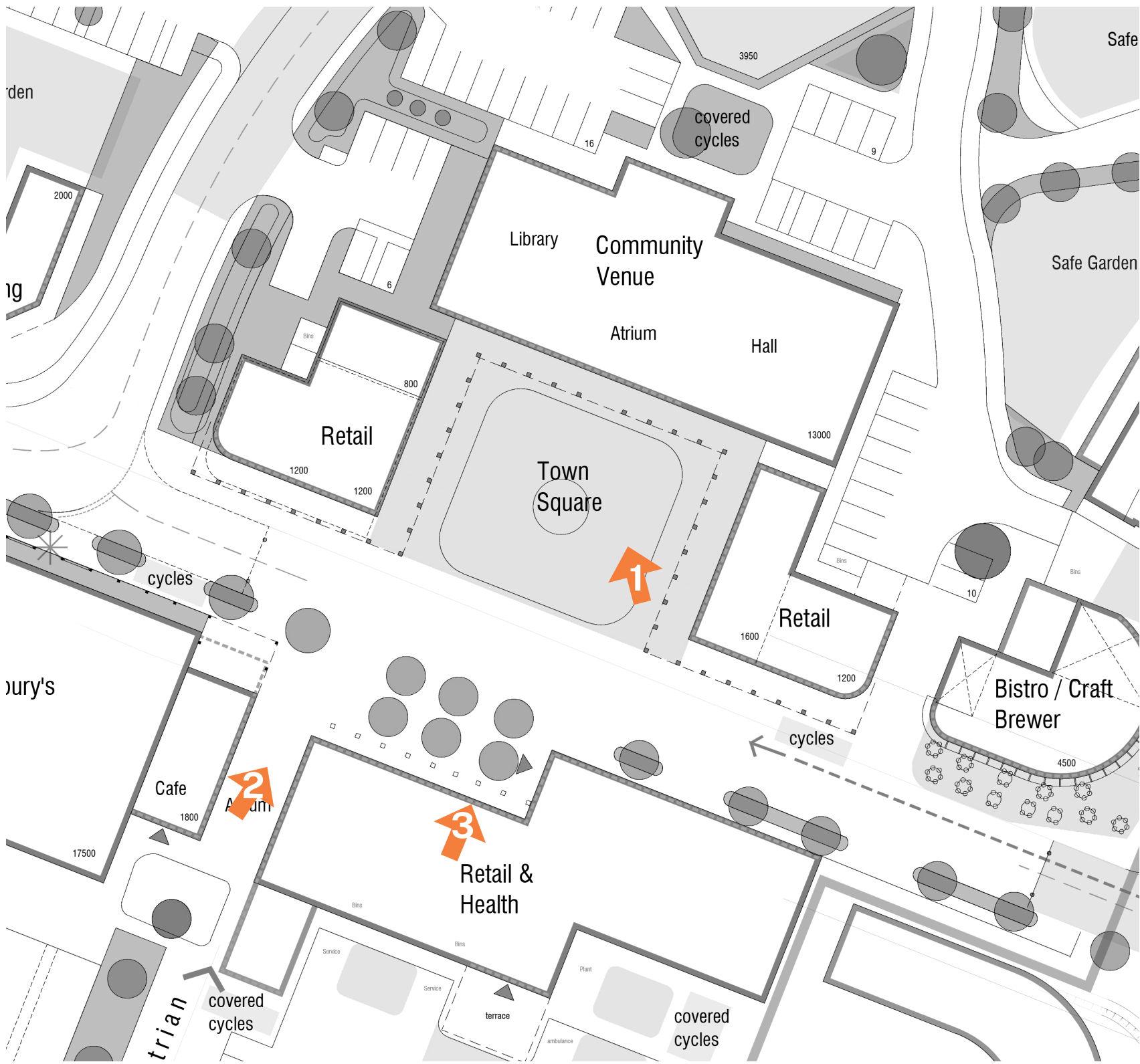
GROUND FLOOR

- LEGEND
- COMMUNAL SPACES
 - MEETING ROOMS
 - LIBRARY
 - WORKING SPACE
 - SERVICES (WC/ STORAGE/ CHANGING ROOMS)
 - ADMIN/ OTHERS

SCALE 1:200

WIXAMS TOWN CENTRE

INDICATIVE COMMUNITY CENTRE



LOCATION PLAN



COMMUNITY HALL PERSPECTIVE



PUBLIC SQUARE PERSPECTIVE



PUBLIC SQUARE AERIAL PERSPECTIVE

WIXAMS TOWN CENTRE

HIGHWAYS PLAN

