

Case Study

Wolverton Park



Delivered for Places for People

Facilities: 300 new homes consisting of one, two and three bed units | September 2009
Value: £45.5 million



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INVESTOR IN PEOPLE

Introduction

Once home to the Royal Train and steeped in railway history, Wolverton Park is a stylish and contemporary new development of 1, 2 & 3 bedroom apartments, duplexes and houses. Located in Milton Keynes, there are a wide range of house and apartment types.

Key Facts

- The former Royal Train Shed is Grade 2 listed due to historic interest rather than architectural significance.
- Project saw Willmott Dixon combine both its Housing and Construction businesses to undertake the new-build and refurbishment work.

Details

Wolverton Park saw Willmott Dixon create 300 new homes split between the Grand Union canal. This included 77 homes developed within the former Royal Train Shed and associated buildings, while a further 223 homes were created in the adjacent brownfield site.

The refurbishment work;

The Royal Heritage Parkside Townhouses: The Royal Train shed was converted into 31 houses, many of which incorporate the historical features into the new townhouses, including cast iron triple-height windows and ribbon glazing in the roof, bringing character and lots of light.

The Triangle – Mews Houses, Apartments Shopping and Dining: This building has 46 houses built using timber frame within the listed facades. The development also has a further 3500m2 of commercial space. The design of the Triangle's new buildings retains the workshop's original steel girders, gables and brick arches, giving this part of the development a distinctive and unusual feel. Two and three bedroom mews houses overlook the canal, using the original exterior and cast iron double height windows.

Successes

Willmott Dixon Housing provided all technical assistance to achieve the required licenses; for example from British Waterways due to proximity of Grand Union canal. We also provided assistance with issues in resolving a land agreement with Network Rail thereby enabling level agreements on land issues. In addition to this, we worked closely with English Partnerships to steer the design development for enabling works.

This project received national acclaim after picking up the 'Modern Railway Restoration Category' at the National Railway Heritage Awards in January 2010.

Sustainable achievements

The project was designed to achieve an Ecohomes 'Excellent' rating.

Solar panels were incorporated into The Royal Train Shed concealed under rooflights reconstructed to match the existing rooflights.

Wind turbines have been provided to generate electricity on the new buildings.

Conversion of the old athletics track into a communal park with a pond fed by rainwater run-off from the buildings. The timber grandstand – the oldest in the UK - has also been rebuilt to its original design to provide a further community facility.

Relationships

Willmott Dixon Housing provided a presentation to the local Wolverton Steering Group in an open and constructive consultation process. This created a strong sense of local ownership in the scheme and formed the base for many important relationships to carry forward throughout the construction process.

Testimonials

Hamish Stewart, Project Manager, Places for People

'The quality of this project is very high, we've already received great feedback from residents'

Contact

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WILLMOTT DIXON GROUP