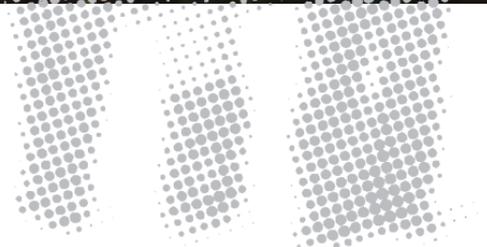


# Oxley Woods



Bounded by woodland on the western fringes of Milton Keynes, Oxley Woods is a truly innovative and outstanding development of sustainable homes combining comfort and character with an environmentally friendly lifestyle.

**Taylor**  
**Wimpey**

# Created by world renowned architects

Leading architectural practice Rogers Stirk Harbour + Partners (RSHP - the new name for Richard Rogers Partnership) is, perhaps, best known for its 'inside-out' approach, exemplified by the Lloyd's of London building and the Pompidou Centre in Paris, where services - including pipes and lifts - are on the outside.



National Assembly for Wales

## Rogers Stirk Harbour + Partners



Antwerp Law Courts

The RSHP design team for the new house at Oxley Woods includes architects who were part of the team responsible for the Stirling Prize-winning Madrid Barajas Airport (which opened in 2006), one of the largest civil engineering projects in Europe.

They have been equally at ease working with homebuilders from Taylor Wimpey to create properties where individuals, couples and families can live in a comfortable space with a sensible carbon footprint.

The result is an innovative concept from an architectural practice which, for three decades, has attracted critical acclaim and won dozens of international awards.

As the working relationship between Taylor Wimpey and RSHP evolved, their aims dovetailed and the resulting development at Oxley Woods looks and feels like no other undertaken by Taylor Wimpey to date.

The environmentally-friendly core design has already become a unique internal feature of each home.

In addition, the wider street scene which has been created around the development helps to accentuate the individual character of each property, while the large number of open spaces offer an opportunity for the development of a strong sense of community.



Lloyd's Register

Rogers Stirk Harbour + Partners is the new name for Richard Rogers Partnership. The firm employs more than 150 people in four offices across the world - London, Barcelona, Madrid and Tokyo. Richard Rogers is Chief Advisor on Architecture and Urbanism to the Mayor of London.



**DESIGNED FOR  
MANUFACTURE**

**THE CHALLENGE TO BUILD  
A QUALITY HOME FOR £60K**



# The competition

When the Government announced it was to run a competition to design a house for £60,000, it was widely misread as an attempt to address the shortage of affordable homes in the UK on the cheap.

In reality, English Partnerships, the regeneration agency behind the Design for Manufacture Competition, wanted to bring down spiralling construction costs in the housebuilding industry. As a result, at each of its 10 competition sites - including Oxley Woods - some 30 per cent of homes had to be built for a construction cost of £60,000 each or lower.

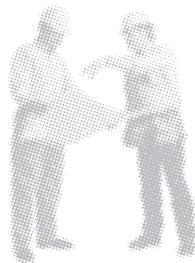
The competition was tough, with 221 initial bids whittled down to just a handful through a nerve-racking process in which designs were scrutinised and pulled apart, and prototypes assembled.

The final decision rested with the Deputy Prime Minister, who revealed that Taylor Wimpey's entry had met the competition's requirements.

Working in partnership with RSHP, the company had proved that housebuilding on a budget is about 'designing up', not 'designing down' and its prototype home was hailed as a landmark design, challenging the stereotypes of modern housebuilding.

However, the design of a single house wasn't the final chapter in the Taylor Wimpey / RSHP partnership.

**Now was the time to prove how that design would work in practice not just once, but 145 times over.**



## Making quality homes affordable

Oxley Woods is a unique development - but it won't exclude potential buyers by pricing them out of the market.

The development has been chosen as one of the sites to receive funding under the First Time Buyer's Initiative, run by English Partnerships.

Twenty-five of the new homes at Oxley Woods will be sold under the initiative to help first time buyers to get a foot on the property ladder.

The buyer may only need to have a mortgage for 50% of the total price, with the rest being paid direct to Taylor Wimpey by English Partnerships, which retains an entitlement to a share of the future sales proceeds. In addition, 43 two and three bedroom homes at Oxley Woods will be offered as shared ownership or rented properties through Paradigm Housing Association, a leading provider of affordable housing in south east England.

In these two ways, Taylor Wimpey will ensure its affordable homes go to those who deserve them.



## Site statistics

Area: **3.26 hectares**

Total number of homes to be built: **145**

Total number of £60,000 homes to be built: **56 (equivalent to 38%)**



New homes at Oxley Woods offer tremendous scope for creativity in design, meaning that Taylor Wimpey and RSHP have been able to give each home its own distinctive identity, while still feeling part of the overall development.





# Concept to completion

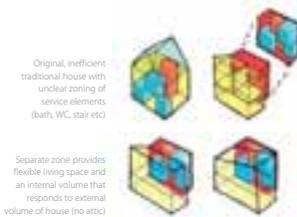
Radical thinking was needed to meet the £60,000 construction target at Oxley Woods. Taylor Wimpey and RSHP started with a blank sheet of paper, setting aside hundreds of years of housebuilding preconceptions to start the thought process from scratch.

To make savings while improving quality, the partners considered a wide range of options before settling on a practical way to cut on-site construction costs, by fabricating timber frames for walls, ceilings and floors in a controlled, factory environment.

The combined approach of the housebuilder and architect was to design each home with two distinct zones - a 'service zone', incorporating bathrooms, utility space, boilers and staircases, and an uncluttered 'living zone' comprising bedrooms, living rooms and dining rooms.

The 'working' parts of each house - stairs, heating, ventilation, plumbing, and power, which are complex, yet highly standardised parts - are pre-fabricated, allowing the remaining 'living' space to be treated as a highly flexible shell.

Components could then be delivered to the site as a 'flat pack' ready to be assembled in just 31 days, providing a huge saving on on-site construction costs, while still maintaining the quality of the finished product.



## Wide-ranging appeal

The homes are expected to have strong appeal to those motivated by quality architectural design and environmental characteristics, as well as local homebuyers looking for something new and innovative.

But they also achieve the 16 standards of 'Lifetime Homes'. This means each house can be easily adapted to suit the various stages of life for anyone, whether individuals or couples starting out, raising a family or moving into retirement.



Concept stage computer generated image





## The value of neighbourhood

The value of a strong neighbourhood is one of the foundations of Taylor Wimpey's popular appeal. This was a primary consideration during the creation of Oxley Woods.

Budgets and regulations aside, it has been created as a place where people will want to live, and while the unique, overall style sets the development apart from neighbouring communities, each individual home has its own volume, light and colour giving each a separate identity.

It's here, in the creation of a warm and welcoming community, that the expertise of RSHIP also came into play.

The overall development is in line with the 20 principles of the 'Building for Life' national

standard, which encourages all developments to have character, good transport links, roads and parking without it being slave to the car. Cars can never dominate - only a limited number of properties have carports, with most parking in courtyards and not on the streets.

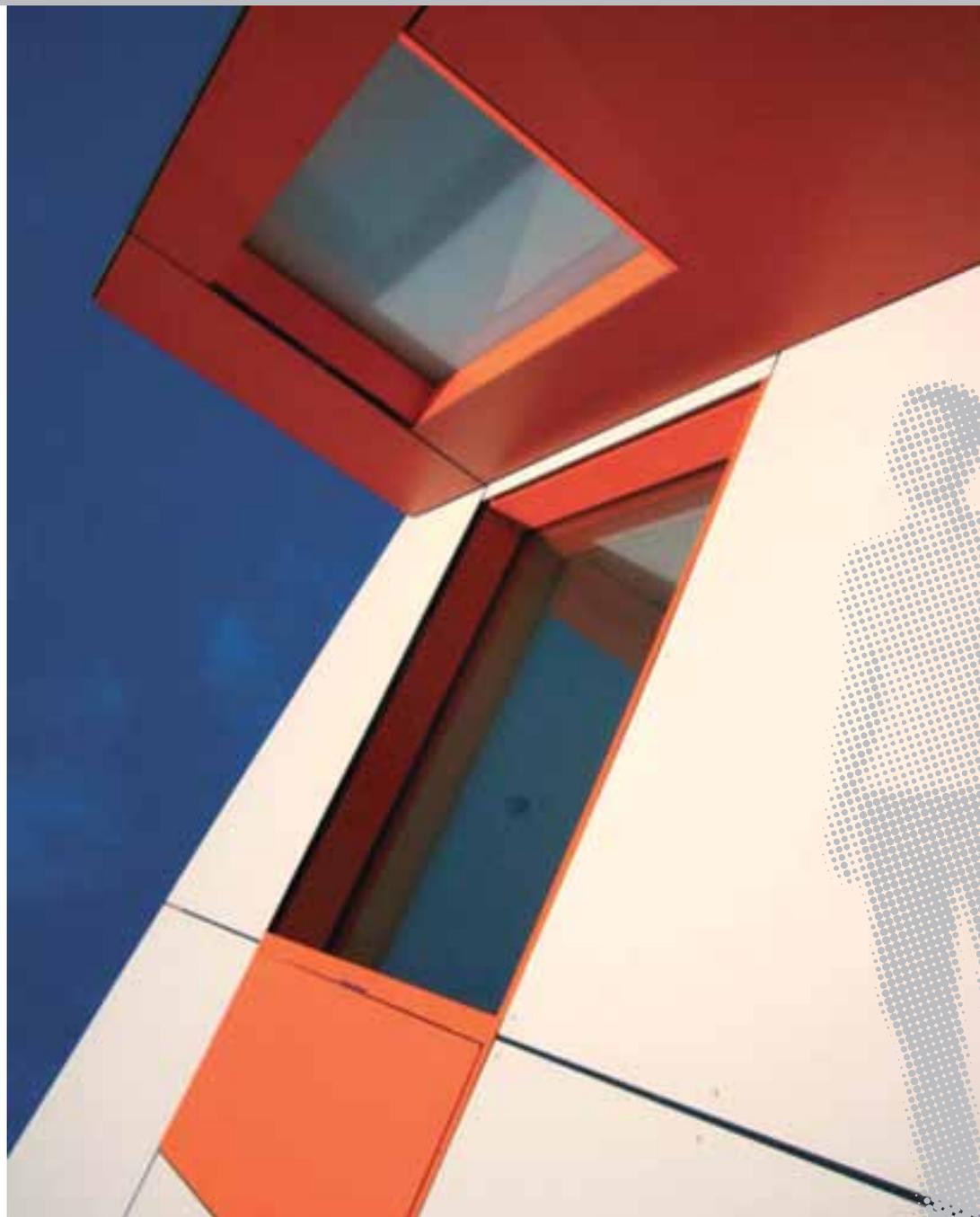
While some might think concealed cars and communal gardens are a target for crime, the design means these areas are never hidden, and Oxley Woods has won the Secure by Design Accreditation awarded by Thames Valley Police.



Illustration of site plan

The 145-home development opens in Spring 2007 with 10 different house types in two, three, four and five-bedroom designs.

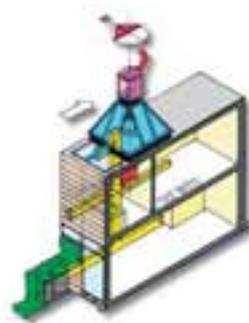
As customers choose their new home they can select from a range of style options, including a ground floor wet room and upgraded heating and ventilation system, as well as kitchen finishes and appliances, bathroom finishes, flooring and electrical accessories.



# GreenHouses

Awareness of the challenges facing the environment has never been so great. Yet most homes limit our ability to do this - even before we turn down the heating.

EcoHat on the first prototype constructed near woodland in Derby.



The EcoHat is a new generation of chimney stack which sits on top of the services spine, filters all fresh air coming in to the building, and reuses hot air circulating through the stack - complemented by solar energy - to optimise energy consumption and as an optional extra can also provide passive solar water heating.



In addition to the EcoHat, there are plenty of other energy-savers hidden in each Oxley Woods home. These include high levels of insulation - much of it made from recycled materials - to an air-tight build. Such features combined could potentially help occupiers make significant savings on their energy bills as well as helping each property to achieve the maximum National Home Energy Rating and a 'Very Good' EcoHomes classification.

From that starting point the designs have been gradually refined not only to meet climate change regulations today and in the future, but to include some of the solutions to the challenge of carbon emissions, drawing on the ideas formed by a group within Taylor Wimpey which looks at advances towards creating a zero-carbon world through improved construction methods, materials and standards.

In designing an 'eco-friendly' home, the housebuilder and the architect had much experience to draw upon. Both take environmental responsibilities very seriously.

For example, according to a recent study by Insight Investment and WWF, Taylor Wimpey

Oxley Woods is a new beginning in eco design, and while builders haven't been fitting composting toilets, they do have a little secret up their sleeves which makes a big difference. It's called the 'EcoHat'.

performs better than any other leading housebuilder in terms of impact on the environment. In 2006 it was the first publicly-listed UK housebuilder to have all its operations certified as meeting the international 'ISO 14001' standard for environmental performance.

Similarly, RSHP is well-known for its pioneering approach to eco-sustainability. The practice was awarded the Building Research Establishment's top award in 2006 for the Welsh National Assembly building, which received the highest ever 'BRE Environmental Assessment' rating achieved for a building in Wales.

Before construction started at Oxley Woods, Taylor Wimpey had a Site Specific Environmental Action Plan (SSEAP) drawn up, detailing flora, fauna and archaeology and the controls needed to minimise impact. Then, as building began, the company used timber and additional materials from environmentally sustainable sources, set out in its Green Procurement Policy.

Finally, Taylor Wimpey minimised the use of toxic and hazardous materials on-site where possible, and installed water-saving dual flush toilets, low emission boilers and energy-efficient (A rated) white goods.

In fact, once you add in the reduced on-site machinery and construction traffic thanks to Taylor Wimpey's construction methods, the carbon emissions from Oxley Woods homes are already just a fraction of those from the average traditional house build, and that's before the EcoHat effect kicks in.



Oxley Woods isn't just a scheme which seeks to address the Government's environmental aims - it also meets the Government's criteria for building sustainable communities in which people want to live and work, now and in the future.

To meet the diverse needs of future residents, Taylor Wimpey has worked in partnership with planners, landowners and the local community to provide a high quality environment at Oxley Woods, where people will feel safe and included, share good public transport links and green open spaces, and be able to choose from homes ranging in size, cost and style.



Even without its 'EcoHat', homes at Oxley Woods enjoy a **27% reduction in carbon dioxide emissions compared with a conventional new house of a similar size, and this reduction rises to almost 40% with its inclusion of the EcoHat.**

This rises to a **50% reduction when the 'EcoHat' is used to top up energy for a hot water system.**



Milton Keynes is known for many things...  
20 million trees,  
300 roundabouts,  
and five concrete cows.



Peace pagoda in snow, Milton Keynes Discovery Centre.



Xscape at night (Simon Reynor)

# Milton Keynes

But with around 2,700 people moving in each year it's also Britain's fastest growing urban area, set to be the UK's 10th largest city within 25 years - and surely 220,000 (and counting) residents can't be wrong? Even if you're not lucky enough to live in Milton Keynes already, chances are you've been here, and chances are that was to shop. More than 300 stores under half a mile of glass are a powerful magnet, drawing 30 million people a year to the centre mk and Midsummer Place.

Throw in some late night shopping, a market, lots of events within the shopping centre and thousands of parking spaces on the doorstep, and you don't need to ask yourself why.

One of Milton Keynes' biggest draws is its vibrant social scene, playing to a crowd with an average age of just 38 - one of the youngest urban populations in England - and the balance between non-stop shopping, concerts and extreme sports and more tranquil outdoor life in a borough that is more than two-thirds rural seems to capture the hearts of inhabitants.

But since half of MK's residents travel less than three miles to work, there's time for it. This town has neatly dodged the advance of the grey-faced commuter and replaced it with the fastest-growing 'after 6pm' culture outside London.

Milton Keynes is also sports mad. Home to English hockey and badminton and a FIFA accredited state-of-the-art stadium, there's plenty to support and even more to play, from angling, archery and athletics - through cheerleading, dodgeball and ultimate frisbee - to volleyball, walking and watersports.

Dominating the central skyline is the half-dome of Xscape, and under the one inimitable roof lie the thrills and spills of Europe's largest indoor 'real snow' ski slope, a skydiving simulator, an indoor rock climbing wall, 16-screen cinema multiplex, UV-lit ten-pin alleys (ever tried bowling in the dark?), a health and fitness centre - and more bars, restaurants, cafes and shops than can be tackled in a wet weekend.

Better on a dry day is the National Bowl, Milton Keynes' vast outdoor venue which - for a town that has often been said to lack culture - attracts its fair share of celebrities including David Bowie, Michael Jackson and Robbie Williams.

And since the c-word is sure to be raising an eyebrow by now, it's time to wipe out that cultural question mark for good. Milton Keynes not only has a theatre, but a Theatre District, a £30m, 1,400-seat arts and entertainment venue that's one of the most successful outside the West End and is surrounded by bars and restaurants.

There's also a successful and nationally acclaimed modern art gallery, MK-G, with a string of exhibitions each year, a city orchestra, choral groups and the Yamaha Music School.

It's even home to Britain's most innovative university - the Open University - which pioneered online learning and now has the largest student population in the world - most of them elsewhere.

Just a stone's throw away there's the chance to explore a wealth of history and attractions, from the Enigma code-breakers at Bletchley Park to the boutiques of Olney - a town as famous for the hymn Amazing Grace as it is for pancake races.

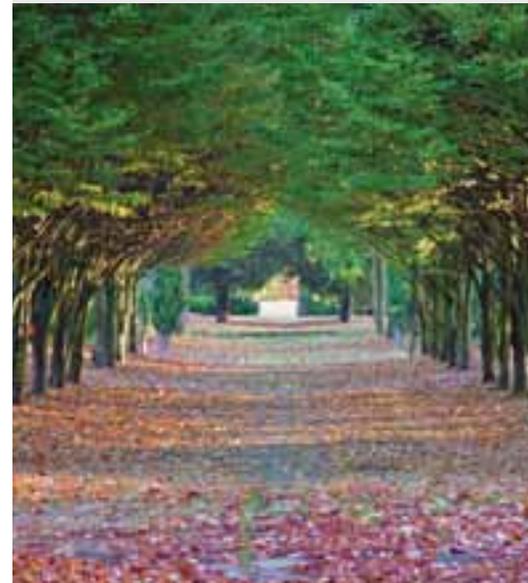
The live music scene in Stony Stratford is well worth sampling, as is a pint and a chat with the locals in the Cock and Bull Inn, the famed home of the 'cock and bull story'.

Meanwhile, Woburn offers a series of treats - a lazy day at the Abbey or Safari Park, or a round of golf at Woburn Golf Club - or you can choose to have a scream at Gulliver's Land and Alton Towers theme parks.

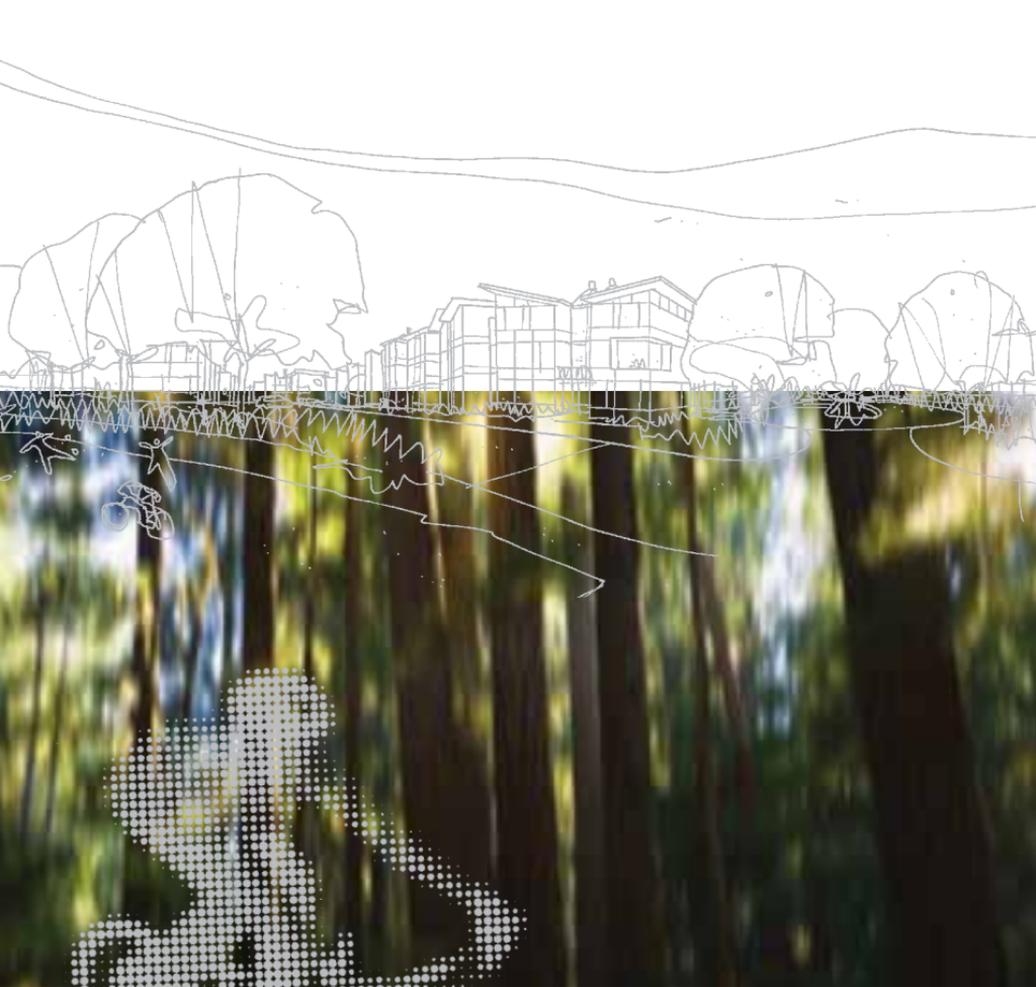
So you'd better believe it (and with a little help from surrounding stately homes, medieval ruins and theme parks you can), Milton Keynes is a welcoming place of culture, opportunity and fun things to do.



Above: Gnonon Sculpture at sunset, Milton Keynes Park Trust  
Left: Cathedral of Trees, Milton Keynes Park Trust



View from Campbell Park of Milton Keynes Theatre and Gallery



**Oxley Woods** can be found off the V2, Tattenhoe Street, just follow the signs.

Telephone: **01908 866938**

[www.oxleywoods.co.uk](http://www.oxleywoods.co.uk)

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