

Join us to shape proposals for a new sustainable development at Millers' Field

Thank you for joining us to find out more about Millers' Field.

Millers' Field in Oundle is a 1.2 hectare site, a ten minute walk west of the town centre, off Benefield Road. TOWN are putting forward proposals for a high-quality, custom build community of 14 homes offering high levels of environmental and social sustainability.

In September we will be submitting an Outline Planning Application for Millers' Field to North Northamptonshire Council. Following this, we will be looking at detailed design of the scheme before construction begins in Spring 2025. The emerging scheme has been designed, and will continue to be refined, in close collaboration with future residents.

This exhibition presents the vision and initial proposals for Millers' Field. Join us on the journey of shaping the future of this site in Oundle.



**millers'
field**

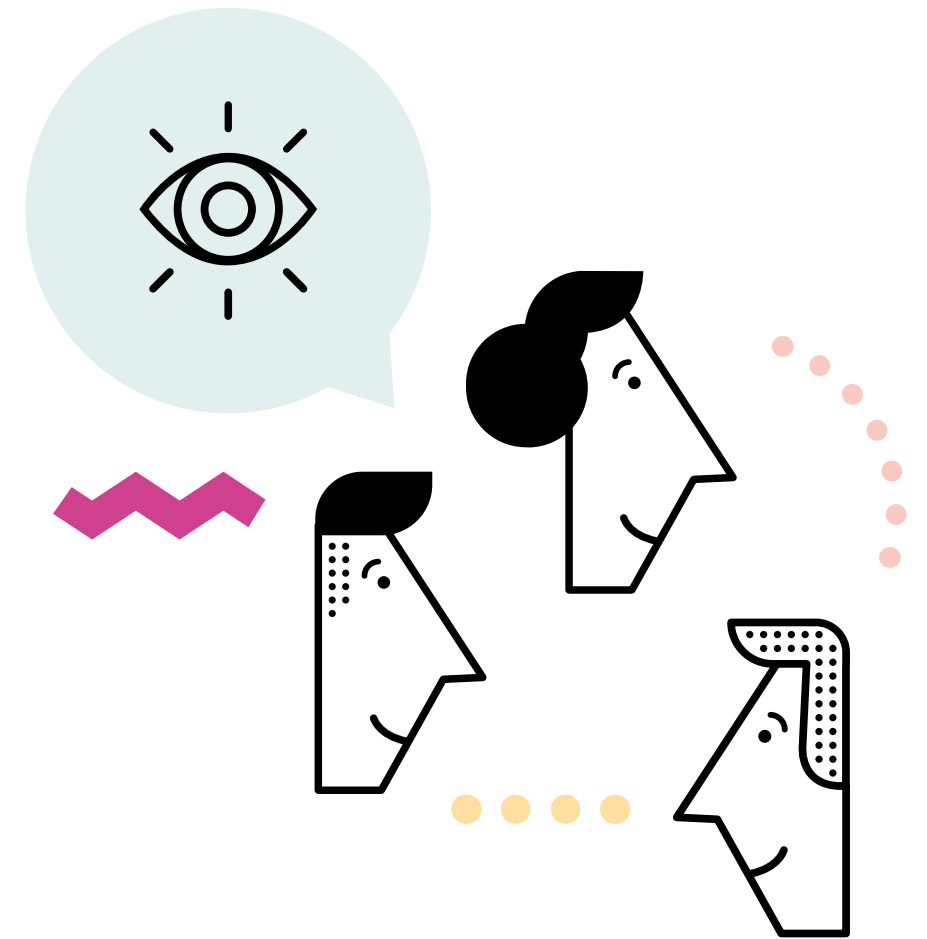
A development by **TOWN. Mole**

Millers' Field, Oundle

Our team

A committed team creating a truly sustainable development in historic Oundle.

TOWN and Mole Architects have been selected by Anne and Peter Miller, the owners of Millers' Field, to design and deliver an exemplary, sustainable development of 14 low-energy homes. As well as retaining the existing allotments and dedicating them for permanent use, our plans envisage the creation of a publicly accessible nature space by the stream that will enhance biodiversity and provide valuable amenity to residents and the wider community.



TOWN.

TOWN is a profit-with-purpose developer with a mission to build good places for better lives.

We deliver homes, streets and neighbourhoods that improve people's quality of life, enable more sustainable ways of living and improve the wider places they are part of.

www.wearetown.co.uk



Mole

Mole architects are one of the most critically acclaimed practices in the UK whose portfolio includes a number of exemplar low energy housing schemes. They endeavour to create architecture that 'lifts the spirits, protects the environment, and contributes to society'.

www.molearchitects.co.uk

TOWN and Mole's close and ongoing collaborative relationship was forged with the design and delivery of Marmalade Lane in Cambridge; a nationally recognised, multi-award winning, 42 home co-housing scheme which delivered strong social and environmental outcomes.

www.marmaladelane.co.uk



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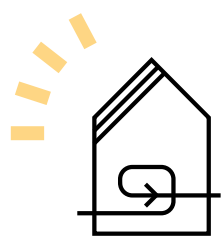
Millers' Field, Oundle

Our vision

For an exemplar low-carbon sustainable development.

Our vision for Oundle is to create a high-quality, custom-build community offering high levels of environmental and social sustainability. The community will comprise 14 homes, across a range of house types alongside shared, safe sociable spaces for biodiversity, socialising and children's play.

Some of the benefits of the scheme include...



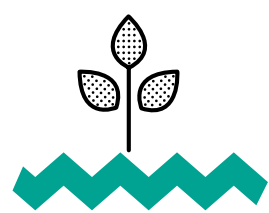
14 new sustainable homes



Oundle's first group custom build community



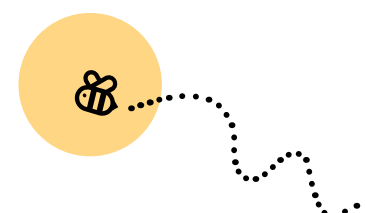
A focus on elderly living, helping free up family housing in Oundle



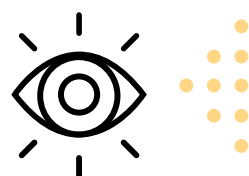
Permanent retention of the allotments, and provision of a new public nature area.



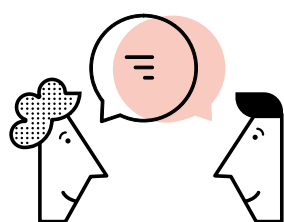
Net-zero carbon in operation and low-carbon construction



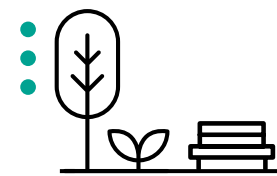
Biodiversity net gain and sustainable water management



Views preserved from Benefield Road



Sociable, people friendly design with an emphasis on mutual support



Balance of private and communal green spaces



New footway along Benefield Road

The scheme is designed with the needs of older people in mind. Within the development, we are committed to making sure that the site is fully accessible and that the housing types are suitable for older people. One of the housing types currently proposed is bungalows with flexible upper floors.

Millers' Field will be sensitive to its location. It will respect the historic character of the town and add to the 'specialness' of Oundle.

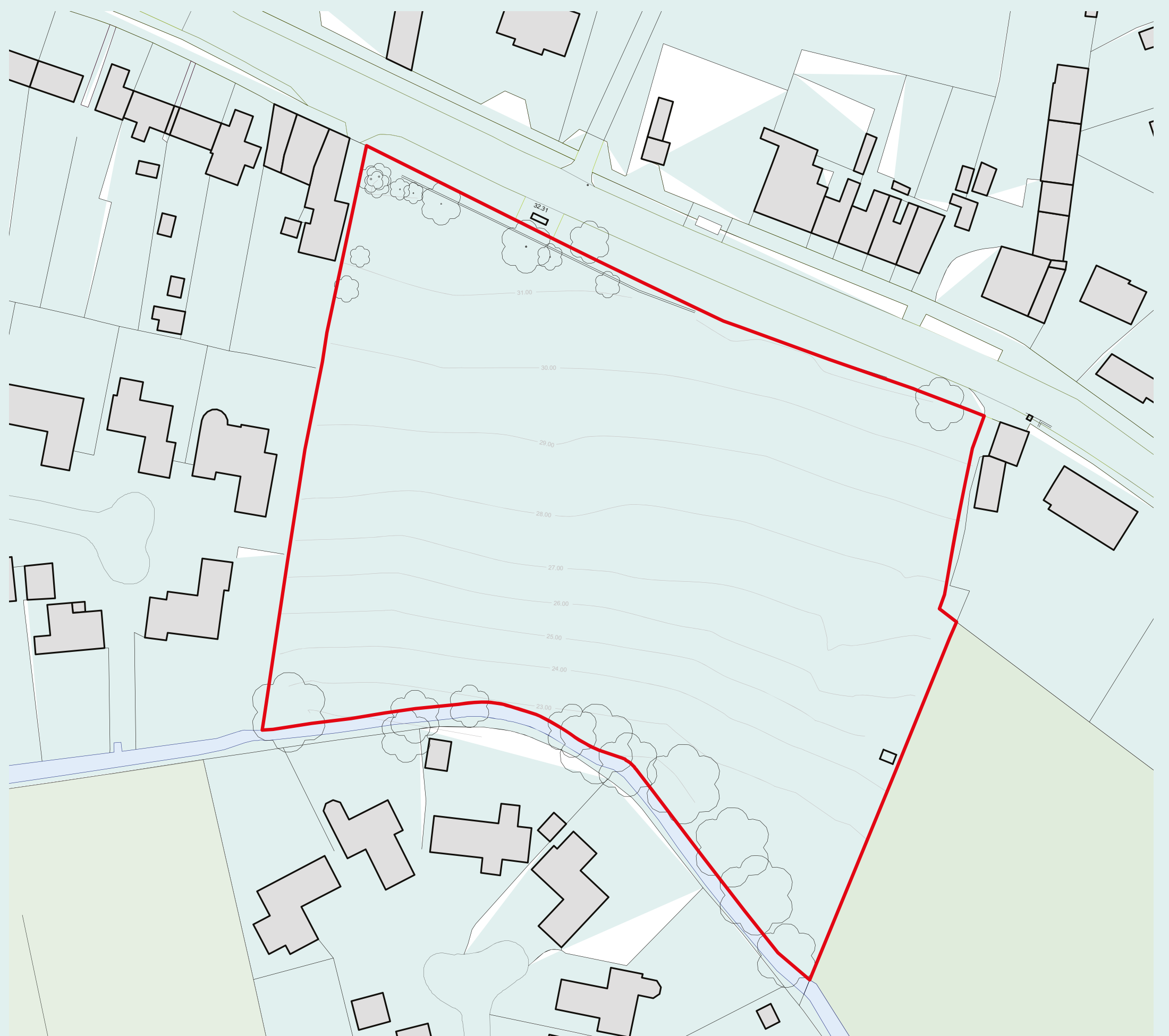
Millers' Field, Oundle

Site context

Millers' Field is located on the south side of Benefield Road, next to Clifton Drive and is within walking distance of the centre of Oundle.

The field is named after Robin Miller, Director of Music at Oundle School from 1954 who in 1965 purchased the field opposite Orchard House on Benefield Road, where he and his family lived. Anne and Peter Miller are now seeking to develop Millers' Field in accordance with their father's wishes and would like both future residents and the local community to benefit from its development.

Anne and Peter Miller are now seeking to create a development at Millers' Field that reflects their commitment to more sustainable ways of building and living, and provides a positive legacy for the local community.



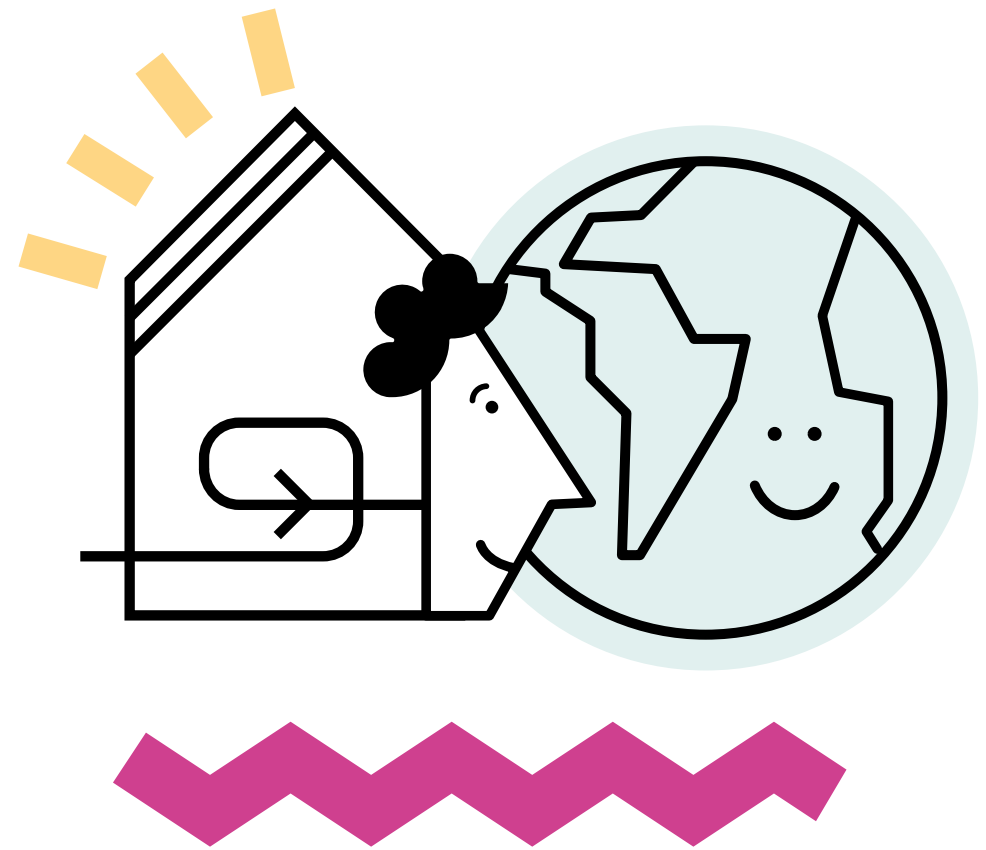
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Millers' Field, Oundle

Sustainability

Well-designed energy-efficient homes built with modern sustainable building methods.

At Millers' Field we intend to create homes that are both very cheap to run and environmentally friendly. The homes will be built from natural, low carbon materials and will use very little energy to run, most of which will be generated via on-site renewables.



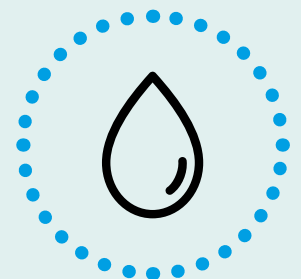
Passivhaus: less cost to you and the planet



Our ambition is that the majority of homes at Millers' Field achieve certified Passivhaus standard. Where placemaking principles make this impossible, homes will still be certified to the Passivhaus Low Energy Building standard, which is still a very robust building standard.

Passivhaus is an approach to designing and building houses, which delivers highly energy efficient, healthy, insulated, airtight building fabric, and uses the natural power of the sun to warm your home in winter whilst protecting against overheating in summer.

Water efficiency and management



Millers' Field will use water efficiently through fixtures, appliances, and rainwater recycling.

Rainwater will be managed through a sustainable urban drainage approach, where through the use of nature-based solutions such as rain gardens, cascading swales, and permeable paving, water will be retained on site and run-off rates will be carefully managed.

The development will use less than 85 litres of water per person per day, this figure is beneath typical usage rates, saving money for residents and reducing demand on the local supply infrastructure.

Enhanced biodiversity



Millers' Field will enhance biodiversity through the provision of wetlands and increased planting across the site. We will seek to gain an overall net gain in biodiversity.

All homes at Millers' Field will have a strong connection to green spaces on the site.

Millers' Field, Oundle

Transport and connections

Millers' Field is well located within easy walking distance from Oundle town centre as well as benefiting from public transport connections.

Millers' Field is situated ten minutes' walk or four minutes' cycle from Oundle town centre, enabling residents to access daily amenities in a short distance from homes. We are looking to improve access to the bus stop on the south side of Benefield Road with a new footpath for the benefit of residents at Millers' Field and the wider community. Further benefits to local people include improving access to existing allotments and providing additional car parking spaces for this well-loved amenity.

Within the development itself, the Building Group are exploring ways to reduce car ownership such as car sharing schemes.



Millers' Field, Oundle

Our design process

We are bringing together a group of future residents to work closely with our professional team, to help shape the vision and design proposals for Millers' Field.

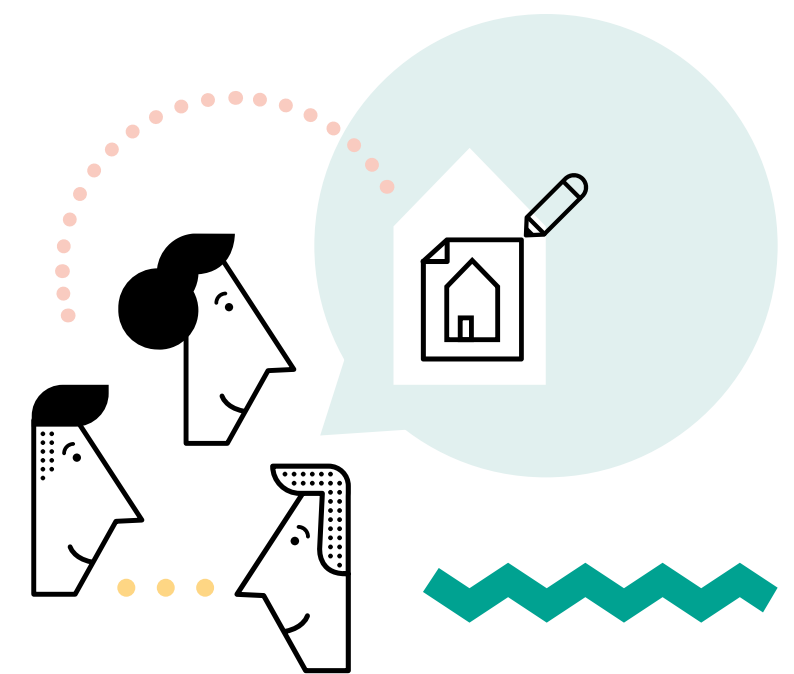
A *Building Group* is an innovative way of involving home-buyers from early on in the development process. More common in Northern Europe, it is a way of offering buyers meaningful design input to their home without requiring them to become designers or builders. There is a strong emphasis on collaborating with each other, and with the developer and architect, to co-design both the individual homes and the external spaces. The process supports community building and more sustainable ways of living and provides the foundation for home-buyers to later share responsibility for managing the development once they move in.

Our proposals to date have been informed by initial design workshops with a group of people who intend to live at Millers' Field – a mix of people who already live locally and those from further afield who'd like to make Oundle their home.



Join us on the journey

If you share our vision and might be interested in living at Millers' Field please speak to a member of the team about joining the Building Group.



TOWN and Mole are currently working with eight households who are signed-up members of the Millers' Field building group and who will eventually become residents of this development.



More than 2/3rds of households from the Building Group live less than 5 miles of Oundle.

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Millers' Field, Oundle

Our emerging scheme

An initial scheme has emerged following engagement with Oundle Town Council and the Millers' Field Building Group

The scheme comprises 14 homes, each with a private garden, arranged around a central shared courtyard garden. The proposals include a new terraced frontage to Benefield Road, as well as preserving the views to the south. Responding to local priorities, there will be improved access to existing allotments with dedicated parking.



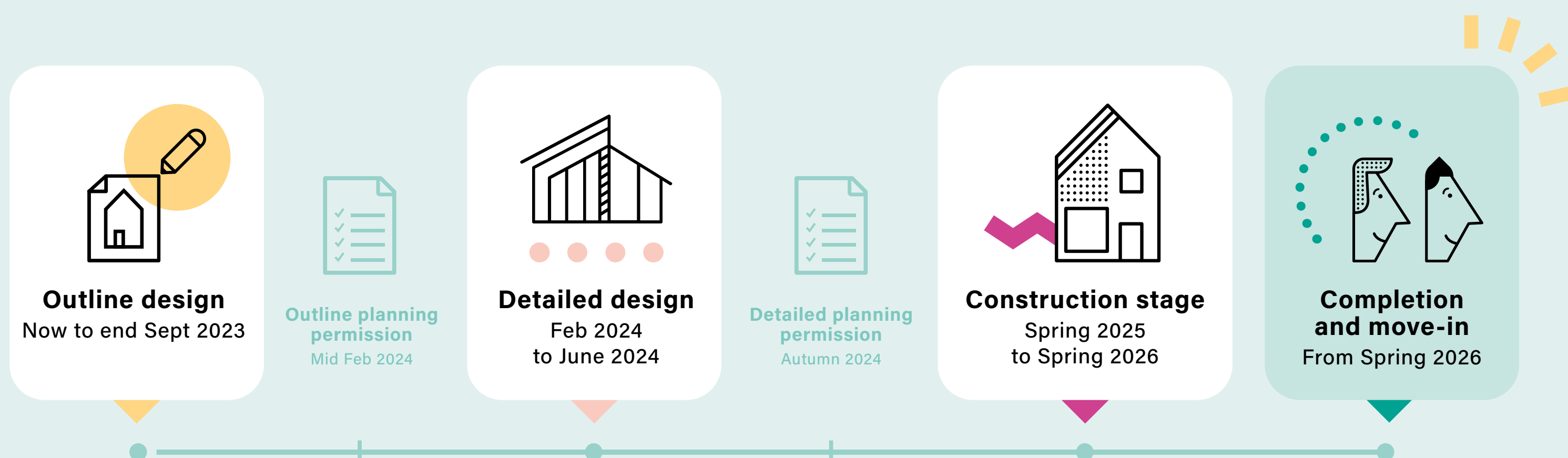
Millers' Field, Oundle

What's next?

Thank you for coming to this exhibition of our emerging proposals for Millers' Field.

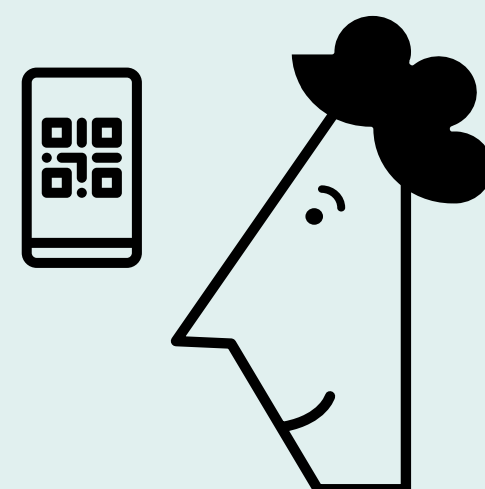
We will be submitting an Outline Planning Application in September 2024. Our proposals will evolve and become more detailed as the project progresses as a result of engagement with the local community and most importantly future residents in the Building Group. We will be looking at the detailed design of the scheme in 2024 before construction begins on site in 2025.

You can keep up to date with our progress via our website or by signing up to our newsletter at www.millersfield.co.uk.



Find out more

Find out more about Millers' Field on our website by scanning the QR code or visiting millersfield.co.uk



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