

# Welcome

Welcome to our public exhibition showcasing the proposed redevelopment of Ravenscroft Healthcare located on Westfield Road, Bletchley.

The redevelopment will bring forward 10 high-quality residential units, and a new purpose built, health centre space on the ground floor for the Ravenscroft Health Clinic.

Our goal today is to inform you about our proposals, answer your questions, and gather your input. We value your insights and hope to work together to make this development a success.

If you would like to receive any of the materials shown today as a paper copy, or in another language, or format, speak with us directly after this event, or contact DevComms, our community representatives, at [WestfieldRoad@devcomms.co.uk](mailto:WestfieldRoad@devcomms.co.uk) or 0800 080 3162

## About Green Code

Our experienced team is built on a foundation of reliability & integrity, overseeing end-to-end construction of a variety of residential and commercial projects.

We combine beautiful spaces, materials, and natural light to create inspirational properties tailored to your requirements. We aim to maximise the potential of our developments with a creative approach to design.



Indicative CGI of the development

# About Ravenscroft Health



Ravenscroft  
HEALTH

Ravenscroft Health was formed over a decade ago by clinicians dedicated to providing high quality, evidence based and value for money services.

We are a completely clinic led service with a vast experience of providing Multi-speciality Rehabilitation Services.

We treat thousands of patients each year with a vast range of orthopaedic, neurological, musculoskeletal (MSK) and chronic pain conditions, as well as sports injuries, postnatal, post-surgical rehabilitation and children's physiotherapy.

Ravenscroft Health also frequently works with patients via NHS referrals. Our affordable, flexible and specialised approach can support patients of all ages with a range of MSK, orthopaedic, neurological conditions, with treatment plans targeting rehab, pain management and relapse/injury prevention.

We run three highly specialised physiotherapy and pain management clinics in the Milton Keynes area. Our clinics are based in Westfield Road, Broughton Gate Health Centre and Purbeck Health Centre.

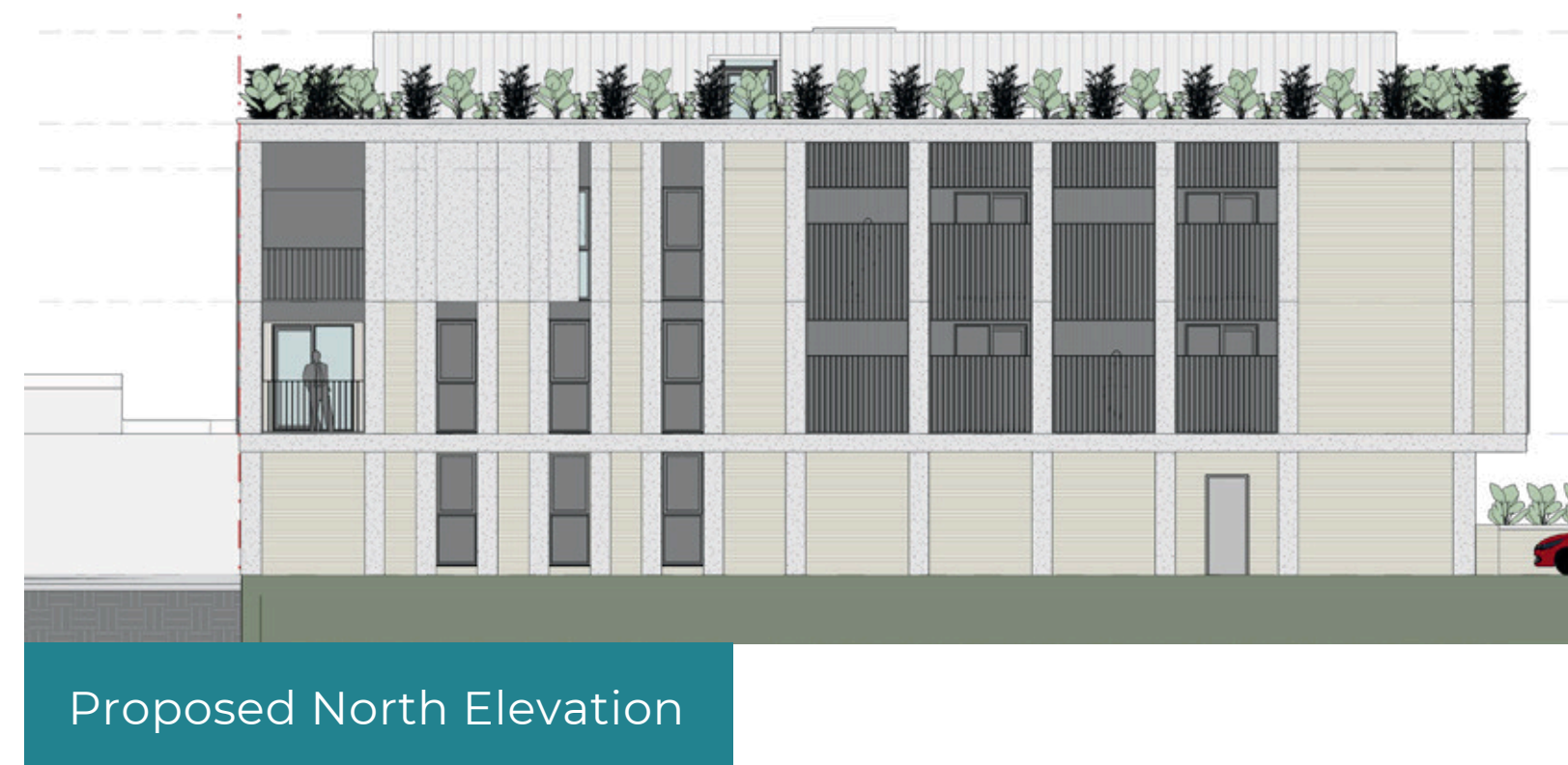
Our site located on Westfield Road has the potential to be redeveloped into a new, modern clinic which can benefit the staff, patients, and local community. The redevelopment of the Westfield Road site would create a more welcoming Ravenscroft Health clinic, where people can benefit from our vast range of services.

# The Site

Bletchley is a town steeped in history and innovation and plans are coming forward to support the future growth and development of the area.

Coupled with Milton Keynes Development Partnership's focus on urban renewal and brownfield regeneration, Milton Keynes City Council have identified Bletchley and Fenny Stratford as areas for strategic growth.

The site is currently host to Ravenscroft Health, a specialist physiotherapy and pain management clinic which also treats NHS patients. It is located in central Bletchley, just off Queensway Highstreet. Situated to the south of the site is Bletchley Library and Westfield Surgery.



## Redevelopment features

Key features include:

- 10 modern high quality apartments
- A newly renovated Ravenscroft Health
- Rooftop garden with sustainable planting
- 11 underground car parking spaces for residents
- Bicycle storage located at the front facade

# Westfield Road, Bletchley



# Benefits

## Addressing Local Housing Needs

This development aims to address the growing demand for housing in Bletchley, providing high-quality living spaces in a great location.

## Regeneration of Previously Developed Land

The proposed site is classed as a brownfield site, i.e. land that has already been developed. The scheme aims to meet the Council's target for strategic growth in Bletchley through the redevelopment of this land, avoiding the need to build on green fields.

## A New Ravenscroft Health Clinic

The redevelopment will help ensure the continued enhanced running of the specialist rehabilitation and pain management centre which assists the NHS.

## Supporting Local Businesses

The project will generate jobs, contributing to the local economy during construction and beyond. The development will create more footfall for the local high street, reducing the need to travel for essentials.

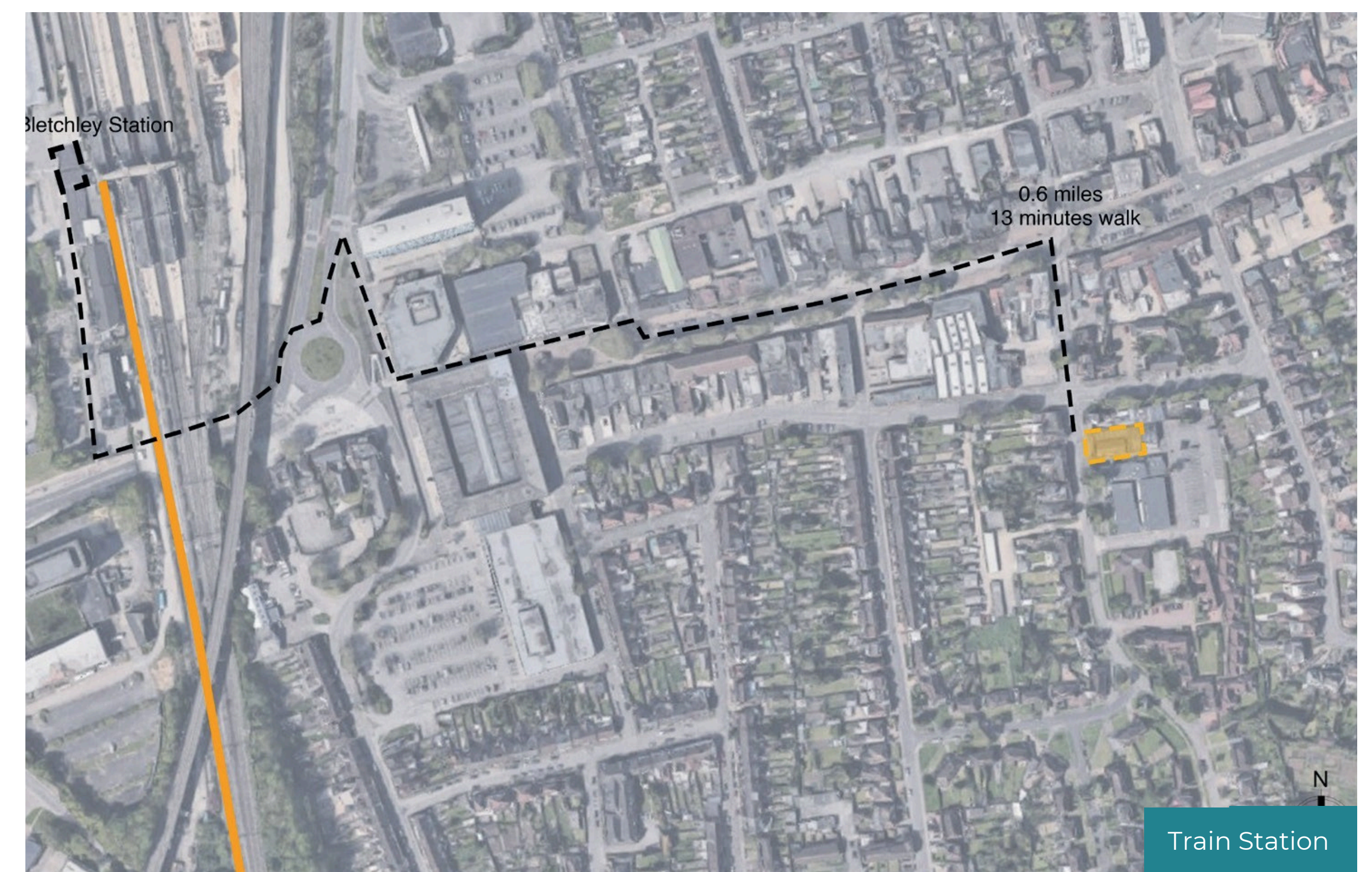
## A Sustainable Location

Just 0.2 miles away from the high street on Queensway, the site is in a highly sustainable location, close to major public transportation routes including buses and rail services, reducing the need for car use.



Trains from Bletchley to Euston Train Station (Every 30 minutes)

- From Euston Train Station:
  - Northern Line
  - Victoria Line
  - Overground
- From Euston Underground Station:
  - Hammersmith & City Line
  - Metropolitan Line
  - Circle Line



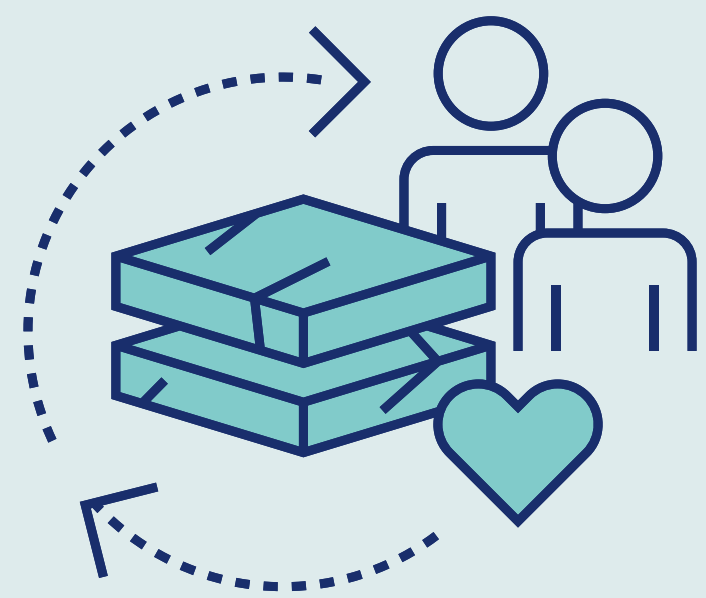
# Sustainability

Sustainable design is crucial for the present and future of the area. We have ensured that our proposal is environmentally conscious, contributing to a more sustainable future.



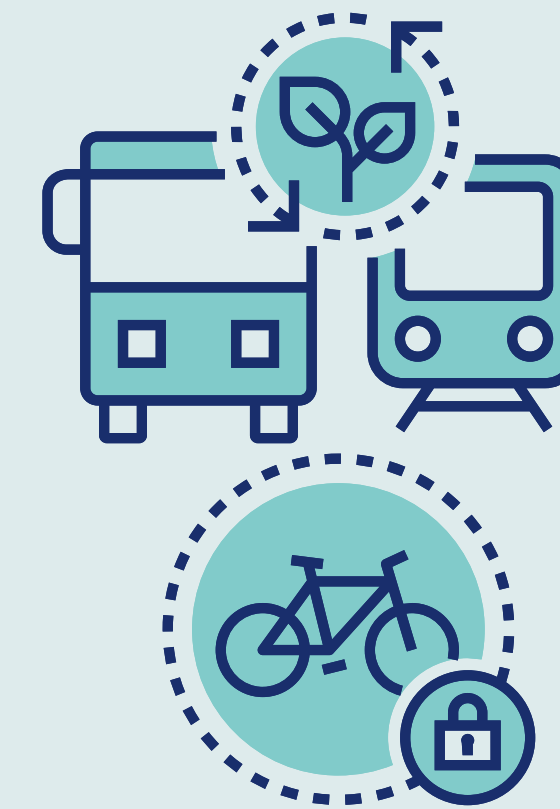
## Eco-Friendly Construction

- Solar panel installation planned for roof.



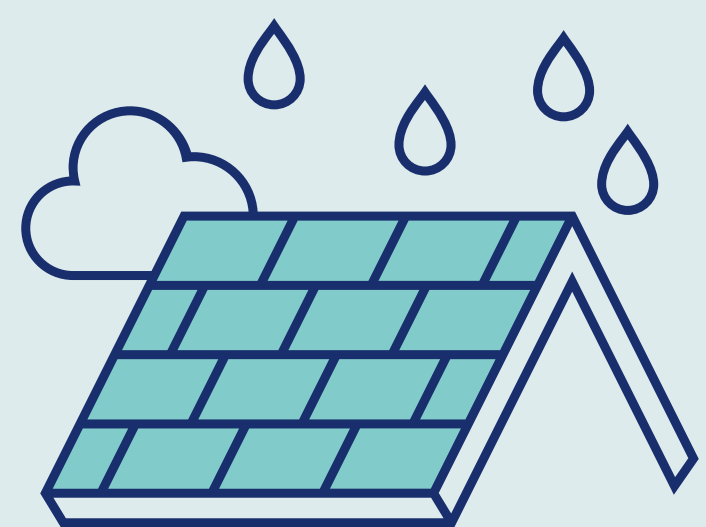
## Material Reuse and Recycling

- Existing materials repurposed whenever possible.
- Unusable materials sorted for recycling.
- Salvaged materials may be donated to charity.



## Sustainable Location

- Sustainable transport, such as buses and trains are easily accessible, located close to the site.
- Promoting active travel through the installation of bicycle storage.



## Water Management Systems

- Introduction of blue roof system to retain water and reduce runoff.
- Green roof for water management, climate change mitigation, air quality improvement, and noise reduction.



## Energy Efficiency Features

- High-quality doors and windows for enhanced energy performance.
- Multi-zone underfloor heating in all units for comfort and reduced energy consumption.

# Your Feedback and Next Steps



Indicative CGI of the development

Thank you for attending our event today on the proposed Westfield Way redevelopment.

We would like to invite you to share your feedback and questions via our feedback form provided today. You can also send feedback via email, using the address below. You will also have the opportunity to be kept informed with updates related to our application.

You can send us your feedback by **Tuesday 6th August 2024**

You can contact us at:

[WestfieldRoad@devcomms.co.uk](mailto:WestfieldRoad@devcomms.co.uk)  
or **0800 080 3162** for more information.

If you have any further questions or queries or would like any of the information displayed today in another preferred language, please contact us.

Thank you for attending.