

Cofferidge Close

Public Engagement



Cofferidge Close Ltd, are pleased to provide the opportunity for you to comment on the development proposals for Cofferidge Close, Stony Stratford.

The premises are an important part of Stony Stratford town centre encompassing a mix of retail and parking which contribute to the history and retail function of the town. Whilst under previous ownership, the site has been underutilised for some time, with a number of unoccupied units over several years. The current site owners have been working to develop plans to regenerate Cofferidge Close to ensure meaningful long-term use, alongside enhanced landscaping and the reinstatement of historic

design features. The emerging scheme involves the proposed extension and alteration of existing building, including reinstatement of architectural features and other refurbishment works together with enhanced landscaping, to provide for ongoing retail and new homes.

These proposals have been developed through pre-application engagement with Milton Keynes City Council throughout 2024 and 2025. They will be the subject of a forthcoming planning application for the site. Prior to the submission of this application, we are keen to secure the views of local people to further inform the development proposals for the site.

Cofferidge Close

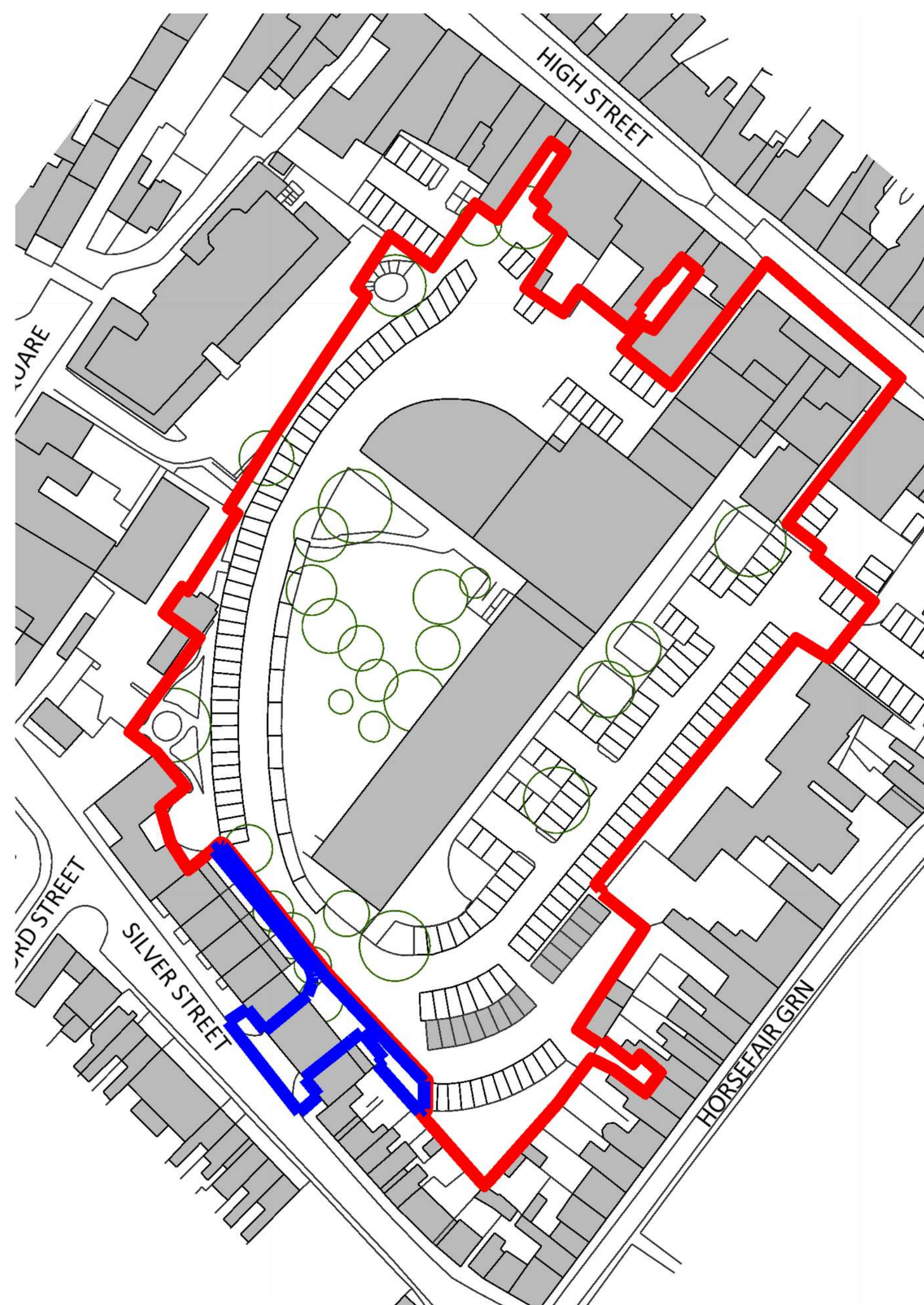
Site Description



The site, comprises a 1970s MK Development Corporation scheme in the centre of Stony Stratford.

It encompasses a two-storey building which fronts on to High Street and extends to the southwest into a courtyard. It includes a mix of retail and other town centre uses, including a Tesco Express store, dental surgery, and a run of vacant offices. Much of the building is vacant at present, however, the ground and first floor offices in the rear section of the building have prior approval for the delivery of 25no. residential units through permitted development rights.

The site includes public and private parking. Highway access is via Silver Street at the rear of the site.

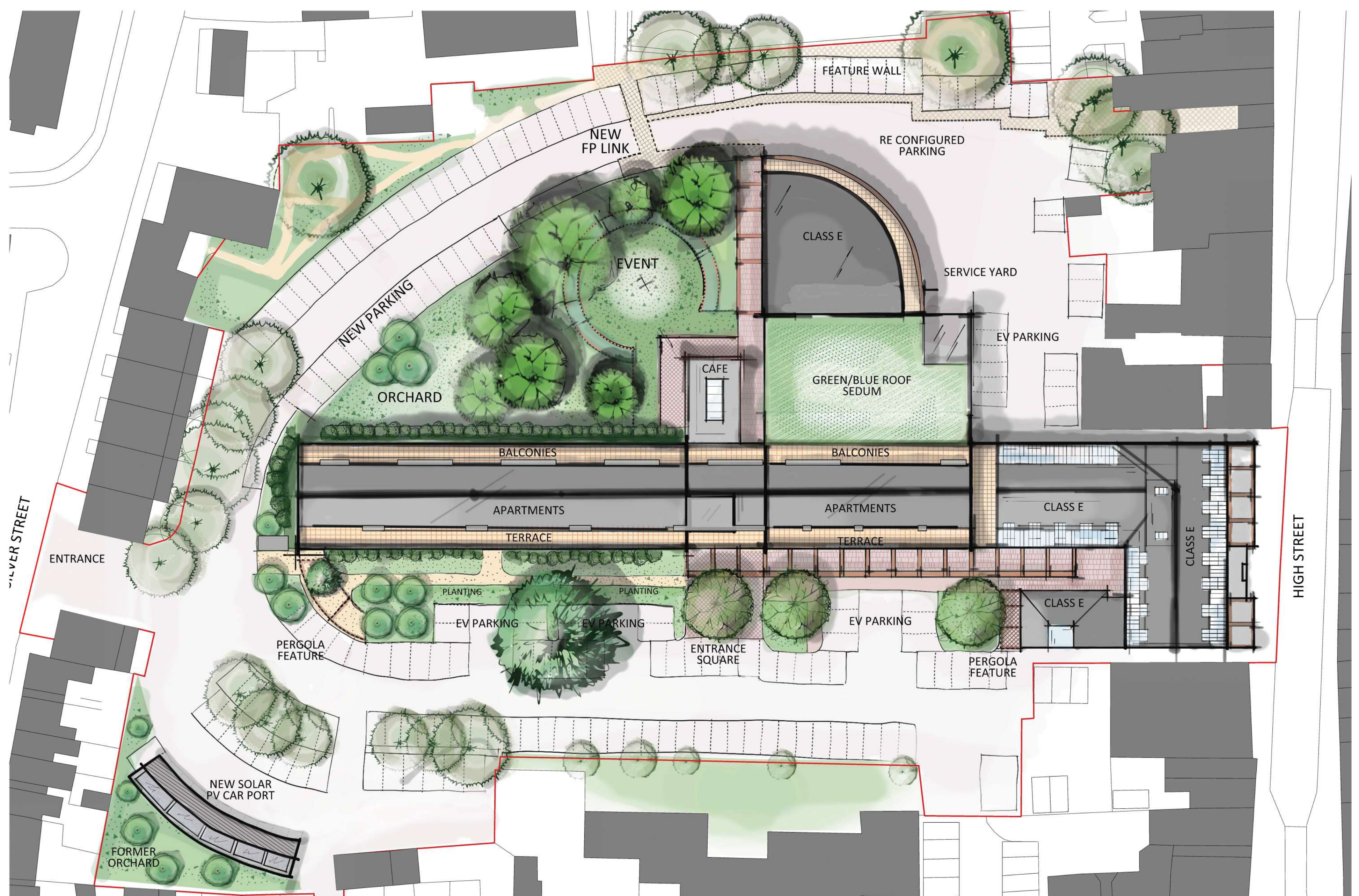


The site falls within the Stony Stratford Conservation Area and sits within the wider setting of a number of Listed Buildings, including at Silver Street, High Street, Horsefair Green and the Market Square. Cofferidge Close forms part of the council's New Town Heritage Register.

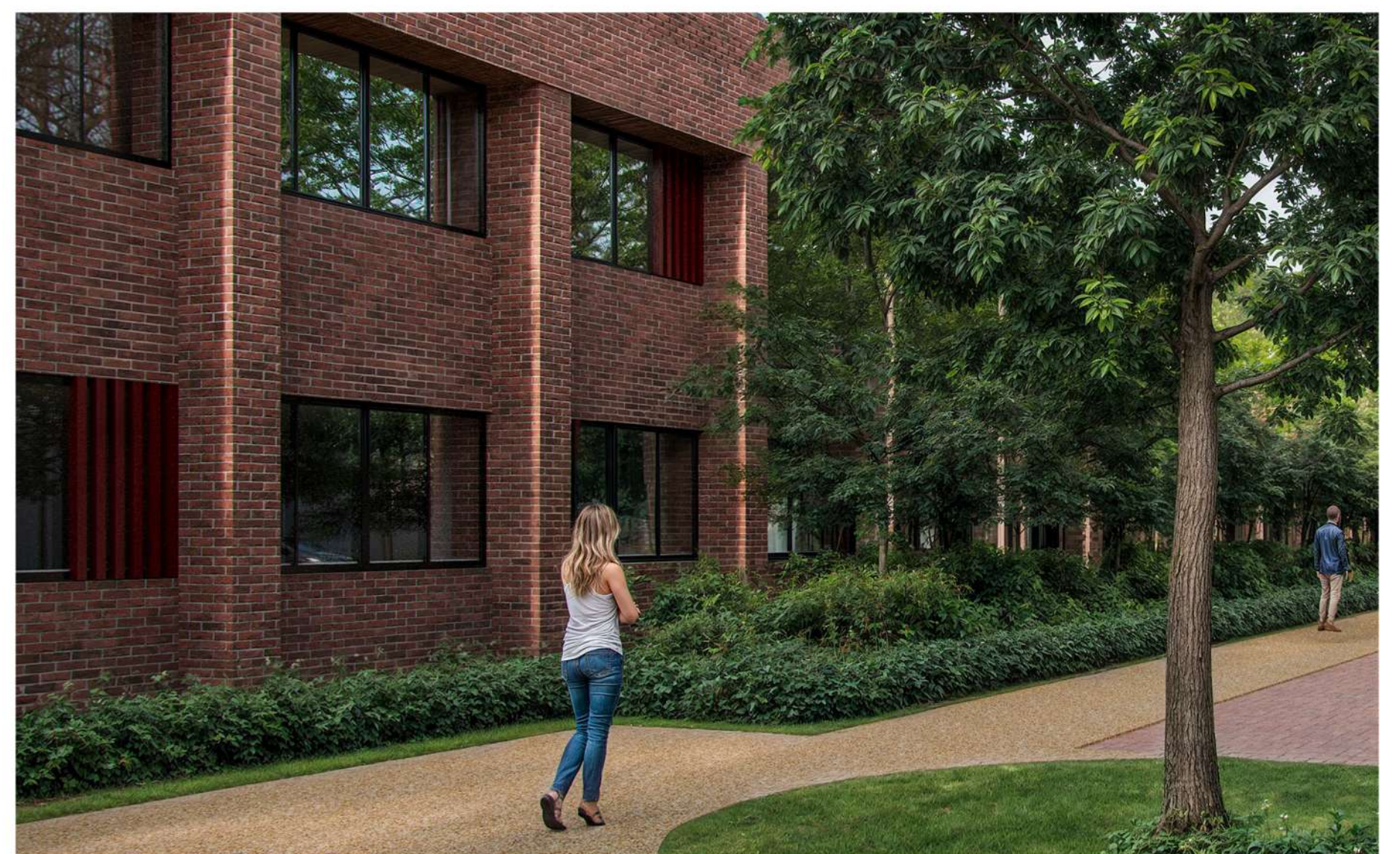
The site is within the designated Primary Shopping Area and part of the Primary Shopping Frontage to the High Street within the MK Council's adopted Plan:MK (2019).

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The Proposals



The development proposed at Cofferidge Close looks to deliver a comprehensive regeneration scheme, returning the area to a vibrant and attractive space, acknowledging original design and value to the community. The new proposals for this site have therefore been carefully developed in the context of its history and town centre location.



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The Proposals



In addition to the conversion of the ground floor and first floor office units in the rear section of the building, secured through permitted development rights, the proposals look to deliver the following:



Key Benefits

- A rooftop extension to deliver an additional 10 no. residential units and new commercial units
- Retention and subdivision of existing commercial units to provide higher quality commercial accommodation
- Reinstatement of structural landscaping reflecting the original Cofferidge Close design
- Provision of reconfigured parking
- Reinstatement of pergola features and colonnades that formed part of original design
- Enhancements to the existing green space to provide enhanced external areas, events space and café
- Retention and repair of undercroft areas
- Consideration for pedestrian routing, enclosure, lighting and paving materials
- Creation of a landscaped entrance square
- Retention of existing units to accommodate key tenants such as Tesco Express and dentists

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The Proposals



A range of proposed environmental and landscape enhancements have been suggested throughout the site, to respond to improve the appearance of the site, deliver high-quality landscaping and well-functioning external spaces suitable for modern use.

A roof level extension is proposed to provide additional commercial/retail space and residential accommodation. This will include a

mansard roof form which responds to the form and appearance of the listed buildings on Silver Street.

The general approach to landscaping is to maintain and enhance the existing landscaping on site, providing more useable open space and reinstating planting, tree cover, and street furniture features reflective of the original Cofferidge Close design.

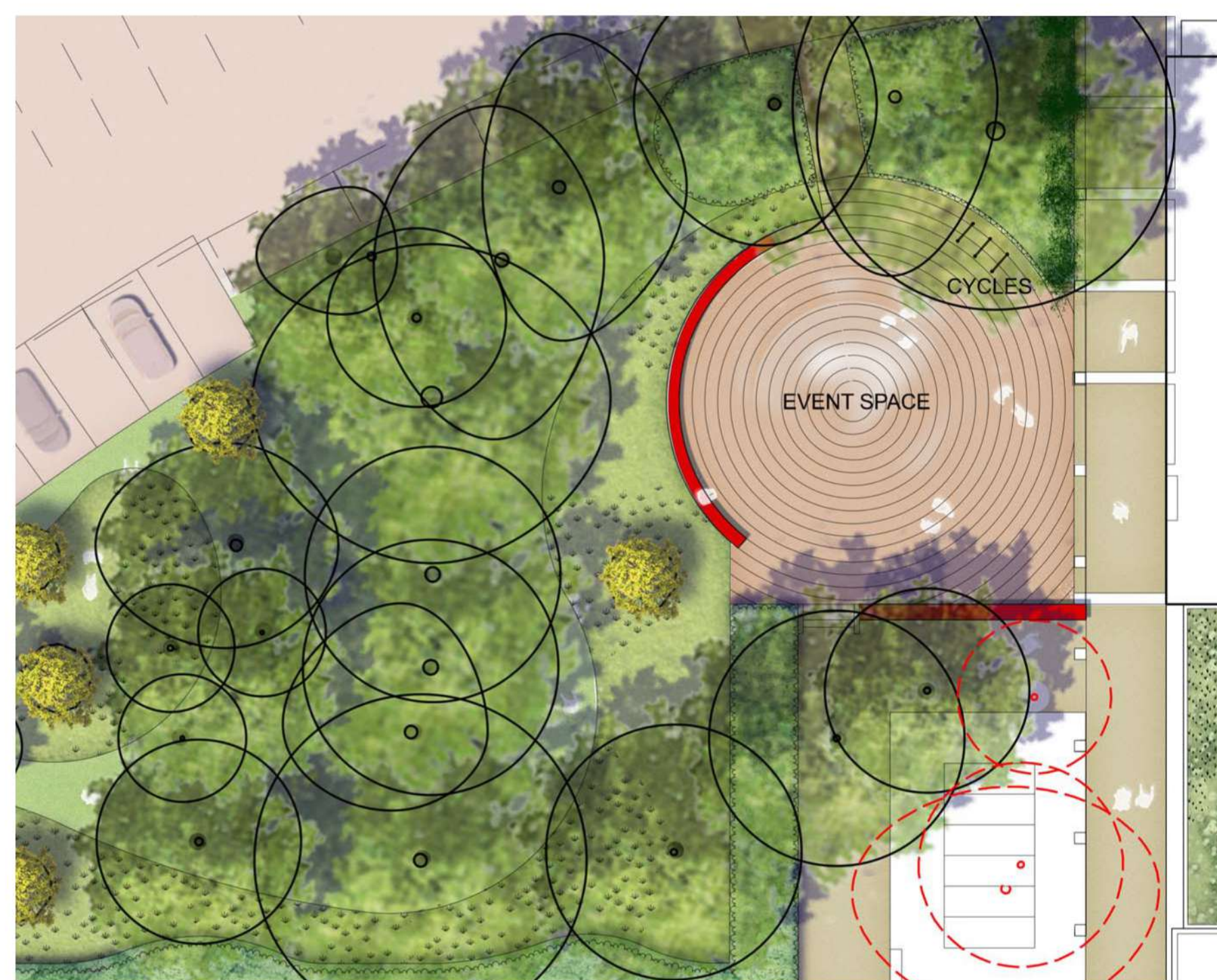


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Restoration of Site

The proposals look to retain and enhance the existing building, reinstating design features previously lost such as the colonnade fronting High Street. Alongside this the scheme provides subservient additions that are sympathetic to the aesthetic of the building.

The scheme includes design features which respond to the original design of Cofferidge Close, as well as neighbouring buildings within the Conservation Area. These include the use of slatted bar cladding and a mansard standing seam roof, reflective of those used for the listed buildings on Silver Street. The cladding is proposed to be used as panelling adjacent to openings and balustrading around open roof areas. It is also proposed to reintroduce signage in keeping with the original design. These comprises suspended circular signs throughout the colonades and fronting High Street.



Preserving Local Parking

Existing parking within Cofferidge Close is well used locally, but is in need of reorganisation to ensure it is operating efficiently. Retaining the existing public function of the car park alongside the development will be important. A key objective for the project is to review and update the layout of the wider site and car parking to ensure the setup supports the reoccupation of the building whilst providing improved public spaces and maintains existing through routes.

The scheme includes the provision of some additional parking and a review of the wider parking offer in Stony Stratford is being undertaken to inform discussions with the council in developing a suitable parking design to ensure no loss of parking provision overall.

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Next Steps



The site owners are committed to engaging with the community and are now inviting you to share your thoughts on our proposals. All feedback received will be evaluated and considered before a planning application is submitted.

We would very much welcome any comments ahead of the planning application to further inform the development of the scheme at Cofferidge Close. If you wish to make comments on the proposed development, please do so using the Survey Monkey link or QR code provided by 31st August 2025.

<https://www.surveymonkey.com/r/cofferidgeclose>

