

CUMBER LANE WILMSLOW 1

Lindow Moss

Gravel Lane Community Garden

Ashdene Primary School

Lindow Lawn Tennis Club

Lindow Community Primary School

Lindow Cricket Club

THE SITE

The site is approximately 5.43 Ha and is located to the west of Cumber Lane. The site has existing hedge lines and trees and is surrounded by sub urban development and open fields. The site is a relatively flat area of open land.

The site is located off Cumber Lane in Wilmslow and has long been earmarked for residential development following removal from the Green Belt and being designated (as part of a larger site) as land safeguarded for future development. The site is approximately 1.5 miles from Wilmslow town centre which provides excellent local retail, recreation and leisure facilities also providing good transport connections to all the surrounding major retail facilities.

There are excellent links with Manchester, Salford, Stockport, Knutsford, and Altrincham. The M6 motorway to the South, M60 to the North with the M56 and Manchester airport to the West. There are several bus connections which are a short walk from the site, offering direct connections to local town centres. There are bus and train services connecting through to Manchester and Greater Manchester.

The site benefits from a wide range of services and facilities in the neighbouring areas.

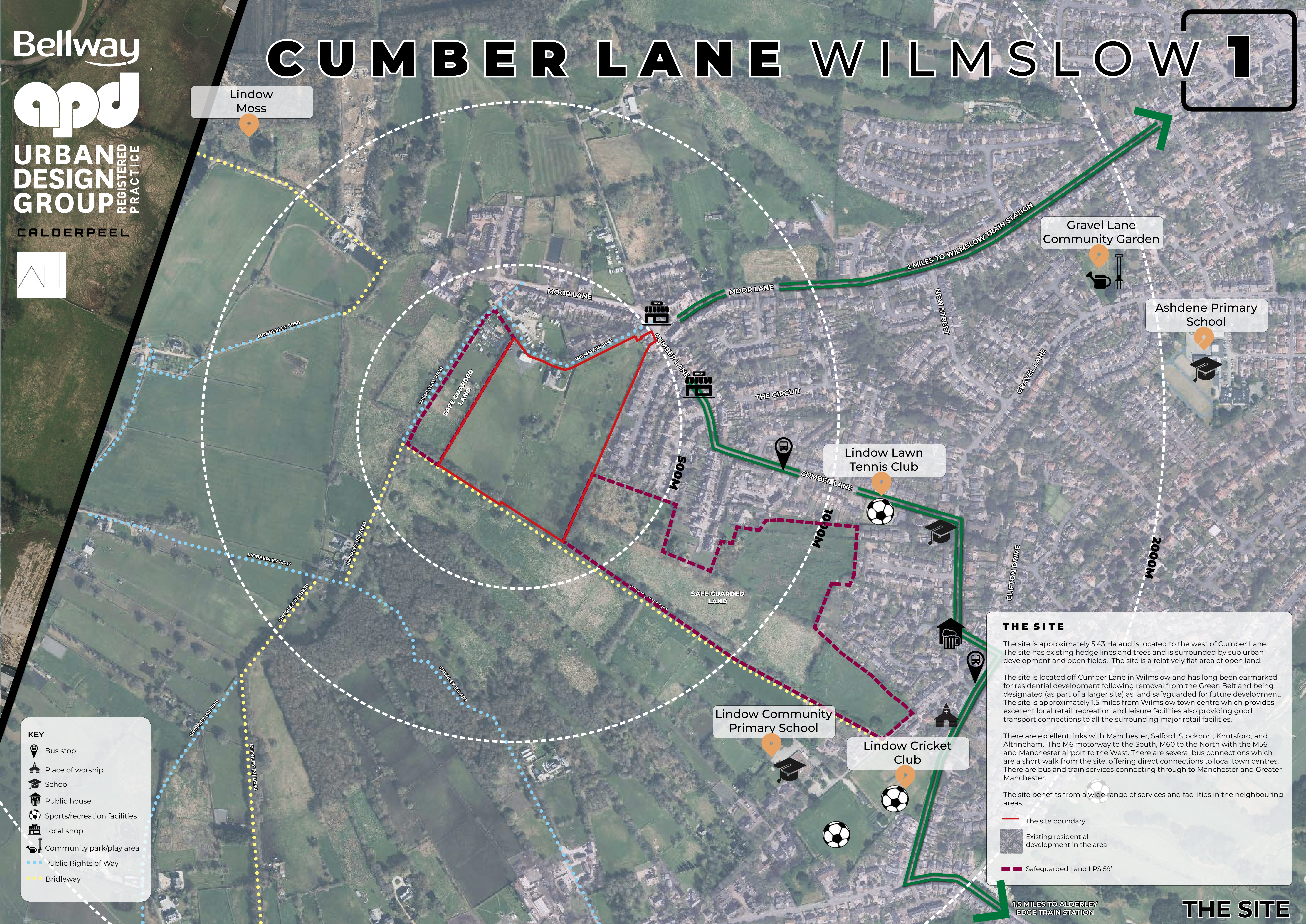
- The site boundary
- Existing residential development in the area
- Safeguarded Land LPS 59'

KEY

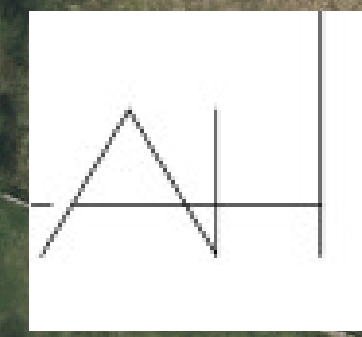
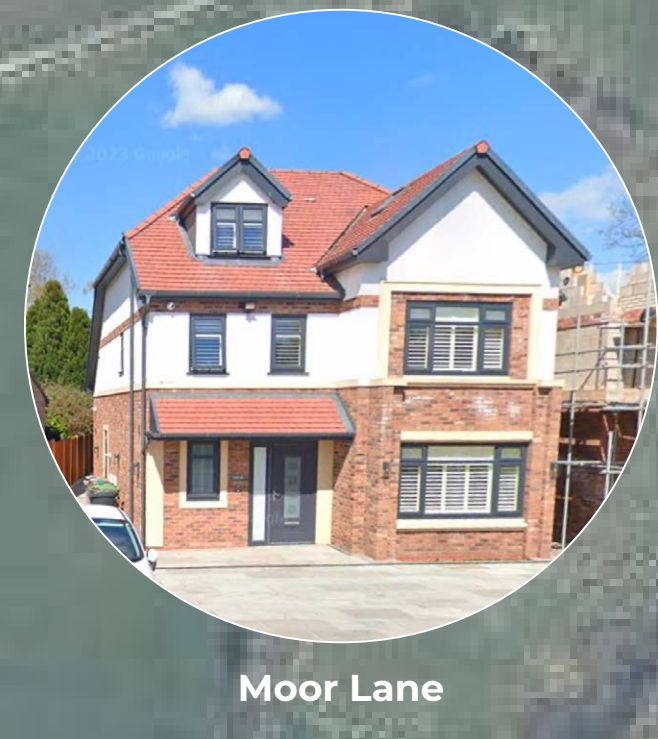
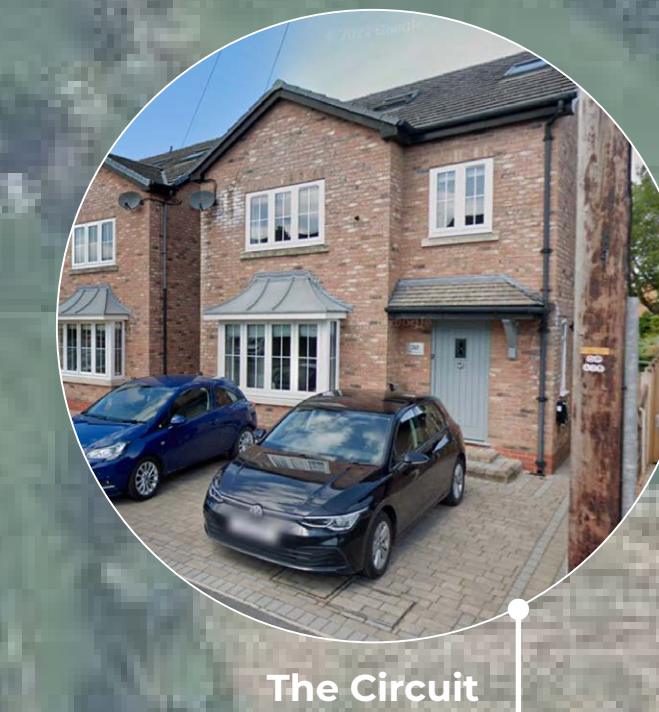
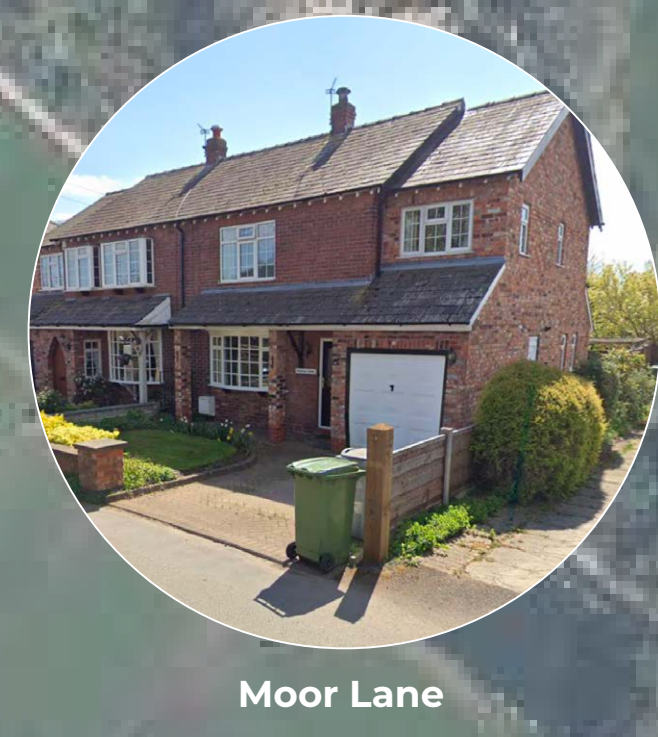
- Bus stop
- Place of worship
- School
- Public house
- Sports/recreation facilities
- Local shop
- Community park/play area
- Public Rights of Way
- Bridleway

1.5 MILES TO ALDERLEY EDGE TRAIN STATION

THE SITE



CUMBER LANE WILMSLOW 2



BAY WINDOWS
 The surrounding context sees the abundant use of bay windows, which enhance natural light and expand interior space adding both aesthetic appeal and functionality to a room. The design uses bay windows specifically.

BRICK
 After conducting a character analysis of the local vernacular, it became evident that brick stands out as the primary material of choice. The specific type of brick employed aligns more with the modern vernacular style rather than the traditional. However, by integrating traditional features alongside these modern brick choices, a harmonious blend between old and new aesthetics is achieved, offering a cohesive architectural language that honours the area's heritage while embracing contemporary elements.

STONE SILLS
 Many house type designs use stone sills which are reflected in the local context. Stone sills are often in place due to their durability, low maintenance and weather resistance.

DORMER
 Dormers serve as an effective means for maintaining the elevation of the dwellings plot size while remaining consistent with the low level architectural style of the vernacular.

PORCH OVERHANG
 The local area is shown to exhibit the use of porch overhangs which offer benefits such as protection from the elements and sunlight control. They shield outdoor spaces from rain and direct sunlight.

ARCHITECTURAL DETAILING EVIDENT FROM THE LOCAL VERNACULAR STUDY



EXISTING SITE CONDITIONS

SITE SURROUNDINGS

The local area presents properties of a mixture of sizes, property types and character that contribute to the local context of the surrounding site area. This application proposes an inclusive residential development, which will be sympathetic to the traditional vernacular of the surrounding area which is predominately residential.

Building scale is generally two storeys, in a strong sub urban formed area with tree lined avenues and a predominance of detached and semidetached properties, providing street scenes that give interest to the eye.

Settlements are to have a well-defined street hierarchy, varying the street scene and giving legibility to the form. The local area has a full range of traditional boundary treatments including hedges, railings, and walls.

The adjacent images show a study of examples of the local vernacular in the immediate area and the range of detailing and styles that are evident. Newer developments are more contemporary in nature in terms of window profiles, proportions and simpler detailing.

The proposals have been designed in accordance with the principles outlined in Cheshire East's design guide.

- The site boundary
- Existing residential development in the area

CUMBER LANE WILMSLOW 3



ILLUSTRATIVE ARTIST IMPRESSIONS



- KEY**
- 1 Access from Cumber Lane including demolition of properties to form the access
 - 2 Proposed Avenue
 - 3 Proposed Focal Squares
 - 4 Proposed Street
 - 5 Proposed Lane
 - 6 Proposed Shared Drives
 - 7 Proposed green space
 - 8 Proposed SUDS
 - 9 Proposed Play Space
 - 10 Existing trees
 - 11 Potential future connections

THE PROPOSALS

Bellway Homes began as a small family business in 1946, with a passion for building exceptional quality homes in carefully selected locations. To this day, Bellway maintain these same core values, combining decades of expertise with the level of personalised care that Bellway is known for.

Bellway are proposing a high-quality and deliverable scheme which will finally realise the potential of this site with 135 new high-quality homes including a mixture of 2 - 6 bedroom family housing to meet identified local housing needs. Of 135 dwellings, 41 (30%) affordable properties will be provided across the site. The market and affordable properties will be indistinguishable amongst the street scene. 41 dwellings will be M4(2) compliant (30%), 8 dwellings will be M4(3) compliant (6%).

The development has been designed with high sustainability credentials including photovoltaic panels on the roof slopes of every house and all properties will benefit from the provision of Electric Vehicle Charging. Vehicular and pedestrian access is proposed from Cumber Lane and connections to surrounding public rights of way are achieved.

Through the development of bespoke house types, the design responds to the context of the surrounding area and the CEC design guide with new areas of landscaping, play space and tree planting.

Remaining safeguarded land could be developed in unison with the Land off Cumber Lane. The eastern parcel would be accessed directly off Upcast Lane and also via a potential link to main site. Separately the parcel to the west would be linked with the Cumber Lane site.

The site proposed a range of varying sizes and designs, alongside policy compliant affordable housing, designed to meet local needs.

