

NEW BUILD HOUSING BONSCALE CRESCENT, MIDDLETON for Lovell Partnership Ltd



Ainsley Gomon have worked with Lovell in the Langley area, outside of Rochdale for a number of years where we have successfully carried out previous phases of development. This project is for the design of 57 new private market sale homes on land that formerly housed flats as well as outdoor sports facilities. The design follows the principles established on earlier phases, with simple traditional elevational treatments. The new houses are predominantly semi-detached units. The layout provides a mix of family housing consisting of, 2, 3 and 4 bedroom units, reflecting the local need. The designs were progressed through consultation with Rochdale Council Planning.

The designs retain the existing access from Rothay Drive and the road network has been designed to create a new public green which will be landscaped and overlooked by the new housing. The site is currently vacant but is surrounded by rear gardens. Orientating the new housing around the public open space will provide natural surveillance and passive security which improves the current situation. The public open space will also provide a new children's play area.

The importance of green space is recognised within the design and aims to improve the landscape character of the area, placing emphasis on biodiversity. Much of landscape is set in the private gardens and within pockets of throughout the site consisting of predominantly native species that will establish well and thrive in this locality. Where possible, parking is sited between the gables to avoid cars dominating the streetscape.

Value: Undisclosed
Completed: Planning Apr 2021
Contract: JCT Design & Build