



**REDROW**

**Woodford Garden Village**



Carl Taylor-Senior project Manager

Liam O'Sullivan-Assistant project Manager

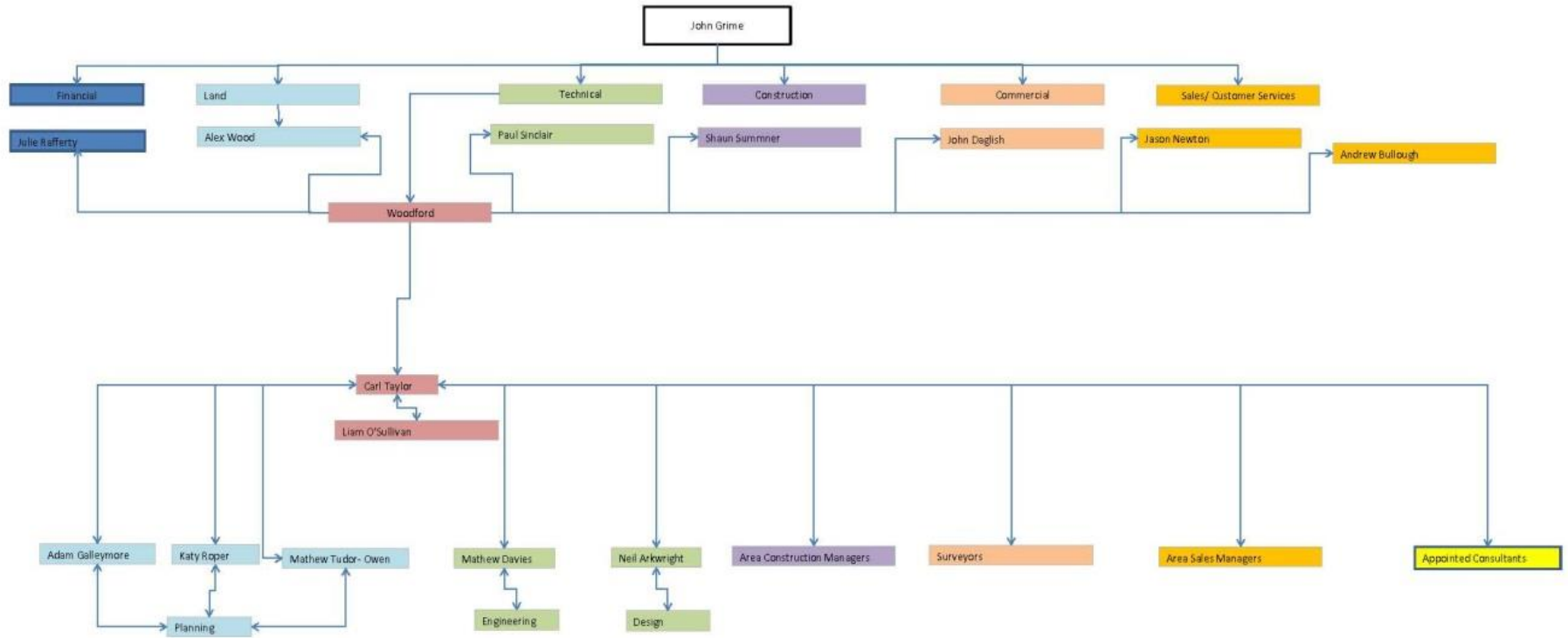
# **Redrow Homes NW**

# Project management team

## Responsibilities:

- Overall strategic planning
- Infrastructure planning and development
- Local Authority approvals and liaison
- Liaison and co-ordination of residential development's
- Liaison and co-ordination of commercial development's

**Woodford**  
Project  
Organisation plan





# BAE Woodford

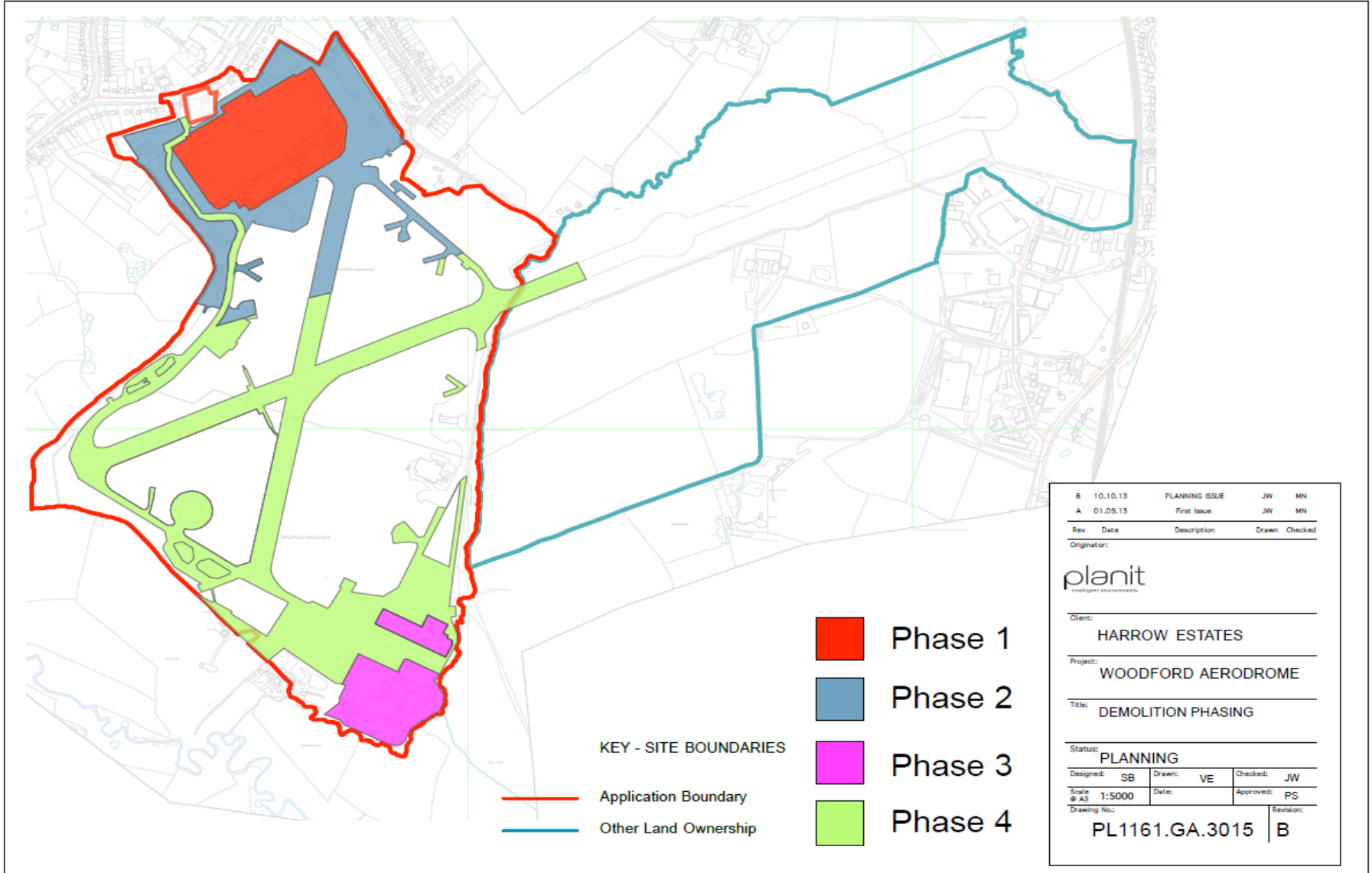
# Introduction

- Sites Size is 205 hectares
- The site previously comprised of a former aerodrome complex, which consisted of two main developed areas with substantial buildings, hard standings and industrial equipment; one in the north adjoining the built up area of Woodford and one to the south of the site, along with the runways, perimeter roads and open field / grassed areas.
- Site is situated off Chester Road Woodford.
- The site straddles the Metropolitan Borough of Stockport and the Local Authority Cheshire East.





# Demolition Phasing

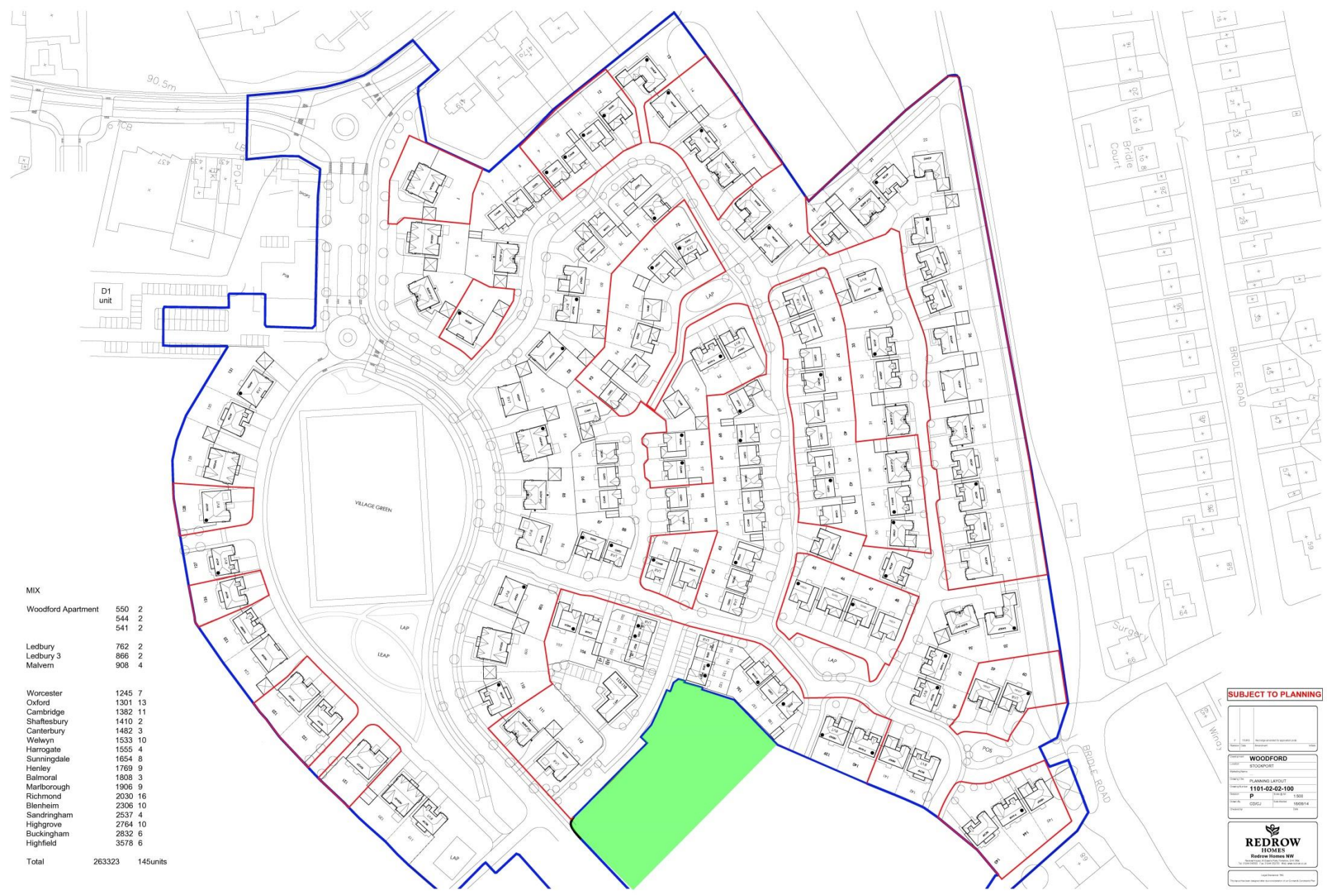




# Draft Build Phasing Woodford Garden Village



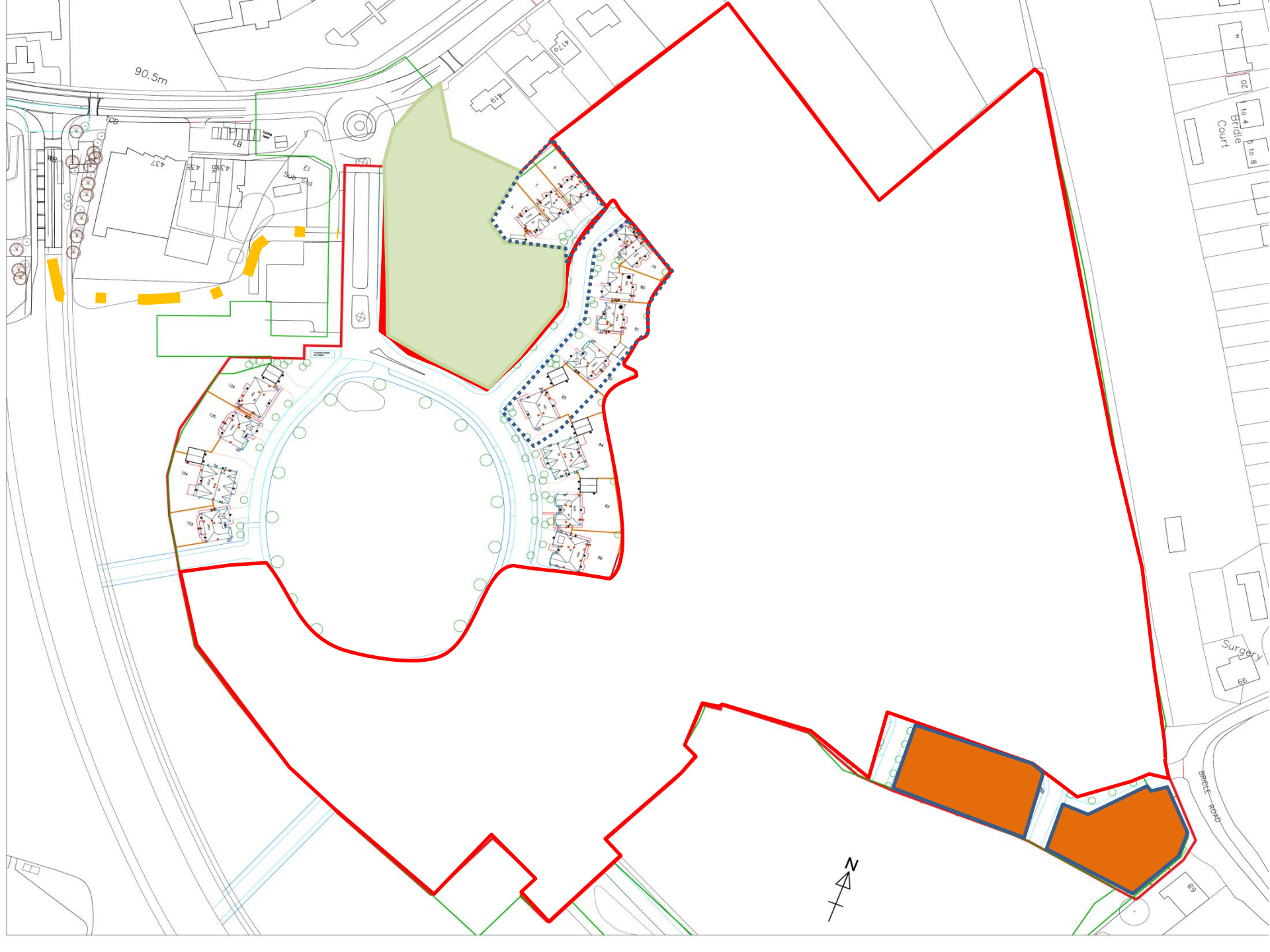
Woodford Master Plan



MIX		
Woodford Apartment	550	2
	544	2
	541	2
Ledbury	762	2
Ledbury 3	866	2
Malvern	908	4
Worcester	1245	7
Oxford	1301	13
Cambridge	1362	11
Shaftesbury	1410	2
Canterbury	1482	3
Welwyn	1533	10
Harrogate	1555	4
Sunningdale	1654	8
Henley	1769	9
Balmoral	1808	3
Marlborough	1906	9
Richmond	2030	16
Blenheim	2306	10
Sandringham	2537	4
Highgrove	2764	10
Buckingham	2832	6
Hightfield	3578	6
<b>Total</b>	<b>263323</b>	<b>145units</b>

**SUBJECT TO PLANNING**

<b>WOODFORD</b>	
STOCKPORT	
PLANNING LAYOUT	
Reference	<b>1101-02-02-100</b>
Project	<b>P</b>
Scale	1:500
Client	CDM2
Drawn	10/06/14
Checked	10/06/14
 <b>REDROW</b> HOMES Redrow Homes UK <small>REDROW HOMES UK IS A REGISTERED COMPANY IN ENGLAND AND WALES</small>	



# Sales area layout



INDICATIVE VISUAL



INDICATIVE VISUAL



# PROPOSED LAYOUT- Character Areas

## The Green

Characterised by the largest properties in the first phase, this area looks out over the Village Green. Each property has large front gardens with individual drive ways and large rear gardens.

## The Centre

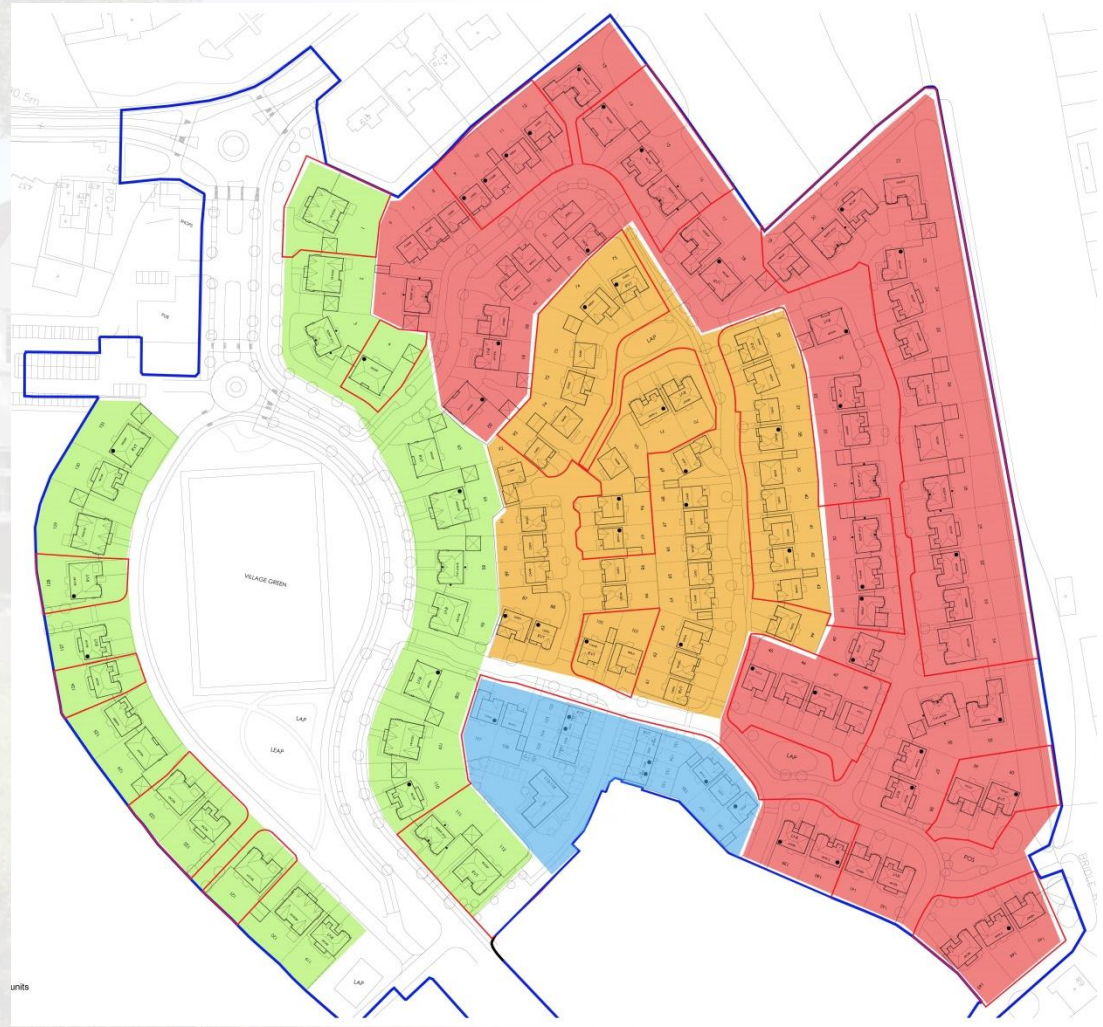
Smaller to medium properties are used in this central area of the site, with some areas of POS and detached houses with front gardens and varied hard landscaping create a more intimate street scene.

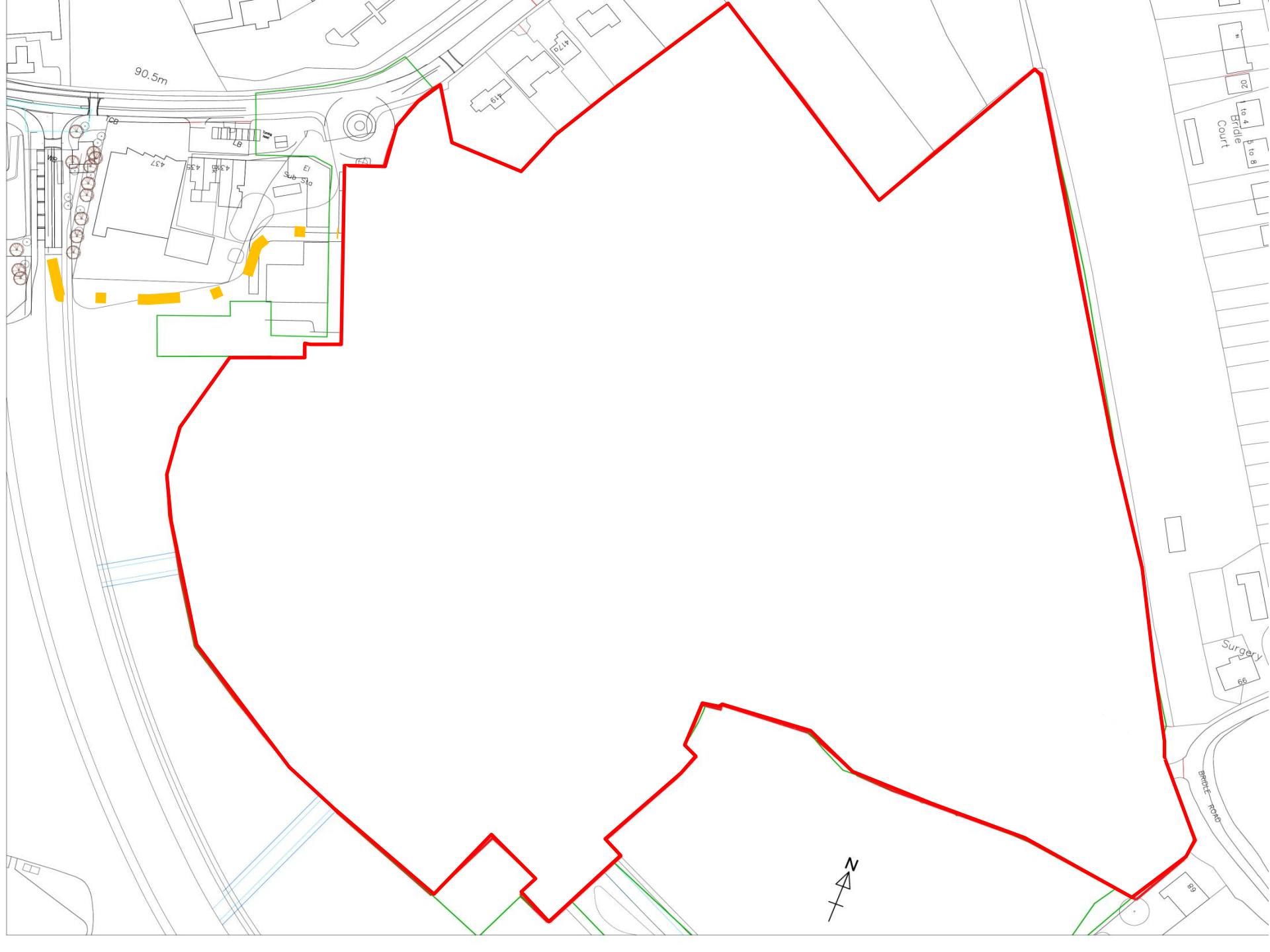
## The Mews

Smaller units are plotted in this parcel using terrace mews units, apartments and smaller detached houses. Parking courts characterise the space with interesting uses on materials. This creates a different feel to the Green parcel used to access this phase.

## Garden Lanes

Characterised by a more fluid road structure typical of country lanes in layout this area of the development uses block paving and hard landscaping to vary the road construction and create large front gardens and varying road widths with shared surfaces.





90.5m

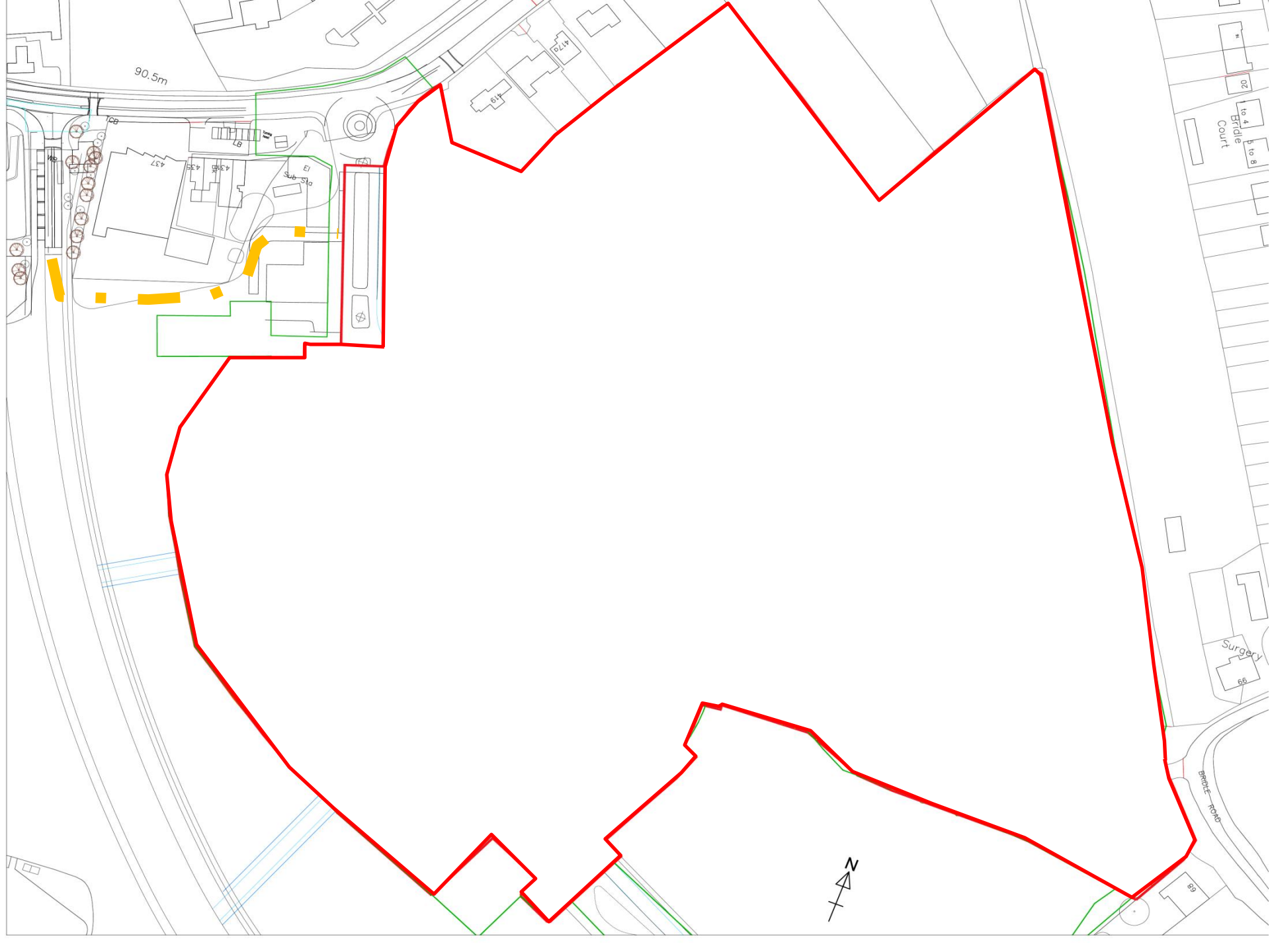
to 4  
Bridle  
Court

Surgery  
66

BRIDGE ROAD







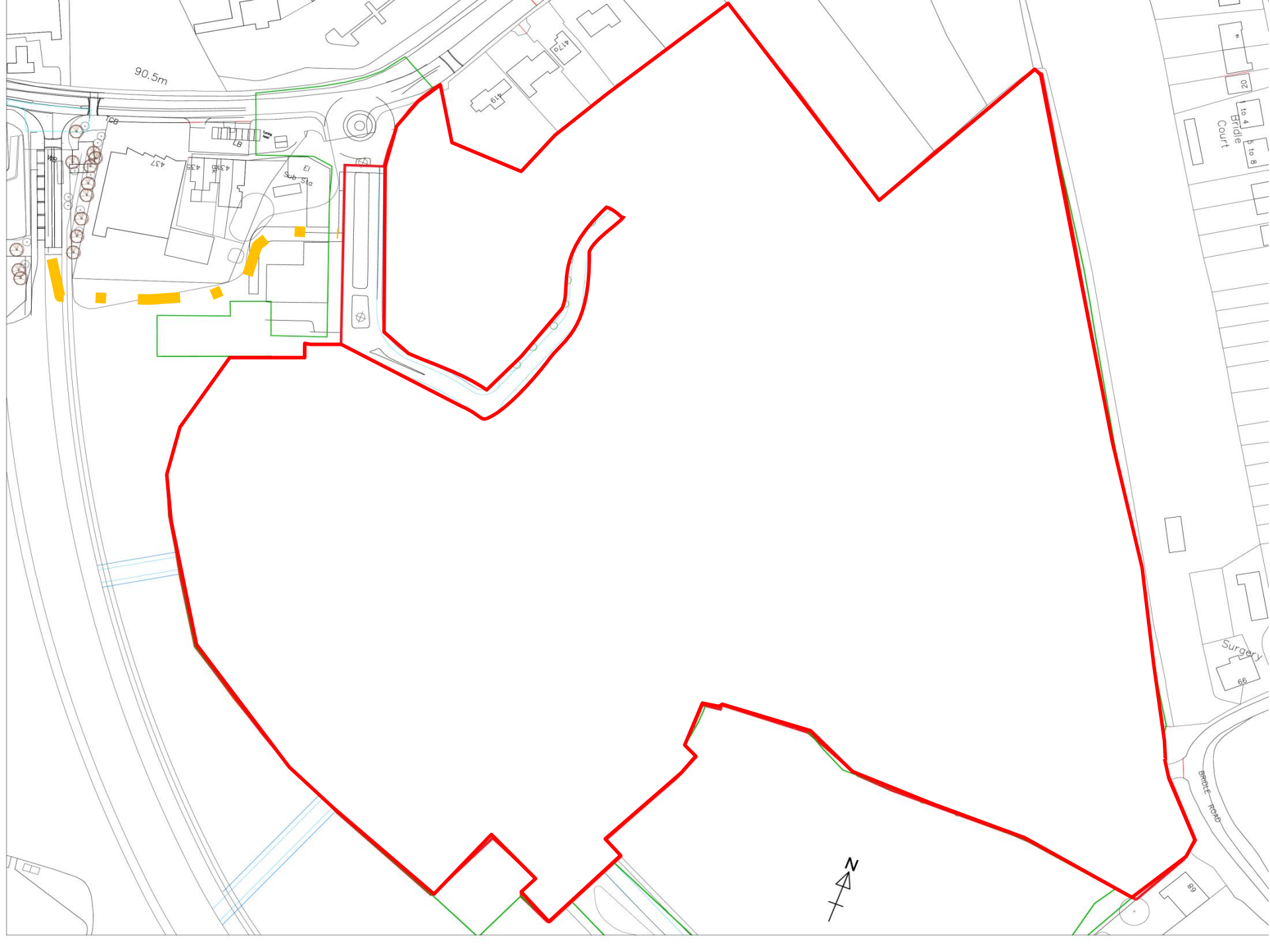
90.5m

to 4  
Bridle  
Court

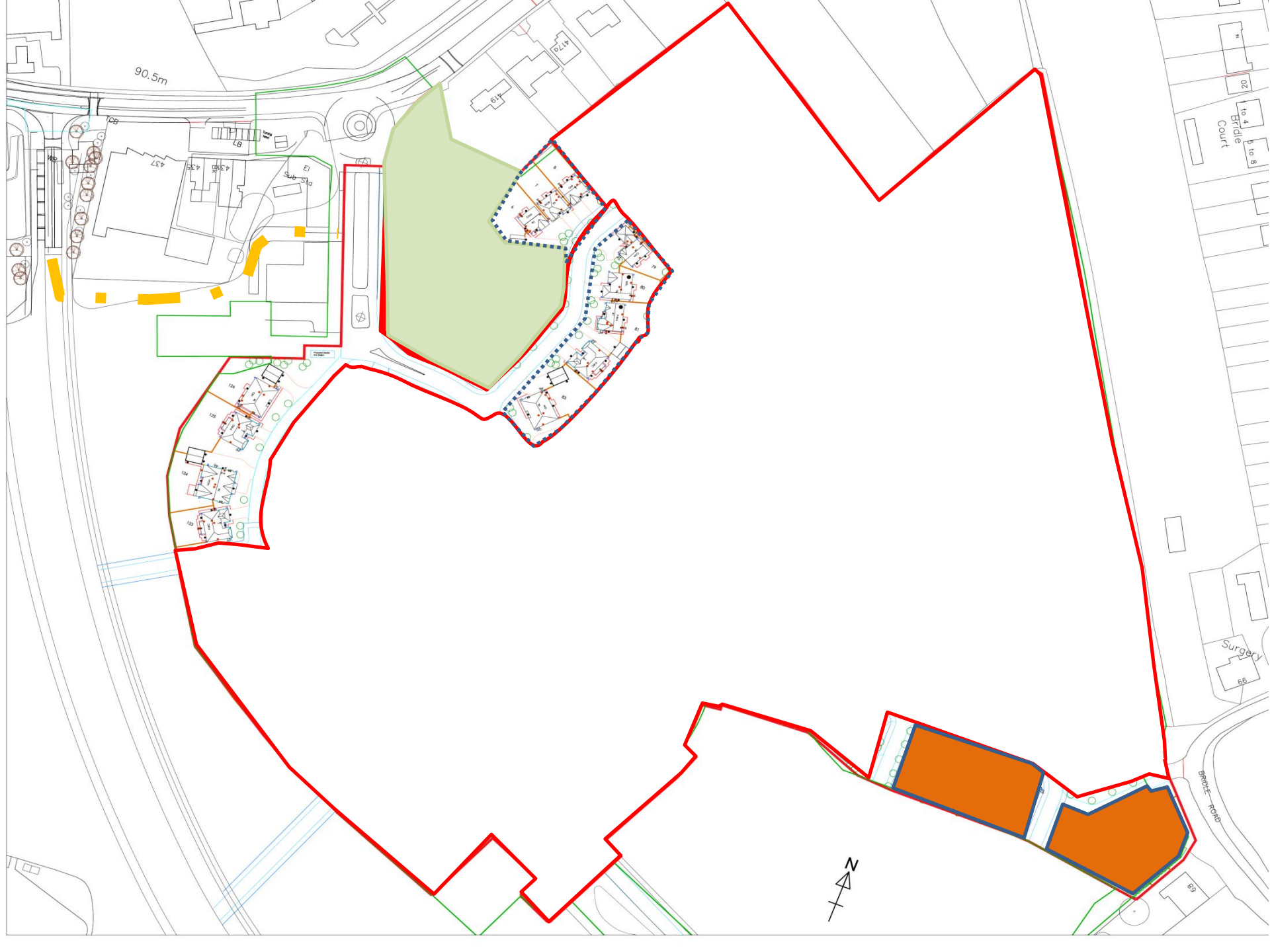
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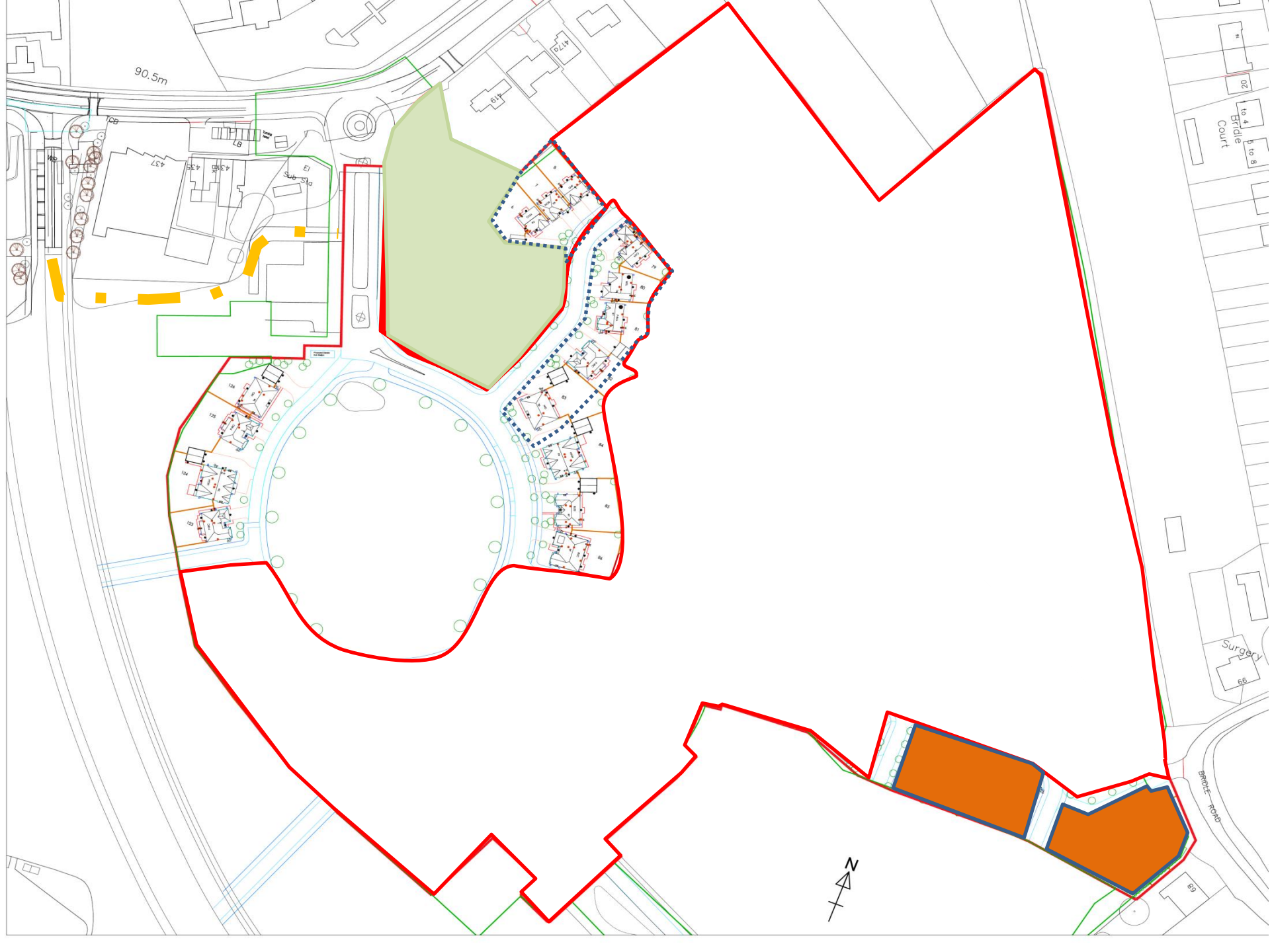
BRIDLE ROAD

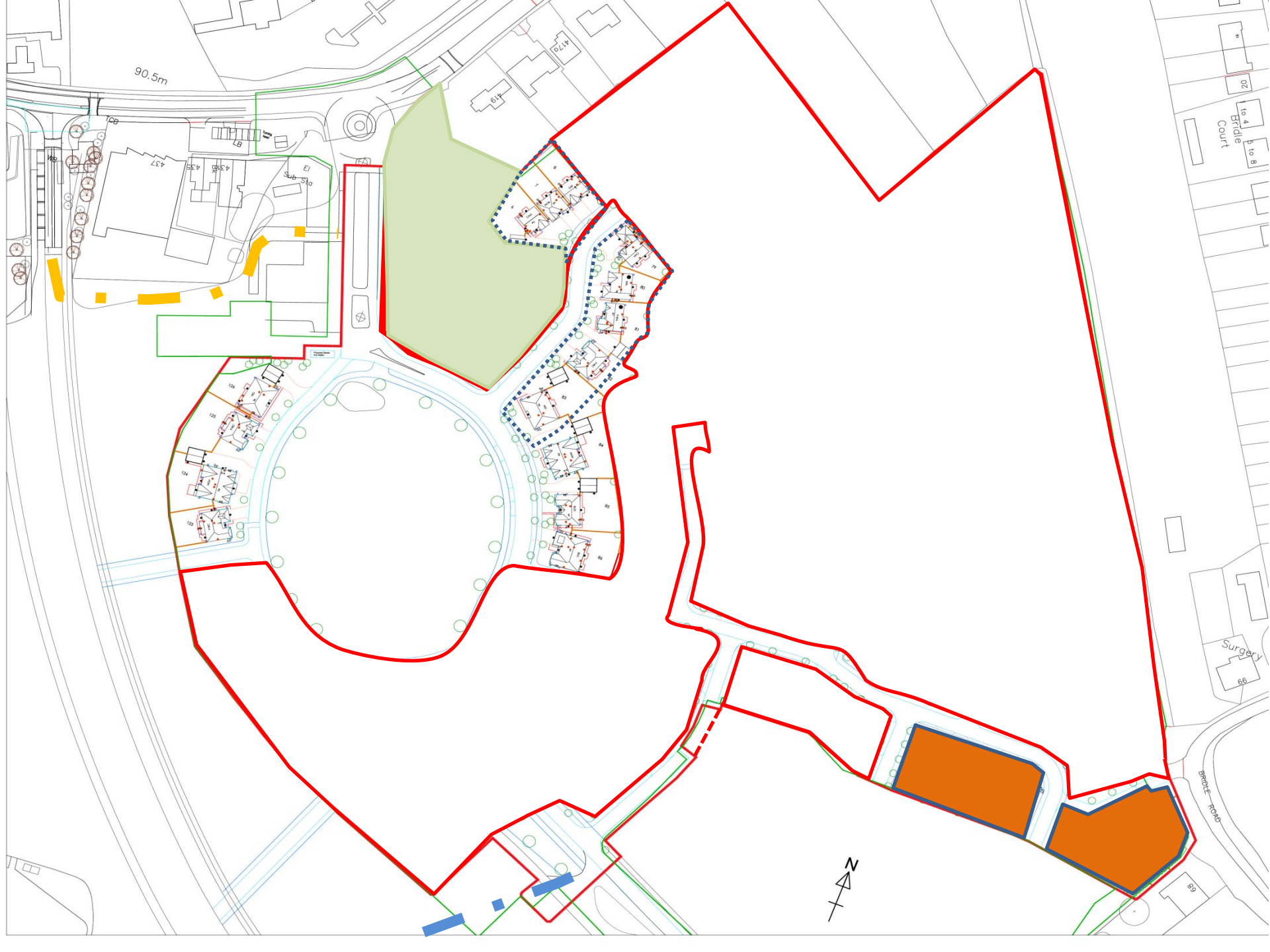


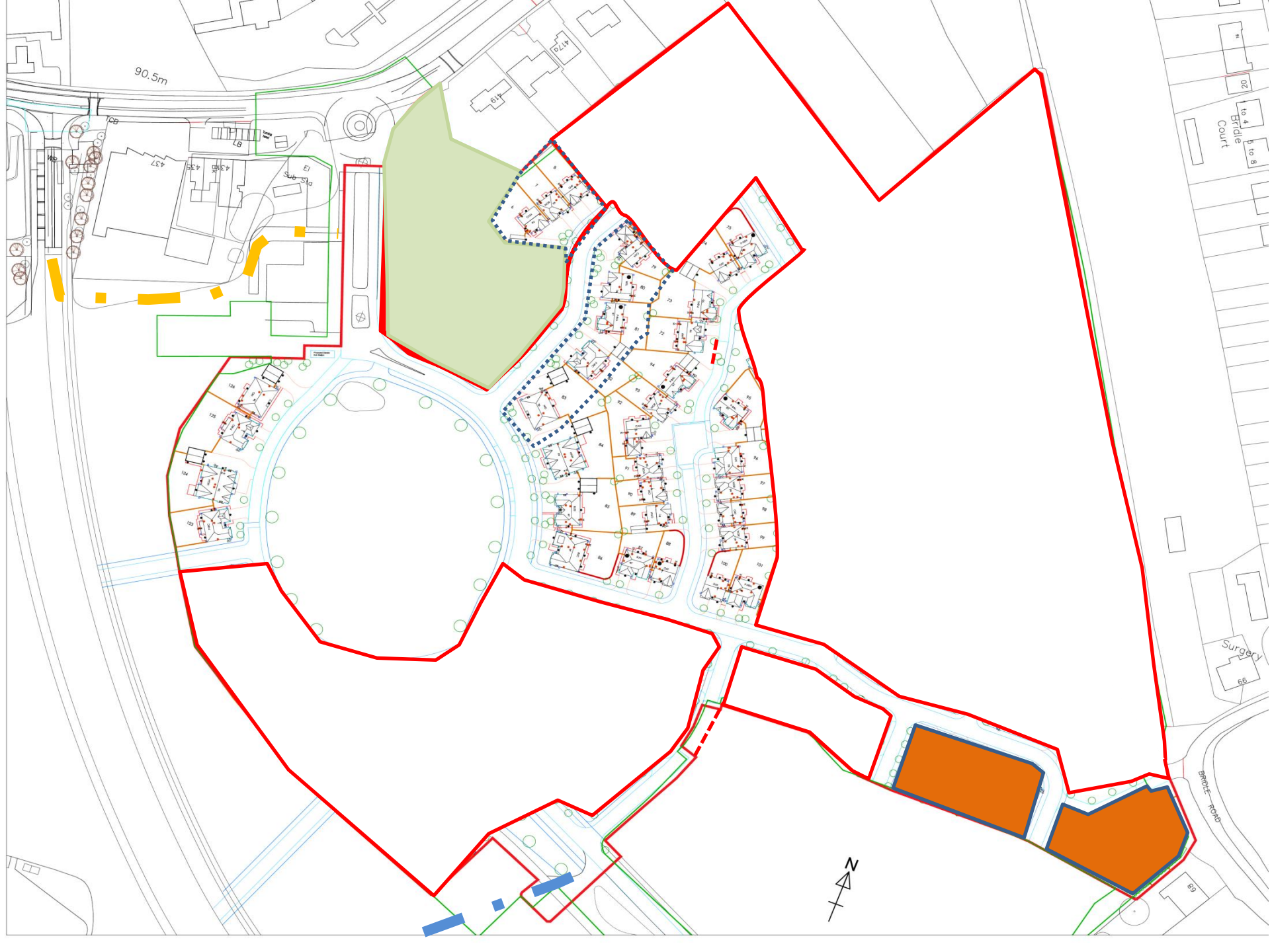


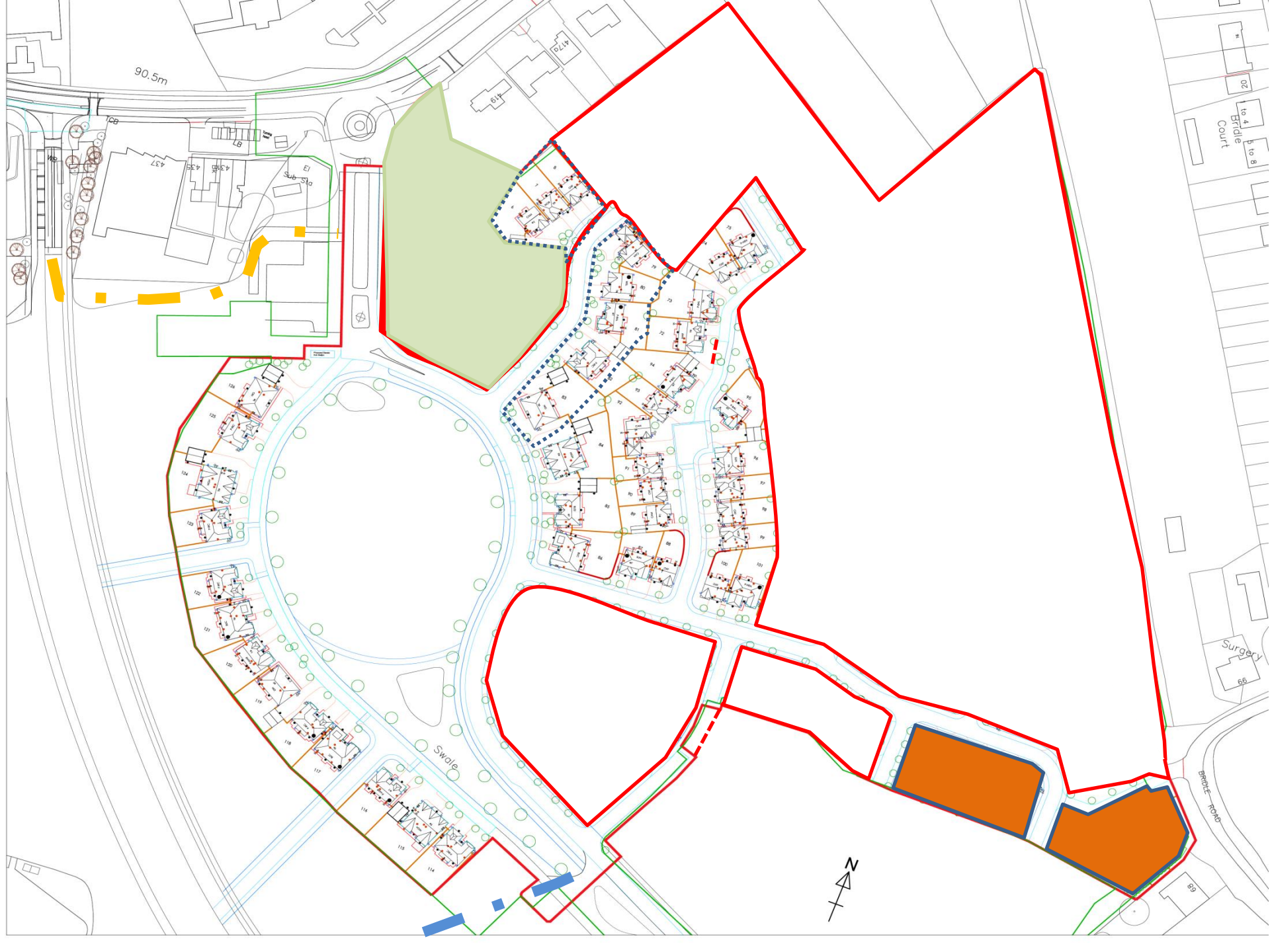




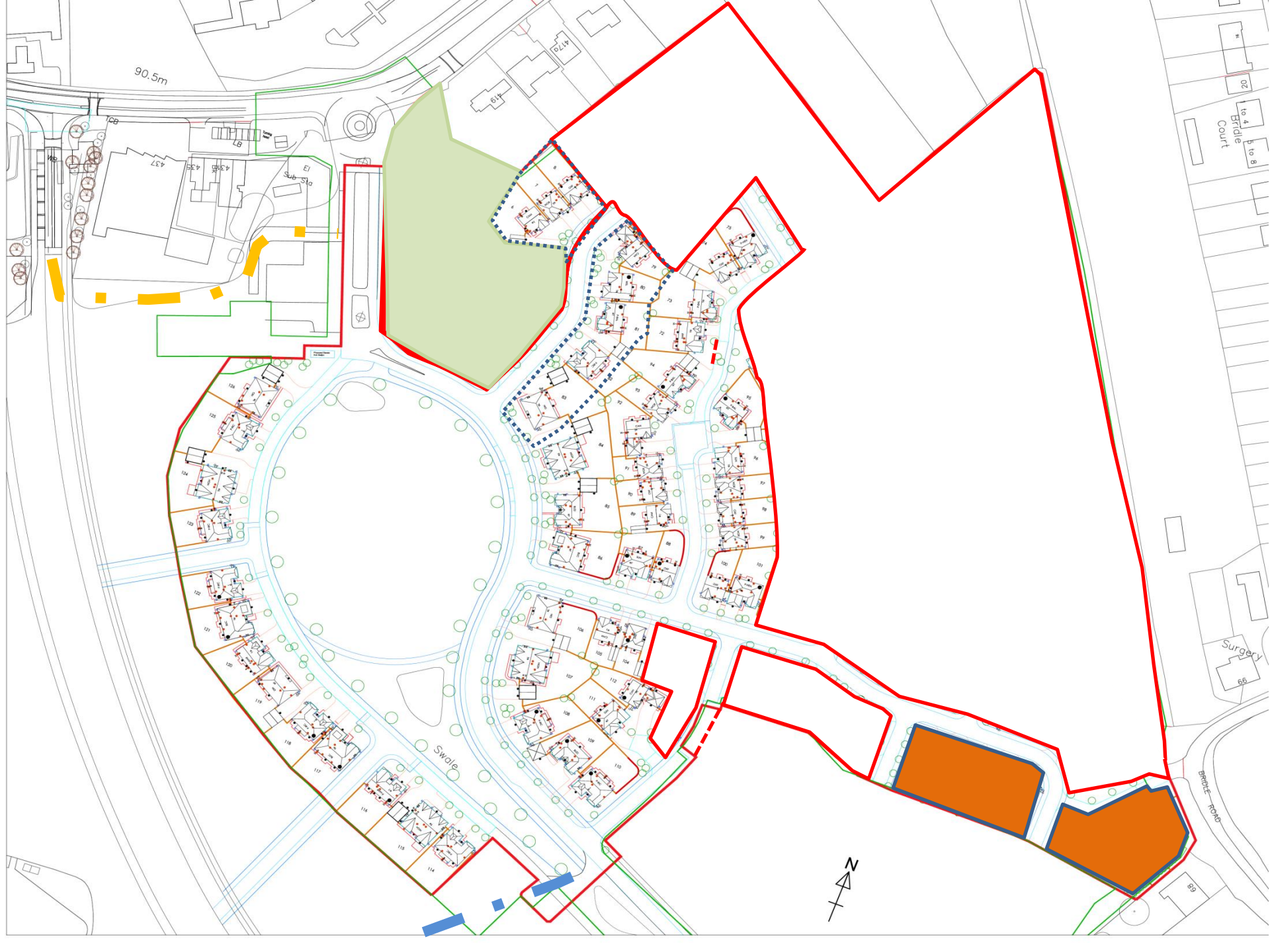






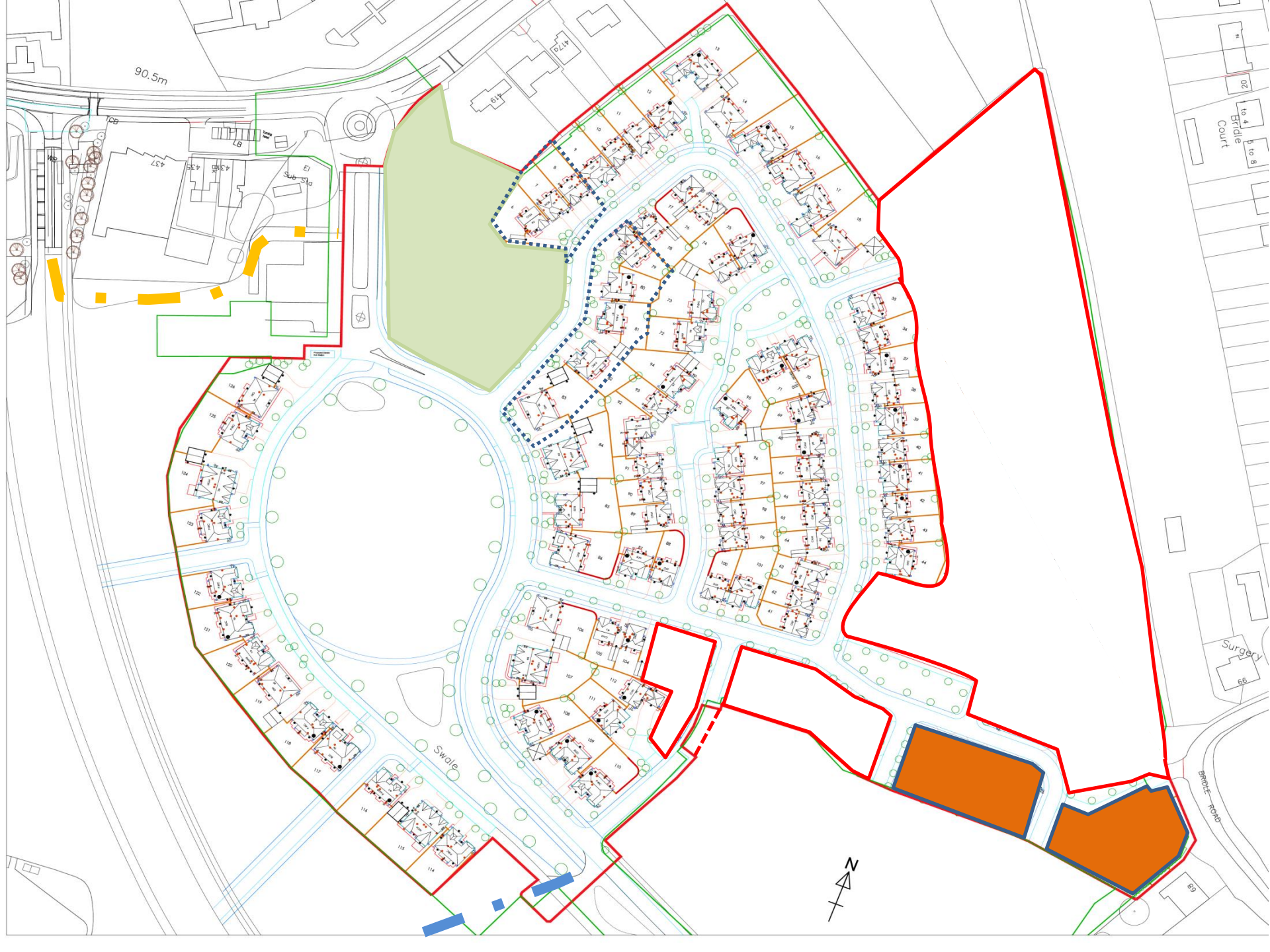


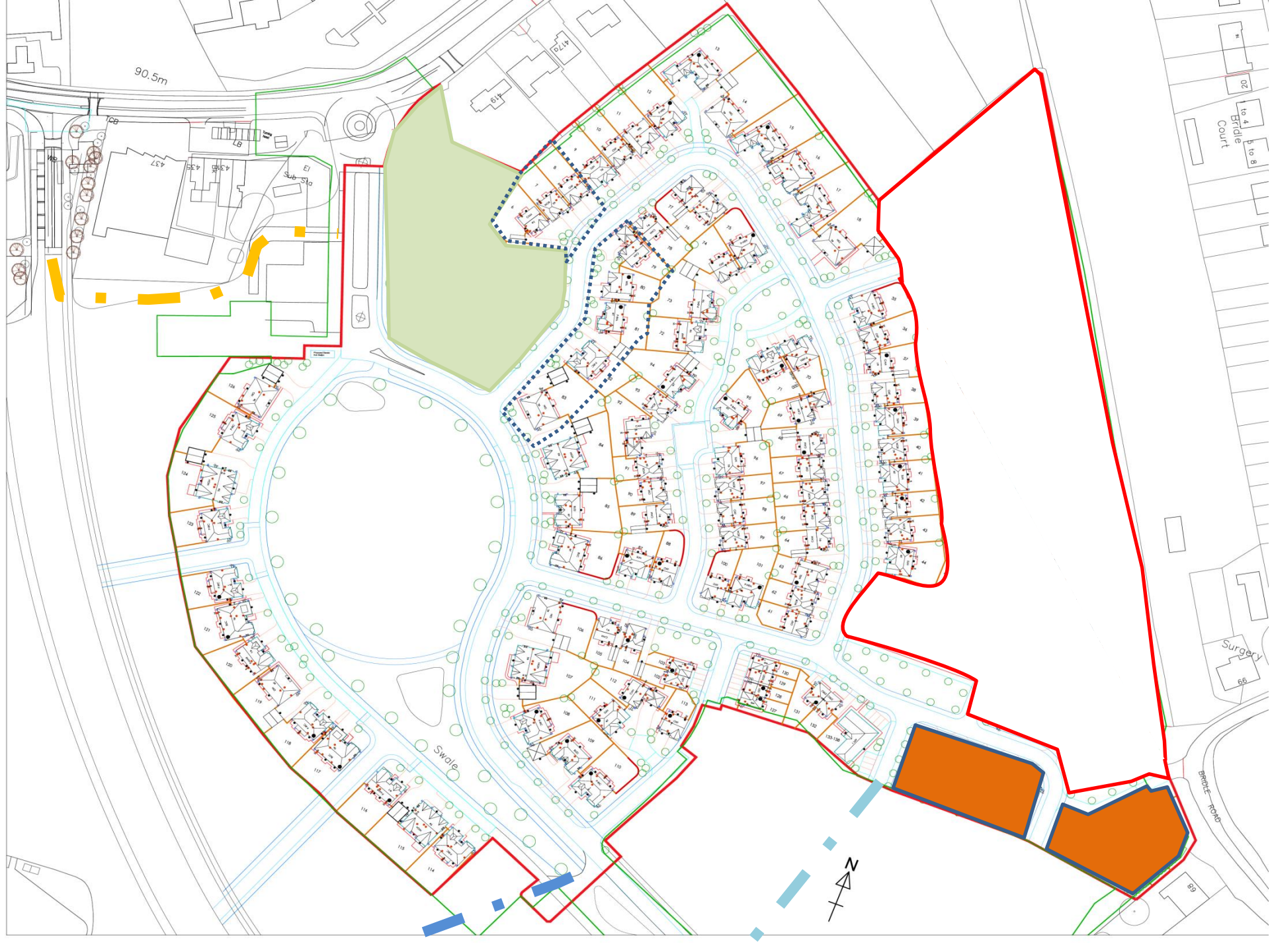


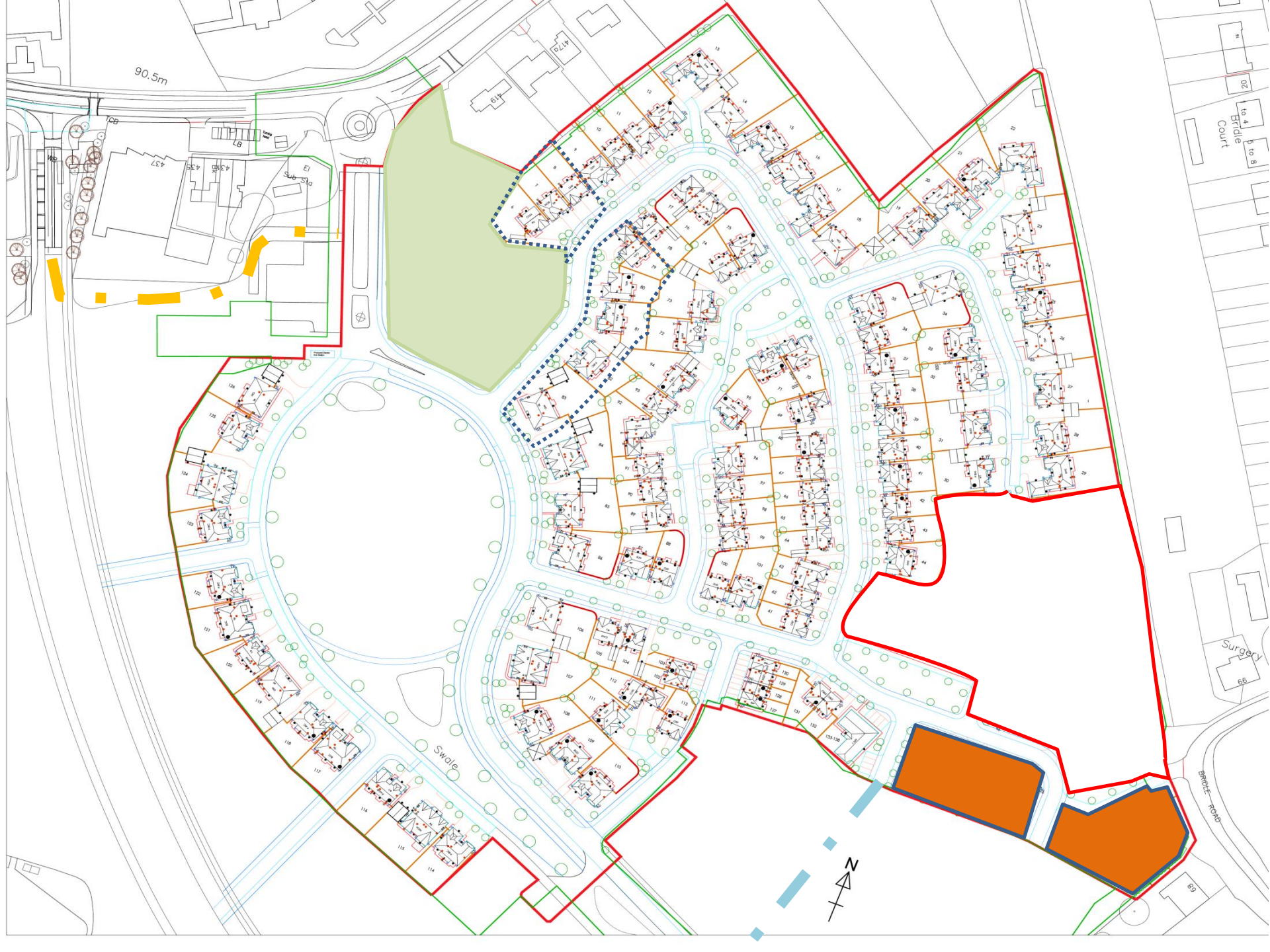














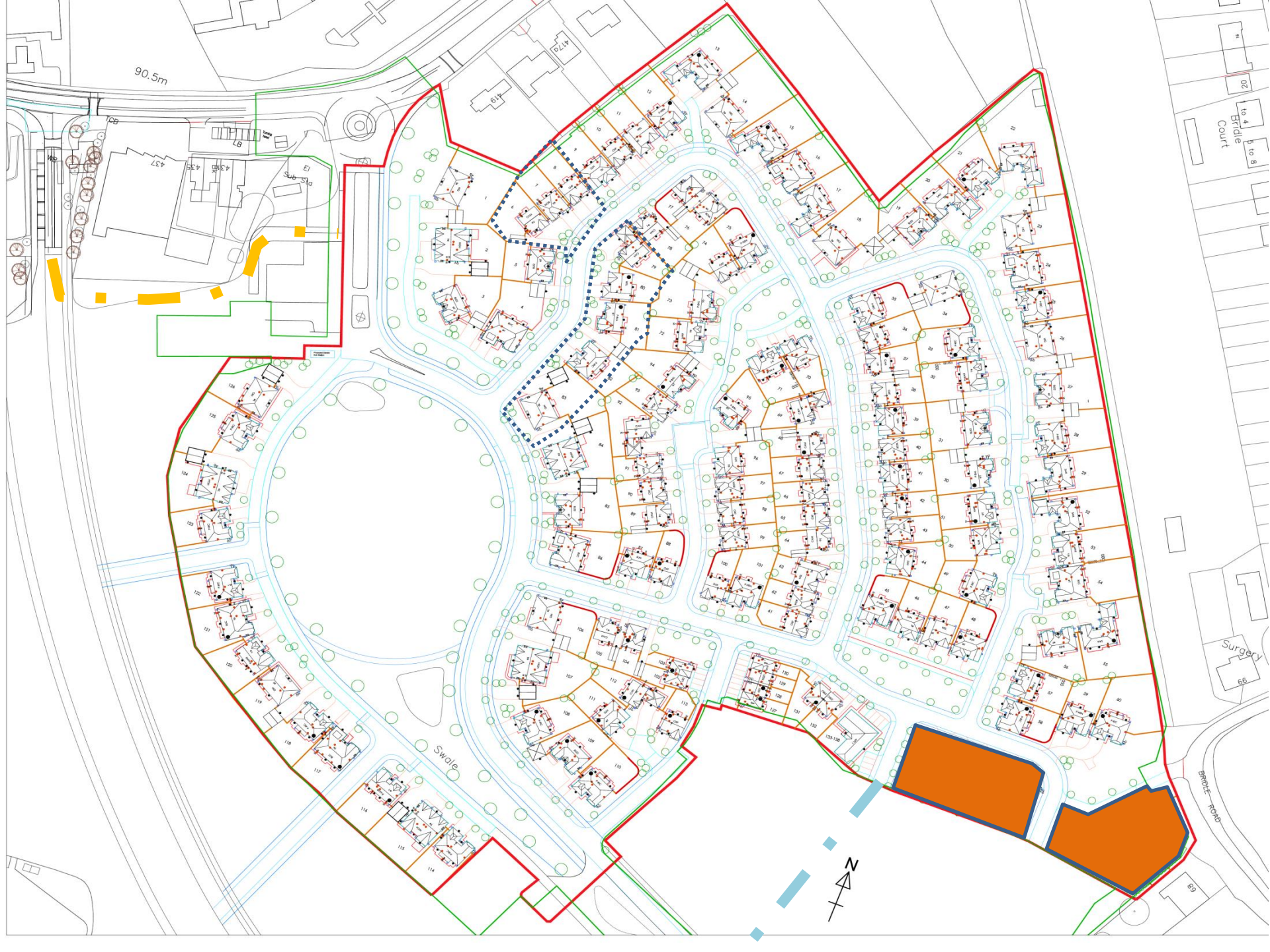
90.5m

Swale

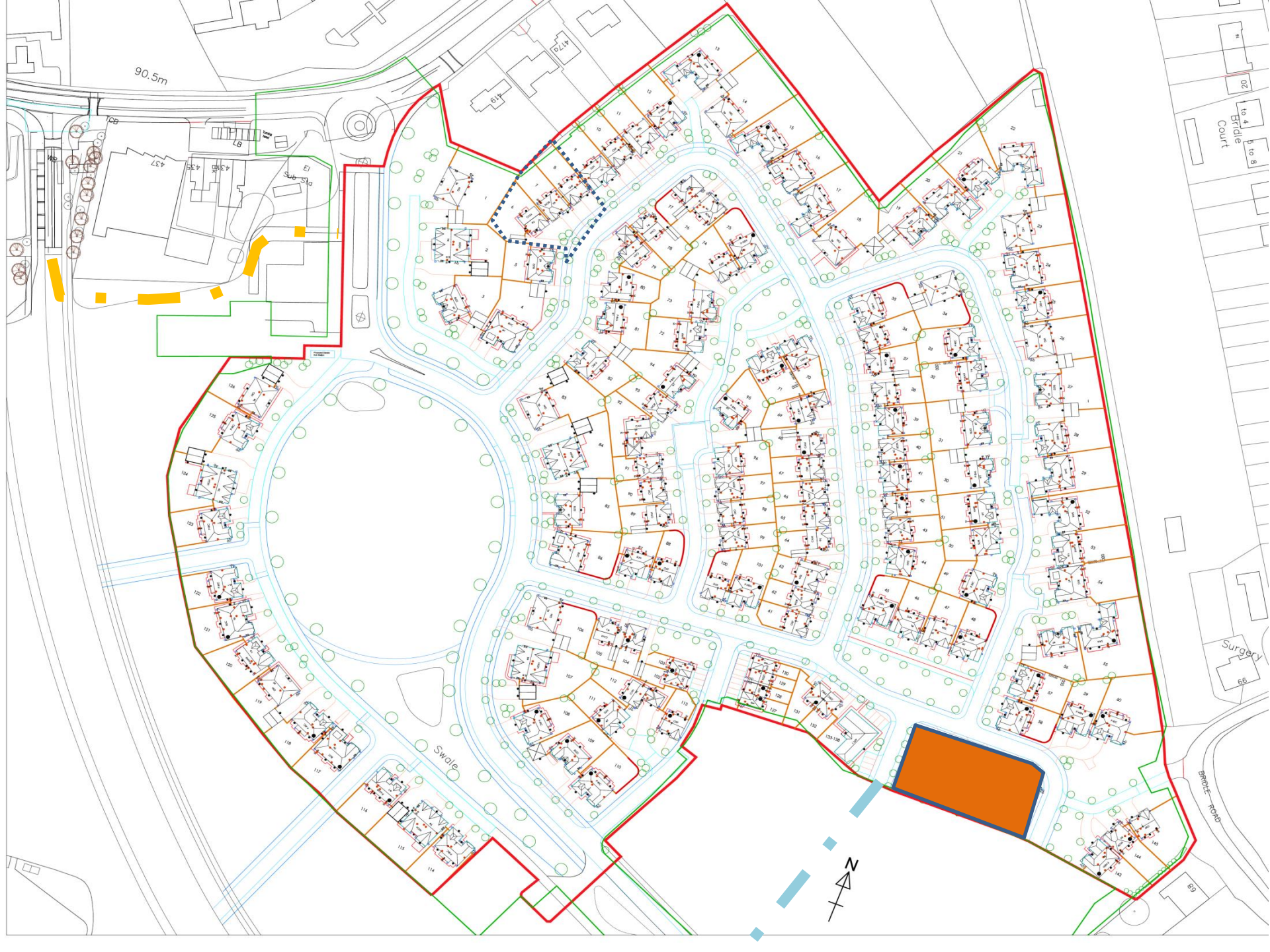
Surgery

BIRCH ROAD









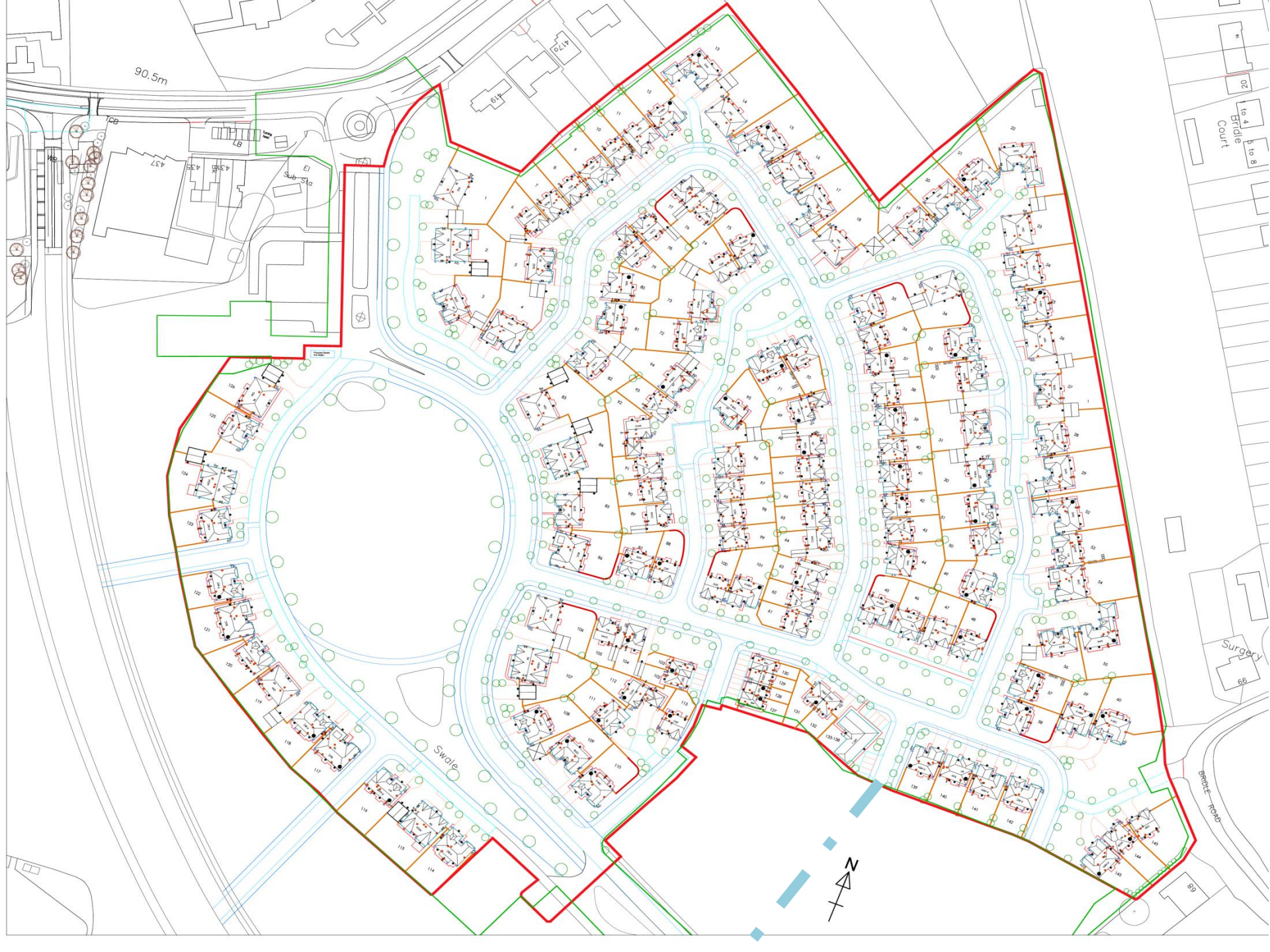
90.5m

Swale

Surgery 66

BIRCH ROAD







# HOUSE TYPES- HERITAGE COLLECTION



**MALVERN / LEDBURY**



**LETCHWORTH**



**WORCESTER**



**SHAFTESBURY**



**OXFORD**



**OXFORD**



**CAMBRIDGE**



**CAMBRIDGE**



**CANTERBURY**



**WELWYN**



**WELWYN**



**HENLEY**



**HARROGATE**



**HARROGATE**

# HOUSE TYPES- HERITAGE COLLECTION



**BALMORAL**



**MARLBOROUGH**



**RICHMOND**



**RICHMOND**



**SANDRINGHAM**



**HIGHGROVE**



**BUCKINGHAM**



**SUNNINGDALE**



**HIGHFIELD**



**BLENHEIM**



# Cambridge



# Worcester



# Oxford





# Henley



# Balmoral



# Highgrove



# Highfield



**POS, NEAPS, LEAPS & LAPS**

# NEAPS, LEAPS & LAPS



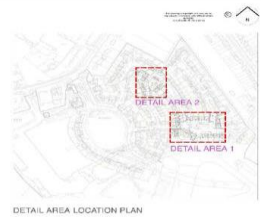
DETAIL AREA 1 PUBLIC OPEN SPACE WITH LAP / GARDEN LANE / DRIVEWAY - 1:200 @A1



DETAIL AREA 2 PUBLIC OPEN SPACE ALONG DRIVEWAY & GARDEN LANE - 1:200 @A1

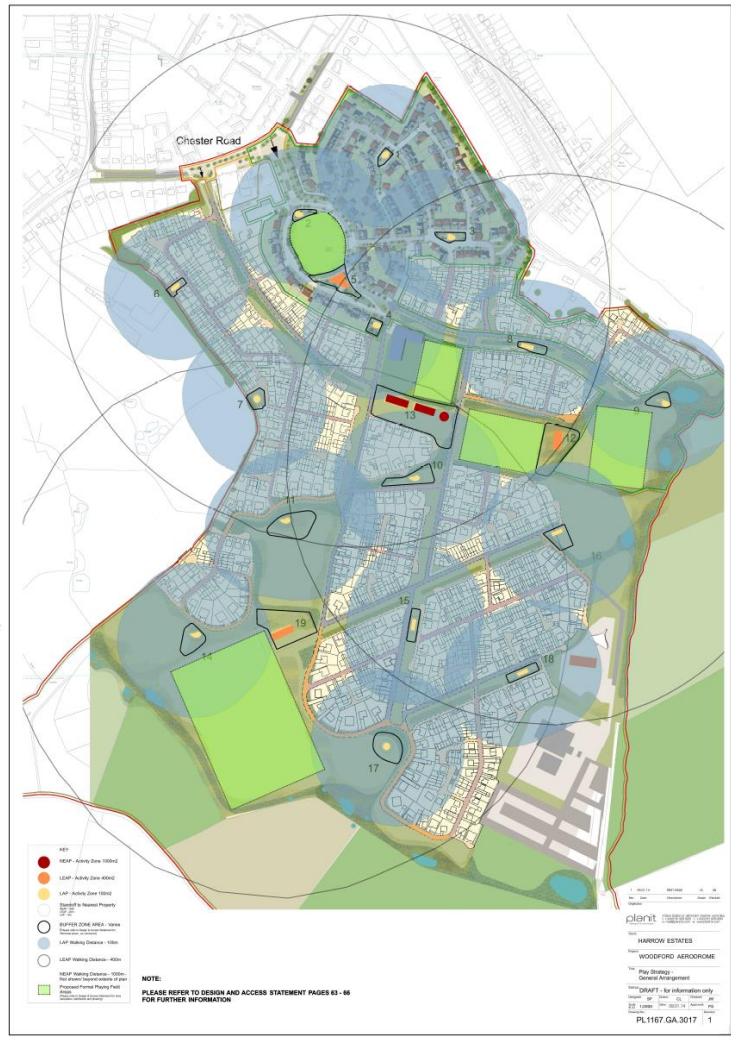


PRECEDENT IMAGES



DETAIL AREA LOCATION PLAN

client	
MARLOW ESTATES	
WOODFORD	
PLAGE 1 ESTABLISHMENT - Public Open Space	
PL 1107.D.4102	1



●	NEAP - Activity Zone 100m <sup>2</sup>
●	LEAP - Activity Zone 400m <sup>2</sup>
●	LAP - Activity Zone 1000m <sup>2</sup>
●	LAMP - Activity Zone 1000m <sup>2</sup>
○	Boundary Zone with 10m Buffer Zone
○	LEAP Activity Zone - 100m
○	LEAP Activity Zone - 400m

NOTE:  
PLEASE REFER TO DESIGN AND ACCESS STATEMENT PAGES 61 - 68 FOR FURTHER INFORMATION

client  
MARLOW ESTATES  
WOODFORD AIRBORNE  
Play Strategy  
General Arrangement  
DRAFT - for information only  
Scale: 1:1000  
Date: 2017-10-26  
PL1107.GA.3017 1

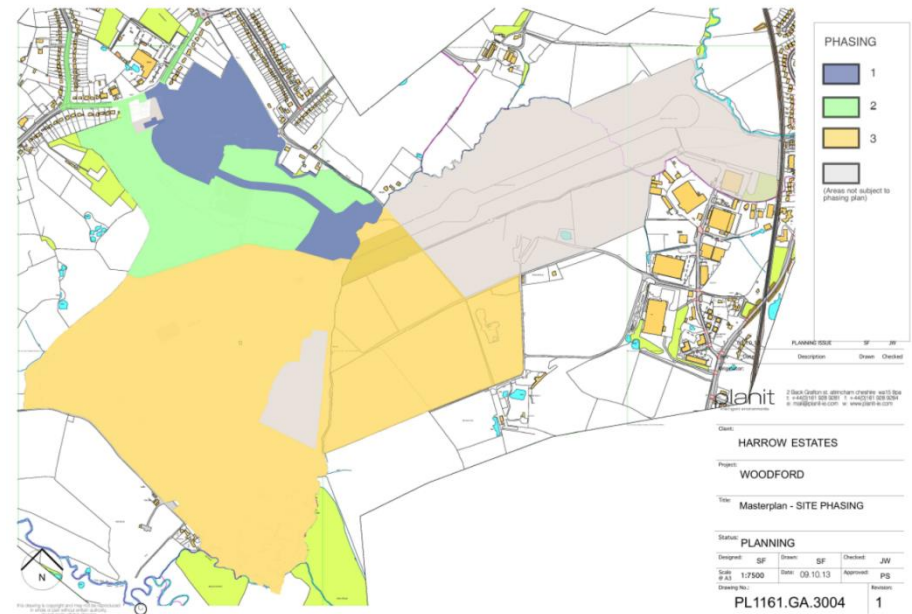
19 proposed areas of play or public open space  
Areas such as the envisaged Runway Park will  
utilise existing features of the site to create a  
link to the heritage of the site



**AFFORDABLE**

# Phase 1

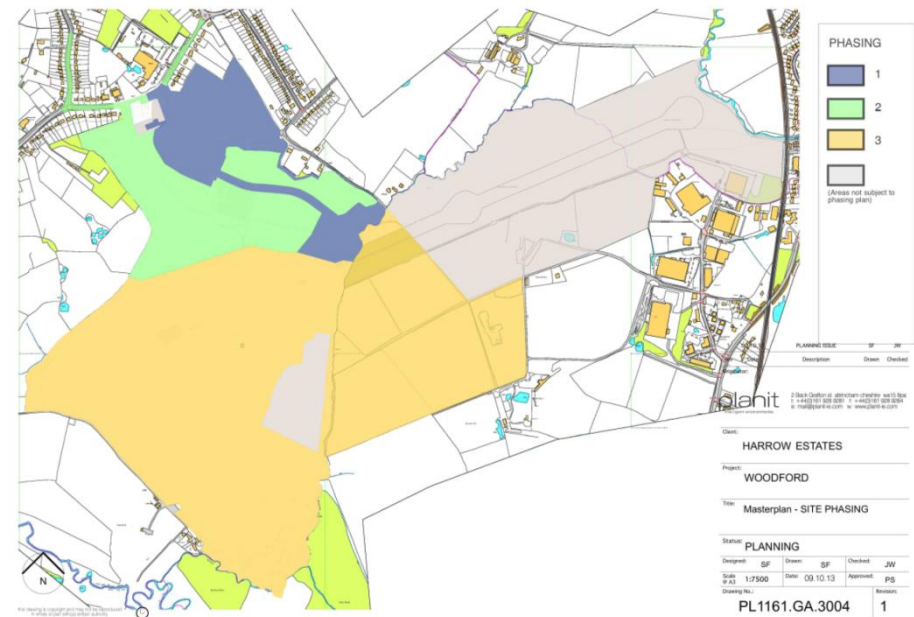
- 14 dwellings representing 10% of the dwellings on site
- The tenure of the Affordable will be split 50% intermediate and 50% affordable rented housing
- The Affordable Housing shall be offered to the Affordable Housing Provider (AHP) before the occupation of 25% of the occupation on Phase 1
- A binding contract will exist between the developer and AHP before 40% of occupation
- The Affordable will be practically complete before 80% occupation





# Phase 2 & 3

- A total of 133 Affordable units are to be built representing 17% of the remaining dwellings
- All stipulations from phase one are applicable to Phase two and three
- The affordable size and type will be based on market conditions and market needs
- Again affordable units have to be completed before 80% occupation for each of the phases
- Phase two Affordable will include 66 Self Contained Extra Care units, these will count towards the Affordable provision of phase Two



## PROPOSED LAYOUT- Affordable Housing

The affordable housing used within the scheme is taken from the Heritage Collection and as such is designed with the same quality and design detailing as the smallest and largest housing on site. The materials used for the elevation treatments are also the same across the site thus creating social inclusiveness.

The properties used for the Affordable homes on site are the Malvern/Ledbury blocks shown below and a 6 Apartment building. All of which are designed to the high Heritage Collection standard.



**Malvern /Ledbury– Brick**



**Malvern/Ledbury– Render**

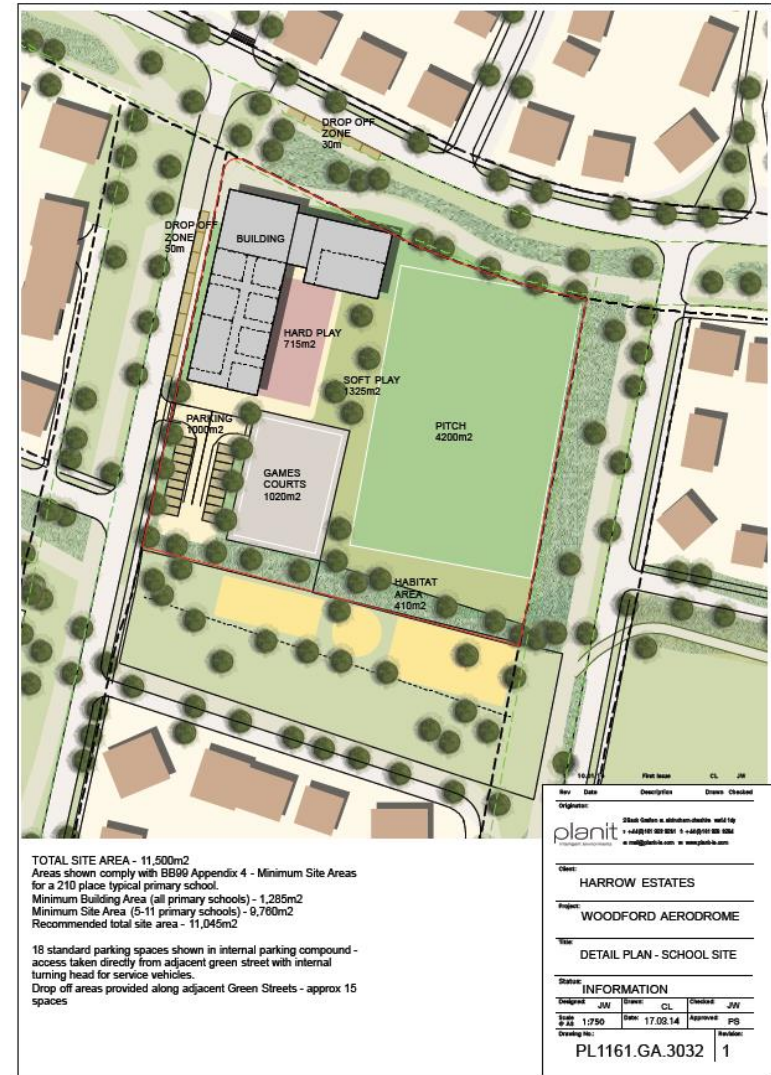
# Offsite

- A contribution of £4,065,000 representing provision of 10% of the provision on site
- To be paid as follows
  - £1,016,250 on the 200<sup>th</sup> occupation
  - £1,016,250 on the 400<sup>th</sup> occupation
  - £1,016,250 on the 600<sup>th</sup> occupation
  - £1,016,250 on the 800<sup>th</sup> occupation
- The monies provided will be used to provide Affordable housing within the SMBC

# **EDUCATION PROVISION**

# Education

- An education Scheme is to be submitted to the council on or prior to the 50<sup>th</sup> occupation.
- The education provision on site will consist of a single form entry primary school by the 450<sup>th</sup> occupation



**Highway works**















DO NOT SCALE

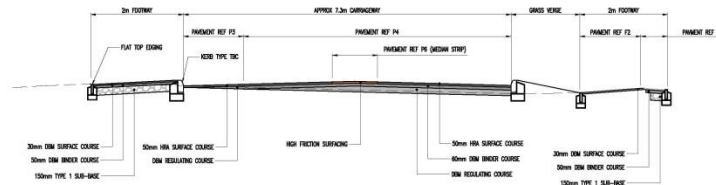


NOTES

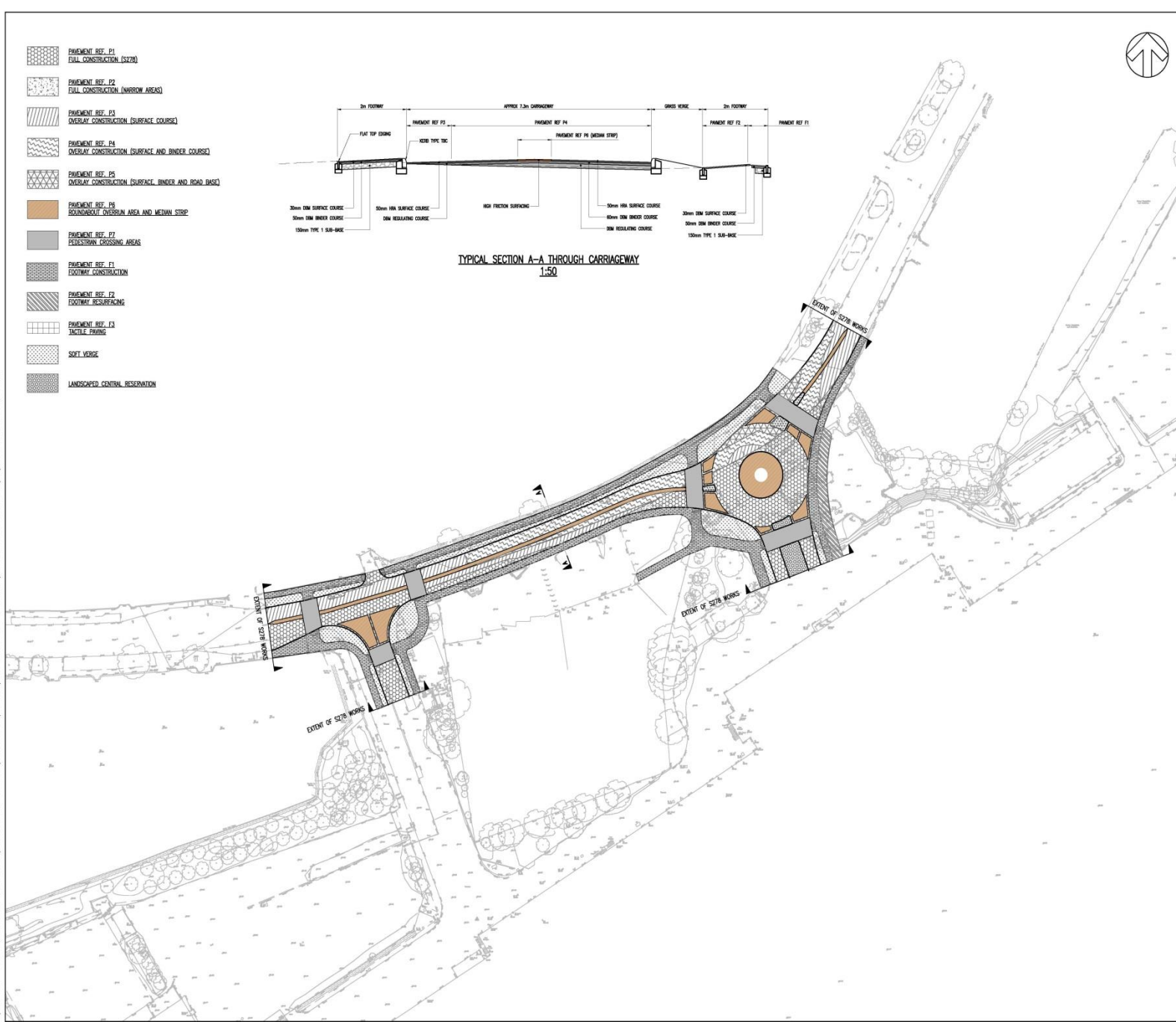
1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
3. ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS AS EXTENDED OR AMENDED BY STOCKPORT AEC.
4. REFER TO DRAWING 7859/S278/S278/100 FOR PAVEMENT CONSTRUCTION MATERIALS AND THICKNESSES.
5. UNDERGROUND SERVICES MAY BE PRESENT IN THIS AREA. THE CONTRACTOR SHALL VERIFY THE PRECISE LINE AND DEPTH OF ALL SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORKS.

THESE WORKS ARE SUBJECT TO TECHNICAL APPROVAL BY THE LOCAL HIGHWAY AUTHORITY AND MAY THEREFORE BE SUBJECT TO CHANGE

-  PAVEMENT REF. P1  
FULL CONSTRUCTION (S278)
-  PAVEMENT REF. P2  
FULL CONSTRUCTION (NARROW AREAS)
-  PAVEMENT REF. P3  
OVERLAY CONSTRUCTION (SURFACE COURSE)
-  PAVEMENT REF. P4  
OVERLAY CONSTRUCTION (SURFACE AND BINDER COURSE)
-  PAVEMENT REF. P5  
OVERLAY CONSTRUCTION (SURFACE, BINDER AND ROAD BASE)
-  PAVEMENT REF. P6  
BOUNDARIES/OUT OVERSIGHT AREA AND MEDIAN STRIP
-  PAVEMENT REF. P7  
PEDESTRIAN CROSSING AREAS
-  PAVEMENT REF. F1  
FOOTWAY CONSTRUCTION
-  PAVEMENT REF. F2  
FOOTWAY RESURFACING
-  PAVEMENT REF. F3  
TACTILE PAVING
-  S278
-  LANDSCAPED CENTRAL RESERVATION



TYPICAL SECTION A-A THROUGH CARRIAGEWAY  
1:50



REV	DATE	BY	DESCRIPTION	CHK	APP
B	30/01/15	IB	ROAD SURFACE UPGRADE	JL	JL
A	22/12/14	DM	FIRST ISSUE FOR COMMENT	JL	JL

FOR INFORMATION ONLY



The Victoria, 150-182 The Quays, Salford M50 3SP  
Tel: +44 (0)161 888 2400 Fax: +44 (0)161 888 2401  
http://www.wspgroup.com

CLIENT: REDROW HOMES (NORTH WEST)

NOTICE: N/A

PROJECT: WOODFORD AERODROME STOCKPORT SECTION 278 WORKS

TITLE: PROPOSED PAVEMENT CONSTRUCTION

SCALE @: 1:500	DRAWN: JK	APPROVED: JK
DRAWN: 7859-S278-GA-002	DESIGNED: TS	DATE: December 2014
PROJECT No: 70007859	DRAWING No: 7859-S278-GA-002	REV: B

© WSP Group Ltd

M:\70007859 - REDROW, WOODFORD S278 WORKS\LE MODELS AND DRAWINGS\DEVELOPMENT\AUTOCAD\S278 SECTION 278 ARBEMENT\7859-S278-GA-002.DWG 30/01/2015 16:27:46 B.M.L. Homesh





SWATCHES

CONSERVATION TEXTURED KERB 145 X 255MM

<http://www.marshalls.co.uk/dam-svc/AssetStore/Marshalls-Conservation-Textured-Harvest-B...>





Tegula - Pennant Grey

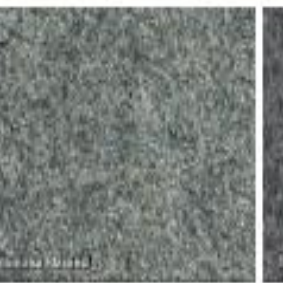
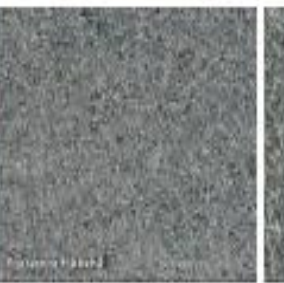
2 of 5





Coltso Granite, Birmingham

aving



stone types in either picked/blasted or  
all sides with a textured top for a non slip



# Phase 1 Timescales

## **Highway works:**

commencing Dec 2015 complete April 2016

## **Phase 1 sales area:**

Currently under construction completion March 2016

## **Expressions of interest:**

Register of interested persons to be opened one Month before sales area opening (end March 2016)

# Timescales

## **Phase 1 durations:**

Commenced July 2015 completion September 2018.

**School:** opening before 450<sup>th</sup> occupation

**Commercial etc:** TBC



**Questions ?**

WOODFORD postals [Compatibility Mode] - Microsoft Excel

File Home Insert Page Layout Formulas Data Review View Nuance PDF

Clipboard Font Alignment Number Styles Cells Editing

Calibri 11 A A Bold Italic Underline Font Color Background Color Alignment Number Conditional Formatting Format as Table Cell Styles Insert Delete Format Sort & Filter Find & Select

	B	C	D	E	F
7	1		1 Lancastrian Way, Woodford, Stockport	SK7 1SA	2700002502018
8	2		3 Lancastrian Way, Woodford, Stockport	SK7 1SA	2700002502027
9	3		5 Lancastrian Way, Woodford, Stockport	SK7 1SA	2700002502036
10	4		7 Lancastrian Way, Woodford, Stockport	SK7 1SA	2700002502045
11	5		1 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502054
12	6		3 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502063
13	7		5 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502072
14	8		7 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502081
15	9		9 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502090
16	10		11 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502106
17	11		15 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502115
18	12		17 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502124
19	13		19 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502133
20	14		21 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502142
21	15		23 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502151
22	16		25 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502160
23	17		27 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502170
24	18		29 Avro Crescent, Woodford, Stockport	SK7 1SB	2700002502189
25	19		1 Nimrod Grove, Woodford, Stockport	SK7 1SF	2700002502198
26	20		3 Nimrod Grove, Woodford, Stockport	SK7 1SF	2700002502203
27	21		5 Nimrod Grove, Woodford, Stockport	SK7 1SF	2700002502212