

Our Proposal

The drawing to the right shows an illustrative masterplan for the site. When the site is sold, these plans if approved, will guide the development of new housing.

The proposals have been designed to achieve a number of objectives which will add value to the surrounding area:

1 Provide a Mix of Housing

The scheme has been designed to accommodate a choice of mostly three and four bedroom homes along with some two bedroom properties. This is in line with the Claremont and Weaste Neighbourhood Plan (Adopted in 2008).

2 Improve Access

Two new streets have been created to improve access through the scheme. Dead-ends have been removed to make navigation easier, which is especially helpful for pedestrians.

3 Enhance the Area

Often, new housing development is built irrespective of its surroundings. This scheme has been designed to knit into the existing road layout and compliment views.

College Buildings

We have undertaken a Heritage Assessment which identified that the current college buildings are not listed.

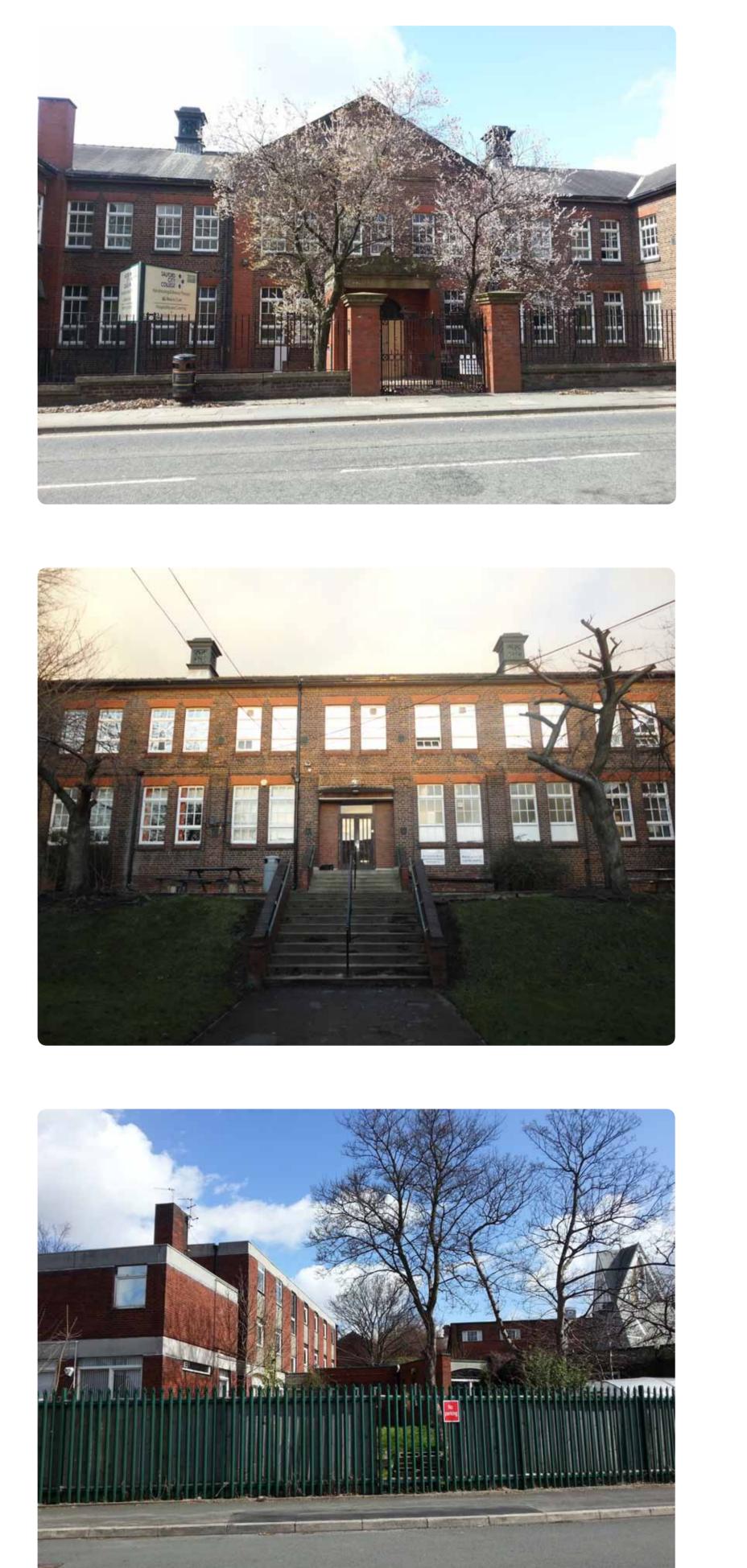
We have explored the possibility of retaining and converting the main building but came to the conclusion that retention would not be economically viable.

The new housing does however follow the line of the existing main building to recreate its presence on Weaste Lane.

Trees

The new layout has been designed to retain as many of the existing trees within the site as possible.





Creation of new streets and homes

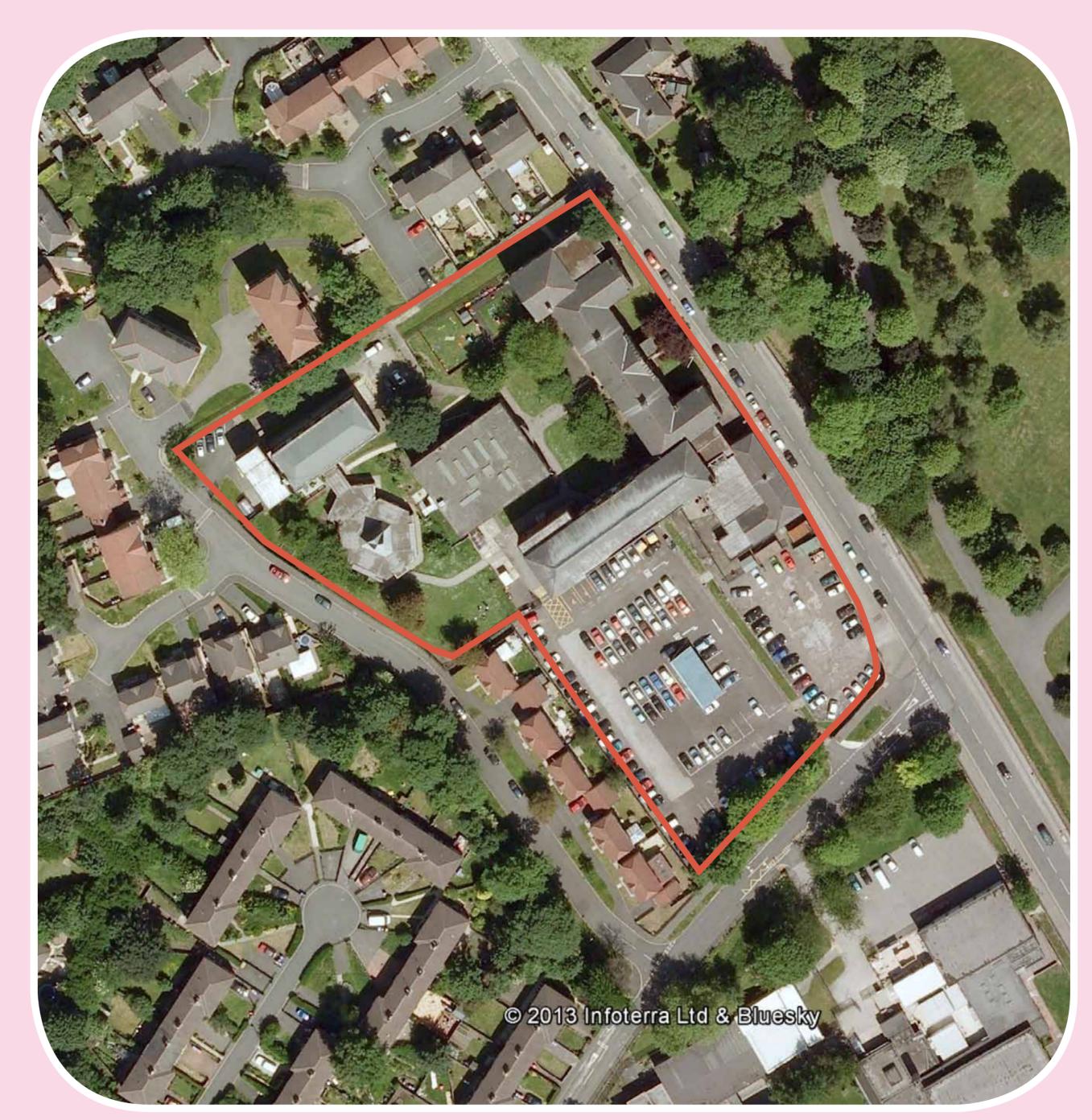
The scheme incorporates up to 60 new homes, with a mixture of two, three and four bedroom properties. The proposals also include a new street and pedestrian route. This opens up access and improves movement through the site. The new ayout will also open up views of the park from the street level.

The diagram below identifies the access points into the site:



New pedestrian routes







There is a great demand for new housing to be built in Salford to accommodate a growing population and new families. This site ticks a number of boxes, in providing opportunities for more sustainable development:



Brownfield development:

A Brownfield site is a piece of land within a settlement boundary which has been previously developed on. Developing this land can meet housing needs without exploiting the countryside.



Neighbourhood:

The site lies within an established residential neighbourhood. This means the community, amenities and connections already exist to cater for new residents.



Proximity to local services:

The site is near to good schools, health centres, libraries and the Salford Royal Hospital. This makes it ideally placed for access to local services.



Access to green space:

The site sits opposite Buile Hill park, this will provide new families and residents with access to open green space to enjoy and relax in.

The aerial photo above shows the site at present, outlined in red.

The plan above shows the illustrative layout for the scheme.

Why housing?



Public transport links:

There are bus stops near by and the Weaste Metrolink station is located within a 15 minute walk south of the site. This provides transport into the centres of Salford and Manchester, out to Eccles and beyond.