

# PROPOSED NEW HOMES

## LAND OFF LIVINGSTONE ROAD, BOLTON WOODS

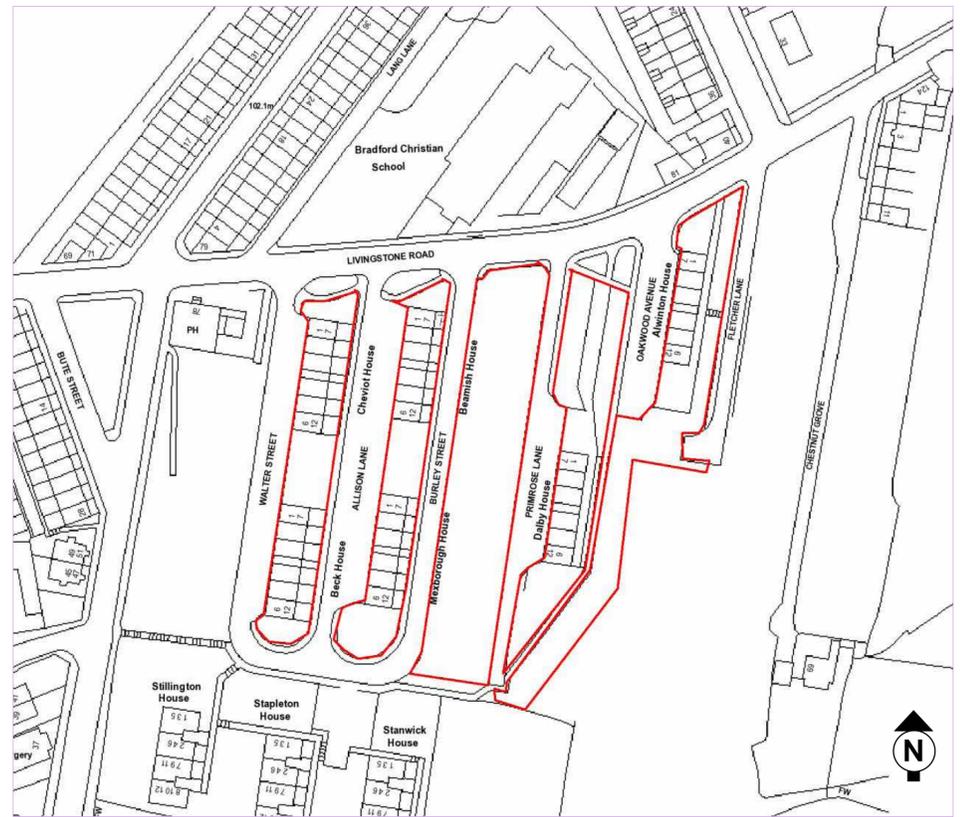
### Welcome

Welcome and thank you for visiting us today.

Incommunities and Lumia Homes are working to promote a medium sized housing development on brownfield land off Livingstone Road, Bolton Woods.

We are committed to working with local people, community groups and local authorities during the planning and construction phases and aim to keep you up to date with our activities and progress.

**We welcome your views on our proposals.**



### The Site At Present

The site comprises of former maisonettes, which have subsequently been demolished.

As the location plan above demonstrates the land holding comprises of five parcels intersected by adopted highway.

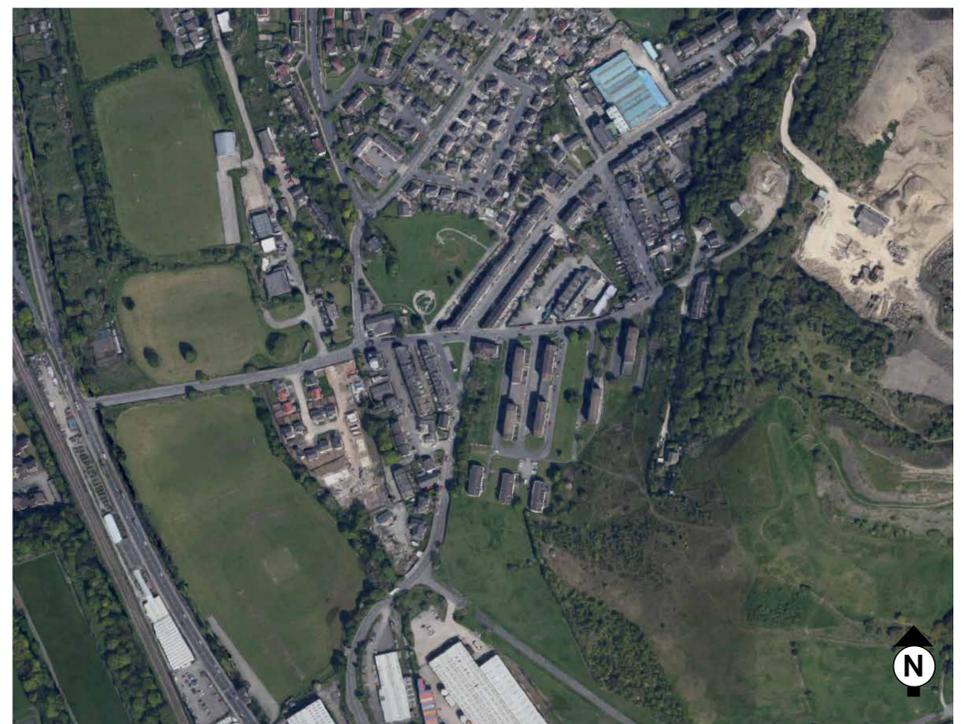
There was one area abutted by Burley Street and Primrose Lane which was previously undeveloped.

A public footpath crosses the site to the rear of what was Danby House abutting Oakwood Avenue.

The site is situated in a predominantly residential area comprising of housing and flats.

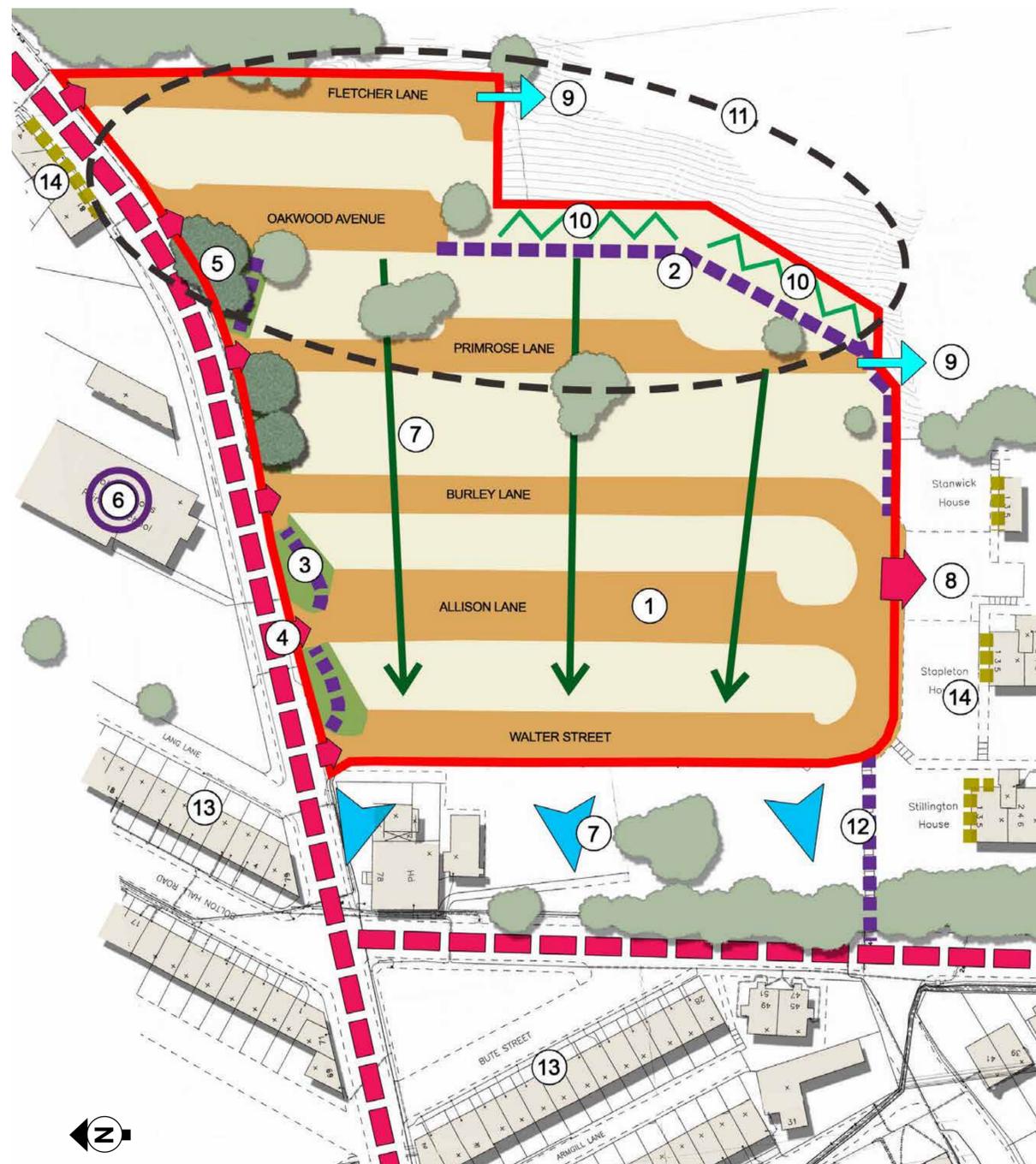
A school is situated to the north of Livingstone Road.

The topography of the site is challenging with a circa 10m level difference between Walter Street and Fletcher Lane.



## Opportunities and Constraints

Before we begin designing a new scheme, we thoroughly assess the site and the surrounding area as they are at the moment. We record the features and take them into consideration in our proposals.



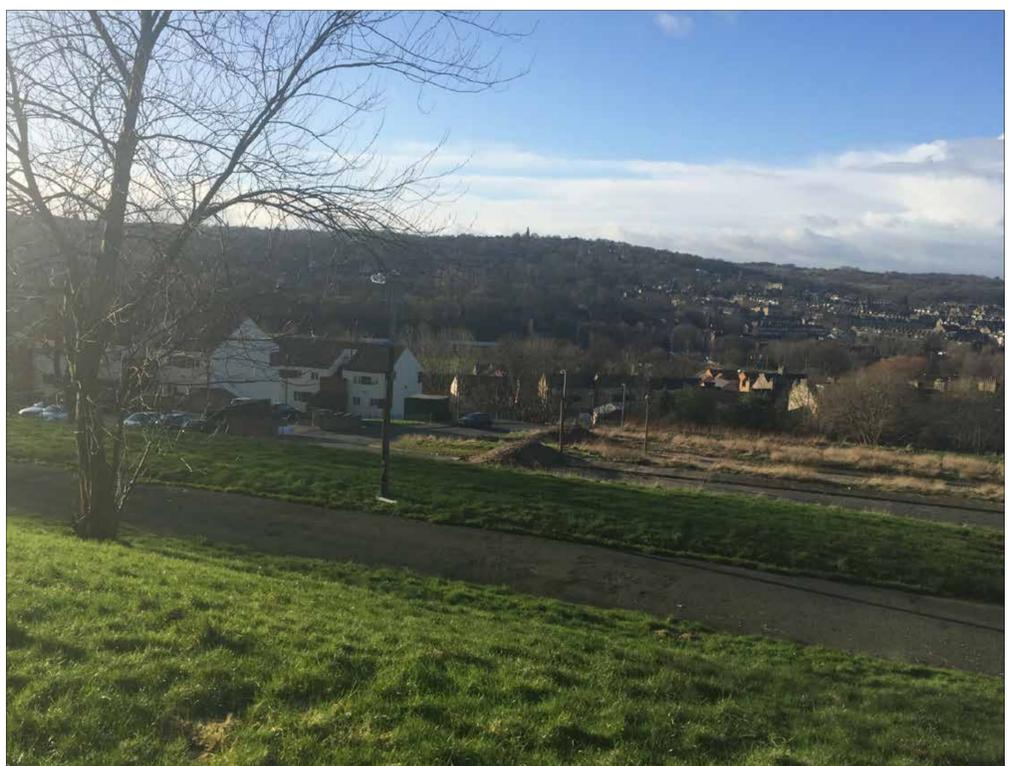
1. Area of site currently adopted highway land, Walter Street, Allison Lane, Burley Lane, Primrose Lane, Oakwood Avenue, Fletcher Lane. May require closure to facilitate development.
2. Existing public footpath linking existing streets on the site.
3. Opportunity to retain existing footpaths (non definitive) and grass verges on site along Livingstone Road frontage, to maintain existing streetscape and minimise visual impact of development.
4. Existing location of access positions to site from Livingstone Road.
5. Existing trees to Livingstone Road frontage to be retained, to maintain streetscape.
6. Bolton Woods Primary School adjacent to the site.
7. Steep slopes on site may constrain development & requires design consideration. The topography allows opportunity for the development to have long distance views across the valley
8. Existing flats Stanwick House, Stapleton House and Stillington House adjacent to the site and accessed via existing highway network. Existing access to parking to be retained.
9. Access to be retained through site for potential future development of land to the South of the site, in accordance with wider Bolton Woods masterplan.
10. Opportunity for Buffer planting to screen development from open land and reduce visual impact.
11. High ground on development site, potentially prominent to long distance views of the site.
12. Existing public footpath connecting the site to Stanley Road.
13. Existing terraced properties adjacent to the site, provides a strong linear urban grain.
14. Amenity of existing dwellings to be respected.

### OPPORTUNITIES

- Sustainable location of site to provide additional housing in this area of the District.
- Surrounding land use is predominantly residential so proposals will be in keeping.
- Wide range of local facilities in the area - schools, shops, doctors.
- Good connectivity to the existing highway network.

### CONSTRAINTS

- Consider existing topography of the site.
- Retention of existing hedges and trees on site.
- Separation distances to existing dwellings.
- Existing highway network.



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## Scheme Proposals



58 DWELLINGS

22 X 2 BED UNITS  
34 X 3 BED UNITS  
2 X 4 BED UNITS

32 PRIVATE SALE  
26 AFFORDABLE

The draft site layout has been produced to provide an illustration of how the development might be set out. The design is not intended as a final version and will evolve in the light of feedback.

The design team has sought to prepare a development proposal that creates a sense of place, which makes the best use of existing site features – including the topography, established trees and existing highway network – and which integrates sympathetically with the immediate surroundings.

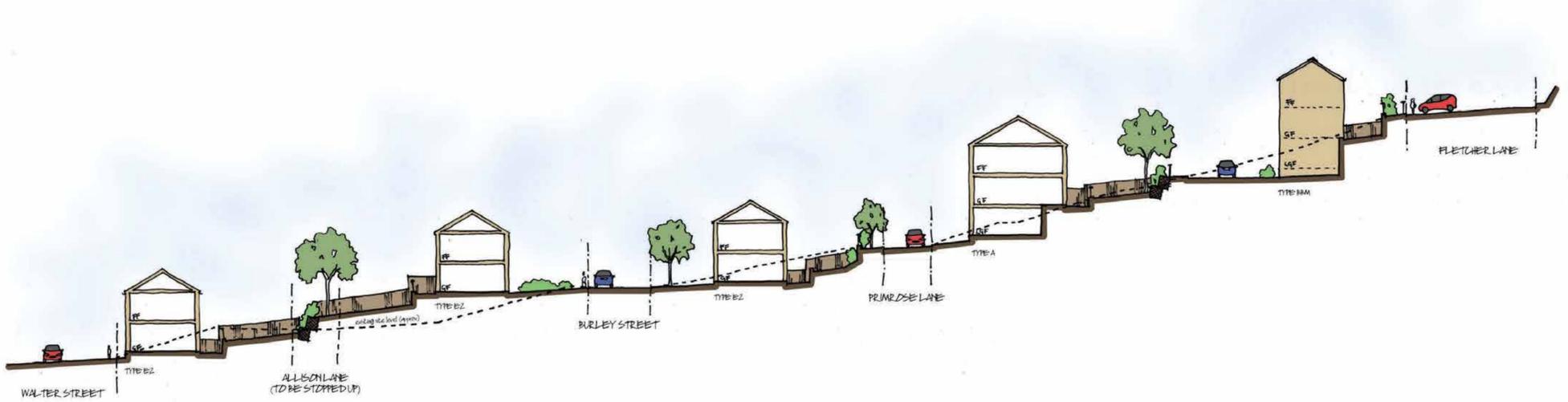
### Key Characteristics of the proposal are:

- 58 new family dwellings covering a range of types and sizes to meet local needs of which 26 affordable dwellings to be offered with a variety of tenures.
- Closure of Allison Lane to facilitate development and the re-routing of the footpath at Oakwood Avenue.
- Retention of mature trees fronting Livingstone Road.
- Outward facing development onto the existing retained street network providing high levels of natural surveillance.
- Connections from Fletcher Lane and Primrose Lane to wider Bolton Woods masterplan.

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## Site Section and Streetscene

### SITE SECTION



### STREETSCENE



### TYPE E3



Front Elevation

### TYPE EG



Front Elevation



FOR ILLUSTRATIVE PURPOSES ONLY

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## Community Benefits Include:

- Developer contributions towards local infrastructure or services related to the development.
- Inward investment to the area with the potential for construction jobs and local supply contracts.
- The development is much needed brownfield regeneration of this cleared site in a sustainable location.
- Vehicular access is via the existing street network.
- The development will deliver a range of housing to meet the needs and aspirations of the whole community, at the same time helping to meet the Council's requirement for a 5-year supply of housing land.
- Affordable housing will be provided based on the identified need.

**We welcome people's views on these proposals and are keen to discuss suggestions, with the aim of delivering benefits that are most needed and beneficial to the community.**

## What Happens Next?

We welcome your opinion and suggestions.

Forms are available for you to comment on the proposals. These should be completed at the event and placed in the box provided or taken away to be completed and then returned no later than 29th April 2016. Any comments received will be carefully considered.

If you have any questions, please speak to a representative of the project team.

Alternatively, please call Laura Mepham at JRP planning consultants for further information on:

01924 383322 or email her at:  
laura.mepham@jrpassoc.co.uk

The presentation material is available to view at:

[www.jrpassoc.co.uk](http://www.jrpassoc.co.uk)

under the News/Consultation section.

**Thank you for coming.**



DEVELOPMENT AT FIELDWAY, ILKLEY