



Case study

Sycamore Lane, Warrington



Sycamore Lane, Warrington

Key facts:

Location: Warrington

Client: Incrementum Housing

Sector: Residential/Regeneration

Status: On site

Area: 92 houses and apartments

The residential development is on a former school site on Sycamore Lane, Great Sankey for Incrementum Housing Development Company Ltd.

The proposed development is for 92 new homes, comprising 47 two storey, two and three bedroom family houses and 45 two to four storey, one and two bed apartments. The Apartments will have communal circulation areas and ancillary space and the development has associated highway access, car parking and public realm space.

The 5.7 acres (23,079sqm) development considers local authority Housing demand and will create a diverse and sustainable community, responding to Warrington's Housing Strategy and Local Plan, attracting and retaining a younger population with smaller homes within urban areas.

Tenure will be Build to Rent (BtR), a mix of Private Rent and Private Affordable rent homes, responding to a local shortage of rentable housing in Warrington.

There will be an emphasis on landscape infrastructure and communal shared spaces with new activity spaces in adjoining communal amenity spaces. A 'Green Core' space central to the scheme will be created, linked to pedestrian movement routes.