



NEW BUILD HOUSING ROSEMOUNT AVENUE, PREESALL for Lovell Partnership Ltd

Ainsley Gomon have worked with Lovell in various areas to successfully deliver multiple new housing developments. Lovell, in partnership with Jigsaw Homes, have developed 42 no. new dwellings for affordable housing, complimenting the existing residential setting surrounding the site at Rosemount Avenue, Preesall. The development includes 2 storey properties laid out as semi-detached houses or short terraces, to match the surrounding grain of development. The designs were progressed through consultation with Wyre Council Planning.

The new housing backs onto the existing perimeter fence, and where this is not possible anew boundary wall has been constructed to create a robust boundary from the street. Front boundaries are open with buffer planting and changes in surface materials to provide clear delineation between the public and private realms. This creates an 'open' feel for the site and encourages passive surveillance from the dwellings for a safe and inviting environment.

The land already had outline approval for 44 new dwellings, however a pumping station was required as part of the site layout in order to effectively deal with drainage issues for the new and surrounding properties. This has meant that the number of new dwellings has slightly decreased to 42.

There is a national shortage for affordable housing and this scheme therefore addresses that issue in this part of Wyre, in keeping with the local policies.

Value: Undisclosed
Completed: March 2024
Contract: JCT Design & Build