



WOODFORD GARDEN VILLAGE

CASE STUDY



WOODFORD GARDEN VILLAGE IN SUMMARY

This new community demonstrates Redrow's placemaking skills at their very best. Designed in keeping with the original garden cities of the early 20th century, Woodford Garden Village makes it easy for people to connect with nature, is easily navigated on foot or by bicycle and links effortlessly with the surrounding neighbourhood.

920

NEW HOMES
PLUS PLANS
FOR 104 LATER LIFE
APARTMENTS



COMMERCIAL LAND

NEW COMMERCIAL LAND
EARMARKED FOR A LOCAL CENTER
AND PUB/RESTAURANT AT THE FRONT
OF THE SITE ALONG CHESTER ROAD

£9.6m

COMMUNITY
INVESTMENT
INCLUDING
£3.5m FOR
A NEW ON-SITE
PRIMARY SCHOOL



OVER 50ha

OF PUBLIC GREEN SPACE
INCLUDING 19 DIFFERENT AREAS
OF PLAY, PARKS, MEADOWLAND
AND A VILLAGE GREEN





HISTORY

This 205-hectare site was previously home to Woodford Aerodrome, with a long history of aircraft manufacturing dating back to the 1920s, including production of many British aviation wonders like the Lancaster Bomber, Vulcan Bomber and Nimrod. When the facility closed in 2011, Redrow's strategic land, remediation and infrastructure delivery arm, Harrow Estates, bought the site and led the planning of a comprehensive vision, working closely with Stockport Metropolitan Borough and Cheshire East councils, whose boundaries the site straddled, as well as the local community.

One of the largest brownfield sites in the North of England, it was acquired without planning consent. Creating the masterplan took a combination of expertise and vision and a close working relationship with both the community and the two forward thinking local authorities over the course of two years, while remediation of the site then took a further 12 months.



In January 2015, Stockport MBC granted a hybrid application, giving outline consent for up to 775 homes, together with additional provision of extra care units, a primary school, a pub and new retail and commercial floorspace, and detailed consent for the first phase of 145 new homes and a village green.

The history of the site's aviation use is reflected within the site layout, including tree-lined boulevards which permeate through the village as a 'memory' of the previous runways. Names of some of the aircrafts built here and the people associated with them are now street names, along with the aptly named Airfield Park, while playground equipment in phase one incorporates propeller designs. Propeller motifs also adorn the Woodford Road/Chester Road roundabout. The Avro Heritage Museum has been created within the former aerodrome fire station and is home to a beautifully restored Vulcan Bomber.



PLACEMAKING

Redrow's placemaking principles are based around the 'Redrow 8', a set of commitments which provide a framework for the delivery of beautiful, landscape-led communities where customers have the choice to lead more sustainable lifestyles. Woodford Garden Village, situated at the southern tip of Greater Manchester and on the edge of some stunning Cheshire countryside, is the epitome of these principles in action.

The development is characterised by a network of 'green streets', which link the new village green, playing fields and play areas, and out to the open countryside beyond, encouraging active modes of travel such as walking and cycling. These green streets and parkland spaces forms the green spine of the village and offer the opportunity for a range of formal and informal play, passive recreation and sport. Openness throughout the development is retained and all houses have a positive relationship to well maintained, safe green space.

Housing layout encourages a spirit of neighbourliness and community. Wide streets and clearly defined spaces make the development easy to navigate, whether by foot, bicycle or car, while the strong pedestrian and cycle links ensure the development is well integrated with the original Woodford village and the wider area. Shared spaces and traffic calming measures encourage low vehicle speeds, while homes face directly onto streets and green areas for safety.

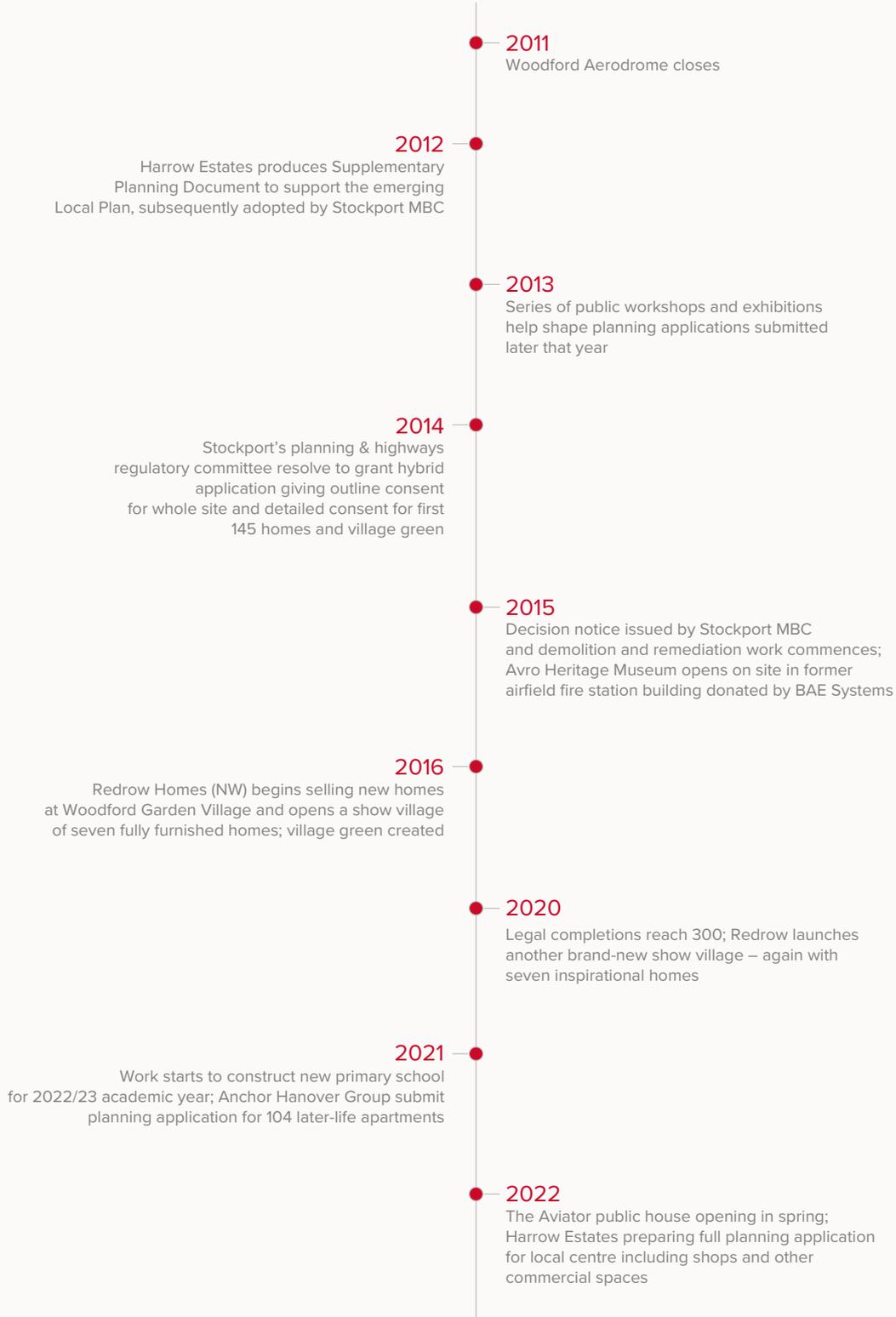
Within this, Redrow's Arts & Crafts inspired Heritage Collection complements existing housing in the local area and reflects the local character of Woodford and surrounding settlements. With everything from one to five-bedroom properties, affordable housing, plus extra care and retirement living provision, Woodford Garden Village offers a full range of dwellings to meet local needs.

As well as linking to the surrounding neighbourhood and existing amenities, the development itself will be well served. The Aviator pub/restaurant is set to open in spring 2022 and a new primary school is under construction and due to be ready for the 2022/23 academic year. A detailed planning application is being drawn up for a district centre with shops and other commercial uses.



As of January 2022, there had been 368 private housing completions and 45 affordable properties handed over to various housing associations.

TIMELINE





WHAT IT'S LIKE TO LIVE AT WOODFORD GARDEN VILLAGE?

Find out why it was serendipity for former pilot Trevor to find himself living at Woodford Garden Village, while partner Trish just loves the houses and the green spaces. [Watch our film >](#)

Len and Joyce love the quality, easy maintenance and modern feel of their new apartment at Woodford Garden Village. [Read more here >](#)

See the full range of homes on offer at Woodford Garden Village

Woodford Garden Village features a wide range of homes across several outlets, with everything from spacious, easy to maintain apartments to £1.25m-plus large, luxurious four and five-bedroom detached homes.

[Visit: redrow.co.uk/promo/woodford](https://redrow.co.uk/promo/woodford)

