
HPBC
Housing People, Building Communities
Millson
GROUP
Sandringham Drive
Planning Submission
Housing People, Building Communities and Millson Group are delighted to introduce our development proposals at Sandringham Drive, Leigh.
millsongroup.co.uk

01. **Who are we?**





The Charity was launched in September 2002 in Liverpool as an affiliate of the international house building charity Habitat for Humanity. In 2013 we were re branded as 'Housing People, Building Communities (HPBC).

- HPBC's ultimate aim is to improve quality of life by unlocking human potential, empowering people to work and succeed together by the building of affordable homes and creation of strong and cohesive communities.
- The contribution of hundreds of hours of labour towards the building of your own home and your Neighbours. This counts as 10k contribution towards your mortgage deposit.
- HPBC creates affordable homes and strong communities through sweat equity, shared ownership and developing new communities which embrace diversity.
- HPBC engages with the local community, universities and local colleges by offering the opportunity to learn new skills and develop relationships.
- HPBC encourages corporate social responsibility and support/investment in the local community.
- The charity was initially gifted 2.2 acres of land in Toxeth, Liverpool by the Roman Catholic Archdiocese and planning permission was granted for 32 three bed homes.
- HPBC has had successful projects with Kingsley Rd (32 homes), Alt St projects, St Bernard's/ Olive Branch Grove project (16 homes) and St William's/ Unity Close project in Ince (26 homes).
- In January 2025, Wigan council granted a license to HPBC to carry out works on Melrose Ave, Leigh, Coronation & Sandringham Drive, Higher Folds, and Platt Lane to explore options of building affordable homes using the sweat equity/shared ownership model.

RICS AWARDS 2026 — WINNER Project of the Year

RICS AWARDS 2026 — WINNER Community Benefit

HOUSING INNOVATION AWARDS 2025 WINNER — Most Innovative New Build Scheme

BUILDING INNOVATION AWARDS 2024 WINNER — Most Innovative Affordable Housing Development

UK HOUSING AWARDS WINNER — Partnership of the Year 2024

NORTHERN HOUSING AWARDS 2024 WINNER — Best Affordable Housing Development

BUILDING INNOVATION AWARDS 2024 WINNER — Most Innovative Partnership

RICS Social Impact Awards 2020 Winner — Best Heritage Project

02. **Site Background**



The site is located across three parcels of land off Sandringham Drive and Coronation Drive to the North-East of Leigh.

- HPBC is bringing forward plans to provide 26 new affordable homes on the disused, formerly developed site at Sandringham Drive in Leigh.
- HPBC is an award winning charity which facilitates affordable home developments through a sweat equity scheme, enabling communities to work together to help build their homes and those of their neighbours to get on the housing ladder.
- Working closely with HPBC, Millson Group has created a promising new vision for the site that will deliver modern family homes and apartments to the area.



Existing Site

03. **Opportunities & Constraints**



- The site represents a prime opportunity for the delivery of affordable housing, directly addressing a recognised local shortfall in provision.
- Residents will benefit from nearby green spaces such as Pennington Flash Country Park, Lilford Park and the wider Greenheart network, which offers extensive leisure and nature opportunities.
- The area is served by several well-performing schools such as Leigh St John's CofE Primary, Gilded Hollins Community School and Twelve Apostles Catholic Primary School.
- The development wants to reinstate housing to its original scale and form prior to demolition of existing properties on the site in the early 00s.

Arboricultural & Ecology

- A full Tree Survey has been carried out by TEP to determine the retention of trees within the site.
- TEP carried out an Arboricultural Impact Assessment (AIA) to make an assessment in relation to design, demolition and construction recommendations.
- Wigan Council confirmed that no trees on or adjacent to the site are protected by a Tree Preservation Order or within a Conservation Area.
- Both surveys are crucial in determining the potential retention of ecology and arboriculture within the site.

Landscape Design

- Landscape design is crucial to this proposal and so MG have designed each plot to sit within landscaping to soften the housings appearance on the site.
- Units located near existing trees were repositioned to avoid root protection areas (RPAs), following advice from the project arboriculturist.
- Housing blocks facing onto Sandringham Drive have been designed to have attractive frontages.
- Boundary treatments have been designed to soften corner plots, provide privacy for rear gardens and also provide natural surveillance for parking & pedestrian areas.

Highway Design

- SCP highways engineers and MG have been working with Wigan's Highways department to ensure the proposal has considered all associated matters prior to submission.
- Secure bicycle storage is provided for each property as a sustainable approach. Private parking is incorporated into the proposals matching the requirement needed for the site.
- The private drive will become an adopted highway along with Sandringham Drive.
- The public footpath connecting Coronation Drive and the existing turning head off Sandringham Drive will be retained.

04. **The Proposal**

The proposal provides an eclectic mix of dwellings which will attract interest from a wide range of occupiers seeking a family home. The development will create:

- 10 two bedroom, three person apartments.
- 16 three bedroom, two and a half storey, five person houses.



Design Criteria

- The proposed development will feature a varied residential mix comprising of three to six block terraces all with their own individual identity and character. The scheme has been designed to incorporate local community influences and scales, including terraced housing blocks with adjoining roof pitches and window arrangements that reflect local properties.

- The two storey homes reflect the scale and arrangement of local terraced properties whilst the two and a half storey dwellings are a contemporary design specifically designed for the site to create an engaging front elevation.

- The proposed development is arranged across the existing three parcels of land within the site boundary making use of the existing access road off Sandringham Drive.

- Retaining the character of the existing area with respectful and appropriate design which reflects the local surroundings.

- Site specific design of mixed housing blocks with individual private access provides an exciting frontage to both Sandringham Drive.

The proposed elevations illustrate the architectural character of the development, showcasing the material palette, façade detailing and overall appearance of the house-types.

Housing Block - Plots 1-6



HT-A-3B5P



HT-A-3B5P

Housing Block - Plots 24-26



HT-A-3B5P

HT-A-3B5P (Bay)

Housing Block - Plots 7-11



HT-A-3B5P

AT-F-2B3P

Housing Block - Plots 21-23



AT-F-2B3P

HT-A-3B5P

AT-F-2B3P

Housing Block - Plots 12-14



AT-K-2B3P



HT-J-3B5P

AT-K-2B3P



AT-K-2B3P

HT-J-3B5P

Housing Block - Plots 15-20



AT-F-2B3P

HT-A-3B5P

AT-F-2B3P



AT-F-2B3P

05. **The Vision**

To capture the design of the site, Millson Group has carried out a full 3D modelling exercise making use of topographic and OS data to ensure the proposed buildings sit comfortably and respectfully in the surrounding area. They believe that visualising the proposal is important in establishing sensitive and considered design that can set a precedent for the regeneration of the area.



VS02 - Private Drive



VS03 - Aerial View

