

OUR VISION



Sketch View from Browgate

WELCOME

Thank you for taking the time to visit our consultation event about our proposals for the redevelopment of land at Hallcliffe, Baildon. McCarthy Stone is bringing forward an exciting proposal for a new specialist retirement living community.

Our vision involves developing this site with specialist Retirement Living accommodation together with indoor communal facilities, high quality landscaped gardens and on-site car parking, complementing the area. There are members of the project team on hand at the public exhibition should you have any questions. We hope you find our exhibition informative.

WE WANT TO HEAR FROM YOU

We want to know what you think about our plans. Once you have had an opportunity to review the information, we encourage you to complete a feedback form so we can understand your thoughts and suggestions. Your feedback, where possible, will be used to inform the plans prior to their submission to Bradford Council. Alternatively, if you have any questions regarding the proposals, or wish to submit feedback via phone or email, you can contact a member of the project team on **0800 298 7040** or feedback@mccarthystoneconsultation.co.uk.

THE SITE

McCarthy Stone is looking to bring forward a specialist Retirement Living scheme, exclusively for those aged over 60 at the former Ian Clough Hall, Hallcliffe, Baildon.

McCarthy Stone believes the site is in a suitable and highly sustainable location to not only provide much-needed older person's accommodation for people in later life in Baildon, but to also provide residents with a comfortable and good standard of living.

Future residents of the development will be close to the library, shops, restaurants, cafés, bars, the cricket club, local parks, sports club and other amenities. The site also benefits from excellent public transport links with the railway station close by and bus routes allowing easy access to the wider region such as Ilkley and Bradford city centre.

McCarthy Stone's proposals have been developed to reflect and respond to the character and appearance of the Baildon Conservation Area so that it would sit comfortably within the surrounding area.

OUR PROPOSALS

The emerging proposals for the site's redevelopment look to provide a new, specialist retirement living community, as well as landscaping, indoor communal facilities and on-site car parking; and comprise of:

- **A high-quality Retirement Living development** featuring up to 46 units, with 29 one-bedroom and 17 two-bedroom apartments for private sale and part-rent, part-buy.
- **Level access** to and from the building, across floors and with lift access to all levels.
- **Regeneration of a vacant brownfield site** that would provide an improved setting of the listed St. John's Parish Church, creating an improved streetscape.
- **Thoughtful design** of a new building and associated landscape proposals to respond to the unique townscape context and the vernacular character of the Baildon Conservation Area.
- **Appropriate scale and massing for the site** which relates positively to its context and neighbouring properties, as well as providing positive enclosure and frontage to the nearby roads and open spaces.
- **Tailored shared facilities** within the Retirement Living development, including a communal lounge, roof terrace and a guest suite for when friends and family come to stay.
- **On-site parking** with a provision of 26 spaces.
- **Attractive landscaped outdoor spaces**, to include a landscaped parking area together with a garden courtyard, communal terrace and garden as well as new tree and shrub planting to encourage biodiversity.

Our proposal presents a valuable opportunity to bring forward a specialist retirement community in Baildon meeting a local need for this type of accommodation whilst releasing family-sized homes back onto the local market.



APPEARANCE

The initial design concept is to create a modern building which relates to the character of the context. The initial elevations utilise a primarily stone façade with elements of render, with simple stone detailing to the eaves and window surrounds. The roof form is pitched and tiled with feature gables, dormers and broken eaves and ridge lines to reflect the character of the context, site topography and to maintain existing key views.



West Elevation facing Browgate

KEY VIEWS

There is a key view from the town centre over the top of the existing Library building with the top of the church visible, it will be important that this key view of the church is maintained within any proposed development.

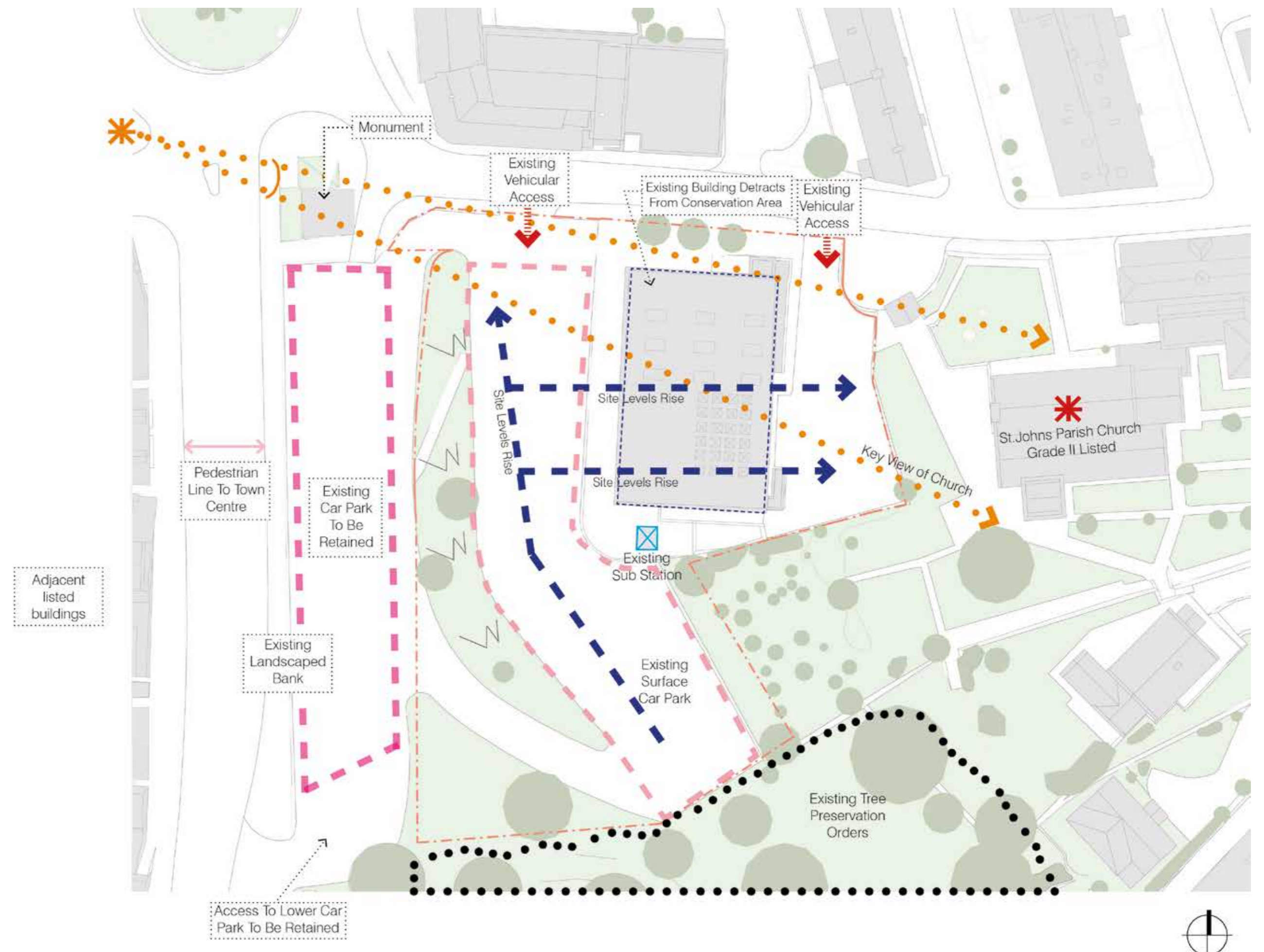


CONTEXT OF BAILDON



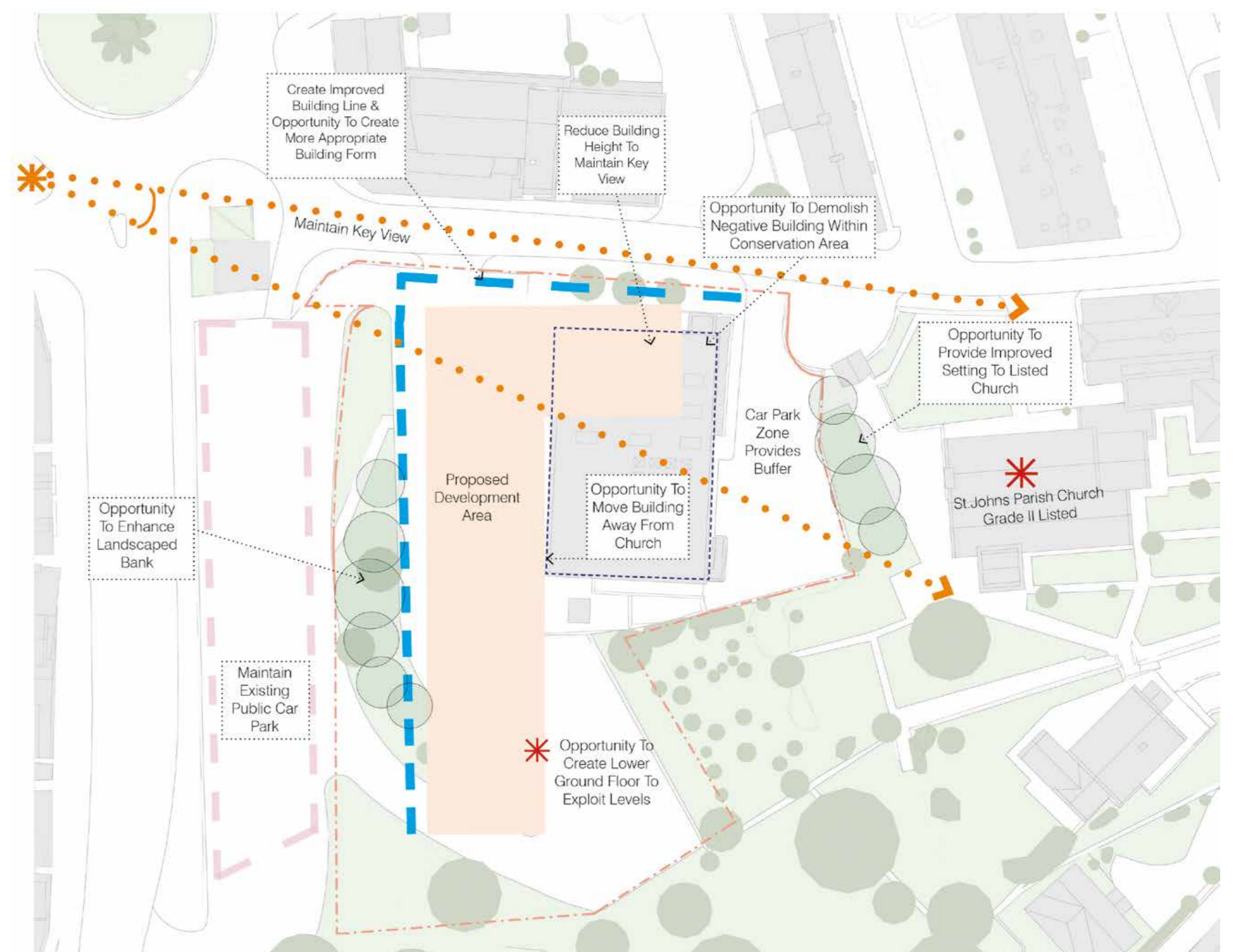
SITE CONSTRAINTS

- Maintain key views of listed church
- Existing carpark to be retained and accessible
- Steep site levels to be incorporated into the design
- Existing protected trees to be maintained
- Scale of context to be respected
- Close proximity to St. John's Parish listed church
- Prominence of site to be considered.



SITE OPPORTUNITIES

- Provide much needed specialist retirement properties
- Utilise brownfield site
- Provide improved setting of listed Church
- Position proposed building away from church
- Remove negative building within conservation area
- Positively utilise site topography
- Create improved building line and streetscape
- Enhance existing landscaping bank to carpark
- Enhance key views



SCALE AND MASS

The primary concepts behind the massing of the building are:

- To step with the existing topography of the townscape
- Building height to reduce to the north eastern corner to maintain the key view of the listed Church
- To create a broken and articulated ridge and eaves lines and heights
- To create an appropriate 2 storey building at the entrance level on Hallcliffe and utilise the existing topography to introduce lower levels of accommodation relating to the existing levels
- To reduce the mass of the frontage to the south of Browgate to reflect the topography



Contextual North Elevation to Hallcliffe

The elevation is designed as a 2-storey element as the building turns the corner onto Hallcliffe. The elevation is broken into smaller building elements to relate to the scale and mass of the adjacent properties, the building steps with the rising topography and is subservient to the scale of St. John's Church.



Contextual South Elevation

Whilst the elevation is screened by the existing trees it presents gable elevations which step with the site topography. The elevation creates a transition in height between the properties on Browgate and St. John's church to the east.



East Elevation

Whilst the east elevation steps with the site topography from north to south the view of the building from the east is partially screened by the ground levels visually presenting as a 2 storey building.



Site view from St John's Parish Church

OUR APPROACH TO DESIGN

As with every McCarthy Stone Retirement Living development, the feeling of community lies at the heart of the building, with communal spaces for the benefit of all residents.

The site layout and general configuration of the building has been arranged to respond to create a strong frontage and streetscape to both Browgate and Hallcliffe – this positioning puts the proposed development further from the listed St John's church than the previous building to create an improved setting with landscaping and parking to provide a visual buffer.

MATERIALS

The architectural concept for this building is inspired by the distinctive local character of Baildon. The predominantly reconstituted stone façade incorporates elements of render and subtle stone detailing, showcasing a seamless integration with the surrounding vernacular. The pitched and tiled roof, adorned with distinctive features such as gables and dormers, has been carefully designed to mirror the contextual charm of the area.

We are committed to ensuring our developments are sustainable and will seek to maximise the use of locally sourced materials within construction.

TOPOGRAPHY

The building transitions from two and three storeys on the north and south sides to a central elevation that reaches four storeys, aligning with the existing topography of the townscape.

COMMUNAL SPACES

The ground floor features a garden courtyard and communal terrace for residents, while the lower ground floor would offer a communal garden.

A dedicated homeowner's lounge on the ground floor offers a spacious retreat, complemented by a terrace with panoramic views of the town centre. Moreover, a communal roof terrace, benefiting from a southern exposure, would provide residents with scenic views of the church and its surroundings.

The landscape design will seek to maximise opportunities to enhance local biodiversity with existing protected trees to be maintained.

HIGHWAYS

ACCESS

The site will be accessible for vehicles through the existing entrance on Hallcliffe.

The entrance design prioritises a level approach, ensuring easy access from the car park areas through dropped kerbs and level thresholds. This thoughtful design facilitates unimpeded movement, ensuring seamless accessibility for all.

PARKING

The proposals will also offer on-site car parking, to include 26 spaces. The existing car park to the west of the site is to be retained providing over 50 spaces for use of the general public. An additional 5 spaces within this car park are to be leased by McCarthy Stone for staff and visitor parking.

The level of parking provision takes account of the lower traffic generation and car ownership associated with age-restricted retirement development.

The proposed development will include disabled spaces and all spaces in the dedicated car park feature charging points for electric vehicles.

CONSTRUCTION TRAFFIC

The timing and routing for construction traffic will be carefully considered with the planning and highway authorities to ensure minimal disruption to the local road network and highway safety.

McCarthy Stone developments, by their very nature, are regarded as a passive form of development and generate low traffic movements when compared with general market housing. Residents moving to a McCarthy Stone development tend to rely less on their car, and from McCarthy Stone's experience, many relinquish it altogether after a year or so when they realise that it is no longer essential to maintaining their independence. Those residents who do own a car tend not to use a car in peak hours and residents do not need to use a car on a day-to-day basis due to the site's sustainable location.

