

Enhancing your local area

Redevelopment of land at Station Road, Buxton

About the site

Following a detailed review of the need for specialist housing for older people in Buxton, we are now in the early stages of working up proposals to redevelop part of the former Buxton Water site, on Station Road, with specialist Retirement Living PLUS (Extra Care) accommodation. Our proposals form part of a wider initiative by Derbyshire Community Health Services NHS Foundation Trust to regenerate the remainder of the site and improve health facilities in the area.

Ideally located to deliver retirement accommodation, the site is within walking distance of Buxton Town Centre and local services, such as Buxton train station, providing access to the wider area.

This proposal provides an opportunity to deliver a development that is sensitive to its surroundings, which will improve housing choice for older people in the area, complete with attractive landscaped gardens. It will also incorporate the regeneration of a long vacant brownfield site.

We believe that our proposal will allow homeowners to relocate to a property that is more suited to their needs, and in turn free up existing family homes for local people and therefore minimise the need for further development on less sustainable sites.

Characteristics of the local area

Before we began designing this proposal, our team of architects spent time carefully researching the architecture and character of Buxton to ensure a sensitive design that is in keeping with the area.

For example, the development is designed to be similar in height and shape to the proposed NHS facility, and will pay particular respect to the surrounding buildings and wider area.

The development will be set back from Station Road, maintaining the frontage of the road. Trees at the boundary of the site will be retained where possible, and soft landscaping will be introduced.

Our vision is for a contemporary Retirement Living PLUS (Extra Care) development which sits in harmony with the existing character of the area. This will be a high-quality development which will be attractively landscaped and safe and convenient for our homeowners to use.

Our approach to design

The design process for Buxton has been extensive and involved discussions with planning and design officers at High Peak Borough Council. Where possible, feedback has been incorporated into these designs and, as we reach the latter stage of the consultation process prior to submitting an application, McCarthy & Stone is keen to hear the views of the wider community.

We believe this design is not only sympathetic to the local area, but will also greatly enhance the site with professionally landscaped gardens that will be maintained throughout the lifetime of the development.

The development will be step-free and wheelchair accessible throughout, designed to be "care ready", and help homeowners maintain their independence. Our developments are built with 24-hour emergency call points, secure camera entry systems, eye-level ovens and cupboards, and switches / electrical sockets at a raised height to reduce bending. Importantly, our Retirement Living PLUS (Extra Care) developments have a team of up to 17 staff members based on-site to provide flexible 24-hour care and support tailored to the needs of the homeowners.

In summary, the proposal will include:

- A high-quality Retirement Living PLUS (Extra Care) scheme, comprising a mix of one and two-bedroom units
- A bespoke design which respects and complements its surroundings, and retains local character through the use of similar materials
- Balconies or terraces to allow for as much natural light as possible
- Tailored communal facilities including a homeowners' lounge, restaurant, laundry room, and mobility scooter store and charging room
- Provision of adequate on-site car parking spaces
- 24-hour on-site management and security
- Flexible care and support available on-site 24 hours a day
- A guest suite with en-suite facilities, a TV, and tea and coffee-making facilities
- High-quality, professionally landscaped gardens

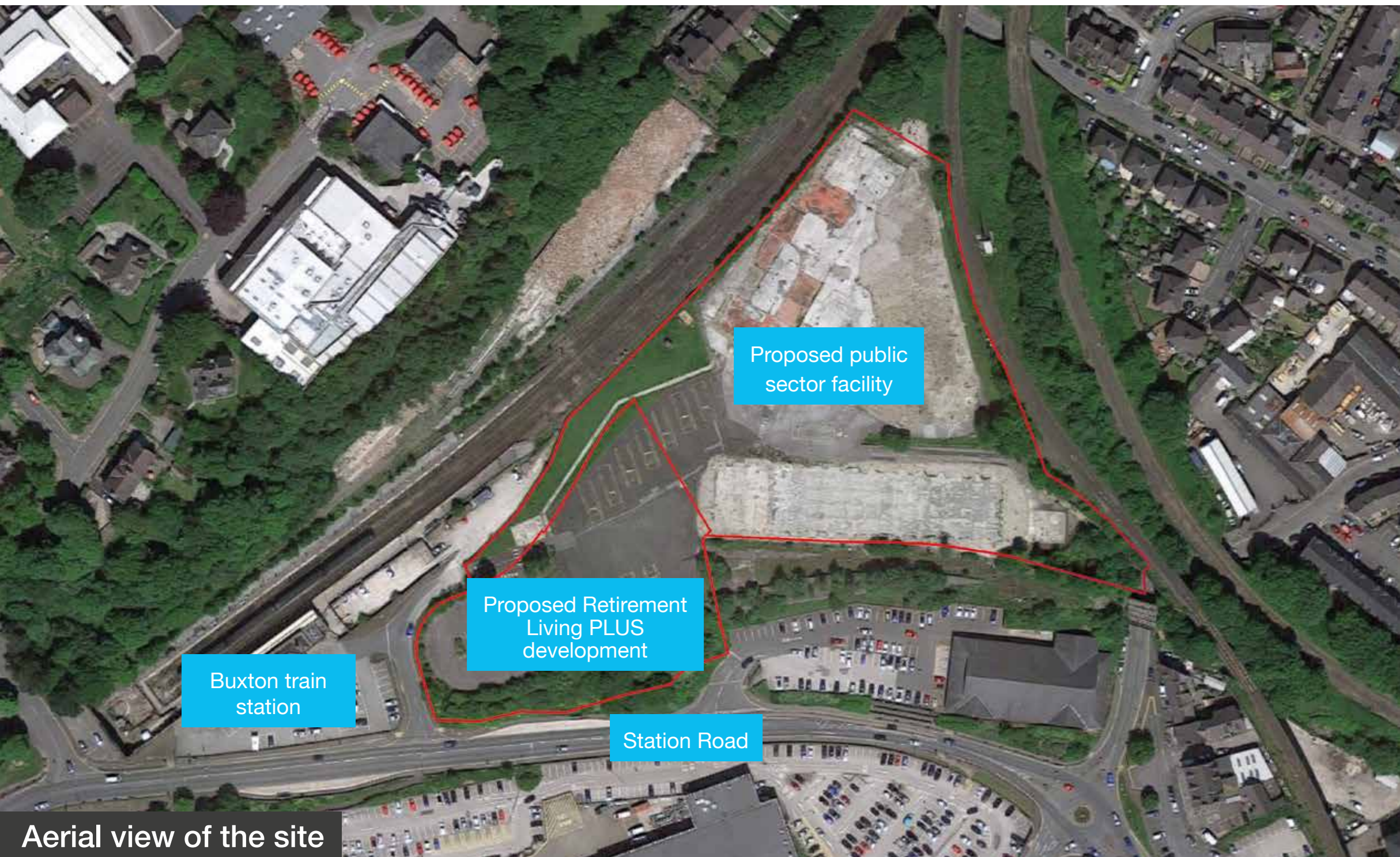
Attractive outdoor spaces

We seek to ensure that all of our developments have high-quality outside space for our homeowners to enjoy. The images below provide some recent examples of landscaped gardens which we have provided in our schemes.

Our developments are designed to blend attractively with their surroundings. We recognise that excellent gardens and landscapes turn a good development into a great one, and we are pleased that many of our schemes have won awards for their outside space.

Where possible, existing trees and shrubs will be retained, and new plants will be added. The boundaries of the development will also be enhanced with new planting to improve the overall look of the development.

Our own management company will maintain the grounds on behalf of our homeowners to ensure they develop and mature to enhance both the building and the local neighbourhood.



Aerial view of the site



First Floor Plan



Ground Floor Plan



Second Floor Plan



CGI of the proposed development

Approved development in Sheffield



Approved development in Chesterfield



Existing development in Prestwich



Existing development in Cheadle Hulme

