

McCarthy Stone submits amended plans for land at the Buckerell Lodge Hotel, Topsham Road, Exeter

McCARTHY STONE
Life, well lived



Indicative CGI of the proposed development

As you may be aware, McCarthy Stone submitted an application for the above site's redevelopment in July 2021 for specialist Retirement Living accommodation comprising 65 apartments together with communal facilities, extensive landscaping and associated car parking.

These proposals were however refused by Exeter City Council Officers in January 2022, and McCarthy Stone subsequently resubmitted an amended scheme in May 2022, that sought to address the previous reasons for refusal.

McCarthy Stone has now made a number of amendments to the resubmitted application, that has further sought to respond to additional comments, primarily in relation to the building's design.

The amended plans now proposed to redevelop the site with 62 self-contained Retirement living units, as well as communal facilities in the form of a homeowners' lounge, guest suite, and a mobility scooter store, as well as 43 parking spaces.

The amended application seeks to respond to the previous reasons for refusal, as well as feedback received both after the resubmitted application, and from the public consultation held in March 2021.

We remain committed to delivering this much-needed specialist retirement accommodation of this brownfield site. The regeneration of this site offers the opportunity to provide a sensitive redevelopment that will help fulfil a local need for this type of accommodation for older people.

OUR RESUBMITTED PROPOSALS

Our resubmitted proposals have sought to respond to the previous reasons for refusal, together with feedback received from the local community and comprise:

- A total of 62 one- and two-bedroom Retirement Living apartments in a flexible range of tenure options, including for outright sale, part-rent part-buy, and rent.
- Tailored communal facilities, including a shared lounge with kitchenette that provides a social hub for residents and visitors and a hotel-style guest suite for when friends and family come to stay.
- Parking for 43 cars, reflective of the site's sustainable location associated with this type of development, including disabled, electric and visitor parking at the side of the building, where there is currently a car parking area for the hotel.
- A 'U' shaped building that comprises of 2-3 storeys in height, and will include varying roofscapes to perceptibly reduce scale of massing, that will also maintain reasonable distances to northern, eastern and western boundaries and minimises overlooking potential to neighbouring properties.
- A minimal, select material palette, to break up the elevations and create a sense of rhythm, which has taken precedent from the prevalent materials in the surrounding area, most notably red brick and light coloured render.
- Further stone and render detailing, used at the transition of materials and to create vertical connections between balconies and windows.
- The existing access from Topsham Road will be retained and widened, to allow for a new pedestrian path to access the building.
- Cycle and mobility scooter storage with charging points, reflecting the site's sustainable location.
- Attractive landscaped outdoor spaces, including a communal garden area at the front of the building and within the internal courtyard, as well as the retention and enhancement of the majority of trees on-site to create a pleasant residential environment and maintain the existing, natural screen along Topsham Road.



Elevation of the proposed development

HOW THE PLANS HAVE EVOLVED

McCarthy Stone remains committed to meaningful community engagement, and have endeavoured to ensure that the local community have been given the opportunity to shape the proposals at every stage as the plans have progressed.

Our amended proposals have sought to respond to the previous reasons for refusal, together with feedback received from the local community and planning officers during the resubmitted application earlier this year. The aside responds to feedback received and notes some of the amends that have been made to our updated proposals.

- The number of units has been reduced from 63 to 62, to ensure the overall mass and built form of the building is reduced.
- Furthermore, massing has been reduced further by setting the attic back on the east and west wings, to minimise the length of the longest elevation.
- We've conducted a material study of different possible options for the attic colour and material, and agreed to utilise a darker render to achieve a visually recessive look.
- We have proposed further fencing and gates to separate public and private spaces in the recommended key areas.
- The design has been updated to include the recommended integral bird boxes and the overall number of bird boxes and bat roosters has been increased.
- In terms of accessibility, we have redesigned the landscape to eliminate steps on route and smoothed out the corners of existing paths connecting them into a continuous serpentine one, adding resting places and spaces for potential social interaction.
- We have reworked the pathways to be softer and curved, utilised buff coloured tarmac to provide differentiation of materials between pathways and car parking.
- We have added a tree pit to the middle of the car park, to reduce the visual impact of the large area of hardscape and parking.



Site Plan

INFORMATION

McCarthy Stone's plans have now been submitted to Exeter City Council. The full plans are available to view via the Council's website: www.exeter.gov.uk

We hope that you find this newsletter helpful. If you have any further queries, please contact the project team on **0800 298 7040**, email us at feedback@mccarthyandstone-consultation.co.uk or visit <http://www.mccarthyandstoneconsultation.co.uk/exeter>

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