

Land at the Hailsham Cattle Market, Market Street, Hailsham

McCARTHY STONE
Life, well lived

OUR APPROACH TO DESIGN

We design our schemes to express an individual character of their own to meet the needs of our residents and reflect the surrounding area. We understand the importance of local architecture in Hailsham and are looking to mark this site with a building of quality that reflects its position in the area.

The proposals include:

- 62 Retirement Living PLUS (Extra Care) apartments, exclusively for those aged over 70, set across one building of two and two-and-a-half storeys with some three storey features
- 17 single storey Extra Care bungalows, exclusively for those aged over 70
- A range of tenure options, including purchase, part buy-part rent and rent
- Tailored shared facilities within the Extra Care building for the benefit of the whole retirement village, including a communal lounge, bistro, salon and a hotel-style guest suite, providing opportunities for friendship and a feeling of belonging which ensuring customers can maintain their independence
- A varied palette of traditional materials to ensure the proposals respond and reflect the local area
- Traditional features such as pitched roofs, chimneys, tile hanging, lowered eaves and brick detailing that reflect the traditional architecture locally

- Parking for 77 cars, reflective of the site's sustainable location associated with this type of development, including disabled, electric and visitor parking
- Vehicle and pedestrian access from the existing point into the site, ensuring the continued retention of the historic brick boundary
- Space for internal cycle and mobility scooter storage with charging points, reflecting the site's sustainable location
- Attractive landscaped outdoor spaces, including a communal garden area for the Extra Care apartments within the internal courtyard and individual gardens for the bungalows, as well as the retention of the trees on-site as well as extensive tree planting to create a pleasant residential environment

The plans have been sensitively designed to respect the residential buildings surrounding the site, in form, design and height, providing a transition from the larger two-three storey buildings to the western part of the site and the one-two storey residential buildings to the east. A high-quality palette is proposed, to positively add to the Market Street streetscape whilst respecting the scale and character of local buildings.

We have carefully considered our design, to breathe life to this brownfield site, and our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes.



Elevation to Market Street

LOCAL NEED

There is a significant need for this type of development both nationally and locally, and it is important that communities address the current and future needs of their residents. The Wealden Strategic Housing Market Assessment 2016 predicts that **the number of over 65s within the Borough is expected to grow by approximately 68% up to 2033**. This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.



Internal sketch perspective