

Enhancing your local area

Redevelopment of land at Northampton Road, Newport Pagnell



McCarthy & Stone
— Retirement living to the full —

Our approach to design

The proposed development will comprise of 34 Retirement Living homes exclusively available for those aged 60 and over.

As with every Retirement Living development, our homes are specifically designed to create safe and secure environments for our customers to continue living an active and independent life.

The proposals include:

- 34 Retirement Living apartments featuring a mix of 17 one-bedroom and 17 two-bedroom properties for private-sale
- 32 car parking spaces
- Communal facilities including a shared lounge, a hotel-style guest suite for visitors, gardens, and landscaping
- Lift access throughout
- Internal mobility scooter storage (with charging points) and refuse store
- A House Manager's office
- Attractive high-quality landscaping and boundary treatments across the site



Second Floor



First Floor



Ground Floor

Access and Parking

The scheme will provide parking provision of 32 spaces, which equates to 94% (0.94 spaces per unit). Our experience indicates that the proposed car parking provision will be more than adequate to meet the needs of our future customers, visitors, and staff. Developments of this type also result in lower levels of traffic generation and car ownership than open market housing and it is anticipated that the air quality in the surrounding area will not be affected by our proposals.

Pedestrian crossing

As the proposals develop, we will be consulting with the relevant highways authorities to ensure that the appropriate provisions for a safe pedestrian crossing is adopted.

Flood mitigation

Comprehensive surveys will be commissioned to assess and reduce the risk and vulnerability of surface water flooding. This will include a Flood Risk and Drainage Survey and a Site Drainage Strategy.

feedback@mccarthyandstone-consultation.co.uk

0800 298 7040