

Enhancing your local area

Land at Barnsdale Drive, Westcroft

Introduction

Following a detailed review of the need for specialist housing for older people in the area, we have been working up proposals to develop land at Barnsdale Drive, Westcroft MK4 4DD with much-needed Retirement Living PLUS (Extra Care) accommodation for older people.

The purpose of today's exhibition is to display our draft proposals for the site and receive feedback from the Westcroft community before a planning application is submitted to Milton Keynes Council.

If you have any questions, please do not hesitate to ask a member of the project team. If you have any comments, please let us know by completing a feedback form.

Our proposals

We have been working up proposals for the site's redevelopment with Retirement Living PLUS (Extra Care) accommodation for private sale.

Our scheme proposes a single new building of 46 apartments, which will be built to cater specifically for the needs of elderly residents.

We believe the site offers an opportunity for development with sensitively designed, specialist retirement accommodation.

Characteristics of the local area

Before we begin designing any proposal, our architects carefully research the architecture and character of the area.

The building will be contemporary in design, with pitched roofs and brick, similar to other nearby homes and developments. The mainly two, part-three storey height responds to the scales of the nearby buildings, ensuring that the new development will not be dominant in its surrounding area.

Parking and access

We will provide 25 onsite parking spaces for our homeowners, staff and visitors in a private carpark.

Our research, taking into account all of our developments from across the country and the car ownership of our residents, identifies an average car parking demand of 0.42 spaces per unit for this type of development, with a further 0.1 space per apartment for visitors (in this case, a total of 23.4 spaces). Therefore the 25 spaces will be more than adequate for a development of this size.

The site is also situated in a highly sustainable location, close to public transport links, the Morrisons supermarket, Westcroft Library and various other shops and services.

Our approach:

We understand the importance of the design, and we design our schemes to express an individual character, while respecting the existing local architecture.

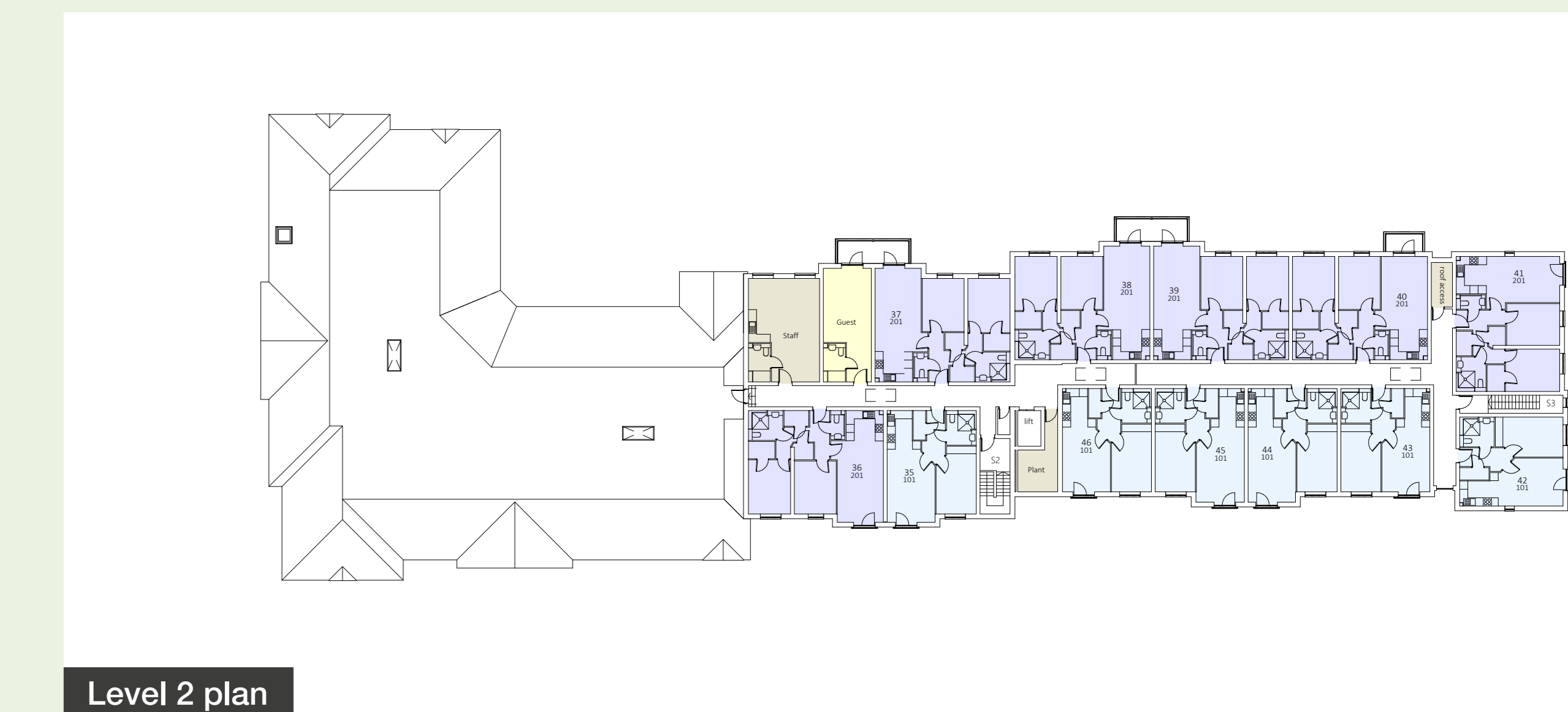
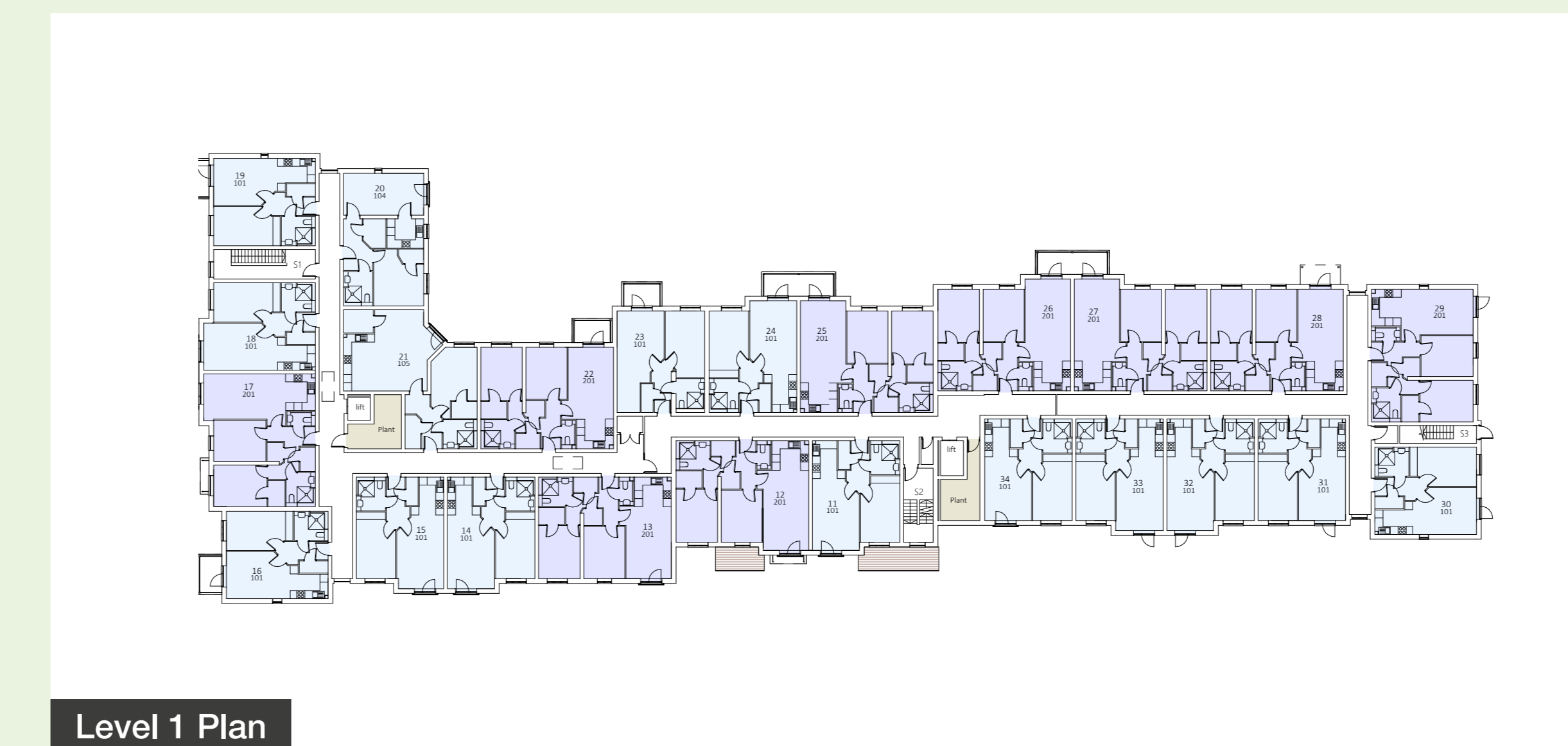
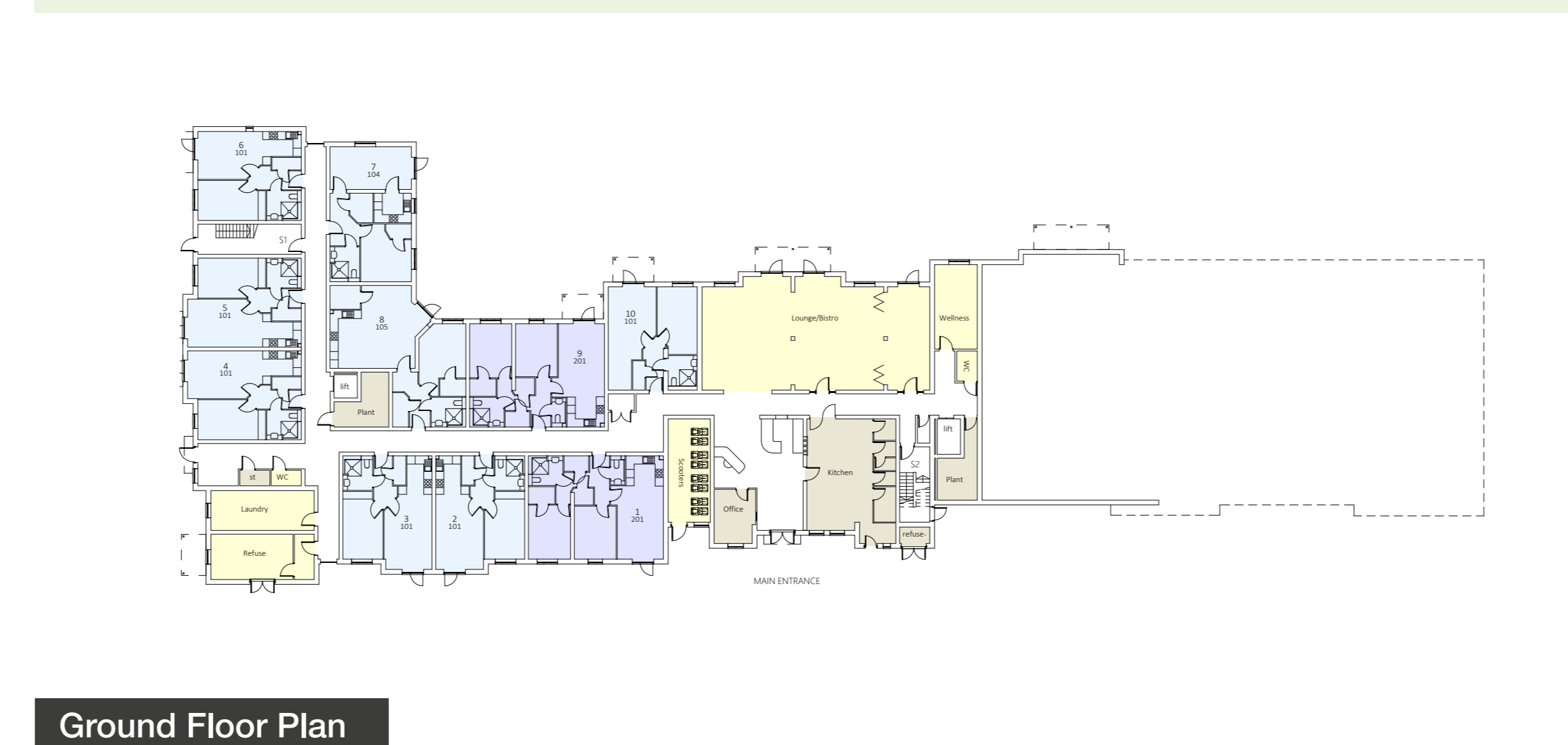
The key points of our proposal include:

- A high-quality Retirement Living PLUS development of 29 one-bedroom and 17 two-bedroom apartments for private sale
- Communal facilities, including a lounge, bistro, and a guest suite available for visitors

- Additional landscaping and boundary treatments
- Space for internal mobility scooter storage with charging points
- Low levels of traffic generation and car ownership compared to open market schemes
- 25 car parking spaces for residents, guests and staff in a private off-road car park
- Ideal location, close to local shops, public transport links and services

- Support for the local economy
- Release of family-sized housing in the area back onto local market

The 2011 census shows that 27,511 residents in Milton Keynes were aged 65 and over. It is projected that Milton Keynes' population of 65 to 79-year olds are expected to increase by 44% and the population of 80+ year olds are expected to increase by 67% between 2015 and 2026.



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