

Enhancing your local area

Redevelopment of land at the car park opposite the Chocolate Works site, off Bishopthorpe Road, York

Our approach to design

The proposed development will comprise of around 73 one-and-two-bedroom apartments exclusively available for the over 70s.

As with every McCarthy & Stone Retirement Living PLUS (Extra Care) development, a community feel is encouraged with sociable communal spaces and a limited number of apartments, so that residents can get to know their neighbours.

All estate management, regulated care and domestic support is provided in-house by McCarthy & Stone.

The proposals include:

- A high-quality scheme with around 73 Retirement Living PLUS (Extra Care) apartments, comprising a mix of one-bedroom and two-bedroom apartments
- Tailored communal facilities such as a bistro-style restaurant, residents' lounge and laundry room
- Domestic assistance, plus tailored care and support
- A 24-hour emergency-call service
- Provision of 41 on-site car parking spaces for residents, staff and guests
- Replacement of existing, separately managed, car parking provision with 92 spaces
- High-quality, professionally landscaped gardens around the site which will enhance the area and improve the site boundaries with new shrub and tree planting
- Ideal location in York, with a great range of local amenities close by
- Low levels of traffic generation and car ownership
- Support for the local economy through increased local spending
- Release of family-sized housing in the area back onto local markets



Access and parking

The existing access off Bishopthorpe Road will be relocated to provide vehicular and pedestrian access to the site. The proposal includes 41 car parking spaces for future residents, staff and guests set in landscaped courtyards. This level of parking provision has been discussed with officers at York City Council, taking account of the low levels of traffic generation and car ownership associated with this type of development.

The existing, separately managed, parking provision will be replaced with 92 car parking spaces, available as before, for third parties.