

Land at the Buckerell Lodge Hotel, Topsham Road, Exeter

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 Exeter and are looking to mark this site with a building of quality that reflects its position in the area.

The proposals include:

- A high-quality Retirement Living development featuring approximately **64 one-and two-bedroom apartments** for private sale, part-rent part-buy and rent
- Tailored shared facilities within the building, including a communal lounge with a kitchenette and a hotel-style guest suite
- One building of two and three storeys in height, stepping down to two-storeys towards the west of the site to respect the neighbouring properties
- A 'U'-shaped building around a central landscaped garden, that helps the building to maintain a reasonable distance from the neighbouring boundaries to minimise potential overlooking
- A varied palette of traditional and contemporary materials to ensure the proposals respond to and reflect the local area
- A variety of recesses and projections of the front wall line combined with the change in materials to help create visual interest
- **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 the hotel previously had a car parking area
- A separate internal cycle and mobility scooter storage hub 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

The plans have been sensitively designed to respect the residential buildings surrounding the site, in form, design and height. A high-quality palette is proposed, to positively add to the Topsham Road 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, exclusively for those over 60.

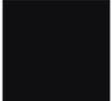
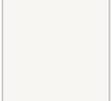
Elevation to Topsham Road (south elevation) with the existing building outline in red



LOCAL NEED

It is important that communities address the current and future needs of their residents. Exeter City Council Strategic Housing Market Assessment 2014 reported that the number of over 65s in the Exeter area was anticipated to increase by over 39% and, as such **“the increase in the number of people in the 65+ age group will impact on the demand for bungalows and flats in the market sector and sheltered and supported accommodation”**. This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.

MATERIALS PALETTE

KEY	
Materials	
	Red Brick Primary external wall finish. Exact brick to be determined.
	Stone Detailing Smooth finish window surrounds and stone coursing and parapet coping.
	Render Secondary external wall finish. Light colour render.
	Render Secondary render finish. Window surrounds. Contrasting light colour render.
	Vertical Cladding Vertically laid HardiePlank VL in Evening Blue to top storey. Alternatively dark blue/black brick.
	Grey Brick (Cladding Alternative) External wall finish to top storey. Exact brick to be determined.
	uPVC PPC Coating Black Balcony steelwork, railings, flashings and rainwater goods.
	uPVC Coloured White Doors, Windows, Fascias.