

McCarthy Stone

Proposals for land at the former Marlborough Police Station, George Lane



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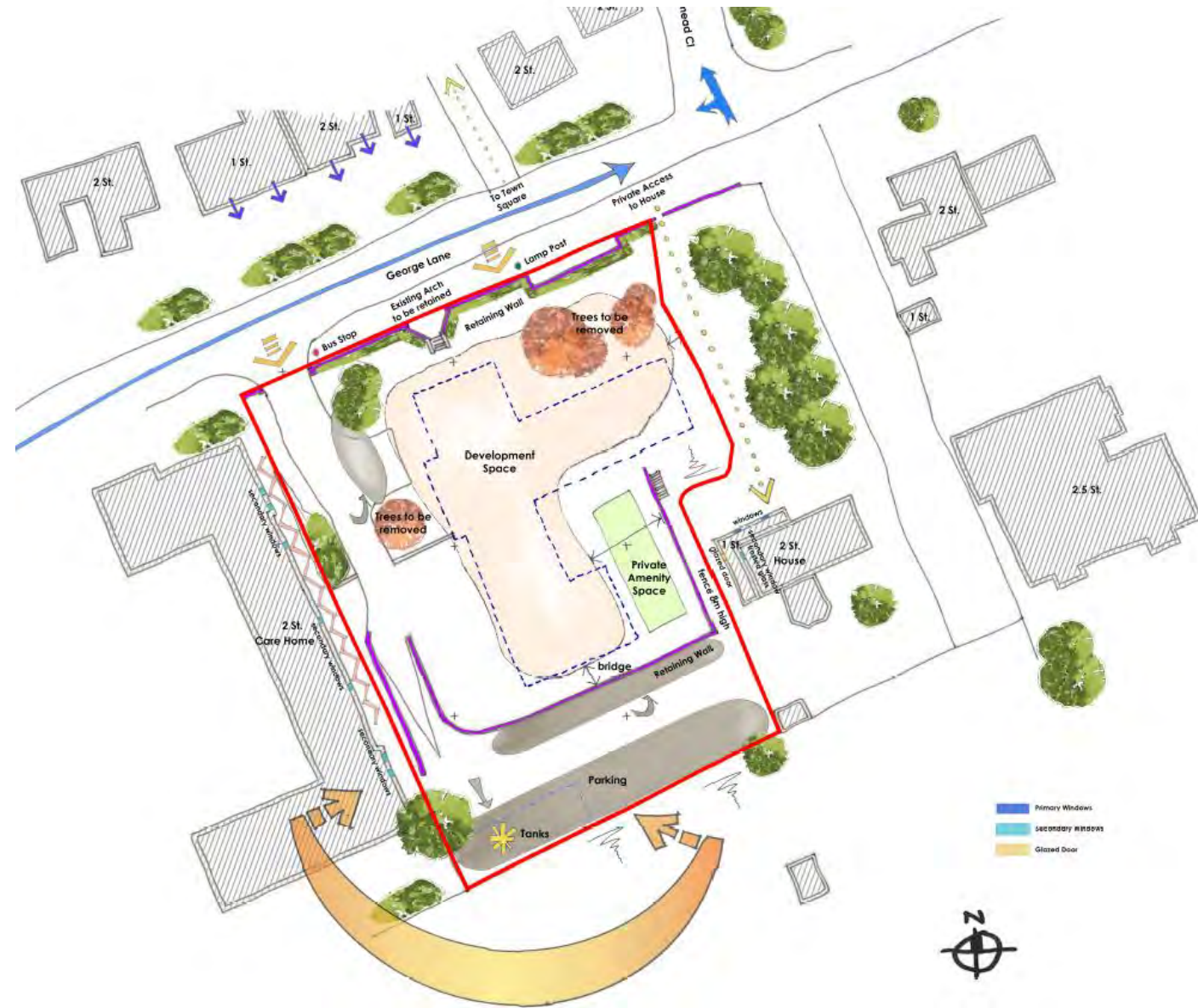
Site Background

The site, which was formerly used by Wiltshire Police, is located just off George Lane and is currently vacant.

To the north, east and west lie residential properties and to the south lies the Marlborough St Mary's CEVC Primary School.

The site is well located to deliver retirement accommodation, close to the High Street and served by good transport links.

There are significant level changes across the site, which have been carefully considered when developing the design of our plans.



Our proposals

A high-quality Retirement Living development featuring around 30 one- and two-bedroom apartments.

Shared facilities include a communal lounge and garden as well as a hotel style guest suite for when loved ones come to stay.

The retention of the existing feature Wiltshire Constabulary stonework, pillars and lamp archway along George Lane.

Attractive landscaped outdoor spaces, to include a landscaped parking area as well as a communal garden.

Around 18 parking spaces, including disabled and electric vehicle charging bays, alongside internal scooter storage space.

Sustainability measures including EV charging, highly efficient materials to reduce heat loss, PV panels and an electric only development.



Indicative site plan

Layout and scale

A single building of predominantly 2.5 storeys in height with pitched roofs that is designed with a scale and massing that is sympathetic to the site's content and respecting the neighbouring properties.

The proposal largely reflects the shape and position of the existing police building and is set further away from the southern and western boundaries than the approved Outline scheme.

We are proposing to dig into the site to create a level ground floor while retaining the car parking area at an elevated height to the rear of the development. Level access is also achieved directly to first floor level via a bridge from the car parking area.

The retention of the existing access point, which will be amended to create a wider entrance and exit point.



Appearance

The design of the development reflects its surroundings, with a mixture of red brickwork, white render, brick detailing and red roof tiles.

Along the George Lane frontage, rendered feature gables with timber detailing have been included to highlight the entrance into the site and create a sense of arrival.

Feature brickwork has been included and the building broken up with a consistent rhythm of windows and balconies to reflect the local Victorian architecture in Marlborough.

A lower ridge and eaves height to reduce the visual scale and mass of the building, with a predominantly dormered top floor.



Indicative materials palette



Indicative elevation facing Purcell's Court



Indicative elevation facing 3 George Lane

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Illustrative view of the proposed development on George Lane



Key benefits of our retirement developments



c. 9 out of 10 homeowners said their new property **improved their quality of life**



94 % of homeowners said that their **new home is easier to maintain**



92.5% of our homeowners **would recommend** us to a friend



96% of our homeowners said they feel **safe and secure** in their new property



50% of our homeowners are around **half as likely to have falls** than they would be in their previous homes



£3,500 – average **health and social care** saving per person per year when someone moves to retirement housing



£35,000 – Average yearly cost of **residential care** in a care home



10,000 social events held every month across our retirement communities



10 years younger – the average 80-year-old feels this much younger after moving to specialist retirement accommodation

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Next steps

The virtual public consultation will run between **Wednesday 4th December – Wednesday 18th December 2024.**

An in-person event will take place on **Wednesday 11th December 2024** at **St Mary's Church Hall, Silverless Street, Marlborough** between **3pm – 7pm.**

Invitations are in the post to around 1,000 local addresses, alongside social media advertising and a press release.

Consideration of feedback before a planning application is submitted in February / March 2025.



Thank you.

Any Questions?



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