

## Case Study: Retirement Living, Maghull



▲ Maghull retirement living visualisation

to provide views towards the neighbouring canal.

The proposed building is a mix of 2,3 & 4 storey development. The building has been designed through massing and elevational treatment to reduce the impact of the higher elements through use of stepping back to top floor where possible with material changes. Generous offsets are provided between the proposed building and neighbouring properties and orientation has been used to ensure there will be no material loss of amenity to surrounding properties through overlooking. Working with the existing lower levels to the centre of the site also reduces the impact of the height of the overall development to the surrounding context. The proposal is to respond to the specific site conditions including; its physical context, the surrounding local character, site constraints and opportunities, as well as the views of local residents.

**Location:**  
Maghull, liverpool

**Project type:**  
Retirement Living

**Client:**  
McCarthy & Stone

**Current Stage:**  
Planning

**Cost:**  
Approx £6-7m

### The Site

The development site is located off Liverpool Rd South and is well positioned in close proximity to local amenities, including Maghull health centre, which are all approx 10 minutes walk from the site. Local public transport routes include; regular bus services located on Liverpool Rd South, Liverpool Rd North and the A59 and Maghull train station within a 20 min walk.

### Proposals

McCarthy & Stone Developments instructed One Design Architects to develop the site. The retirement Living scheme for self-contained apartments with high level access and a range of communal facilities.

The scheme will provide 44no. 1 & 2 bed apartments in a 3 & 4 storey L-shaped building form which provides enclosure to the development with private landscaped garden. The proposed building is orientated

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*“ We have undertaken a number of projects with McCarthy & Stone. We now have a great deal of knowledge and expertise in dealing with retirement living projects.”*

**Oliver Hunt**  
One Design Architects