
Project:

Emerson Court, Carmel Road North, Darlington

Contract value:

£4.5m

Client:

McCarthy & Stone

Contractor:McCarthy & Stone

The development comprises of 36 'age exclusive' luxury self contained apartments set within mature communal gardens.

Box Architects were appointed at feasibility / concept stage to provide a contemporary design, taking inspiration from the local vernacular and using a traditional palette of materials. During the tender period, the sub structure works package was deemed to be cost prohibitive and the development was in danger of being scrapped with the site sold on.

Box Architects and McCarthy & Stone worked closely together to reappraise / value engineer the sub structure package to reduce costs and bring the budget back on track. The solution was to raise the finished floor levels of two of the buildings which significantly affected the reduced dig / excavations and allowed us to omit a 10 metre long section of

external retaining wall with patio area over.

The proximity of existing trees (all protected by Tree Preservation Orders) informed the design of the building footprint and location of the car park, hence 'lifting' of the buildings eliminated damage to the tree root protection zones.

During the construction phase the sales forecasts were reappraised and the specification of the development was subsequently revised to include elements of the Retirement Living product such as a Homeowners lounge, house manager's office and communal wc.

The apartment layouts including the fixtures / fittings were developed using the McCarthy & Stone standard Lifestyle Living product template enhanced with a Platinum specification. The addition of the communal areas promoted sales and has been welcomed by residents / homeowners.



A contemporary development on the boundary of a Conservation Area



Apartments are in high demand due to the quality of the design and site context

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