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**Project:**

# Beckside Gardens Westgate, Guisborough

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**Contract value:**

£4.3m

**Client:**

McCarthy & Stone

**Contractor:**

McCarthy & Stone

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The development comprises of 40 high quality 'age exclusive' self-contained apartments close to the centre of the historic market town of Guisborough.

Box Architects were appointed following planning permission (obtained by McCarthy & Stone) to work closely with the commercial team at McCarthy & Stone to produce documentation to issue tender packages out to their chosen suppliers.

The apartment layouts including the fixtures / fittings were developed using the McCarthy & Stone. The apartments were enhanced by the addition of triangular bays to living rooms with walk out balconies over to address the views.

Box Architects worked closely with McCarthy & Stone and the curtain walling supplier to finalise the design of the double height glazed link which forms

the heart of the development and connects with the homeowners lounge and ancillary areas. During the design stage, the team were constantly looking for ways of speeding the construction process up and value engineering. The link roof was an element where cost saving could be made, so Box Architects put forward a flat roof covered with a single ply membrane and three circular roof lights to illuminate the first floor bridge.

The redevelopment of the site also included a two storey extension to 139 Westgate which had to be sympathetic to the adjoining property and respect the values of the Conservation Area. Remodelling of the site access was addressed during these works.

The success of this contemporary development is partly due to the introduction of the glazed link to reduce the corridor lengths, communal roof terrace and bespoke elements to respond to the context and beyond, such as views over Guisborough Priory.



**Double height glazed link with first floor bridge**



**A contemporary development set within a Conservation Area**

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