

**Project:**

# Valley Court, Longsight Road, Holcombe Brook

**Contract value:**  
£4.2m

**Client:**  
McCarthy & Stone

**Contractor:**  
McCarthy & Stone



The development comprises of 50 'age exclusive' self-contained one and bedroomed apartments close to the vibrant market town of Ramsbottom..

The Holcombe Brook tennis club and courts were relocated to allow us to redevelop the site to construct 50 Retirement Living (classic range) new build apartments with onsite car parking surrounded by landscaped communal gardens. The new three storey 'T' shaped building comprises of a mix of one and two bedroomed self-contained apartments with a homeowners lounge located centrally on the ground floor accessing the patio area / gardens.

The articulation of the building was an important factor to reduce the mass of the main elevation facing Longsight Road. The local vernacular

informed the design of the building and use of a tradition pallet of materials ensured the development integrated within the street scene.

Box Architects were appointed post planning approval to produce the tender and construction drawings, then attended site through to completion / handover to the management company and residents

-  **Development has views over the Peel Tower on the moors**
-  **Homeowners lounge forms the hub of the development**

