



ST JOHN'S MEWS

CASE STUDY



ST JOHN'S MEWS IN SUMMARY



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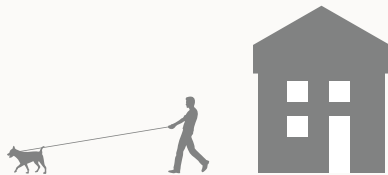
Sgt Tommy Butler was a very highly respected and influential figure who trained generations of West Yorkshire Police officers at the former Bishopgarth site and who remains fondly remembered by many.

Clearly it is very welcome for the force and his family that a road on the development has now been named after him.”

Nigel Brook
Assistant Chief Officer, West Yorkshire Police

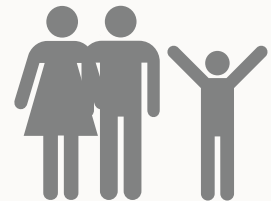
112

TWO, THREE AND FOUR-BEDROOM HOMES



£540K

CONTRIBUTION TO LOCAL EDUCATION PROVISION



REGENT

HOMES BUILT IN REDROW'S GEORGIAN-INSPIRED REGENT COLLECTION STYLE



9 ACRES

OF LAND





OVERVIEW

St John's Mews in Wakefield is home to a collection of Georgian-inspired townhouses built in Redrow's iconic Regent Collection style. These striking brand new two, three and four-bedroom homes are positioned less than a mile from the city centre, providing an appealing location to live.

Those who live at the development will be part of a site with notable heritage and history. Originally known as Bishopgarth and, as the name suggests, built in 1891 for the Bishop to live in, the grounds were taken over by West Yorkshire Police in 1946 and it became their training school. Year upon year, new recruits were put through their paces with nothing less than the highest standards accepted as it became their centre of excellence.

The Bishopgarth site eventually became surplus to police requirements and was acquired by Redrow in January 2018. Where redundant classrooms, training rooms, a lecture theatre and other buildings once stood, Redrow is sensitively developing 112 high quality properties to cater for a wide audience and meet local housing demand.

Grandiose homes have been built to fit their urban surroundings in a city noted for its impressive Georgian architecture. Where in previous decades the sounds of budding police officers' marching boots rang out across the training ground, Redrow is creating a new thriving community set to attract the footfall of first-time buyers, families, 'rightsizers' and discerning professionals.



BISHOPGARTH – A JOURNEY

The Bishopgarth site is located less than a mile from Wakefield's city centre, off Westfield Road and close to Queen Elizabeth Grammar School and College Grove Sports Ground.

From 1946 onwards, the site was used by West Yorkshire Police to train new recruits, with outdoor grounds for marching drills, along with classroom buildings for indoor learning. Eventually taking the decision to move their training headquarters to a new site, the police formally moved to Carr Gate on the edge of Wakefield beside the M1. Wakefield's housing needs had been identified in the city council's 2009 core strategy, whereby the local authority expressed a desire to see 1,600 homes created per annum until 2026.

Experienced housebuilder Redrow – with a strong track record of developing homes across England and Wales, including West Yorkshire – saw ideal opportunities to meet this need in Wakefield. The Bishopgarth site and another site north of the city, which would eventually become City Fields, were both identified as having exciting potential for new homes within a community setting. Detailed planning applications for development were submitted, and approved, by the local authority.

West Yorkshire Police put the Bishopgarth site up for sale on the open market and Redrow made its final offer in April 2017. With the land featuring a number of vacant buildings – and at risk of anti-social behaviour and vandalism – it was determined beneficial for both parties to press ahead with the sale and purchase. In January 2018 Redrow formally acquired the land from the police.

Construction swiftly began, with the buildings – which were no longer fit for housing purposes – taken down as Redrow sought to realise its vision of transforming Bishopgarth's police training centre of excellence into what would become St John's Mews.



A COMMUNITY-FOCUSED APPROACH

The building of new homes, landscaping and surrounding infrastructure were informed by Wakefield City Council's Urban Design Framework.

Among key pointers guiding the transformation of the site into a community setting were:

- Consulting historic maps in order to pay reference to, and enhance, the character of the area
- Retaining mature trees on site to maintain the area's leafy and green character, with Tree Protection Order status applied
- Adding appropriately designed street furniture, in particular benches, around the site to enhance the pedestrian experience
- Providing a lighting strategy to enhance the sense of safety and security in the area, supporting the wider community in the process

Consideration for the surroundings would be a key factor governing both design and build. With the site located within the setting of the St John's Conservation Area, advice and guidance was provided by Wakefield Council's Enforcement & Environment Team.

Proposals for the layout, landscaping, surfacing and retention of areas of trees in green spaces within the site and on the boundary areas were received favourably. Meanwhile, the planning and conservation officer's recommendation for some additional details such as decorative ridge tiles to provide additional architectural interest and variety were taken on board and helped inform the build process.



A GEORGIAN INFLUENCE

The majority of homes developed at St John's Mews scale three floors, with an upward build allowing Redrow to provide more space for buyers without taking up more land.

Each property has been developed from Redrow's Regent Collection, with exteriors inspired by Georgian architecture and, in particular, the Regency period of the early 1800s. The 'Regent Collection' seal has been a hallmark of Redrow homes up and down the country, alongside the 'Heritage Collection', which takes its nod from the Arts & Crafts movement.

A 'typical' Redrow Regent home will include external features such as stone porticos and gable pediments, along with stone bandings and ashlar render detailing.

This style of home has proved particularly popular with buyers seeking classical exterior features of the past but wanting to avoid renovation costs and seeking a contemporary specification and modern internal features more attractive to today's families.

Show homes which have been developed to view at St John's Mews include the four-bedroom Montpellier, ideally tailored to modern family living. The Montpellier boasts an en-suite master bedroom and a second double bedroom, plus a family bathroom on its first floor. Two further rooms and another bathroom are located on the top floor, providing flexibility and options for guest accommodation, a kids' playroom, privacy for grown-up offspring still living at home, a teenagers' lounge or office space for home working.



A CEREMONIOUS OCCASION

On February 2, 2019, music from the West Yorkshire Police Band rang out as former police officers marched in unison to officially unveil a street named Butler Way at St John's Mews.

This was no ordinary street – the late Tom Butler was a Drill Instructor who trained new police recruits between 1973 and 1984, commanding awe and respect and it was fitting to hold a ceremony in his honour.

Paul Oldridge, managing director of Redrow Homes (Yorkshire) said:

“Whilst designing this development our technical team were approached by former colleagues of Tom Butler and asked if we would consider naming a road after their old police trainer and mentor.

“After delving into the history and liaising with the local authority we were delighted to agree. It seemed a very fitting legacy for the site’s long history as a police training centre from 1946 until new training facilities were formally opened at Carr Gate in 2015.” Tom’s wife Teresa was invited to officially unveil the Butler Way road sign and stood proudly alongside her family as the national anthem rang out for a stirring occasion that was also attended by serving members of the police force.

“We are very proud that Tom is being remembered in this way. The former Bishopgarth site holds very special memories for my family and Butler Way is a wonderful tribute,” she said.

“We would like to thank Redrow, Tom’s former recruits and all those connected with West Yorkshire Police for making this happen. We are very grateful.”

Those sentiments were also echoed by Assistant Chief Officer Nigel Brook, of West Yorkshire Police, who added: “Sgt Tommy Butler was a very highly respected and influential figure who trained generations of West Yorkshire Police officers at the former Bishopgarth site and who remains fondly remembered by many.

“Clearly it is very welcome for the force and his family that a road on the development has now been named after him.”



