

Welcome to our exhibition

We are McCarthy & Stone

“We provide high-quality apartments and services to make later life a happy, healthy and rewarding experience”

Our history and vision

Since building our first development in 1977, we have become the UK's leading retirement housebuilder. We have sold over 51,000 apartments across more than 1,100 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind.

Our exhibition today displays our initial proposals for building one of our developments in your local area and we look forward to hearing your views.

Thank you for your time.

Our approach means we are the only housebuilder to have gained the top rating in the Home Builders Federation's Customer Satisfaction Survey every year since it was introduced in 2005.



We're online. Join us at www.mccarthyandstone.co.uk

Facebook: [facebook.com/mccarthyandstone](https://www.facebook.com/mccarthyandstone)
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What is Retirement Living PLUS (Extra Care)?

Our Retirement Living PLUS developments (Extra Care Housing) enable our homeowners to live independent and healthy lives, in their own home with flexible care and support available on-site 24 hours a day.

Apartments can be occupied by people aged 70 or over and are provided for outright sale, although the average age of homeowners upon purchase is 83.

24-hour care and support

Care and support is provided by YourLife Management Services, our care and management company, created in 2010 as a joint venture with the highly regarded and long established care provider – The Somerset Care Group. YourLife is regulated by the Care Quality Commission (CQC) in England and its equivalent bodies in Scotland and Wales.

A team of up to 17 staff members is based on-site with a presence 24 hours a day. Our qualified YourLife care professionals offer around-the-clock, flexible personal care and support packages, tailored to the individual needs of homeowners, including:

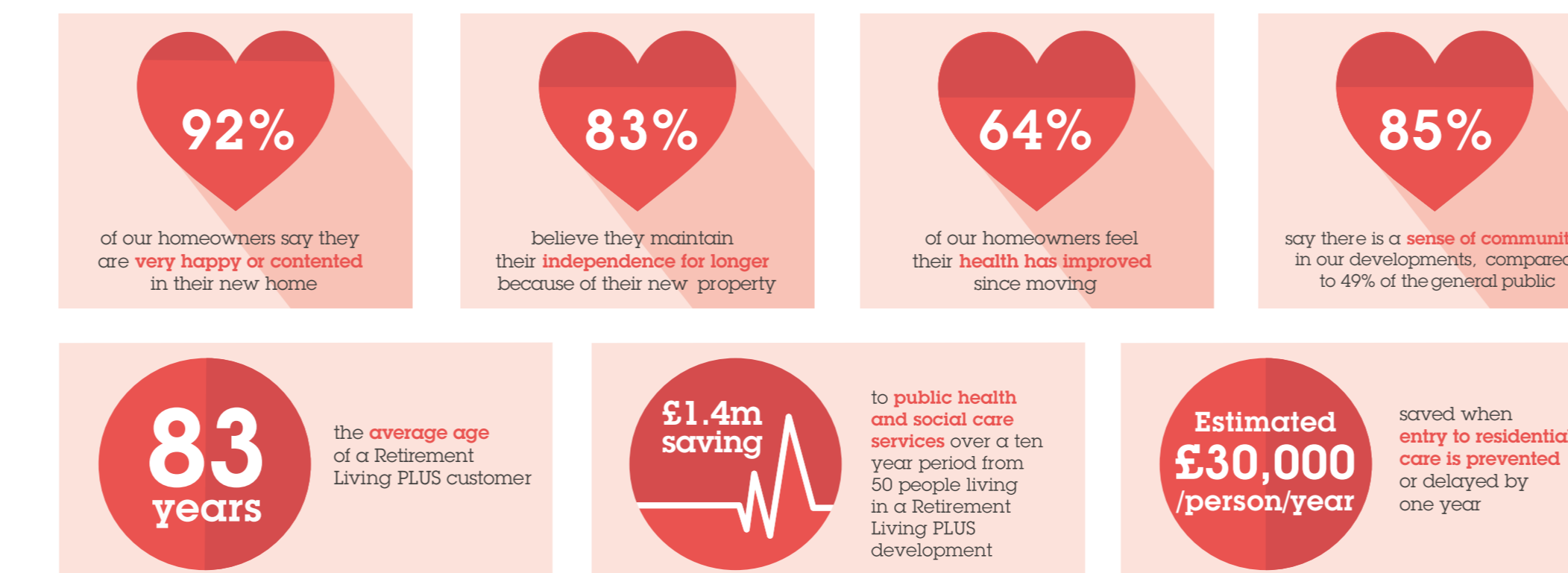
- Help with dressing / undressing, washing, bathing and grooming
- Help with mobility problems
- Medication monitoring
- Assistance with rehabilitation and exercise programmes
- Domestic assistance (cooking, cleaning, laundry, shopping etc.)

A rapidly ageing population



Statistics were sourced from: Population projections by the Office for National Statistics (2014 based)

Improving health and wellbeing



Statistics were sourced from: - Building Comparisons: how better design can combat loneliness in later life, Demos and McCarthy & Stone, 2016. - Valuing Retirement Housing report, The Strategic Society Centre, 2016. - Internal data from McCarthy & Stone, 2016. - The Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014. - Housing markets and independence in old age, University of Reading, 2011. - A Better Life Report by Roger Tym & Partners in 2004.

Designed to make life a little easier

Our developments are carefully designed with the needs of older homeowners in mind, with step-free and wheelchair access throughout the building.

The apartments are all designed to be 'care ready' and are fully wheelchair accessible. They are built to generous internal space standards and incorporate features designed to help homeowners maintain their independence; such as 24 hour emergency call points, secure camera entry systems, accessible bathrooms, eye level ovens and cupboards, good lighting, and switches / electrical sockets at a raised height to reduce bending.

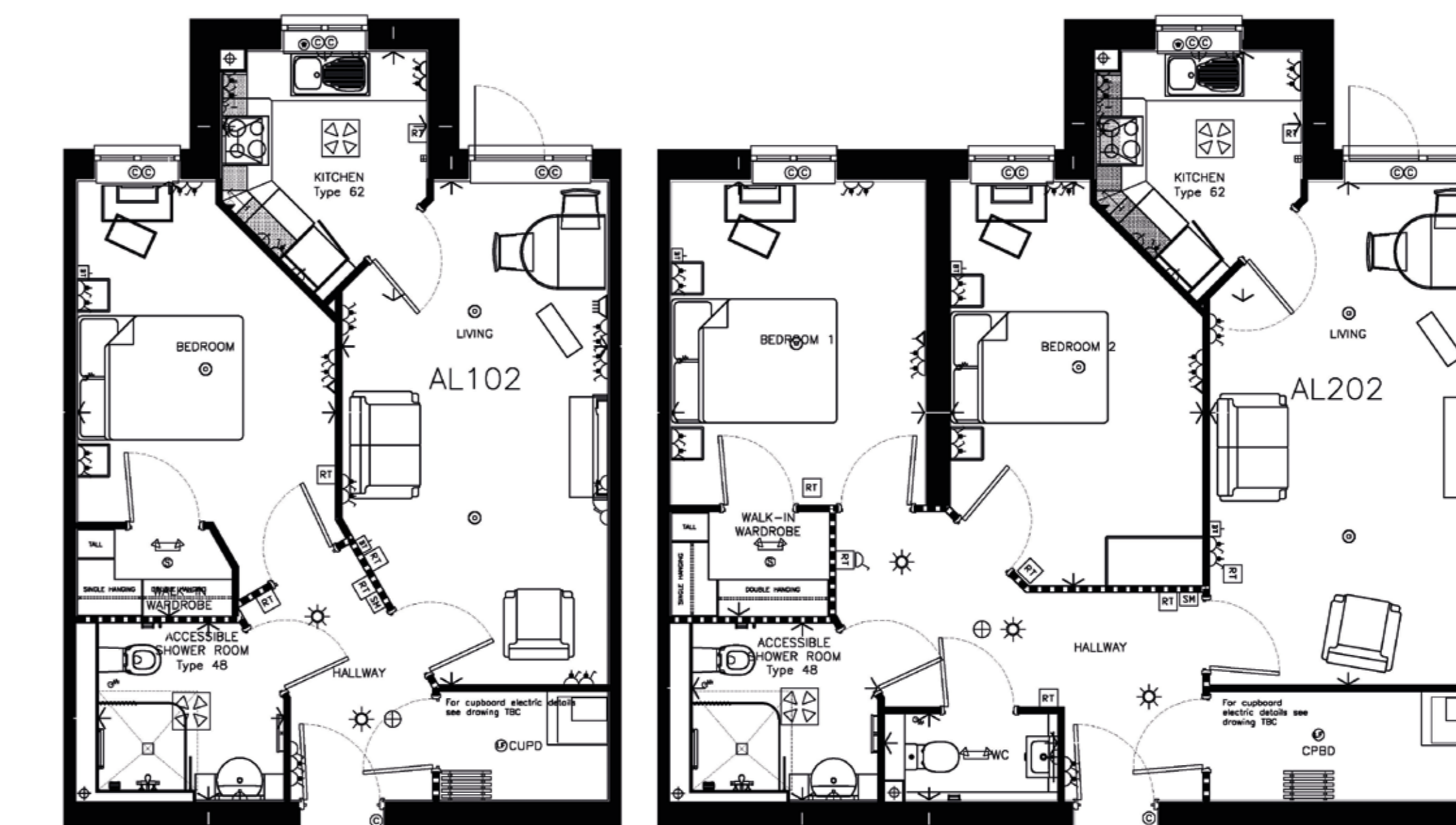
Stunning shared spaces and facilities

Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces within the development.

These include a restaurant offering freshly prepared meals 365 days a year, cooked by a professional chef using local produce. There is also a function room, homeowners' lounge, laundry room, mobility scooter charging room, and a guest suite for when friends and family come to stay. Some developments include health and wellbeing suites, hairdressing salons and hobby rooms.

Our developments also include landscaped outside spaces which enhance both the building and the local neighbourhood.

Typical apartment layouts



One bedroom

Two bedroom

Supporting the local community



Statistics were sourced from: - The Local Area Economic Impact Assessment prepared by the Institute of Public Care at Oxford Brookes University, 2014. - Housing markets and independence in old age, University of Reading, 2011. - A Better Life Report by Roger Tym & Partners in 2004.

Caring for the environment

A sustainable way of living

We work hard to build environmentally friendly developments, with each scheme having high standards of insulation and energy efficiency. 51% of our homeowners said their heating bills were noticeably less compared to their previous property.

Our sites are usually on previously developed land and are close to towns, local shops, facilities and transport links, which means that our homeowners have a reduced reliance on their own cars and a smaller 'carbon footprint'.

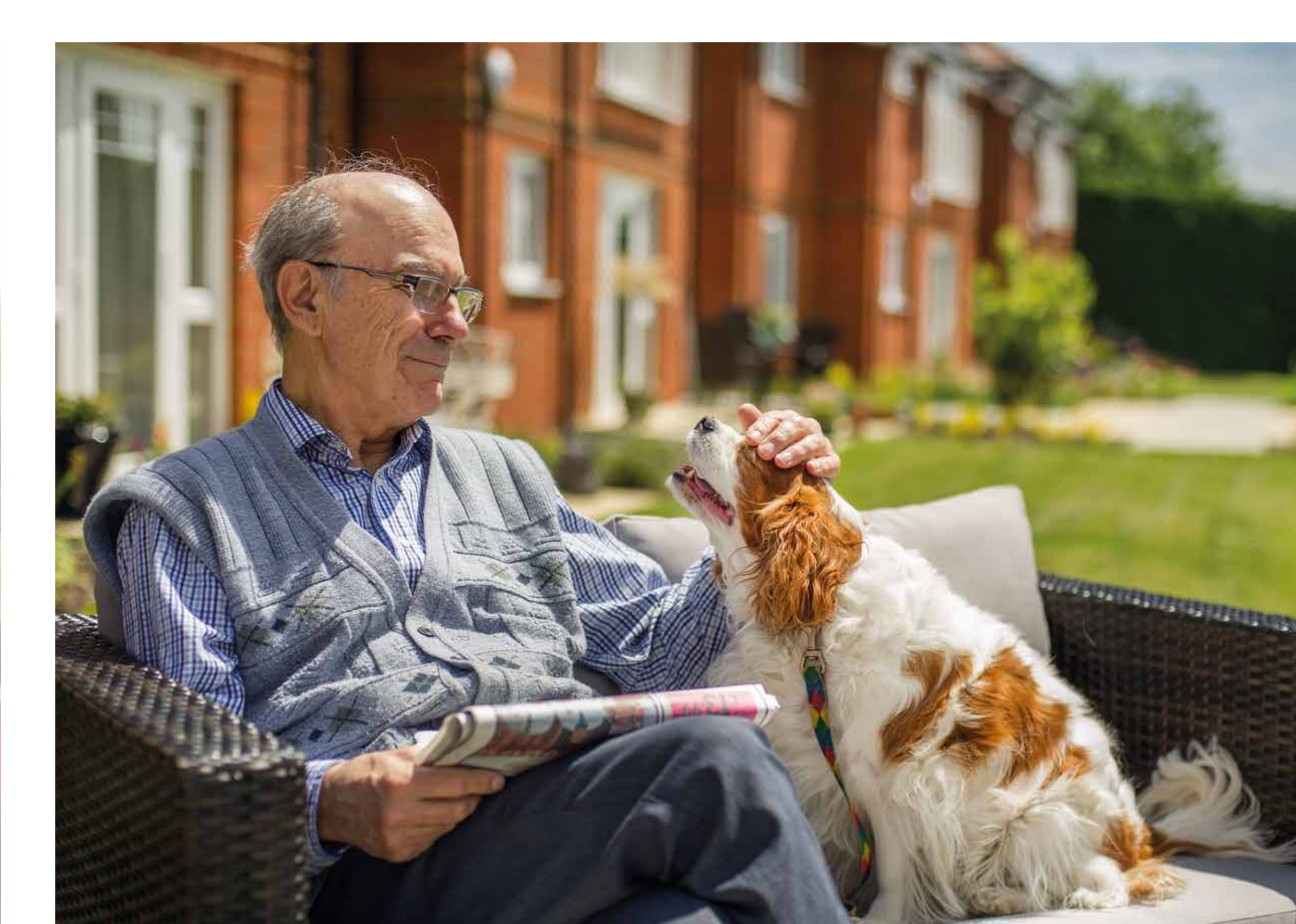
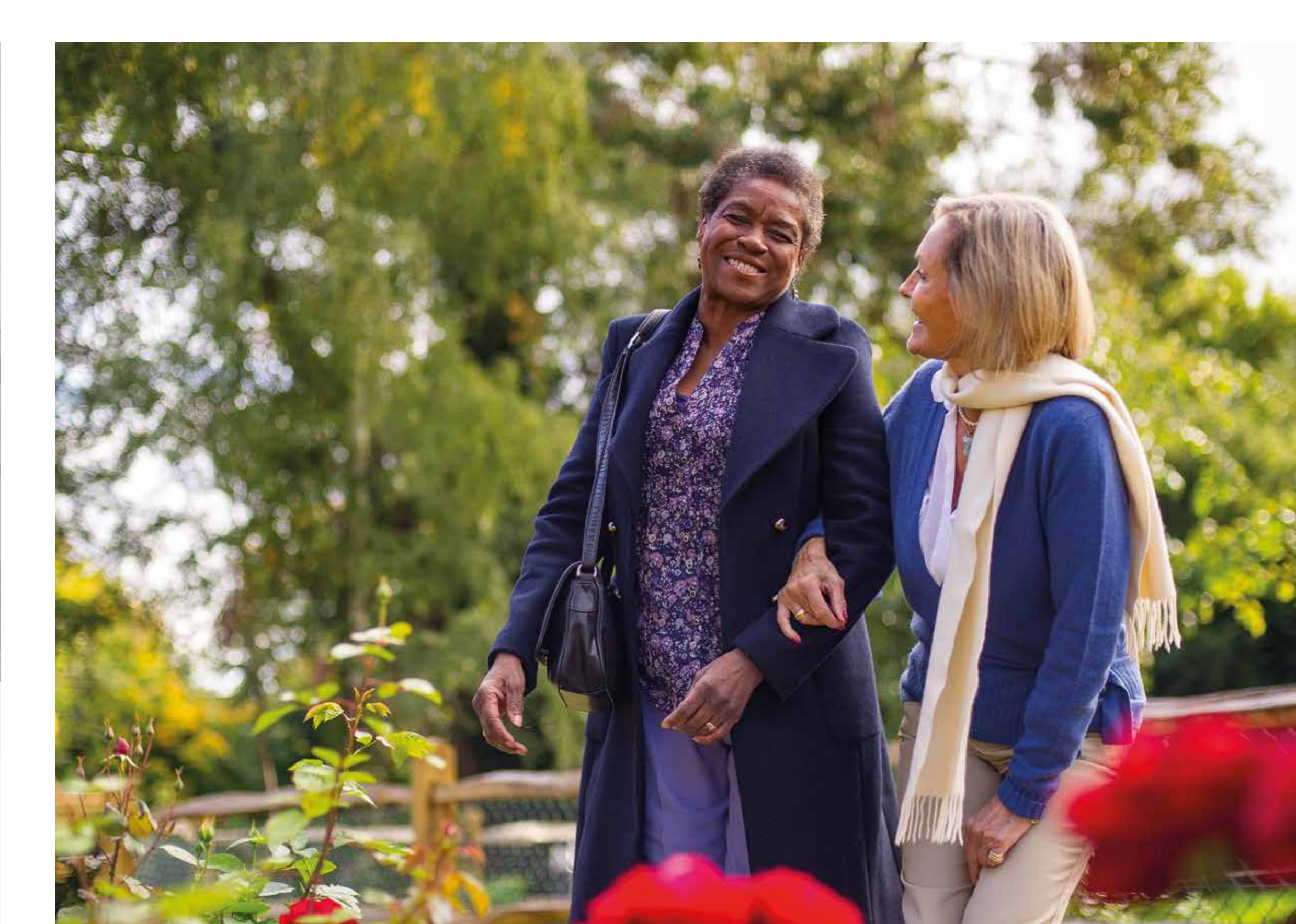
Indeed, in later life, the decision to move to specialist accommodation located closer to the shops and services that they place most reliance on, often goes hand in hand with relinquishing their car. Of those who do decide to keep hold of their car, many will often decide to sell it after a year or so when they realise that it is no longer essential to maintaining their independence.

We also manage every aspect of the construction process and look to ensure that our activities have regard to site neighbours and the general public.

Unlocking the housing chain



Statistics were sourced from: Internal data from McCarthy & Stone, 2016, and the Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014.




McCarthy & Stone
 The UK's leading retirement housebuilder

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ, No. 6622231, Registered in England and Wales

Enhancing your local area

Land on the corner of Palmers Field Avenue, Chichester

Welcome

Today's exhibition displays our proposals to develop land on the corner of Palmers Field Avenue, Chichester with high-quality Retirement Living PLUS (Extra Care) apartments with attractive landscaped gardens and on-site car parking spaces for residents, staff and visitors.

About the site

The site was demarcated for a Care Home as part of Linden Homes' wider application for the former Graylingwell Hospital site. It is situated in a prominent location, on the corner of Palmers Field Avenue and Kingsmead Avenue, forming a gateway into the wider Graylingwell Park development from the south. The site is currently comprised of a large concrete hard-standing, patches of grass scrub and trees.

Following a detailed review of the need for specialist housing for older people in Chichester, McCarthy & Stone has commissioned architects Inspire Design Ltd, to prepare proposals for the development of the site.

The site's prior allocation in Linden Homes' application offers an ideal opportunity to redevelop the land with sensitively-designed Extra Care accommodation.

Characteristics of the local area

Before we begin designing any proposal, our team of architects spends time carefully researching the architecture and character of the local area.

The site lies in a highly sustainable location, close to the local Aldi, Homebase and Harvester, with bus links into Chichester city centre, within walking distance.

The site is also conveniently located next to a cricket pitch, which will be delivered as part of the wider development proposals.

The design has been sensitively conceived to follow the extant permission, with a building that is contemporary in design, that complements the local vernacular and fits with the wider approach of Graylingwell Park.



Proposed site plan



Aerial view of the site

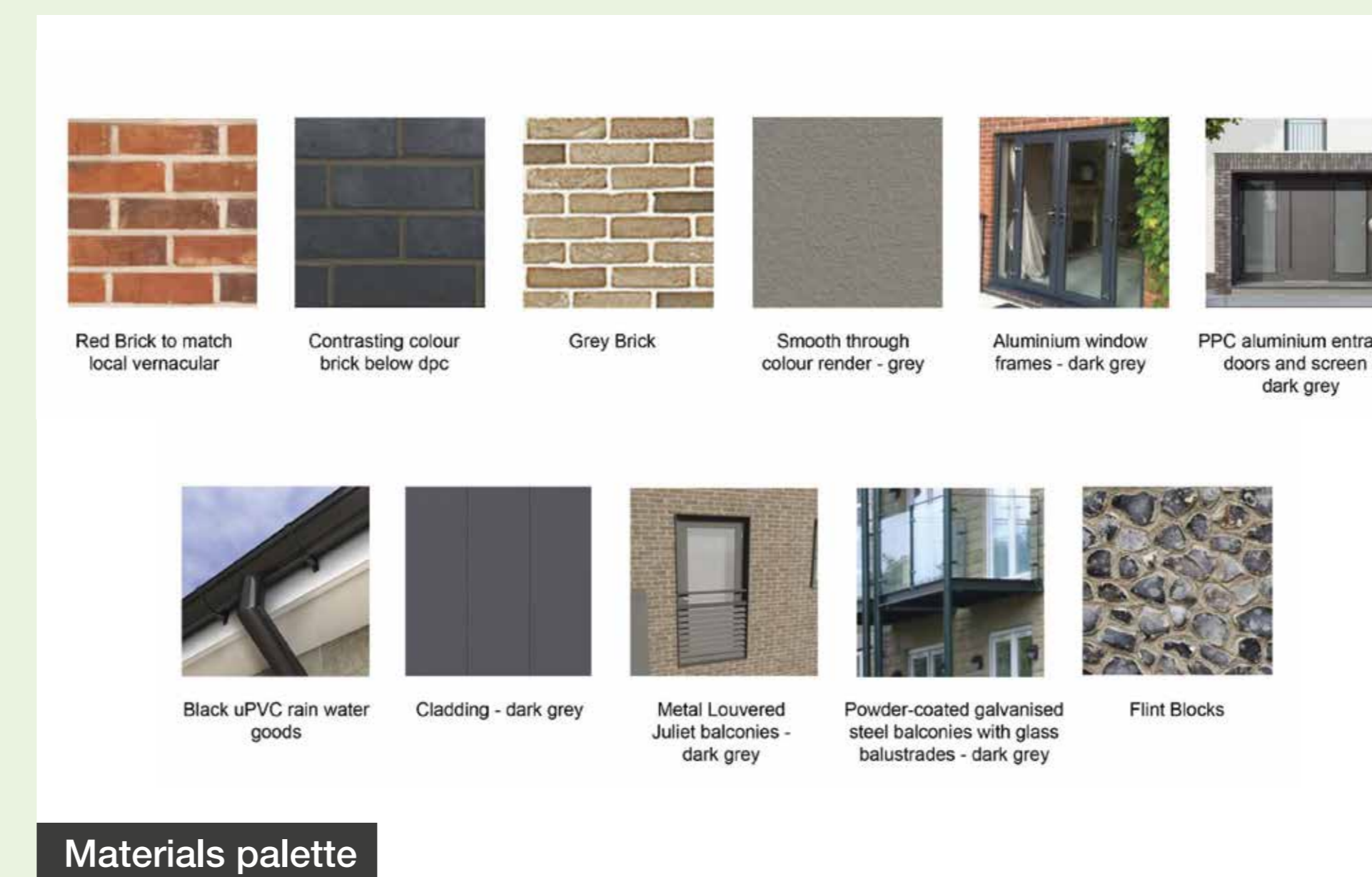
Our approach to design

We design our schemes to express an individual character of their own to meet the needs of our residents and reflect the surrounding area. We understand the importance of local architecture in Chichester and are looking to mark this site with a building of quality that reflects its position in the area.

The proposals include:

- A high-quality Extra Care development featuring approximately 60 one and two bedroom apartments for private sale;
- One building of three and four storeys in height, with the middle portion of the development reaching four storeys, stepping down to three storeys to respect the adjacent properties;
- Parking for 43 cars, reflective of the lower car usage associated with this type of development;
- A single vehicular access from Palmers Field Avenue, as approved in the extant planning application;
- Tailored communal facilities, including a club lounge, guest suite, a counter-service Bistro and landscaped gardens;
- A mixed palette of materials used in a contemporary way, including red and grey brick, grey render, grey uPVC window frames and balconies;
- A contemporary design, reflective of the varied vernacular of the wider Graylingwell Park development;
- Space for internal mobility scooter storage with charging points, reflecting the site's sustainable location; and,
- New attractive landscaping, creating a pleasant residential environment.

We have carefully considered our design to integrate the site with the surrounding area and we believe that these proposals present the best opportunity for the future of this site. Furthermore, it is important that communities address the current and future needs of their residents. With the local over 60s population anticipated to increase by 43% over the next 20 years, this development would assist in providing much-needed specialist retirement accommodation for older people.



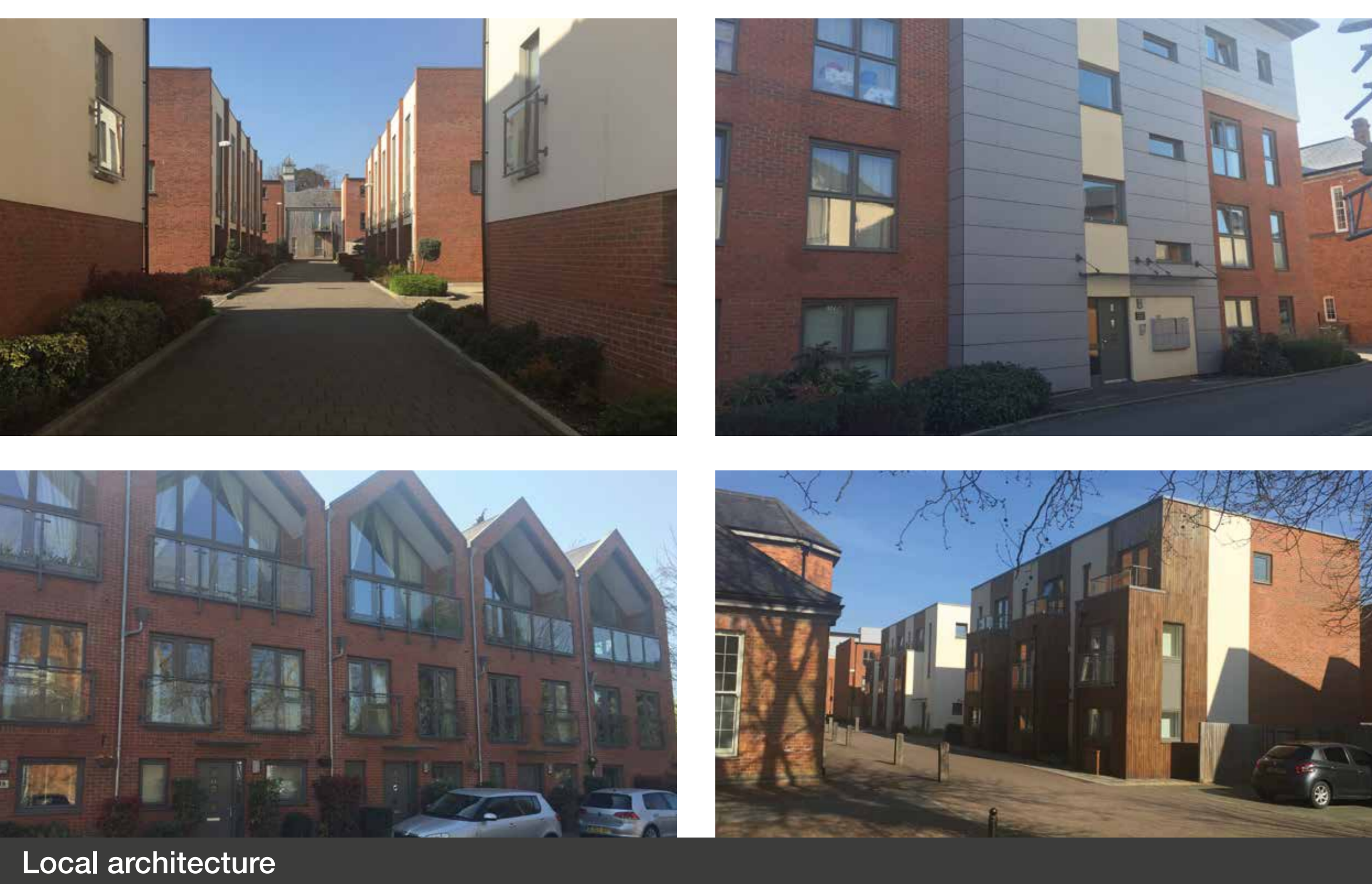
Materials palette



CGI of the proposed development from Palmers Field Avenue



CGI of the proposed development from Kingsmead Avenue



Local architecture



Existing development - Potters Bar



Existing development - Willesden Green



Existing development - Guildford



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