

OUR VISION



CGI West of site

WELCOME

Thank you for taking the time to visit our consultation event. We have acquired an interest in land at the former Lytham Sixth Form College, Ansdell and are bringing forward an exciting proposal for a new specialist retirement community.

Our vision involves developing this site with specialist Retirement Living accommodation comprising apartments and bungalows together with indoor communal facilities, high quality landscaped gardens and on-site car parking, complementing the area. There are members of the project team on hand at the public exhibition should you have any questions.

We hope you find our exhibition informative.

WE WANT TO HEAR FROM YOU

We want to know what you think about our plans. Once you have had an opportunity to review the information, we encourage you to complete a feedback form so we can understand your thoughts and suggestions. Your feedback, where possible, will be used to inform the plans prior to their submission to Fylde Borough Council.

Alternatively, if you have any questions regarding the proposals, or wish to submit feedback via phone or email, you can contact a member of the project team on **0800 298 7040** or **feedback@mccarthystoneconsultation.co.uk**.

THE SITE

McCarthy Stone is looking to bring forward a specialist Retirement Living scheme, exclusively for those aged over 60, at the former Lytham Sixth Form College site, Ansdell. The college closed in 2019 and the building has lain empty since then.

McCarthy Stone believes the site is in a suitable and sustainable location to not only provide much-needed older person's accommodation for people in later life in Ansdell, but to also provide residents with a comfortable and good standard of living.

Future residents of the development will benefit from excellent public transport links with the railway station close by and bus routes allowing easy access to the wider region such as Lytham, Blackpool and Preston city centre.

McCarthy Stone's proposals have been developed to reflect and respond to the character and appearance of the surrounding area so that it would sit comfortably within its environment.

OUR PROPOSALS

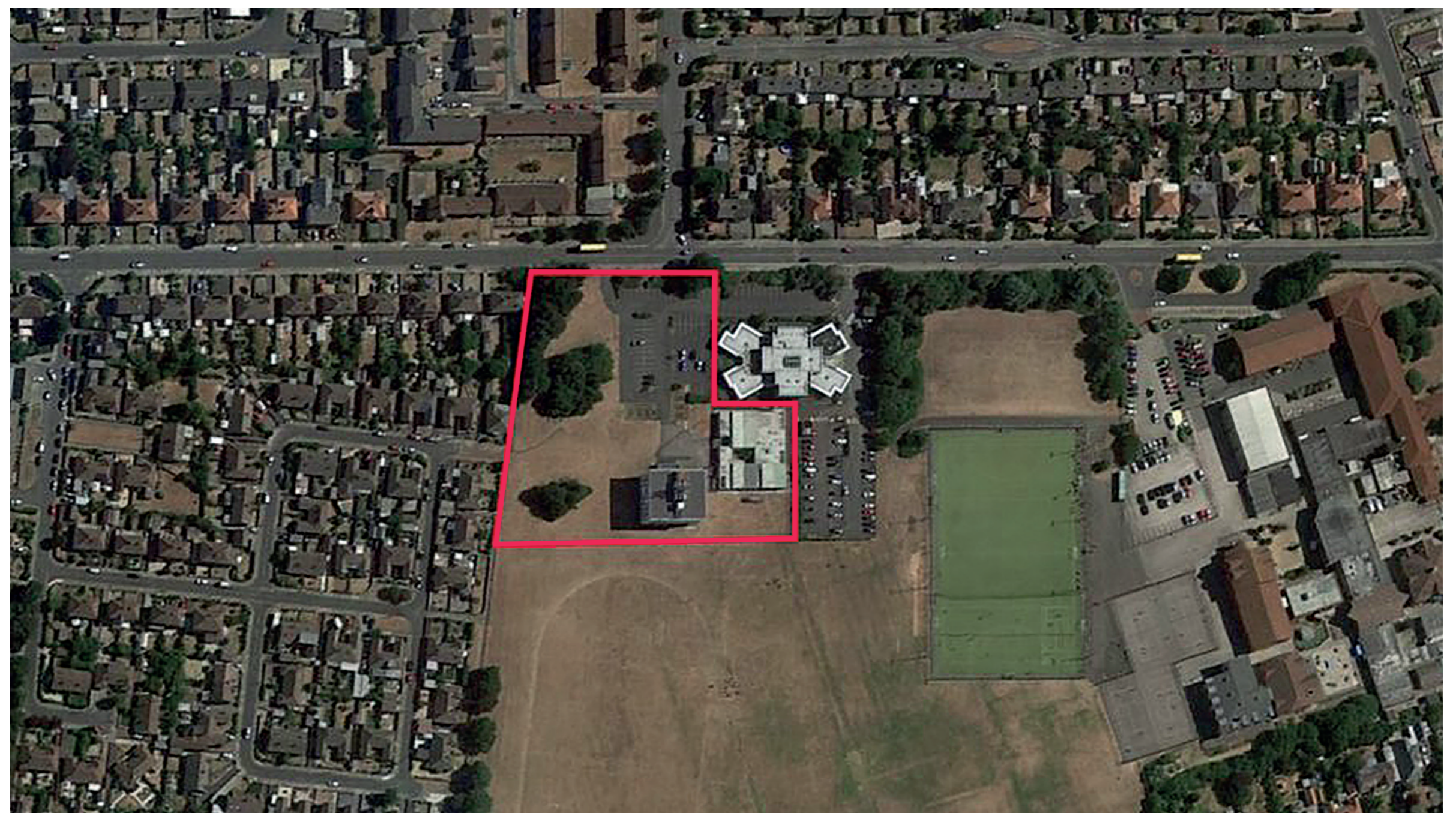
The emerging proposals for the site's redevelopment look to provide a new, specialist retirement living community, as well as landscaping, indoor communal facilities and on-site car parking; and will comprise of:

- A high-quality Retirement Living development featuring up to 42 apartments and 17 bungalows available for private sale and part-rent, part-buy.
- Level access to and from the building, across all floors and with lift access to all levels.
- Regeneration of a brownfield site.
- Thoughtful design of a new building and associated landscape proposals to respond to the local character of Ansdell.
- Appropriate scale and massing for the site which relates positively to its context and neighbouring properties, as well as providing positive enclosure and frontage to the nearby roads and open spaces.
- Tailored shared facilities within the Retirement Living apartment building, including a communal homeowner's lounge and a guest suite for when friends and family come to stay.
- On-site parking with a parking court allocated for the apartments as well as individual spaces for the bungalows.
- Attractive landscaped outdoor spaces, to include a landscaped parking area together with a communal terrace and garden as well as new tree and shrub planting to encourage biodiversity.

Our proposal presents a valuable opportunity to bring forward a specialist retirement community in Ansdell, meeting a local need for this type of accommodation whilst releasing family-sized homes back onto the local market.



Site Plan



Aerial view of the site



Preliminary CGIs of the proposed development



Elevations

OUR APPROACH TO DESIGN

As with every McCarthy Stone Retirement Living development, the feeling of community lies at the heart of the building, with communal spaces for the benefit of all residents.

In order to ensure the proposal displays the best design possible, care is taken to investigate the architectural landscape of the area.

This understanding of the local environment can be used to develop an informed and site-specific design both sympathetic to and enhancing the character of this part of Ansdell with the most suitable development for the site.

In addition to aesthetics, the fabric of the built environment is also key in producing a suitable development. Highlighting the uses and typologies of the surrounding buildings and understanding the function of the area within the community contributes to a well-informed and sustainable proposal compliant with the National Design Guide and local needs.

MATERIALS

We are committed to ensuring our developments are sustainable and will seek to maximise the use of locally sourced materials within construction.

Before we begin designing any proposal, our team of architects spend time researching the architecture and character of the local area to ensure a sensitive design that is in keeping with its surroundings.

COMMUNAL SPACES

The landscape design will seek to maximise opportunities to enhance local biodiversity with existing protected trees to be retained. A ground floor terrace will be available for residents together with pedestrian footpaths around the site, leading onto the entrance/exit to Albany/Church Road.

Extra planting and lawned areas will be installed and these will be maintained by McCarthy Stone's own maintenance company to ensure the communal outside space flourishes.

The bungalows will have their own private gardens.

TOPOGRAPHY

The main building will be positioned at the centre of the site, surrounded by the bungalows in order to create a buffer between the road and adjacent properties.



HIGHWAYS

ACCESS

The site will be accessible by vehicles through the existing entrance on Church Road, with a link road around the main building to allow access to the bungalows and the apartment building car park.

The entrance design prioritises a level approach, ensuring easy access from the car park areas through dropped kerbs and level thresholds. This thoughtful design facilitates unimpeded movement, ensuring seamless accessibility for all.

A separate footpath will be installed for pedestrian access to the whole site.

PARKING

The proposals will also offer on-site car parking, to include 31 spaces for the Retirement Living apartment building. Additionally, individual spaces will be available for the bungalows. The level of parking provision takes account of the lower traffic generation and car ownership associated with age-restricted retirement development.

The proposed development will include three disabled spaces and all spaces in the dedicated car park feature charging points for electric vehicles.

CONSTRUCTION TRAFFIC

The timing and routing for construction traffic will be carefully considered with the planning and highway authorities to ensure minimal disruption to the local road network and highway safety. Consideration will be given to the close proximity of the high school.

McCarthy Stone developments, by their very nature, are regarded as a passive form of development and generate low traffic movements when compared with general market housing. Residents moving to McCarthy Stone developments tend to rely less on their car, and from McCarthy Stone's experience, many relinquish it altogether after a year or so when they realise that it is no longer essential to maintaining their independence. Those residents who do own a car tend not to use it in peak hours.



THE NEED

The Office of National Statistics predicts that, by 2033, there will be an additional 3.5 million older households in England alone. This reflects a 60% increase on today's figures, yet less than 3% of current housing in the UK is specifically designed to meet the needs of older people.

It is estimated that there will be 29,000 residents over the age of 65 by 2033, representing 35% of the population in Fylde. Currently, it is estimated that there are 24,000 residents over the age of 65 in Fylde, representing 33% of the population.

Older people moving into appropriate later living homes enjoy a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of around £3,500 per person per year.

