

We are McCarthy & Stone

Welcome to our exhibition

“We create retirement communities that enrich the quality of life of our customers and their families”

Our history and vision

Since building our first development in 1977, we have become the UK's leading developer and manager of retirement communities. We have sold over 56,000 properties across more than 1,200 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our customers; 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 retirement communities bridge the gap between family housing and residential care, removing concerns about home maintenance, and enriching the lives of our customers.

Our exhibition today displays our initial proposals for building one of our communities 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
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twitter.com/mccarthyandstone [linkedin.com/company/mccarthy-and-stone](https://www.linkedin.com/company/mccarthy-and-stone)

What is Retirement Living PLUS (Extra Care)?

Our Retirement Living PLUS developments (Extra Care housing) enable our customers 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, although the average age of customers upon purchase is 83. The majority of customers moving into our developments already live in the local area.

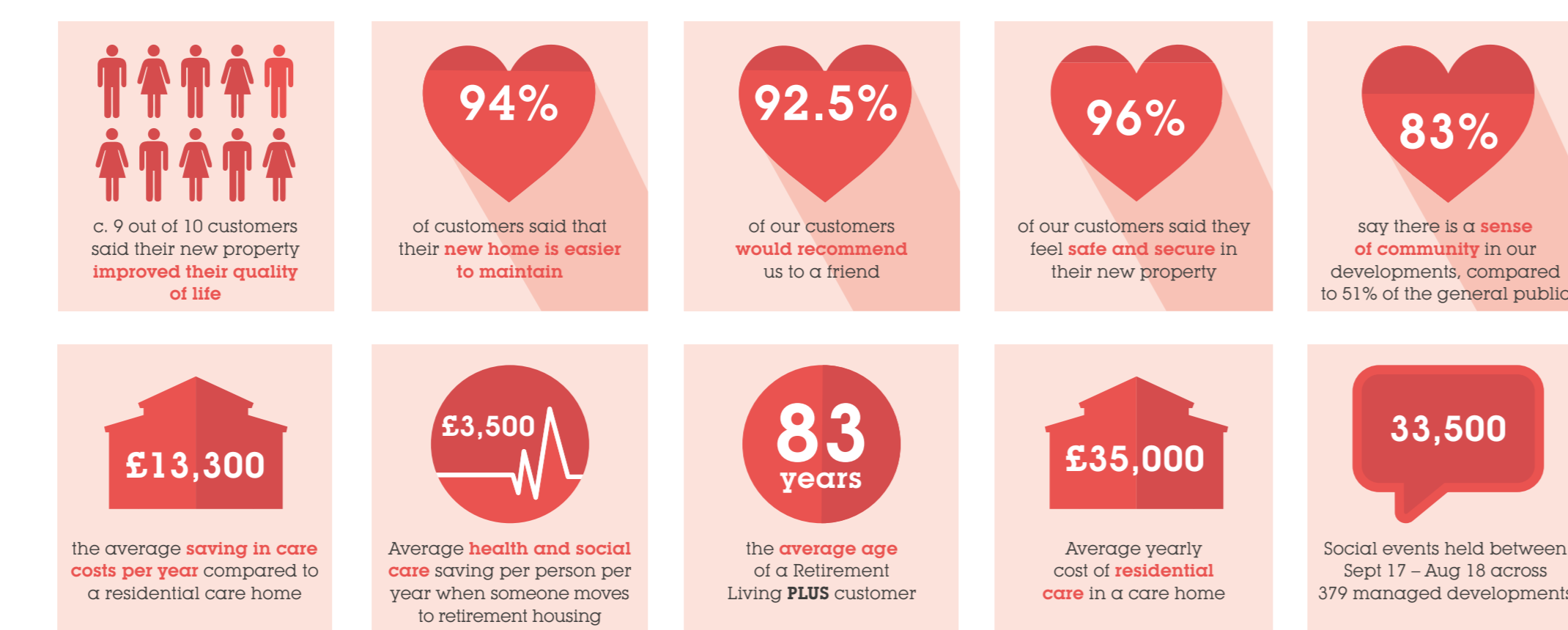
24-hour care and support

Care and support are provided by our in house management company, known as YourLife Management Services. 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 customers, on a flexible, as-needed basis, 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.)

Improving quality of life



Statistics were sourced from: HBF survey of customers (2016), Internal benchmark survey (2015), Demis (2017) Internal data (2017), Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University (2014), Living Better (2017), HCA (2018)

A rapidly ageing population



Statistics were sourced from: Population projections from the Office of National Statistics 2017

Designed to make life a little easier

Our developments are carefully designed with the needs of older people 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 customers 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

The shared spaces within retirement communities help to combat loneliness in later life more effectively, as there is a ready-made community available. We make this a priority within our developments, ensuring that a range of activities, trips and opportunities to make new friends are available to our customers.

These include a great value in-house restaurant or bistro offering freshly prepared meals 365 days a year, hot and cold drinks, and freshly baked cakes throughout the day, cooked by a professional chef using local produce, for when customers don't feel like food shopping or cooking.

There is also a spacious shared lounge for socialising and events, 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, staff rooms, function rooms, 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. The majority of our customers 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 customers have a reduced reliance on their own cars and a smaller 'carbon footprint'.

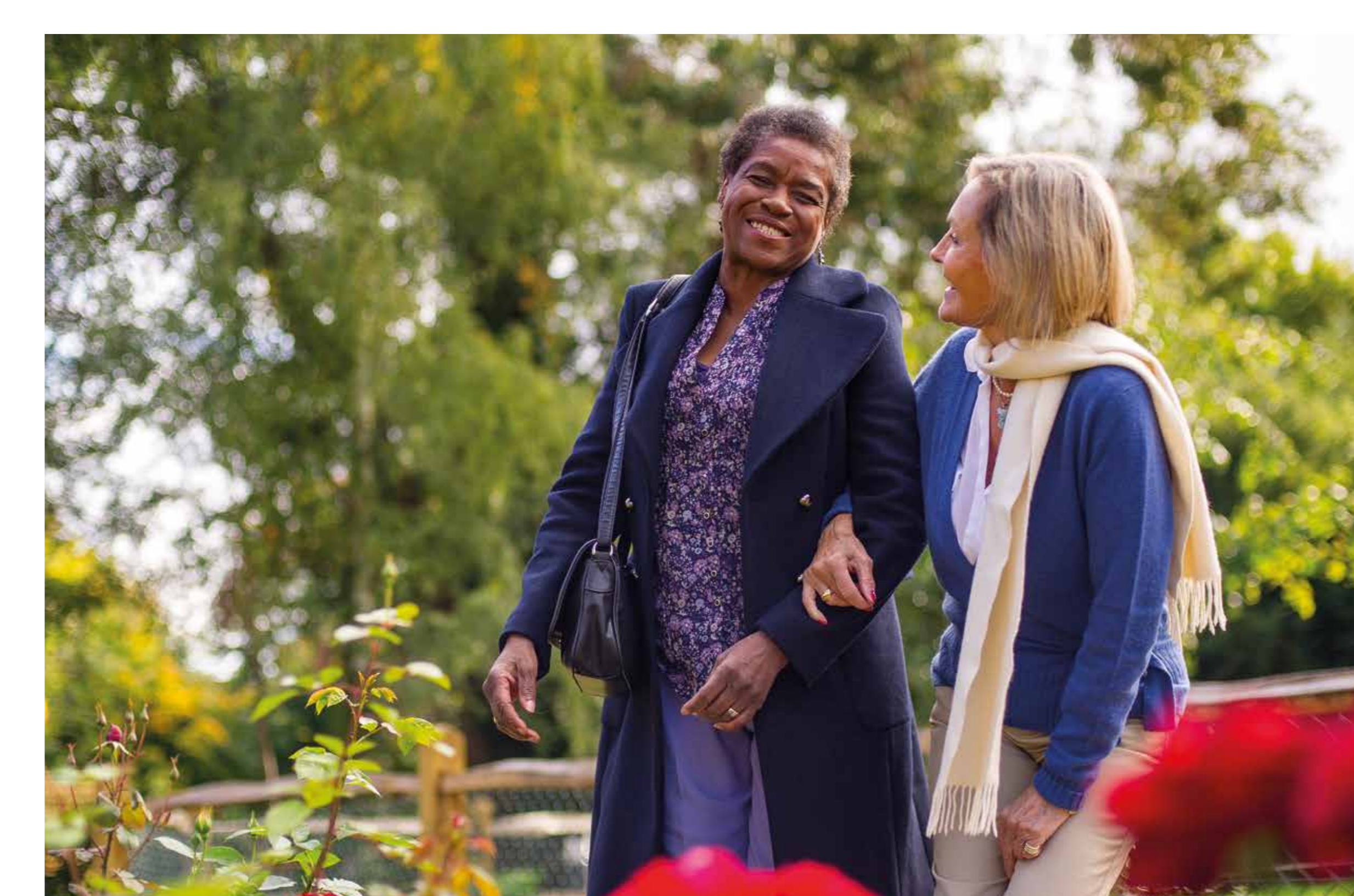
Indeed, in later life, the decision to move to specialist accommodation located closer to the shops and services that they place most reliance on, often goes hand in hand with relinquishing their car. Of those who do decide to keep hold of their car, many will often decide to sell it after a year or 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
 Retirement living to the full

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 at 42-44 London Road, Bagshot

Welcome

Ahead of submitting revised plans for 46 high-quality Retirement Living PLUS (Extra Care) apartments, we wanted to provide the local community with an update on our proposals for the site, and how they have been revised to reflect some of the feedback received.

McCarthy & Stone remains committed to consulting the community regarding its plans and ensuring that the best possible proposals are developed for the site.

About the site

The site, which is situated in a prominent part of London Road, to the north of Bagshot village, is currently comprised of Jack's fish bar, a large area of hard-standing, a number of small industrial sheds, and a residential property. It is bounded by London Road to the west of the site, the BP garage to the north and a mixture of residential and commercial buildings to the south. The east of the site borders Half Moon Street, which leads directly to the village centre. The proposals would see the removal of the existing buildings, and the redevelopment of the whole site, to bring forward much-needed Extra Care accommodation.

Becoming part of the local community

McCarthy & Stone prides itself on its commitment to integrate with the communities in which it builds, and the benefits that this can bring to its customers. This year, McCarthy & Stone will be supporting the local Surrey Heath Age Concern, and has already donated £400 towards the Charity's afternoon tea and memories events.

Surrey Heath Age Concern's afternoon tea and memories events provide local over 50s with a meeting place and the opportunity to make new friendships, helping to combat loneliness in older age. McCarthy & Stone's donation will help to ensure that Surrey Heath Age Concern can continue to offer this well-used service throughout the year.



Amendments to the plans

We have continued to carefully consider the feedback received following the submission of our application, and have made a number of revisions to the plans, including:

- A significant reduction in the overall height of the building by 1.2m on the London Road frontage and 3.8m on the Half Moon Street elevation. **This has dropped the height of the building down to three-and-a-half storeys on London Road and one storey on Half Moon Street**
- Amending the footprint of the building to include a leg to the rear of the site as a result of the overall reduction in height
- Increasing the landscaping and tree planting along the site's London Road frontage and in the parking areas, which will enhance the local area and provide an attractive outlook for our customers
- Relocating the front entrance to the building to create more of a focal point on the corner facing on to London Road
- Further setting back the building from London Road to improve its relationship with the street scene
- An amended, less bulky design that has been simplified to reflect the character of the area more closely



Our approach to design

We design our schemes to express an individual character of their own, to meet the needs of our residents and to reflect the surrounding area. We understand the importance of local architecture in Bagshot and believe our revised plans reflect its position in the area.

Our amended plans will include:

- A high-quality Extra Care development featuring approximately 46 one-and two-bedroom apartments for a range of tenures;
- Tailored communal facilities within the building, including a club lounge, guest suite, a counter-service Bistro and landscaped gardens;
- A building that steps down from three-and-a-half storeys on the London Road frontage to one storey adjacent to the Half Moon Street conservation area;
- A design that responds to the eclectic vernacular of the village, with the use of traditional features including brick detailing, parapet upstands and traditional fenestration;

- Parking for 32 cars, which was increased by 6 spaces following the public exhibition in October 2018 to reflect the feedback from local residents;
- Vehicular access from London Road through an 'in' and 'out' arrangement to take cars off London Road;
- Pedestrian access through to the High Street from Half Moon Street;
- Space for internal mobility scooter storage with charging points, reflecting the site's sustainable location; and,
- Attractive, extensive landscaping, including the retention and enhancement of the majority of trees along the boundaries of the site, creating a pleasant residential environment.

The plans have been sensitively designed to create a connection across the site to link both the frontage onto London Road and the village centre, and conservation area to the rear of the site.

The proposed building will feature a focal corner that faces on to London Road, which will form the entrance to the building and link the landscaped garden amenity space to the rear.

We have continued to carefully consider the design of our amended plans to ensure they integrate with the surrounding area. We believe that our new plans for the site respond to the feedback received from the local residents, stakeholders and Planning Officers, whilst respecting and enhancing the local vernacular.

It is important that communities address the current and future needs of their residents. The local over 60s population is anticipated to increase significantly over the next 20 years, and the Council's Draft Local Plan highlights the need to provide attractive, more suitable homes that meet the needs of older people. This development would assist in providing much-needed specialist Extra Care accommodation for older people in Bagshot, something which is not currently offered by the existing retirement developments locally.

Previously submitted elevations



Revised elevations



Existing development – Henley-on-Thames



Existing development – Crowthorne



Existing development – Chislehurst



Existing development – Virginia Water




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