

Enhancing your local area

Sites MU5 and MU6, Hayes Way, Charlton Hayes

About the site

McCarthy & Stone has acquired an interest in Sites MU5 and MU6 in Charlton Hayes and is proposing to develop these vacant brownfield sites with new accommodation for people in later life.

The Council allocated these sites for development in the Charlton Hayes masterplan and they currently have outline planning permission for a development of this type. This means that the principle of development on these sites has been agreed.

On MU5 (the west site), we are proposing to build 35 Retirement Living apartments with 39 car parking spaces and access off Charlton Boulevard. Some parking will be undercroft.

On MU6 (the east site), we are proposing to build 60 Assisted Living apartments with 40 car parking spaces and access off Sparrowbill Way.

The Assisted Living (Extra Care) accommodation will be administrated by Your Life Management Services Ltd (a joint venture between McCarthy & Stone and Somerset Care) and the communal gardens kept pristine by McCarthy & Stone's Management Services company.



MU5 Landscape Concept Plan

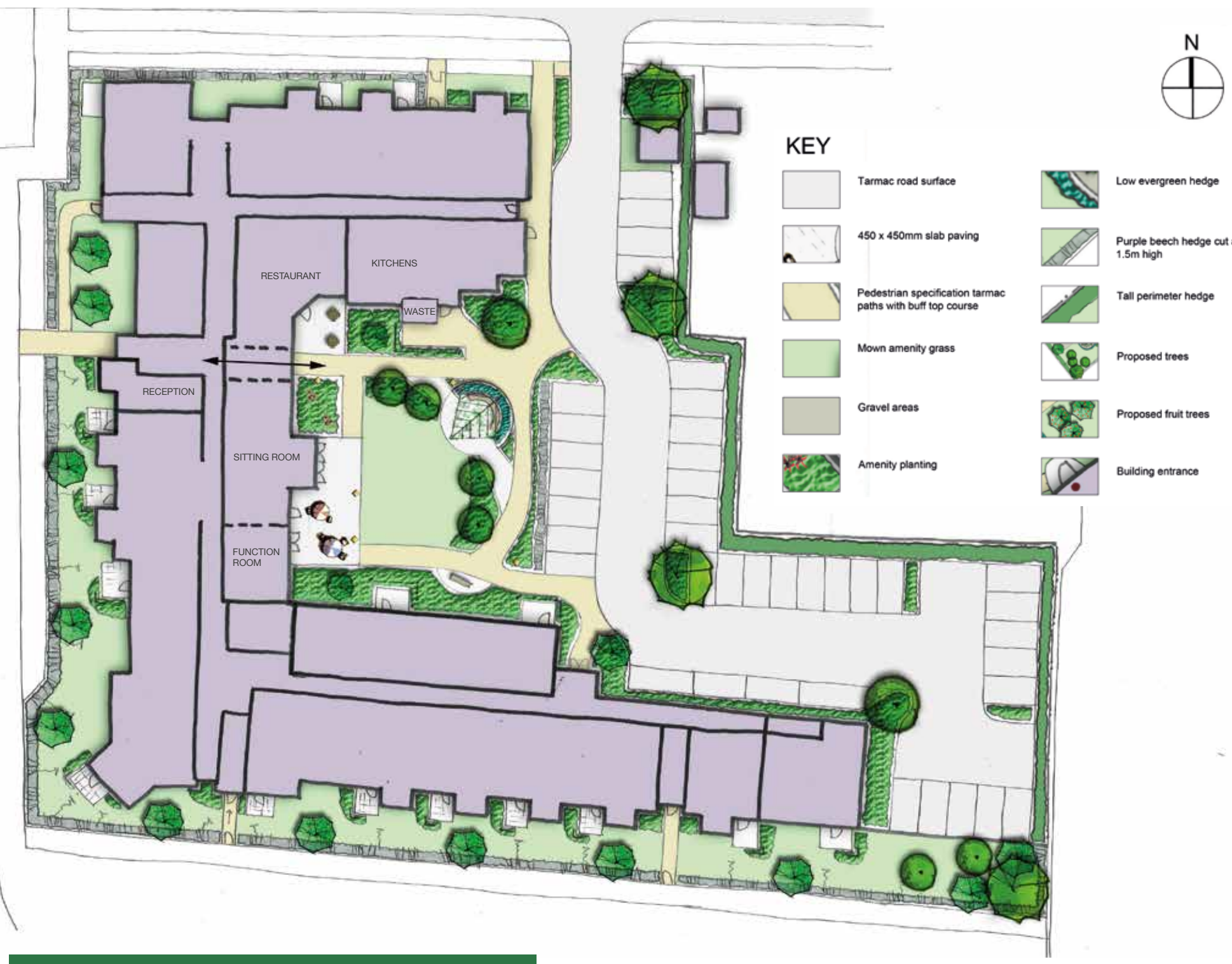
Access and Parking

Before we begin designing any proposed scheme, we carefully research the local area and define any constraints and opportunities.

As requested by officers, we have tried to place the buildings so that they face the road and give nearby homes more space.

As part of the Charlton Hayes masterplan, a bus gate is expected to be implemented to restrict vehicular access on Charlton Boulevard. McCarthy & Stone has drawn up these plans taking the bus gate into account, which is why access to the Assisted Living accommodation will be off Sparrowbill Way. Traffic and access is a key consideration for us and forms a central part of our approach to the design of this scheme.

The concept of both Retirement Living and Assisted Living is to maintain independent living through the design of the building and its range of communal facilities, as well as necessary levels of oversight, help, care and assistance immediately available to residents – a care environment that facilitates independent living.



MU6 Landscape Concept Plan

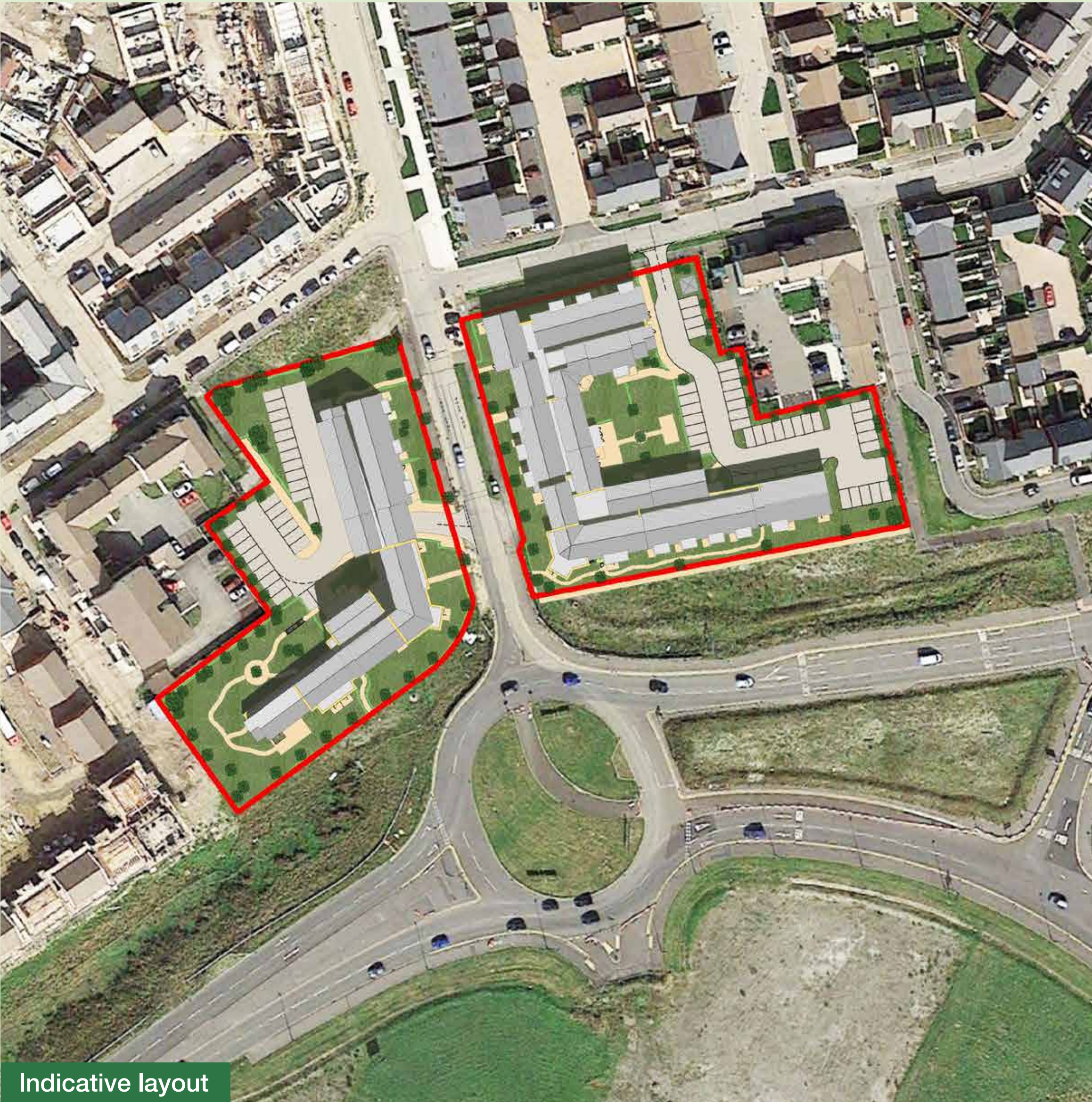


Aerial view of the site

Our proposals

In understanding the importance of good design, we have created a scheme that meets the requirements of local and future residents:

- A high-quality Retirement Living scheme and an Assisted Living (Extra Care) scheme and communal facilities that meet the local demand in South Gloucestershire
- The redevelopment of a prominent and vacant brownfield site
- Proposals in compliance with the Charlton Hayes masterplan and in line with the extant Outline planning consent
- A building height of 2-3 residential storeys rising to 4 storeys on the corners of Hayes Way to provide a landmark building - as requested by council officers
- Ideal location, close to public transport links, shops and services
- Plenty of parking for residents, visitors and staff along with low levels of traffic generation and car ownership
- The retention of existing trees along with new planting and a high-quality landscaped amenity space
- Support for the Charlton Hayes local economy during construction and from future new residents
- Typically most residents moving to a McCarthy & Stone development move within a five-mile radius of their new home, therefore releasing family housing into the local market



Indicative layout



CGI of proposed new development



CGI of proposed new development



Location images



Exemplar - Amesbury



Exemplar - Bristol



Existing development in Somerset



Existing development in Exmouth


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