

McCARTHY STONE

Life, well lived

MCCARTHY STONE'S PROPOSALS FOR A SPECIALIST RETIREMENT COMMUNITY IN DAVENTRY

DOWNLOADABLE BROCHURE

www.mccarthystoneconsultation.co.uk/daventry

MCCARTHY STONE'S PROPOSALS FOR SALE

Thank you for taking the time to read about our proposals for Daventry. This brochure provides all information available on the online consultation.

EXCITING NEW PROPOSAL

We have acquired land off Warwick Street, Daventry and are bringing forward an exciting proposal for a new specialist retirement community.

OUR VISION

Our vision involves transforming a vacant and brownfield site near the High Street to provide a new Retirement Living community, with indoor communal facilities, high-quality landscaped gardens and on-site car parking.

PROJECT STATUS

As part of our commitment to community engagement, we are currently consulting the local community and elected representatives on our proposals ahead of finalising our planning application.



OUR VISION

THE SITE

The proposal site was last used as a car dealership but since the buildings were demolished in 2015, the site has been left vacant, becoming overgrown and unsightly. The site was previously owned by the council and has recently been acquired by McCarthy Stone, who have cleared the growth on the site to undertake essential technical surveys.

McCarthy Stone believe this site, in close proximity to the High Street, is in a suitable and sustainable location to provide much-needed retirement accommodation for Daventry's growing ageing population.

The proposed development is located on Warwick Street in Daventry, with vehicular access to be provided from Belmont Road.

Future residents of the proposed development will be within immediate walking distance of local amenities, including shops, cafes, and restaurants. Daventry also benefits from public transport links with bus routes allowing easy access to the wider region.

A front door onto Warwick Street will link with local pedestrian routes, providing easy access for residents to visit the High Street's and Town Centre's many businesses, facilities and amenities.



Proposed site of McCarthy Stone's proposals for land off Warwick Street, Daventry

CONSULTATION

OUR PROPOSALS

We have recently acquired land off Warwick Street, Daventry and are in the early stages of working up proposals for the site's development to provide new, specialist retirement accommodation, together with landscaping, indoor communal facilities and on-site car parking.

Our plans for a new, vibrant retirement community, providing choice for older people in the local area comprise:

- A high-quality scheme featuring 47 Retirement Living apartments, comprising 26 one-bedroom and 21 two-bedroom units. All available for private sale, part rent-part buy and rental options;
- Communal facilities within the apartment building including a residents' lounge, guest suite, internal refuse store, and mobility scooter storage with charging points;
- 24-hour emergency-call service;
- Provision of 26 on-site car parking spaces, including electric charging points and disabled bays, for homeowners, staff and visitors;
- Low levels of traffic generation and car ownership given the sustainable location of the site;
- Space for internal cycle and mobility scooter storage with charging points, reflecting the site's sustainable location;
- Ideal location in Daventry, a short walk from local shops, with immediate access to town centre amenities and public transport connections
- High-quality, professionally landscaped gardens around the site, improving the appearance of the site with new shrub and tree planting.

All estate management is provided in-house by McCarthy Stone.



Artist's impression of McCarthy Stone's proposals for land off Warwick Street, Daventry

The West Northamptonshire Core Strategy outlines a growing need for this type of accommodation in Daventry. McCarthy Stone's proposals would help to address this, allowing local older people the opportunity to move into a more suitable home, while staying close to friends and family in Daventry.

The site has been identified as suitable for development having been allocated as part of site EC3 within the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 which allocates this site, as well as a larger area of land to the north and west of Daventry town centre for mixed use development, including residential. Given the site's sustainable location so close to the town centre, it is felt that the delivery of specialist older persons housing is an ideal use.

As well as providing much needed homes for local older people, the development would also:

- Free up at least 94 family-sized and starter homes back onto the local market. Typically, most residents moving to a McCarthy Stone development move within a 5-mile radius of the development. Older people downsizing into this McCarthy Stone community, would release family-sized and starter homes back onto the local market. This residential shift would allow younger people and families in Daventry the opportunity to move into their ideal home, while relieving pressure on developing local greenfield sites.
- Generate approximately £363,000 each year of spending in local shops and businesses. McCarthy Stone residents typically use local shops and services daily or often. With 47 homes proposed for the site, residents of this development would be expected to spend £575,000 each year, £363,000 of which would be in local shops and businesses. Therefore, this new community, located next to the High Street, would provide a vital boost to businesses in Daventry, helping to support local retail jobs and keep shops open in line with Daventry town centre vision project
- Create savings to the NHS and local health care service. Each person living in a McCarthy Stone specialist retirement community enjoys a reduced risk of health challenges, including dementia and slips & trips. This reduced health risk creates savings to the local health service and the NHS of almost £3,500 per person per year. Therefore, this community would help to relieve pressure on the local health service, saving the NHS and social care service a total of approximately £213,000 each year.



OUR DESIGN

As with every McCarthy Stone Retirement Living development, a community feel is encouraged with communal spaces and a limited number of apartments, so that residents can get to know their neighbours.

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. The proposal site sits just outside the Daventry Conservation Area, however given the site's location at a key gateway to the High Street and Daventry's rich built heritage, it has been critical to us that we propose a scheme with a character fitting of the local area.

To ensure a design fitting of this location, our proposals have gone through an extensive and evolving design process. As such, a three-storey building is being proposed, with a traditional design of predominately red brick and a pitched roof to remain in-keeping with the surrounding area.

The layout of this development has considered the site's relationship with neighbouring properties, as well as the amenity and privacy of future residents. As such, the apartments and car parking have been positioned centrally on the site to allow space for attractively landscaped gardens and additional planting. Tree planting will provide amenity to residents as well as screening the development from surrounding properties and the playing fields situated towards the rear.

The layout of the site allows vehicular access from Belmont Road, while a shoppers entrance will provide easy pedestrian access for residents to visit the many businesses, facilities and amenities in Daventry Town Centre.

We have carefully considered our design, to breathe life into the currently vacant and derelict site. Our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes in a vibrant and historic town, whilst providing genuine choice for older people so they can continue to live locally in a home that meets their needs and aspirations in their later years.



North and South elevations of McCarthy Stone's proposals for land off Warwick Street, Daventry



East and West elevations of McCarthy Stone's proposals for land off Warwick Street, Daventry

HIGHWAYS

Vehicular access to the car park at the rear of the development will be provided from Belmont Road. Access provided through this route will meet all required safety measures through discussions with the Local Highways Authority.

The proposal includes 26 on-site car parking spaces for residents, staff and visitors. The car parking layout has been designed so that new planting and landscaping will mitigate the visual impact of parked vehicles and located to the rear of the building within a courtyard setting so it does not dominant the surrounding streetscape. The proposed development will include disabled spaces and charging points for electric vehicles

The level of parking provision takes into account the low levels of traffic generation and car ownership associated with this type of development, not to mention its highly sustainable location, with most residents able to access local amenities and public transport by walking directly into Daventry town centre.



Indicative site layout of McCarthy Stone's proposals for land off Warwick Street, Daventry

OUTDOOR SPACES

We seek to ensure that all our developments have high-quality communal and private outside space for our residents to enjoy. Particularly during the recent pandemic, this was of paramount importance.

Our proposal for Daventry includes landscaped gardens, as well as outdoor seating and improvements to the site boundaries, through new tree and shrub planting and additional landscaping. All residents will have access to a communal garden which will be located to the rear of the building to provide privacy and will be landscaped to a high quality and include a patio and seating area. A pedestrian link from the development directly on to Waterloo will be provided to allow residents to access the neighboring park easily for additional outdoor amenity areas.

Our developments are designed to blend in with their surroundings. We recognise that high quality gardens and landscaping turn a good development into a great one, and we are pleased that many of our schemes have won awards for their outside space.

Our own management company will maintain the grounds on behalf of our residents to ensure they develop and mature to enhance both the building and the local neighbourhood.



Example of McCarthy Stone's gardens at Alderminster

LOCAL NEEDS AND BENEFITS

THE NEED FOR SPECIALIST HOUSING IN DAVENTRY

The West Northamptonshire Core Strategy outlines a growing need for suitable homes for older people to live independently. The Strategic Housing Plan adopted in 2020 emphasises Daventry District as being one of the top three local authorities with the greatest expected increases in the over 65's population. It is detailed in the Strategic Housing Plan that there is a higher percentage of older persons in the Daventry District than the national average.

To keep up with the increase, Daventry must provide new and suitable homes for this growing ageing population. In recent years however, the delivery of specialist older persons housing within Daventry has not come forward.

Our proposal will help to address this need for specialist accommodation for local older people in Daventry and the wider region, allowing local older people the opportunity to move into a more suitable home, while staying close to friends and family in Daventry.

The site chosen to support this need has been earmarked for development by Daventry Town Council within their 'Daventry Town Centre Vision 2035'. The site has also been identified as suitable for development having been allocated as part of site EC3 within the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029

HOW A MCCARTHY STONE CAN BENEFIT THE WHOLE COMMUNITY

Providing specialist retirement accommodation is vital to cohesive local communities. It is tailored to meet the requirements of local older people and is proven to reduce social care costs, increase spending on local high streets, and release family-sized housing onto the local property market.

This proposals for a 47-home community in Daventry, would:

- Free up at least 94 family-sized and starter homes back onto the local market. Typically, most residents moving to a McCarthy Stone development move within a 5-mile radius of the development. Older people downsizing into this McCarthy Stone community, would release family-sized and starter homes back onto the local market. This residential shift would allow younger people and families in Daventry the opportunity to move into their ideal home, while relieving pressure on developing local greenfield sites.
- Generate approximately £363,000 each year of spending in local shops and businesses. McCarthy Stone residents typically use local shops and services daily or often. With 47 homes proposed for the site, residents of this development would be expected to spend £575,000 each year, £363,000 of which would be in local shops and businesses. Therefore, this new community, located next to the High Street, would provide a vital boost to businesses in Daventry, helping to support local retail jobs and keep shops open.
- Healthier and Happier: the health and wellbeing improvements of living in specialist retirement accommodation and the fiscal savings it provides to both its residents and the NHS/social care. Create savings to the NHS and local health care service. Each person living in a McCarthy Stone specialist retirement community enjoys a reduced risk of health challenges, including dementia and slips & trips. This reduced health risk creates savings to the local health service and the NHS of almost £3,500 per person per year. Therefore, this community would help to relieve pressure on the local health service, saving the NHS and social care service a total of approximately £213,000 each year.

These figures have been determined within a number of reports which examine the impact that retirement communities can have on residents, the economy and society-at-large.

These reports can be found on the Community Benefits page, or by clicking the below links:

- **Silver Saviours for the High Street:** the economic benefits of having more older people near the high street
- **Chain Reaction:** the impact of new retirement accommodation on the property ladder, freeing up existing housing stock at all levels and reducing the need for new build homes
- **Sustainable Living:** how specialist accommodation helps to decarbonise the housing market and rejuvenate brownfield sites
- **Healthier and Happier:** the health and wellbeing improvements of living in specialist retirement accommodation and the fiscal savings it provides to both its residents and the NHS/social care

BENEFITS

McCarthy Stone's specialist retirement housing has a number of benefits to the local high street, as well as wider health and social benefits:



Average health and social care saving of £3,500 per person, per year when someone moves into a retirement community



Rates of COVID-19 infections in McCarthy Stone communities were significantly lower than among people of the same age in wider society



The average 80-year-old feels a decade younger after moving in



An average of £555,000 of spending each year per retirement development, with more than 50% of this spent in the local high street, providing an important boost to the local economy



A potential saving of £2.1 billion to the state every year in NHS and social services costs



Most McCarthy Stone customers move from within a 4-mile radius, releasing housing back into the market for families and first-time buyers



Our customers are around half as likely to have falls than they would have in their previous homes



Every 2 in 3 moves into retirement housing enables a first-time buyer to join the housing market



Those in specialist retirement housing are half as likely to be lonely, making them significantly less likely to develop dementia



The creation of up to 91 new and permanent jobs through construction, management and repairs, high street jobs and within the developments

FEEDBACK

We want to know what you think about our plans. We would appreciate it if you could take the time to complete our online feedback form so we can understand your thoughts and suggestions.

If you would prefer to provide your feedback by telephone or post, please call a member of the project team on our Freephone information line **0800 298 7040** or by email at **feedback@mccarthystoneconsultation.co.uk**.

A member of the team will be able to record your feedback over the phone or send you a hardcopy of our feedback form with a freepost reply envelope.

