

**PROPOSALS FOR
RETIREMENT
ACCOMMODATION
ON LONDON ROAD,
DUNTON GREEN**

VIRTUAL EXHIBITION DOWNLOAD

www.mccarthyandstoneconsultation.co.uk/duntongreen

OUR VISION

THE SITE

The proposal site is located at the former Robins & Day Vauxhall Garage, on the corner of Mill Road and London Road, Dunton Green, which has been vacant for some time. McCarthy Stone has subsequently acquired an interest in the site and believes it would be suitable to provide much-needed retirement accommodation. The site is currently comprised of a large area of hardstanding and the former garage buildings.



There are residential dwellings surrounding the site to the north, east and west, and the River Darent to the south.

McCarthy Stone's proposals would see the removal of the existing buildings while utilising the whole site to bring forward much-needed specialist retirement accommodation. We believe the site offers an opportunity to redevelop the land with sensitively designed retirement accommodation exclusively for the over 60s.

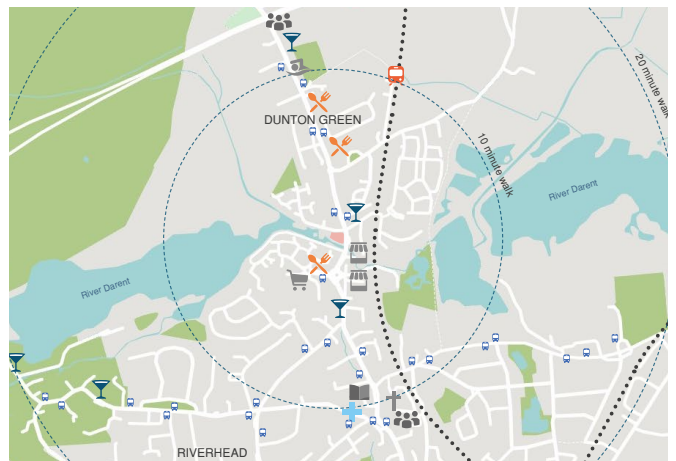


Existing site images

SUSTAINABLE LOCATION

The proposal site is well located with a range of shops and services in Dunton Green along London Road to the north and south, including local pubs, salons and barbers as well as the large Tesco superstore.

There are also sustainable transport connections nearby, with local bus services travelling into Sevenoaks and Tonbridge, as well as the Dunton Green Railway Station within 0.5 miles of the site, travelling into Sevenoaks and London Charing Cross.



Map showing local facilities



CONSULTATION



Indicative sketch elevation from London Road

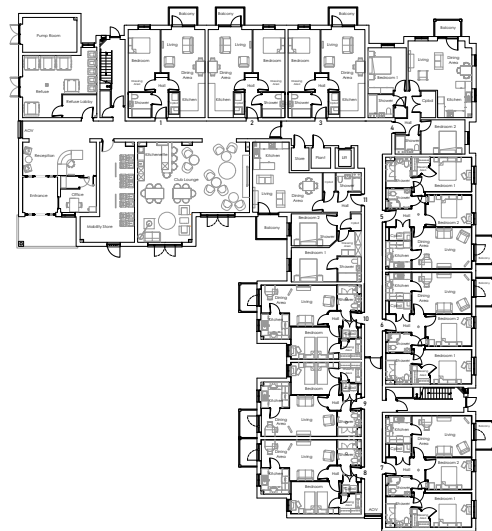
OUR PROPOSALS

We have recently acquired an interest in the former Robins & Day Vauxhall Garage site on the corner of Mill Road and London Road, Dunton Green and are working up proposals for the site's redevelopment 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 Retirement Living development featuring approximately 37 one-and two- bedroom apartments for private sale, part-rent part-buy and rental options
- Tailored shared facilities within the building, including a communal lounge with a kitchenette and a hotel-style guest suite
- One building of two-and-a-half and three storeys in height, providing a transition between the commercial buildings to the south of the site and the residential dwellings to the north and east
- An 'L'-shaped building that forms a defined, focal point for this important corner plot and ensures adequate distance from the River Darent
- A varied palette of contemporary materials used in a traditional way to ensure the proposals respond to and reflect the local area
- Traditional features such as pitched roofs, a varied roof line, and stone coursing around the windows and tile hanging
- Parking for 27 cars, including the provision of electric charging points and disabled bays, for homeowners, staff and visitors

- Space for internal cycle and mobility scooter storage with charging points, reflecting the site's sustainable location
- Attractive landscaped outdoor spaces, including a communal garden area to the rear of the building, as well as the retention and enhancement of the majority of trees on-site to create a pleasant residential environment



Proposed ground floor plan

We have carefully considered our design, to breathe life into this brownfield site. Our proposals present a valuable opportunity to bring forward a specialist retirement community in this part of Dunton Green, that provides genuine choice for older people so that they can continue to live locally in a home that meets their needs and aspirations in their later years.

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 Dunton Green and are looking to mark this site with a building of quality that reflects its position in the area.

McCarthy Stone has commissioned award-winning architectural firm, On Architecture, to prepare proposals for the redevelopment of the site. Before we begin designing any proposal, our team of architects spend time carefully researching the architecture and character of the local area to include features and materials that reflect the local identity of Dunton Green and ensure that our plans have as minimal visual impact on the surrounding properties as possible.

We have therefore incorporated a mixture of traditional and contemporary architectural features, including contrasting brick banding, brick detailing and tile hanging alongside dark uPVC windows and modern balconies to create a high-quality development that is sensitive to the local identity.

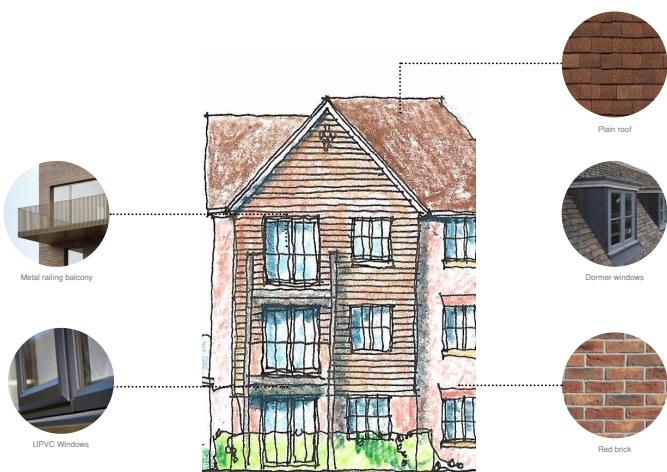
We have carefully considered the scale of our proposals when designing the building to provide a transition between the commercial buildings to the south of the site and the residential areas to the north and west. To minimise overlooking, windows towards the ends of the development closest to the boundaries are minimised.

The top floor of the proposed development has dormer rooms to ensure that the development sits well with the scale of the neighbouring properties and the proposed building has been further broken up through the inclusion of projections and gables along the main elevations.

The main corner of Mill Road and London Road is proposed to form a full three-storeys to create a focal point on this corner and enhance the street scene.



Indicative elevation from Mill Road



Indicative materials palette



HIGHWAYS

Vehicle access to the site will be provided via the existing entrance point on Mill Road to take cars and refuse vehicles safely off the road.

The proposals include a total of 27 car parking spaces. The proposed development will include two disabled spaces and charging points for electric vehicles.

This level of parking provision has been discussed with Officers at Sevenoaks District Council and Kent County Council and takes account of the lower traffic

generation and car ownership associated with age-restricted retirement development. Pedestrian access will also be provided onto Mill Road and London Road to provide safe, accessible links to the wider area.



Proposed Site plan

OUTDOOR SPACES

We seek to ensure that all our developments have high-quality outside space for our residents to enjoy. Our proposal for Dunton Green includes landscaped gardens, as well as outdoor seating and improvements to the site boundaries, through new shrub and tree planting.

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 plans for Dunton Green propose to retain the majority of the boundary trees on-site and enhance them through further planting to create a pleasant residential environment.

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.



Existing scheme at Chislehurst



Existing scheme at Sanderstead

LOCAL NEED AND BENEFITS

There is a significant need for this type of development both nationally and locally, and it is important that communities address the current and future needs of their residents.

The Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment 2015 predicts that **the number of over 65s within the Borough is expected to grow by approximately 48% up to 2033**, with a need to provide around **1,300 specialist older persons** housing dwellings between 2013 – 2033. This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.

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:



£3,500 - average health and social care saving per person per year when someone moves into retirement housing



£347,000 - average spending every year in the local high street



The average 80-year-old feels a decade younger after moving into specialist retirement accommodation



80% of our customers use the local shops daily or often



Release of under-occupied family homes back into the local market, which will in turn improve the supply of homes for first-time buyers



£125,200 more expenditure on average than a general needs market scheme



27% lower infection rates of Covid-19 in McCarthy Stone’s developments compared with the general over 65s population



The creation of new and permanent jobs in the high street as well as further jobs in construction, management and repairs

1

2

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