

Land at the Buckerell Lodge Hotel, Topsham Road, Exeter

McCARTHY STONE
Life, well lived

WELCOME

Thank you for taking the time to attend our virtual public exhibition regarding our proposals to redevelop land at the Buckerell Lodge Hotel, Topsham Road, Exeter with high-quality Retirement Living apartments and on-site car parking spaces for residents, staff and visitors.

ABOUT THE SITE

The site is currently comprised of the Buckerell Lodge Hotel, which following a period of difficulty in 2019 and the subsequent pandemic, went into administration last year. McCarthy Stone has subsequently acquired an interest in the site and believes it would be suitable to provide much-needed retirement accommodation close to the City Centre. The site is located just off Topsham Road, and is bounded by residential dwellings to the north, east and south, and lies close to the Devon County Council Offices and the historic Wyvern Barracks.

The site lies in a highly sustainable location, with good pedestrian and public transport links to the amenities and services in the Exeter high street, as well as within 0.3 miles of the River Exe and the Riverside Valley Park. There are also excellent bus service links directly outside of the site, to Exeter City Centre, Digby and Wonford.

McCarthy Stone's proposals would see the removal of the existing building, 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.

LEAVE YOUR COMMENTS

We want to know what you think about our plans for Exeter. We encourage you to complete an online feedback form so we can understand your thoughts and suggestions. Alternatively, you can contact a member of the project team via email on feedback@mccarthyandstone-consultation.co.uk or using the details in the 'Contact us' section of the web site.

We hope you find our virtual exhibition informative.



Aerial view



Existing site



Existing site

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SCHEME DEVELOPMENT

Following a detailed review of the need for specialist housing for older people in Exeter, McCarthy Stone has commissioned architectural firm, Stride Treglown, 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.

There are a range of locally distinctive features within Exeter and architectural styles locally, with materials predominantly made up of brickwork and light render with stone detailing. The proposals have therefore been carefully designed to respect the scale and design of buildings surrounding the site, utilising red brick with white render detailing to complement the neighbouring properties and the wider area.

Our proposals follow a similar 'U' shaped footprint as the existing building to ensure the retention and enhancement of the majority of the mature trees throughout the site and to respect the neighbouring amenity. We are also committed to delivering an environmentally friendly and sustainable development, and will be incorporating energy efficient design measures and renewable energy technologies into our proposals as they progress.



ACCESS AND PARKING

Vehicle and pedestrian access to the site will be provided via the existing entrance point on Topsham Road to take cars and refuse vehicles safely off the road, and retain the large tree at this point. The proposals include a total of **43 car parking spaces** for homeowners, staff and visitors, which are set across the southern section of the site, reflective of the current hotel's car park. This level of parking provision takes account of the lower traffic generation and car ownership associated with this type of development.



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

The proposals include:

- A high-quality Retirement Living development featuring approximately **64 one-and two-bedroom apartments** for private sale, part-rent part-buy and rent
- Tailored shared facilities within the building, including a communal lounge with a kitchenette and a hotel-style guest suite
- One building of two and three storeys in height, stepping down to two-storeys towards the west of the site to respect the neighbouring properties
- A 'U'-shaped building around a central landscaped garden, that helps the building to maintain a reasonable distance from the neighbouring boundaries to minimise potential overlooking
- A varied palette of traditional and contemporary materials to ensure the proposals respond to and reflect the local area
- A variety of recesses and projections of the front wall line combined with the change in materials to help create visual interest
- **Parking for 43 cars**, reflective of the site's sustainable location associated with this type of development, including disabled, electric and visitor parking at the side of the building, where the hotel previously had a car parking area
- A separate internal cycle and mobility scooter storage hub with charging points, reflecting the site's sustainable location
- Attractive landscaped outdoor spaces, including a communal garden area at the front of the building and within the internal courtyard, as well as the retention and enhancement of the majority of trees on-site to create a pleasant residential environment and maintain the existing, natural screen along Topsham Road

The plans have been sensitively designed to respect the residential buildings surrounding the site, in form, design and height. A high-quality palette is proposed, to positively add to the Topsham Road streetscape whilst respecting the scale and character of local buildings. We have carefully considered our design, to breathe life to this brownfield site, and our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes, exclusively for those over 60.

Elevation to Topsham Road (south elevation) with the existing building outline in red



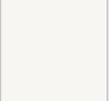
LOCAL NEED

It is important that communities address the current and future needs of their residents. Exeter City Council Strategic Housing Market Assessment 2014 reported that the number of over 65s in the Exeter area was anticipated to increase by over 39% and, as such **“the increase in the number of people in the 65+ age group will impact on the demand for bungalows and flats in the market sector and sheltered and supported accommodation”**. This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.

MATERIALS PALETTE

KEY

Materials

	Red Brick Primary external wall finish. Exact brick to be determined.		Stone Detailing Smooth finish window surrounds and stone coursing and parapet coping.
	Render Secondary external wall finish. Light colour render.		Render Secondary render finish. Window surrounds. Contrasting light colour render.
	Vertical Cladding Vertically laid HardiePlank VL in Evening Blue to top storey. Alternatively dark blue/black brick.		Grey Brick (Cladding Alternative) External wall finish to top storey. Exact brick to be determined.
			uPVC PPC Coating Black Balcony steelwork, railings, flashings and rainwater goods.
			uPVC Coloured White Doors, Windows, Fascias.

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ATTRACTIVE OUTSIDE SPACES

We seek to ensure that all of our developments have high-quality outside space for our residents to enjoy.

The development has been designed to retain and enhance the majority of the existing trees on-site, to help the proposals blend in attractively with their surroundings and encourage biodiversity.

We recognise that excellent gardens and landscapes 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.



Existing scheme at Dibden Purlieu

LET US KNOW YOUR VIEWS

We want to know what you think about our plans for Exeter. We would appreciate it if you could take the time to complete an 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**. 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.



Existing scheme at Pinhoe



Existing scheme at Wickham

WE ARE McCARTHY STONE

Welcome to our exhibition

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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 58,000 properties across 1,300 developments.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; 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. We are dedicated to celebrating the role of older people in society and providing vibrant communities to enable them to continue to be fulfilled in later life.

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, yet less than 3% of current housing in the UK is specifically designed to meet the needs of older people.

It is important that the housing needs of older people are not overlooked. Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance, and enriching the lives of our homeowners.

Our exhibition displays our initial proposals for building one of our developments in your local area and we look forward to hearing your views.

Thank you for your time.

RESPONDING TO COVID-19

Our retirement developments are unique, providing independent living within private apartments alongside flexible on-site community facilities and support. This means that our homeowners have been safer and more supported than if they had been living alone during the Coronavirus pandemic.

Our developments have adapted during the pandemic, to support our homeowners, tackling the need for PPE and supporting our most vulnerable residents by delivering home meals, shopping and providing crucial medical supplies. The specialist nature of our developments and our committed staff have meant that infection rates in our communities were 27% lower than the general over 65 population and four times lower than the over 85s.



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

 facebook.com/mccarthyandstone

 twitter.com/mccarthyandstone

 youtube.com/user/mccarthyandstone

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A RAPIDLY AGEING POPULATION



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

WHAT IS RETIREMENT LIVING?

Retirement Living creates safe and secure environments for our homeowners to continue to live an active, independent life with oversight care provided by our management company, and via our emergency call system. Homeowners have their own front doors and privacy just as they did in their previous homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments can be occupied by people aged 60 or over and are provided for outright sale, as well as shared ownership, rent and part rent-part buy. The average age of residents upon purchase is 79, and the majority of homeowners moving into our developments already live in the local area.

ALL THE INDEPENDENCE, NONE OF THE WORRY

Having to maintain a large property can be a burden, especially for someone living on their own. That's why every Retirement Living development has its own fully-trained House Manager – someone to manage the day-to-day running of the development and to be on hand during office hours. Our House Managers act as a 'friendly neighbour' and helps to arrange many of the social activities that take place in our developments.

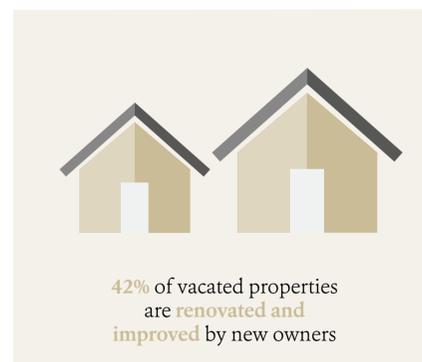
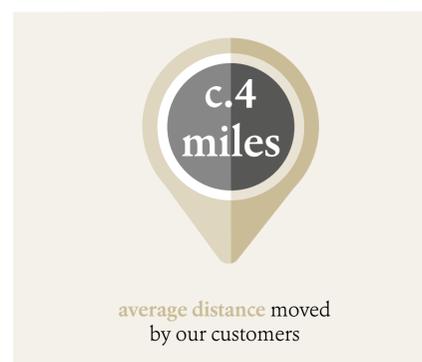
We are experts in the experience of growing older, and constantly adapt our offering to the changing needs of our homeowners, with flexible on-site services, including electric car clubs in some of our developments. Homeowners also have a camera entry system linked to the TV in their apartment, and the peace of mind of having our 24-hour emergency call service available at the push of a button. Estate management and support services are provided by us – no third party is involved.



DESIGNED TO MAKE LIFE A LITTLE EASIER

Our developments are carefully designed with the needs of older homeowners in mind, with step-free access throughout the building.

The apartments are all built to 'Lifetime Homes' standards and are adaptable for wheelchair use. They are built to generous internal space standards and incorporate features designed to help homeowners maintain their independence; such as 24-hour emergency call points, level-access bathrooms, good lighting, and switches / electrical sockets at a raised height to reduce bending.



Statistics were sourced from: Internal data from McCarthy & Stone, 2018, and the Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014.



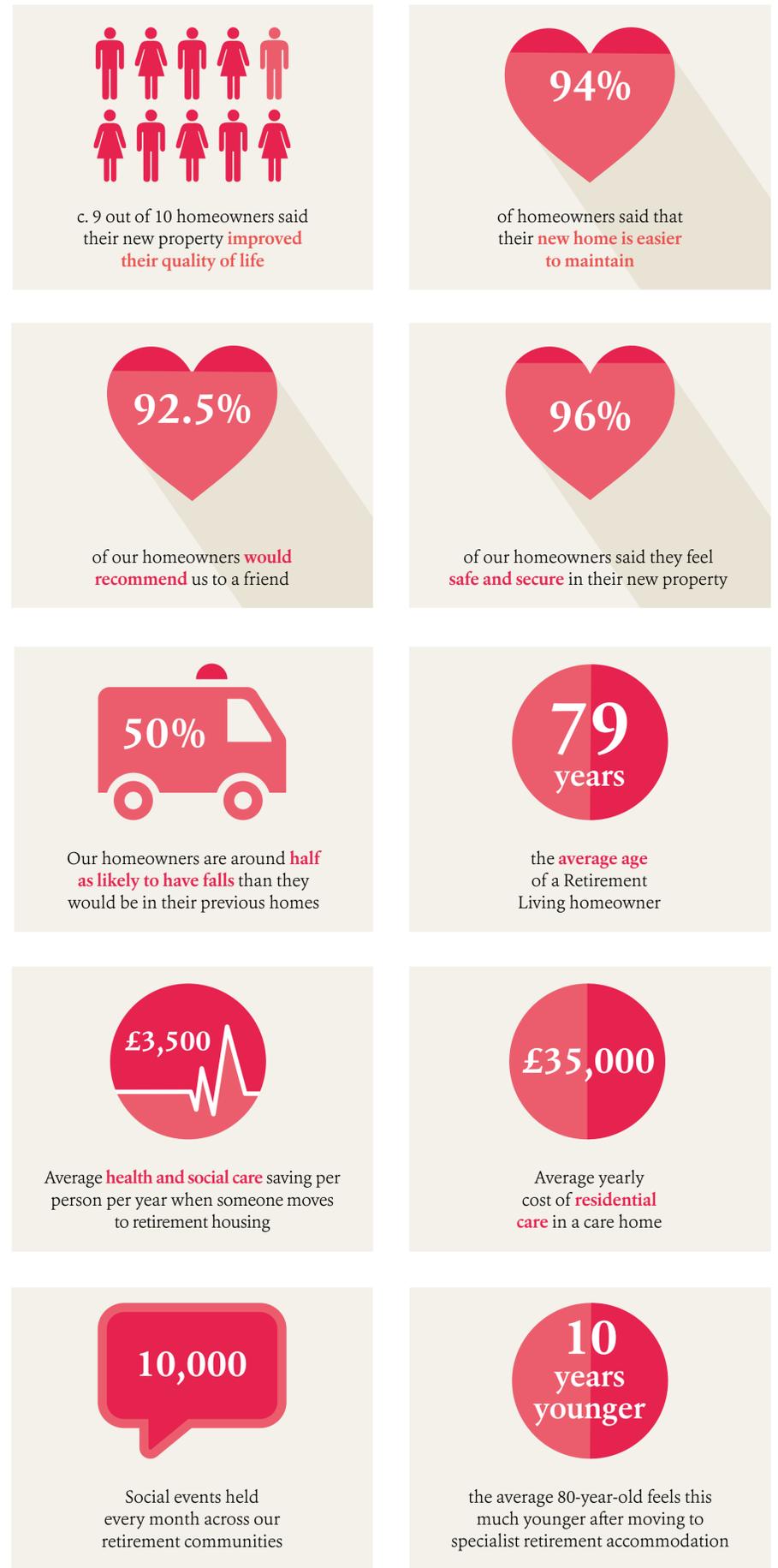
SUPPORTIVE AND SECURE COMMUNITIES

Later life is filled with possibility, and we believe there is vitality in togetherness that gives people purpose and a sense of fulfilment. Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces within the development.

These include a shared lounge and a guest suite for when friends and family come to stay. All of our developments also include beautifully landscaped outside spaces which enhance both the building and the local neighbourhood, as well as providing a social area for homeowners to come together which is, importantly, accessible to older people.

The shared spaces provided with our retirement communities help to combat loneliness in later life more effectively. A ready-made supportive community is available for homeowners to access, whilst retaining their independence and involvement in the wider local area, as they choose. We make this a priority within our developments, ensuring that a range of social activities, events, organised outings and opportunities to make new friends are available to all its homeowners.

IMPROVING QUALITY OF LIFE



Statistics were sourced from: HBF survey of customers (2018), Internal homeowner survey (2017), Demos (2017) Internal data (2017), Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University (2014), Laing Buisson (2017), HCA (2010), Healthier and Happier: An analysis of the fiscal and wellbeing benefits of building more homes for later living prepared by WPI for Homes for Later Living (September 2019)

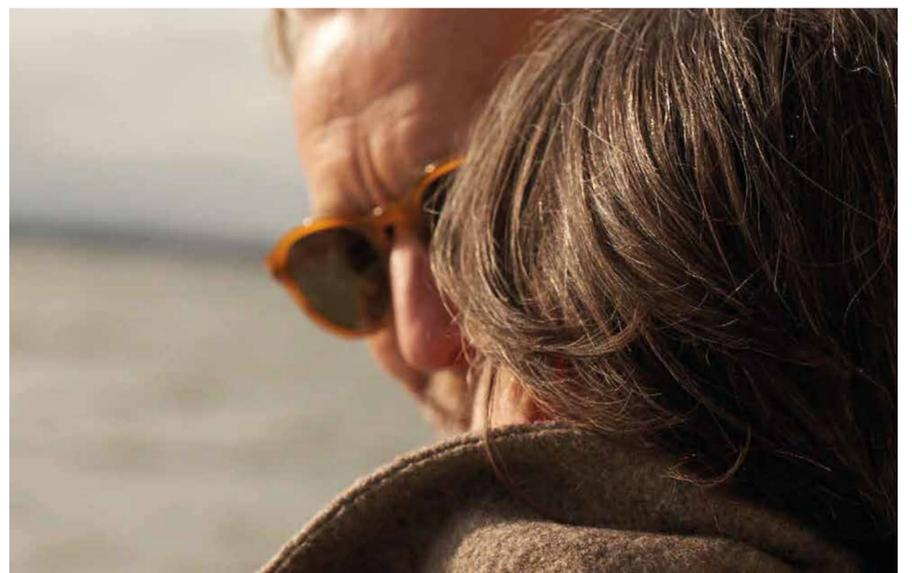
A SUSTAINABLE WAY OF LIVING

We work hard to build environmentally friendly developments, with each scheme having high standards of insulation and energy efficiency. The majority of our homeowners could save around £1,200 per year on running costs when compared with 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 homeowners 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 we look to ensure that our activities have regard to site neighbours and the general public.



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