



Indicative CGI of the proposed development

**We are pleased to announce that, following consultation with the local community and stakeholders, we have submitted a planning application to Exeter City Council for the redevelopment of land at the above site with specialist Retirement Living accommodation.**

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.

The regeneration of this site offers the opportunity to provide a sensitive redevelopment that will help fulfil a local need for this type of accommodation for older people.

It was important to us that the local community were given the opportunity to view and comment on the proposals before a formal planning application was submitted.

To achieve this, we offered meetings to neighbouring residents and local representatives, and hosted a virtual exhibition to which over 2,000 local residents and businesses were invited to attend. Unfortunately, the Council did not respond to the pre-application request that was submitted in February 2021. This means that we have submitted the plans shown during the consultation, but continue to consider the valuable feedback received post-submission.

We would like to thank you for your feedback during the consultation period, and as promised, this newsletter provides more details on the submitted plans for the site.

## OUR SUBMITTED PROPOSALS

The proposals include a total of 65 one- and two-bedroom Retirement Living apartments in a flexible range of tenure options, including for outright sale, part-rent part-buy, and rent and comprise:

- Tailored communal facilities, including a shared lounge with kitchenette that provides a social hub for residents and visitors and a hotel-style guest suite for when friends and family come to stay
- 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 there is currently a car parking area for the hotel
- One building of 2-3 storeys, that incorporates the use of flat roofs which reduce the overall mass of the building, this form has taken inspiration from nearby contemporary town houses
- A 'U' shape building that maintains reasonable distances to northern, eastern and western boundaries and minimises overlooking potential to neighbouring properties
- A select material palette, which has taken precedent from the prevalent materials in the surrounding area, most notably red brick and light coloured render
- The existing access from Topsham Road with be retained and widened, to allow for a new pedestrian path to access the building
- Cycle and mobility scooter storage 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 create a pleasant residential environment and maintain the existing, natural screen along Topsham Road

## RESPONDING TO LOCAL QUERIES

### Retention of Trees

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.

This includes the mature screening along Topsham Road, as well as a number of mature trees throughout the site. There will also be extensive tree planting throughout the development, particularly along the rear boundary to improve the relationship of the building with the properties at the rear of the site.

Furthermore, the proposal will introduce attractive areas of shared garden spaces for residents, alongside the retention of the large lawn to the front of the site.

### Height/Design of the Building

The proposal is a single building of two and three storeys in height, stepping down to two-storeys toward the west of the site to respect neighbouring properties.

The proposed building has been designed to be similar in height as the current building on-site.

The plans have been sensitively designed to respect the residential buildings surrounding site, and is set a reasonable distance from the neighbouring boundaries and arranged around a central landscaped garden to minimise potential overlooking.

### Materials

The proposal utilises red brick with white render detailing to complement the neighbouring properties and to positively add to the Topsham Road streetscape whilst respecting the scale and character of local buildings.

### Local Need

There is a significant need for specialist accommodation for older people in Exeter. **Exeter City Council Strategic Housing Market Assessment 2014/2015** reported that the number of over 65s in the Exeter area was anticipated to increase by over 44% up to 2033, and as such there is likely to be an increased demand on older persons housing.

This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.



CGI of the front elevation

## KEY BENEFITS

- Much-needed specialist housing provided for local people with beautiful landscaping
- An attractive development for this identified vacant brownfield site
- Ideal location, close to public transport links, shops and services
- Low levels of traffic generation and car ownership
- A boost for the local economy of around £670,000 per year, with nearly 80% of residents using local shops at least once a week
- The creation of new jobs in local shops as well as through construction, management and repairs
- Most homeowners move from within a 5-mile radius, releasing under-occupied homes back into the local market for families and first-time buyers
- 27% lower infection rates of Covid-19 in McCarthy Stone's developments compared with the general over 65s population
- Those in specialist retirement housing are half as likely to be lonely, making them significantly less likely to develop dementia



Site plan with the existing building outline in blue

## INFORMATION

McCarthy Stone's plans have now been submitted to Exeter City Council. The full plans are available to view via the Council's website: [www.exeter.gov.uk](http://www.exeter.gov.uk)

We hope that you find this newsletter helpful. If you have any further queries, please contact the project team on **0800 298 7040**, email [feedback@mccarthyandstone-consultation.co.uk](mailto:feedback@mccarthyandstone-consultation.co.uk) or visit [www.mccarthyandstoneconsultation.co.uk/exeter](http://www.mccarthyandstoneconsultation.co.uk/exeter)

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