

# **PROPOSALS FOR RETIREMENT ACCOMMODATION IN FARINGDON**

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# OUR VISION

## THE SITE

The proposal site is located at 5 Lechlade Road and 53 – 55 Gravel Walk, Faringdon. McCarthy Stone has acquired an interest in the site and believes it would be suitable to provide much-needed retirement accommodation.

The site is currently comprised of the land at the former Tetronics site, 5 Lechlade Road and the dwellings at 53 – 55 Gravel Walk. The land at 5 Lechlade Road has received permission for a number of residential developments in recent years, including the approval of a Reserved Matters application for 14 dwellings in August 2021. There are residential

dwellings surrounding the site to the north, east and west, and the Faringdon Bowling Club and the Faringdon Free Church Cemetery to the south.

McCarthy Stone’s proposals would see the removal of the existing buildings and land at the demolished former light industrial units, utilising the whole site to bring forward specialist retirement accommodation. We believe the site offers an opportunity to redevelop the land with sensitively designed retirement accommodation exclusive to those over 60s.

Indicative site images



## SUSTAINABLE LOCATION

The proposal site is well located at the northwest end of Faringdon, within 0.2 miles of a range of shops and services in the historic town centre, including local pubs, coffee shops, the post office, salons and barbers as well as within 1 mile to the large Tesco, Waitrose and Aldi superstores on Park Road to the south of the site. There are also sustainable transport connections nearby, with local bus services travelling into Swindon and Oxford.



# CONSULTATION



Indicative sketch of the proposals

## OUR PROPOSALS

We have recently acquired an interest in the former Tetronics site, 5 Lechlade Road and the dwellings at 53 – 55 Gravel Walk, Faringdon. We are in the early stages of 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; and are looking to have input from the current residents on our initial plans.

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

- A high-quality Retirement Living development featuring up to 50 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 three storeys in height, stepping down to two-storeys along the northern and western boundaries to respect the neighbouring properties
- A contemporary design that draws on features from the local area, including buff brickwork whilst keeping the building height to a minimum with a flat roof
- Parking for approximately 38 cars, including the provision of electric charging points and disabled bays, for homeowners, staff and visitors
- Retention of the existing vehicle access Canada Road, as well as pedestrian links to the public footpath to the north of the site

- 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 north of the building abutting the properties on Lechlade Road, as well as extensive tree planting throughout the site to create a pleasant residential environment

### Ground Floor Plan



We have carefully considered our design for the site, to breathe life into this brownfield site. Our proposals present a valuable opportunity to bring forward a specialist retirement community in this part of Faringdon, providing genuine choice for older people so that they can continue to live locally, near their existing communities and family, 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. Before we begin designing any proposal, our team of architects spend time carefully researching the architecture and character of the local area to ensure our plans include features and materials that reflect the local identity of Faringdon.

The site falls just outside of the Faringdon Conservation Area, and there are a range of architectural styles locally, with materials predominantly made up of buff stonework, with some render detailing. The proposals have therefore been carefully designed to respect the scale and design of buildings surrounding the site, utilising buff brick with light grey cladding to complement the local area.

We have carefully considered the scale of our proposals when designing the building to provide a 'T'-shaped

building within the centre of the site, away from the existing properties and to create appropriate separation distances from the public footpath along the northern boundary. To reduce overlooking, the building has been stepped down to two-storeys at the northern and western ends and windows towards the ends of the development closest to the boundaries have been minimised.



Buff brick



Light grey cladding



Anthracite grey windows

## HIGHWAYS

Vehicle access to the site will be provided via the existing entrance point on Canada Road to take cars and refuse vehicles safely off the road. The proposals include a total of approximately 38 car parking spaces. The proposed development will include two disabled spaces and charging points for electric vehicles.

This level of parking provision takes account of the lower traffic generation and car ownership associated with age-restricted retirement development. Pedestrian access will also be provided onto the existing public footpath to the north of the site to provide safe, accessible links to the wider area.



## OUTDOOR SPACES

We seek to ensure that all our developments have high-quality outside space for our residents to enjoy. Our proposal for Faringdon 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 Faringdon propose extensive tree and shrub 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 neighborhood.



Existing scheme at Didcot



Existing scheme at Cirencester

## 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 Vale of White Horse Local Plan 2031 Part Two (2019) highlights that the district has an ageing population, with the over 65 age group expected to increase by **58% up to the period of 2030** and that there is a need to “ensure that housing supply addresses the current and future needs of older people”. It goes on to note that “where possible, residential dwellings designed for older people should be located within close proximity to public transport routes, retail and other local facilities, including for health care.”

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