

MCCARTHY STONE SUBMITS AMENDED PROPOSALS FOR LAND AT 5 LECHLADE ROAD AND 53 - 55 GRAVEL WALK, FARINGDON



As you may be aware, McCarthy Stone submitted an application for the above site's redevelopment in May 2022 for specialist Retirement Living accommodation comprising 48 apartments together with communal facilities, extensive landscaping and associated car parking.

McCarthy Stone has subsequently resubmitted a series of amendments to the proposals, that have sought to respond to feedback received both after the original submission and from the public consultation held in November 2021.

The amended plans now proposed to redevelop the site with 44 self-contained Retirement living units, as well as communal facilities in the form of a homeowners' lounge, guest suite, and a mobility scooter store, as well as 36 parking spaces.

The amended application has also made a number of revisions, primarily to the building's design, that has reduced the height and massing of the development.

We remain committed to delivering this much-needed specialist retirement accommodation of this brownfield site. 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.

OUR AMENDED PROPOSALS

Our amended proposals have sought to respond to feedback received from the local community and officers, and comprise:

- A total of 44 one- and two-bedroom Retirement Living apartments in a flexible range of tenure options, including for outright sale, part-rent part-buy, and rent
- 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 36 cars, including the provision of electric vehicle charging points and disabled bays, for homeowners, staff and visitors
- One building that is a maximum of two and a half storeys in height. The building steps down to two storeys along the eastern boundary to respect neighbouring properties
- Vehicle access into the site retained from Canada Lane
- A simple, restrained palette is proposed, with buff brick the predominant material, that will be combined with lighter, contrasting grey brickwork features that help break up the overall mass of 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 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

INFORMATION

McCarthy Stone's amended plans have now been submitted to Vale of White Horse District Council. The full plans are available to view via the Council's website: www.whitehorsedc.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 or visit <http://www.mccarthyandstoneconsultation.co.uk/faringdon>

HOW OUR PLANS HAVE EVOLVED



Original proposal, East Elevation



Amended proposal, reduces height to two storeys and removes all protruding balconies

RESPONDING TO FEEDBACK

McCarthy Stone remains committed to meaningful community engagement, and have endeavoured to ensure that the local community have been given the opportunity to shape the proposals at every stage as the plans have progressed.

Our amended proposals have sought to reduce the height and massing of the development, and improves its relationship to heritage assets.

- The number of units has been reduced from 48 to 44, to ensure the overall mass and built form of the building is reduced.
- The overall height of the building to not exceed two and a half storeys, reduced from a maximum of three storeys proposed during the original application
- Furthermore, four apartments have been removed on the second floor to reduce the building height on the east elevation to two storeys
- The number of balconies throughout the design has been reduced, particularly along the eastern elevation to negate any impact to immediate neighbours
- The gable to the north elevation has been removed, together with moving the extent of the first floor element back away from the boundary by approximately three metres to improve the proposed relationship with Chase House.

