

# Welcome to our exhibition We are McCarthy & Stone

“We provide high-quality apartments and services to make later life a happy, healthy and rewarding experience”

## Our history and vision

Since building our first development in 1977, we have become the UK's leading retirement housebuilder. We have sold over 51,000 apartments across more than 1,100 different locations.

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.

Our exhibition today 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.

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](http://www.mccarthyandstone.co.uk)  
[facebook.com/mccarthyandstone](https://www.facebook.com/mccarthyandstone) [youtube.com/user/mccarthyandstone](https://www.youtube.com/user/mccarthyandstone)  
[twitter.com/mccarthyandstone](https://twitter.com/mccarthyandstone) [linkedin.com/company/mccarthy-and-stone](https://www.linkedin.com/company/mccarthy-and-stone)

## What is Retirement Living?

Retirement Living is all about creating a safe and secure environment for our homeowners to continue to live an active, independent life. 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, although the average age of residents upon purchase is 79. The majority of homeowners moving into our developments already live in the local area.

### Unlocking the housing chain



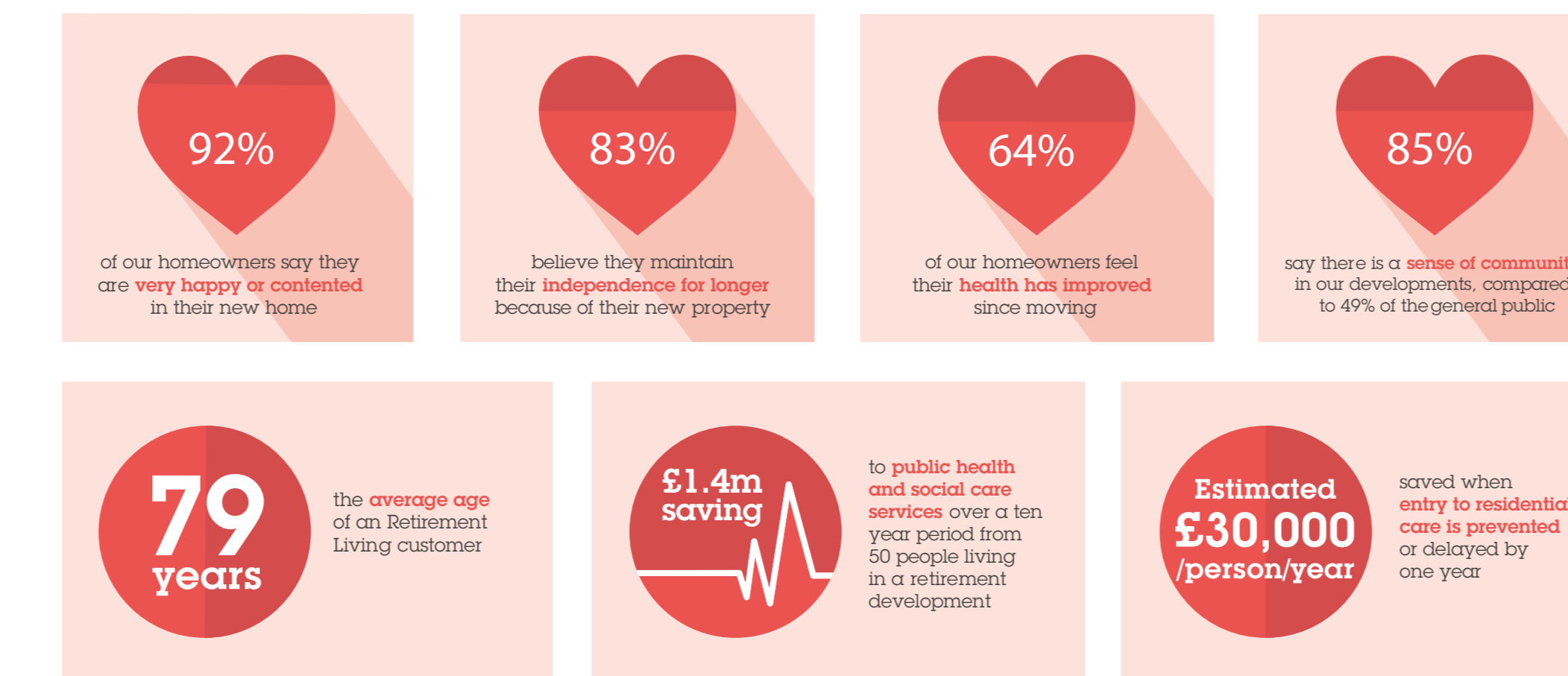
Statistics were sourced from: Internal data from McCarthy & Stone, 2016, and the Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014.

### 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.

### Improving health and wellbeing



Statistics were sourced from: Building Comparison: how better design can combat loneliness in later life, Dennis and McCarthy & Stone, 2016; Valuing Retirement Housing report, The Strategic Quality Centre, 2016; Internal data from McCarthy & Stone, 2016; The Local Area Economic Impact Assessment 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 Tom & Partners in 2004.

### Stunning shared spaces

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 homeowners' 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.

### A rapidly ageing population



Statistics were sourced from: Population projections by the Office for National Statistics (2014 based)

### 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.

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.

### Supporting the local community



Statistics were sourced from: The Local Area Economic Impact Assessment 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 Tom & Partners in 2004.

## Caring for the environment

### A sustainable way of living

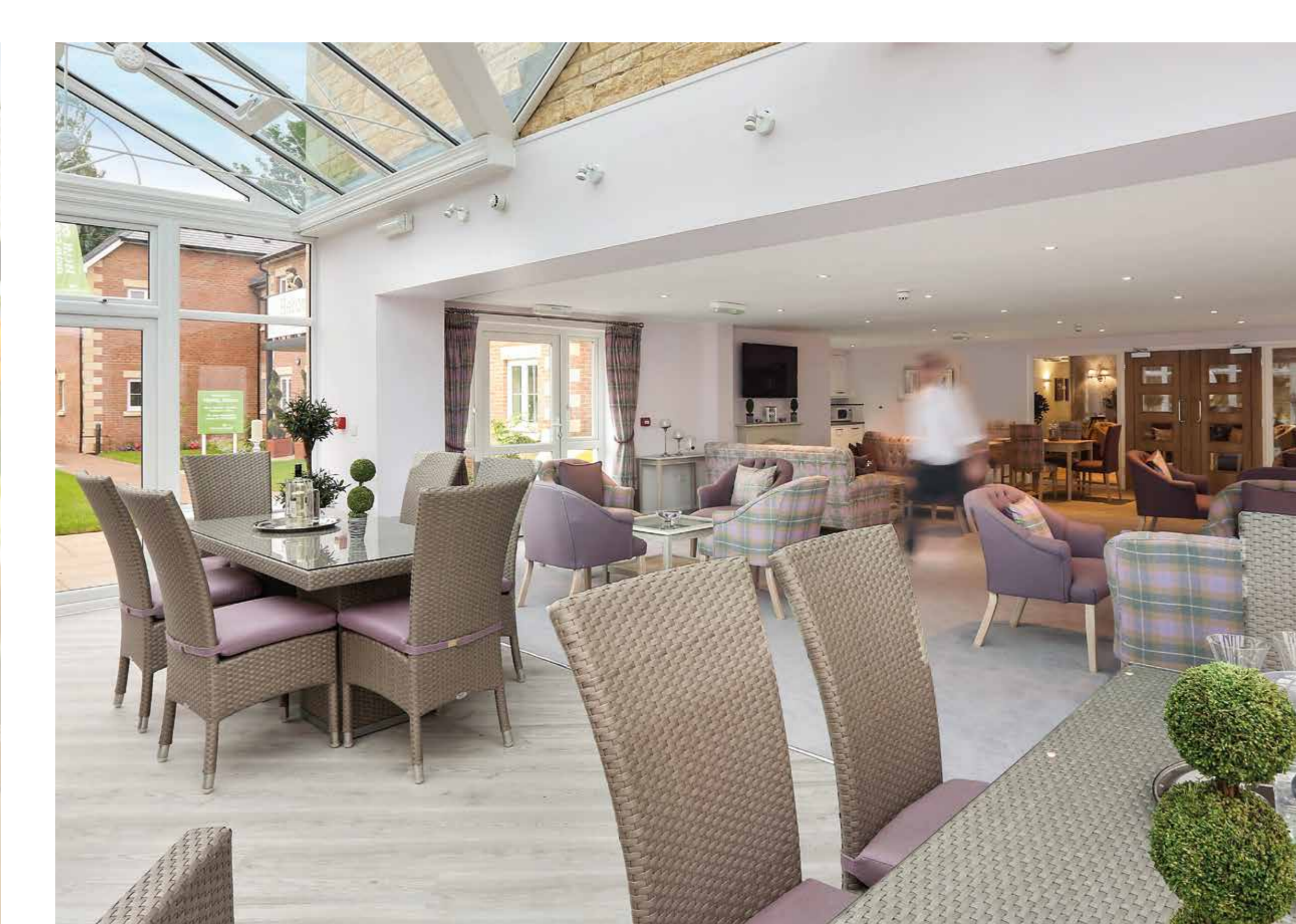
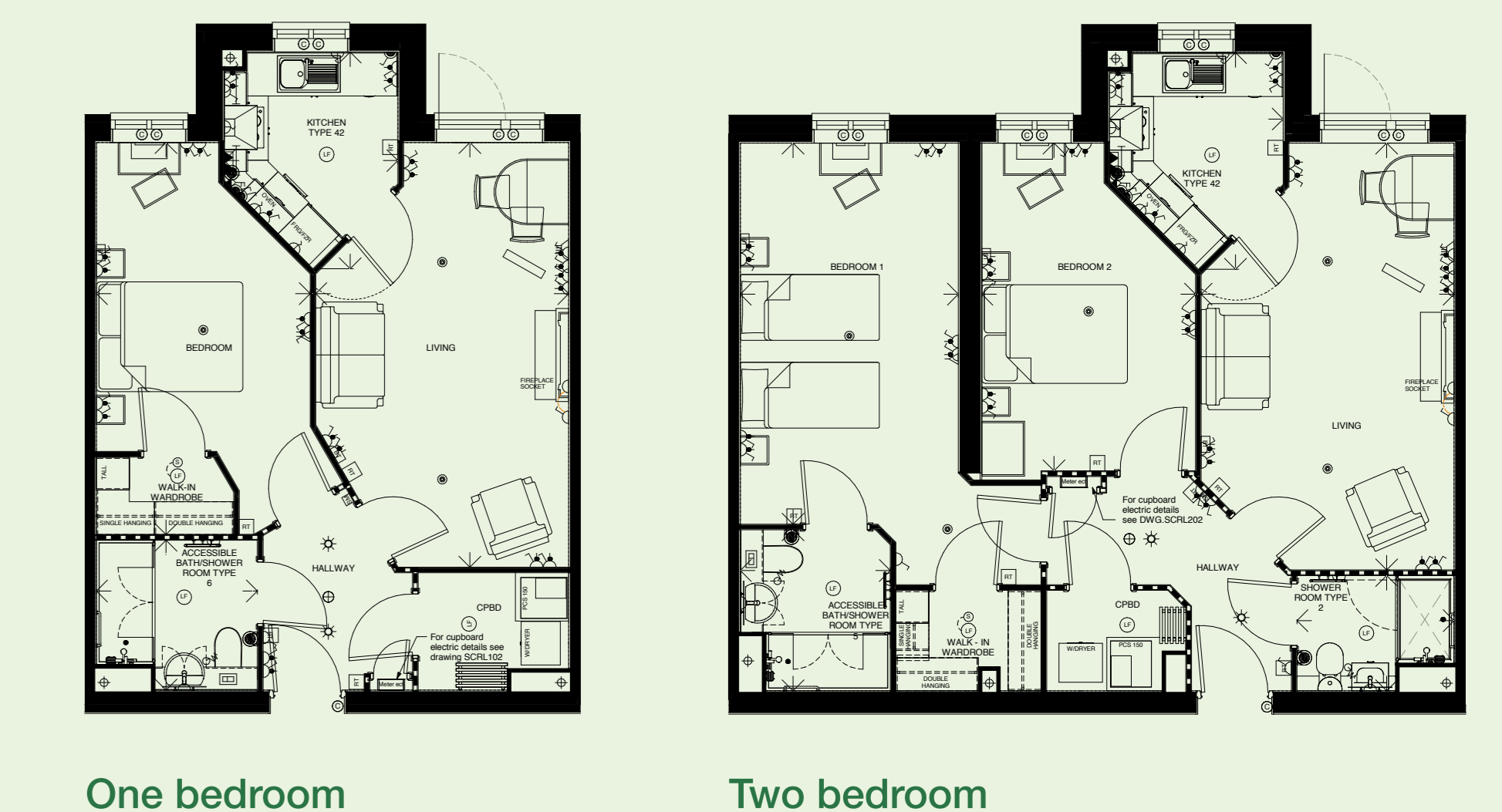
We work hard to build environmentally friendly developments, with each scheme having high standards of insulation and energy efficiency. In a recent survey, 51% of our homeowners said their heating bills were noticeably less compared to their previous property.

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.

### Typical apartment layouts



**McCarthy & Stone**  
The UK's leading retirement housebuilder

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ, No. 662231, Registered in England and Wales

# Enhancing your local area

## Redevelopment of the Church Street Car Park, Nuneaton

Today's public exhibition displays our proposals to redevelop the Church Street Car Park, Nuneaton with new high-quality Retirement Living accommodation, associated car parking and attractive new landscaping.

### About the site

As you may be aware, the site comprises a car park, which is currently owned and managed by Nuneaton and Bedworth Borough Council, along with a series of small retail units. The site also adjoins the George Eliot Memorial Gardens, a local landmark.

Our plans, which are still at a preliminary stage, propose to regenerate the entire site through demolishing the existing retail units and building a new residential building. The scheme has been designed to complement and respect the character of the local area while also improving the local outlook.

This brownfield site is ideally located to provide much-needed new homes for older people, being within walking distance of nearby shops and services located in the town centre.

### Local need

The over 65s population in the Nuneaton and Bedworth area is predicted to rise by 59% over the course of the next 20 years. Redeveloping this brownfield site with new Retirement Living apartments will help to provide much-needed specialist homes for local older homeowners.

### Characteristics of the local area

Before we begin designing any proposal, our team of architects spend time carefully researching the built environment and character of the local area to ensure a sensitive design is achieved.

We have given particular consideration to the existing buildings in the vicinity during the production of our plans and design for this site. Our proposals have been designed to improve the character of the surrounding area, taking cues from the local architecture and also locally distinctive materials and design features.



### Our approach to design

We design our schemes to express a unique character of their own - to meet the needs of our homeowners and to positively contribute to the appearance of the surrounding environment.

#### Our proposals

- A high-quality Retirement Living scheme delivering approximately 50 one and two bedroom apartments.
- Tailored communal facilities, including a homeowners' lounge and guest suite, a lift to provide level access for residents throughout the development and an internal refuse store, together with a House Manager's office.
- Gated on-site car parking, situated at the rear of the site, within a landscaped courtyard, offering approximately 31 car parking spaces – adequate for both residents and visitors.
- A single and gated vehicle access point off Mill Street.
- The proposals also feature a communal roof terrace at the rear of the property, providing attractive views of the George Eliot Memorial Gardens.

#### Design

- A single new building, which will deliver attractive new frontages along Church Street and Vicarage Street, positively addressing the site's prominent location.
- A traditional design is proposed that makes reference to local architectural features and materials, including the use of pitched roofing, traditional red brick and render.

#### Height

- The height of the new building is a mixture of two and a half, three, and a half, and four storeys, responding to the prominent location of the site, while also providing attractive views overlooking the George Eliot Memorial Gardens from the rear of the building.

#### Landscaping

- The proposed development will deliver a new attractive landscaped frontage along Church Street and Vicarage Street.
- Our plans also include additional landscaping, including new tree planting and attractive new garden areas, together with attractive boundary treatments, further improving the local outlook.

We have worked hard to design a high-quality development which is in keeping with the distinctive local character in terms of the use of materials, scale and mass, while introducing new homes to meet the needs of the elderly.



**McCarthy & Stone**

The UK's leading retirement housebuilder

McCarthy & Stone Retirement Lifestyles Limited, Registered Office 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ, No. 6622231, Registered in England and Wales