

PROPOSALS FOR RETIREMENT LIVING ACCOMMODATION ON CROUCH LANE, SEAFORD

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WELCOME TO MCCARTHY STONE'S PROPOSALS FOR SEAFORD

EXCITING NEW PROPOSAL

McCarthy Stone, the UK's leading developer and manager of retirement communities, has recently acquired an interest in the former Seaford & District Constitutional Club on Crouch Lane, Seaford, and is bringing forward exciting proposals for a new retirement community. This proposal is designed to help address the diverse needs of Seaford's growing ageing population. Also included in the proposals will be a new ground floor club facility for Seaford Constitutional Club.

OUR VISION

Our vision involves redeveloping the site to provide retirement accommodation for those aged over 60, together with indoor communal facilities, high-quality landscaped gardens and on-site car parking.

PROJECT STATUS

As part of our commitment to community engagement, we are currently consulting the local community and elected representatives on our proposals ahead of finalising our planning application.



Proposed lower ground floor site layout



OUR VISION

THE PROPOSED SITE

The proposal site is located on the corner of Crouch Lane and East Street, in the centre of Seaford. The site is currently occupied by the building of the Seaford & District Constitutional Club.

McCarthy Stone believes the site is in a suitable and highly sustainable location to provide much-needed retirement accommodation for people in later life in Seaford.

Future residents of the proposed development will be within easy access of local amenities, including shops, cafes, and restaurants. The site also benefits from connections with a good network of roads, footpaths and public transport routes to the nearby town centre and surrounding towns and villages.



Site Layout Plan

OUR VISION

OUR PROPOSALS

The proposal will comprise of a mixture of one- and two-bedroom units to include:

- 40 retirement apartments for those aged over 60, to encourage independent living
- Communal facilities including residents' lounge, reception, office, function space, mobility store and outdoor areas
- Associated parking spaces
- Re-provision of a club facility to suit their current and future need



Artist's impression of McCarthy Stone's proposals for the former Seaford & District Constitutional Club site

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. Customers 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.

SAFETY AND SUPPORT DURING THE PANDEMIC

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.

FRIENDSHIP, FUN AND SUPPORT

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 readymade 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.

OUR PROPOSAL

RETIREMENT APARTMENTS FOR THOSE AGED OVER 60

McCarthy Stone’s plans for new Retirement Living accommodation, providing choice for older people in the local area comprise:

- A high-quality scheme featuring around 40 Retirement Living apartments comprised of 19 one-bedroom and 21 two-bedroom units.
- Communal facilities within the apartment building including a residents’ lounge, guest suite, internal refuse store, and mobility scooter storage with charging points.
- Provision of on-site car parking, including disabled spaces and electric vehicle charging points.
- A new ground floor club facility for Seaford Constitutional Club.
- High-quality, professionally landscaped gardens around the site, improving the site boundaries with new shrub and tree planting as well as the retention of most existing trees on site.
- Low levels of traffic generation and car ownership given the sustainable location of the site.
- Ideal location in Seaford, a short walk from local shops, services and public transport connections.
- Support for the local economy through increased local spending.
- Release of family-sized housing in the area back onto local markets as residents downsize to our apartments.

All estate management is provided in-house by McCarthy Stone.



Artist’s impression of McCarthy Stone’s proposals for the site

OUR DESIGN

As with every McCarthy Stone development, a community feel is encouraged with communal spaces and a limited number of apartments, so that residents can get to know their neighbours.

Before designing any proposal, the team of architects spend time researching the architecture and character of the local area to ensure a sensitive design that is in keeping with its surroundings. The layout of this development has considered the site's relationship with neighbouring properties, as well as the amenity and privacy of future residents.

Our proposals for the land have gone under an evolving design process, through consultation with officers at Lewes District Council.

The site is in a sustainable location and is a short walk to Seaford town centre. The regeneration of this site will help meet a strong local identified need for specialist retirement accommodation, as well as providing a new ground floor club facility for Seaford Constitutional Club.

The site will provide a 31 space parking court, including 3 disabled spaces, and an additional 5 spaces to serve the relocated constitutional club.

Attractively landscaped gardens will complement the site layout, optimizing existing trees and planting to enhance and strengthen site boundaries and natural screening. Additional planting will improve the overall look of the site.

We have carefully considered our design for the scheme, to breathe life into this unused site. Our proposals present a valuable opportunity to bring forward a specialist retirement community in this part of Seaford.

We have had the early engagement of a Heritage Consultant and Urban Designer who have helped shape the scheme.

We are preserving important views to the seafront and Martello Tower.



Front Elevation



Indicative elevations of McCarthy Stone's building

HIGHWAYS

The scheme proposes two new vehicle access points from Crouch Lane to the western edge of the site, whilst retaining the existing pedestrian access to the north.

The proposal includes 31 on-site car parking spaces for McCarthy Stone residents, staff and visitors, including provision of disabled spaces and charging points for electric vehicles. There will be an additional 5 spaces to serve the relocated constitutional club.

The level of parking provision has been discussed with officers at Lewes District Council and takes into account the low levels of traffic generation and car ownership associated with this type of development. Its highly sustainable location will mean most residents will not need to rely on a private vehicle.

We have considered impacts on the local highway network to which there would be negligible impact but further discussions will be held if any road improvement works are required as a result of the development.



Site plan showing the proposed highways access and car parking layout

OUTDOOR SPACES

McCarthy Stone seeks to ensure all its developments have high-quality communal and private outside space for our residents to enjoy. Particularly during the recent pandemic, this has been of paramount importance.

The proposal for the site includes landscaped areas, as well as outdoor seating and improvements to the site boundaries, through new shrub and tree planting. Existing trees will be retained where possible.

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.

McCarthy Stone's own management companies will maintain the grounds on behalf of the residents to ensure the landscaping develops and matures to enhance both the building and the local neighbourhood.



LOCAL NEEDS AND BENEFITS

Seaford has an ageing population and developing this site with specialist retirement accommodation will help to address a need for specialist housing for local older people.

Lewes District Council acknowledges that there is a local need for this type of accommodation that provides affordable retirement options for the town’s older residents.

The sustainable location of this development will result in a positive impact on the local economy, where residents have easy access to local shops and services, which is often the preferred place for residents to visit rather than larger facilities further afield.

This spending by older people can help maintain local outlets from the newsagents and the butchers to the bakery, pub, and local cafe – in other words the shops and community spaces which make up the heart of the local area.

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:



£1.23m – Total expenditure in the local economy each year through jobs and local spending



The average 80-year-old feels a decade younger after moving to 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 through the Extra Care housing and the care home 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



£3,500 – average health and social care saving per person per year when someone moves into retirement housing



Sustainable location close to shops and services

FEEDBACK

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

