

BENEFITS OF THIS TYPE OF HOUSING

McCarthy Stone's specialist retirement housing has a number of benefits to the local high street, as well as wider health and social benefits:



£347,000 – average spending every year in the local high street



The creation of new and permanent jobs in the high street as well as further jobs in construction, management and repairs



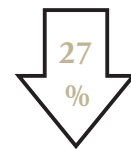
Release of under-occupied family homes back into the local market, which will in turn improve the supply of homes for first-time buyers



80% of our customers use the local shops daily or often



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



27% lower infection rates of Covid-19 in McCarthy Stone's developments compared with the general over 65s population



£125,200 more expenditure on average than a general needs market scheme The creation of new and permanent jobs in the high street as well as further jobs in construction, management and repairs



The average 80-year-old feels a decade younger after moving to specialist retirement accommodation



Those in specialist retirement housing are half as likely to be lonely, making them significantly less likely to develop dementia

LET US KNOW YOUR THOUGHTS

If you would have any questions regarding the proposals, please get in touch via our dedicated information line, **0800 298 7040** or by email on feedback@mccarthystoneconsultation.co.uk. You can also visit the project website on mccarthystoneconsultation.co.uk/westgateonseas which contains an online feedback form where you can record your views. You can ask to be kept updated on the scheme by filling out a reply slip that accompanied this newsletter.

The consultation will run for two weeks from **Tuesday 25th January** until **Tuesday 8th February**. Please aim to submit reply cards within this time frame.

McCarthy Stone's proposals for land at Canterbury Road, Westgate-on-Sea

McCARTHY STONE
Life, well lived



Proposed north elevation

McCarthy Stone, the UK's leading developer and manager of retirement communities, is bringing forward proposals for land at the former St Peter's Church, Canterbury Road, Westgate-on-Sea.

As you will likely be aware, the site received planning permission for its development to provide a mixed-use scheme. The existing consent permits a new 4-storey building containing commercial office space on the ground floor and residential apartments on the first to third floors.

With the principle of the site's redevelopment established through this existing permission, McCarthy Stone has since acquired an interest in the site and are in the process of bringing forward our proposals to develop the site and deliver specialist Retirement Living apartments.

The reimagined plans for the site comprise:

- 38 one- and two-bedroom Retirement Living apartments, for those aged over 60 in a range of tenure options, including purchase, rent and part-rent, part-buy
- A design that respects heritage assets and uses materials that reflect the surrounding area and the extant planning approval
- The building will be situated within the treeline, reducing the visual impact of the development
- A development that reflects the parameters of the scale and height previously approved
- Parking for around 27 cars, including electric car charging points, as well as space for internal mobility scooter and cycle storage
- The retention of vehicle, cycle and pedestrian access from Canterbury Road
- Tailored shared facilities within the building, including a communal lounge with a kitchenette and hotel-style guest suite and a landscaped garden



Extant application front elevation

OUR PURPOSE

McCarthy Stone is the UK's leading developer and manager of retirement communities, operating over 475 developments across the UK for more than 20,000 people.

Our customers maintain their independence within a beautiful, secure, contemporary private home, while enjoying the peace of mind that help and care is on hand if needed.

Our retirement communities make a positive difference to the lives of its customers and the organisation is focused on supporting and championing the role, wellbeing and happiness of older people in society.

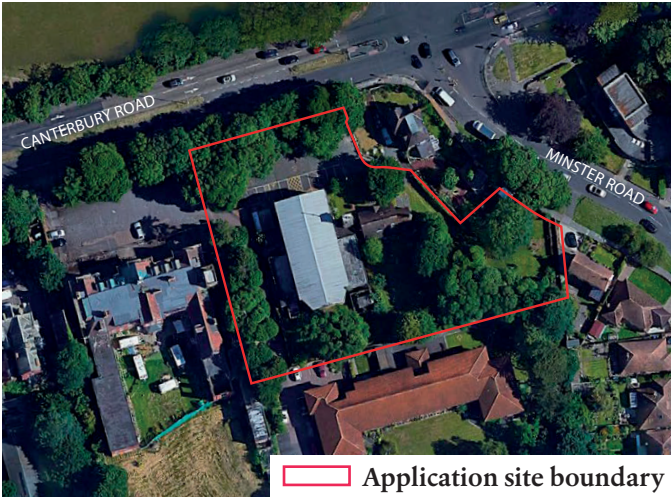
We believe that retirement living is so much more than simply deciding to move into a new home that's better suited to our customers' needs. It's also an opportunity for them to embrace a new way of life, to have the freedom to live a lifestyle with more choices and more time to do the things they enjoy.



SITE LOCATION

The site at the former St Peter’s Church is located on the junction between Canterbury and Minster Road in the southern part of Westgate-on-Sea and to the west of St Augustine’s venue.

The site lies on the southern side of the Canterbury Road, with Saint Saviour’s Church of England Junior School opposite and the south and east of the site is characterised by residential development. The is well located within 0.2 miles of the Westgate-on-Sea railway station and high street and a regular bus service to Canterbury and Minnis Bay directly outside the site.



Application site boundary



HIGHWAYS CONSIDERATIONS

McCarthy Stone’s developments, by their very nature, given the age of those moving in, and proximity to local facilities, tend to have a minimal impact, with low levels of traffic generation and car ownership. Those residents who do remain car owners are much less likely to travel during peak hours.

CAR PARKING

The move to specialist retirement housing is ‘needs-based’ and will often correlate with homeowners choosing to give up their cars. Our studies have shown that 16% of residents had given up their cars 5 or more years before moving into our schemes. **In addition, 34% of residents in the developments surveyed gave up their car in the same year they moved in and a further 14% stopped owning a car a year later.**

CONSERVATION

The site shares a boundary with Westgate-on-Sea Conservation Area and there are several listed buildings nearby. This has had a direct impact on the design of the proposals which will be delivered using high quality materials that respond to this context. The building will be a larger structure which is characteristic of Canterbury Road. It will also be set back to maintain the building line and pattern of the road. Trees will also be retained to maintain the wooded contribution to the Conservation Area. Collectively, these factors mean the scheme will have a positive contribution to these important heritage assets.



Proposed south elevation

RETIREMENT LIVING

Retirement Living creates safe and secure environments to enable our customers to continue to live an active, independent life. Customers 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 in a flexible range of ownership options from outright sale, to shared ownership, rent and part rent-part buy.

Designed to make life a little easier

Our developments are carefully designed with the needs of our customers in mind, with step-free access throughout the building.

The beautiful apartments are all built to generous internal space standards and are adaptable for wheelchair use. They are built to incorporate features designed to help customers 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.

Stunning shared spaces

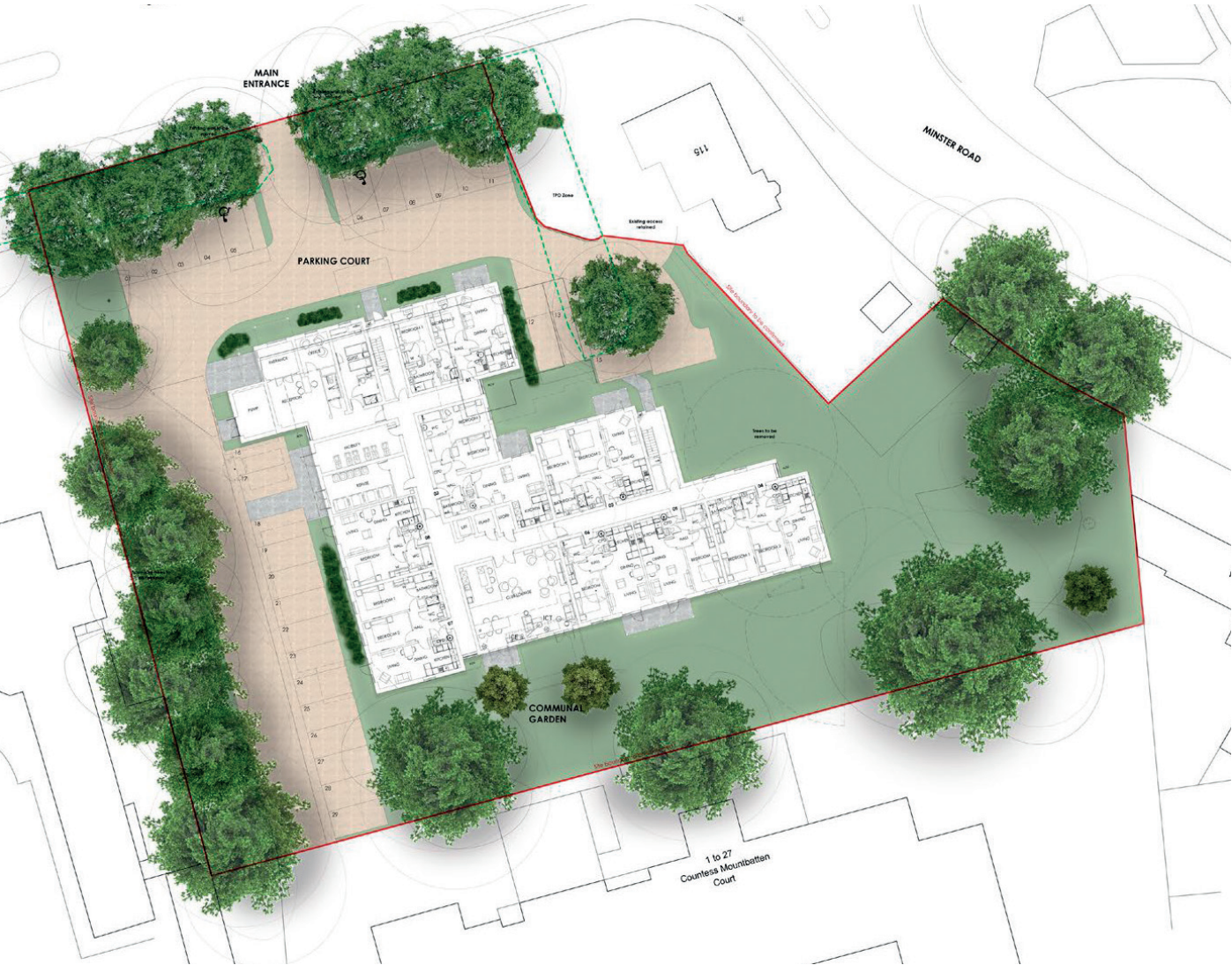
Along with the benefits of independent living within their own apartments, residents are able to enjoy activities in the shared spaces within the development, including a club lounge, guest suite and landscaped outside spaces. These shared spaces within retirement communities help to combat loneliness in later life more effectively, as there is a ready-made community available. We make this a priority within our developments, ensuring that a range of activities, trips and opportunities to make new friends are available to our residents.

DESIGN STRATEGY

The development is positioned in the middle of the site avoiding the protection and boundary trees. It is slightly larger than the existing consent but further from neighbouring properties.

Vehicular access is from Canterbury Road and leads to the parking court to the north and west of the site. The existing wall along the access boundary will be moved and access widened to increase safety of vehicles moving in and out.

The proposal also includes a landscaped communal garden to the south of the plot. This location provides a sheltered and private space away from the main vehicular entrance.



Site layout plan