

Welcome



McCarthy & Stone
Retirement Lifestyles Ltd

McCarthy & Stone is committed to consulting with the community.

We invite you to complete one of our feedback forms once you have viewed the preliminary proposal on display.

Your views will be considered prior to a formal planning application to The City of Edinburgh Council in April this year.



Proposed refurbishment and conversion of the former Barnton Hotel plus new development of Extra Care Accommodation (Assisted Living) for the frail elderly, Barnton, Edinburgh



About the proposed development

The proposal is to refurbish and convert the former Barnton Hotel into residential apartments for sale on the open market.

The adjacent land will be used to create a new development of Extra Care Accommodation (Assisted Living) for the frail elderly. This will be undertaken by Your Life Ltd, a joint venture company set up by McCarthy & Stone Retirement Lifestyles and the Somerset Care Group to provide and manage Extra Care Accommodation for the frail elderly throughout the UK.

McCarthy & Stone

Established in 1963 McCarthy & Stone is regarded as the market leader in the provision of accommodation for the elderly, having completed over 950 developments throughout the UK. Across Scotland, we have more than 80 retirement developments, providing over 3,600 homes in areas including Edinburgh, Glasgow and Aberdeen.

We have been delivering specialised Extra Care Accommodation in England and Wales since 2000 and are now building on its success with developments in Scotland. The first two are being constructed in Glasgow and Aberdeen.

McCarthy & Stone will develop the accommodation at Barnton and be responsible for ongoing facilities management once complete.

The Somerset Care Group

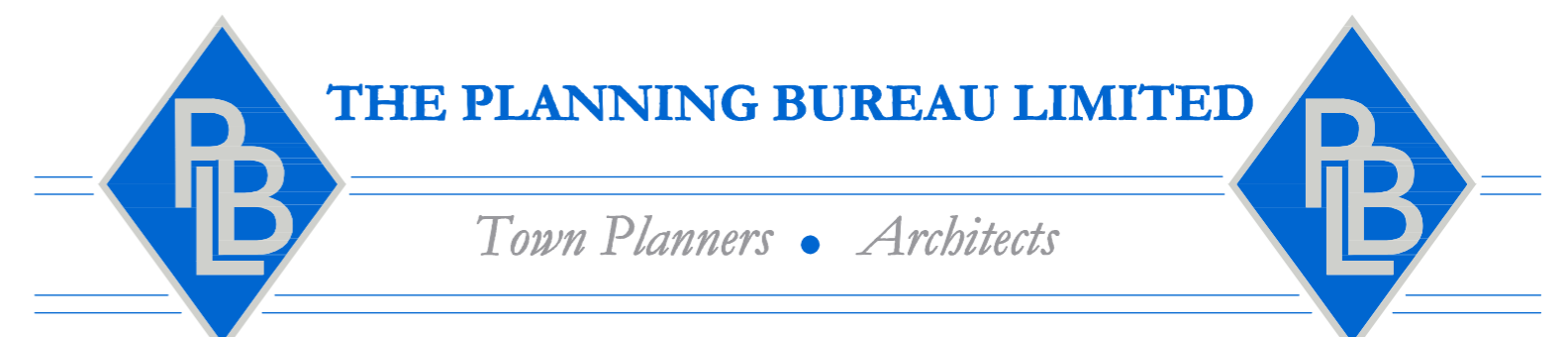
One of the largest 'not for profit' care companies in the UK, Somerset Care will be responsible for overseeing the provision of domestic and personal care services for residents and all of the management services in relation to staffing at the development.

The Planning Bureau Ltd

The Planning Bureau, Consultant Planners and Architects, is responsible for the overall design of the development and oversees the planning application.

Page \ Park

Award winning Page \ Park Architects are specialists in conserving architectural and planning heritage and have been appointed to design the refurbishment and conversion of the former Barnton Hotel.



Giffnock, Glasgow – Under Construction (Extra Care Accommodation)



Cults, Aberdeen – Under Construction (Extra Care Accommodation)



Caiystane Court, Firhill, Edinburgh – Completed



Portobello, Edinburgh – Proposed

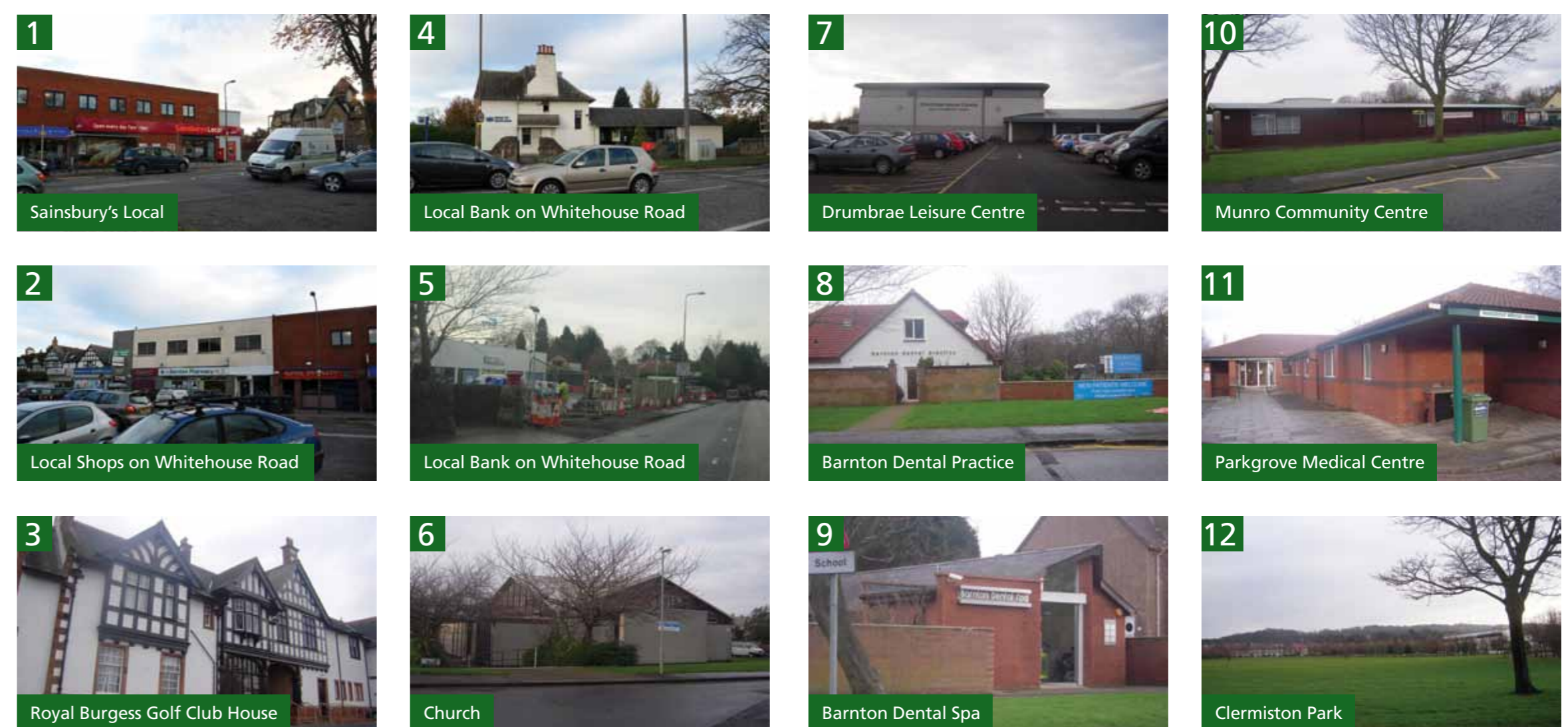
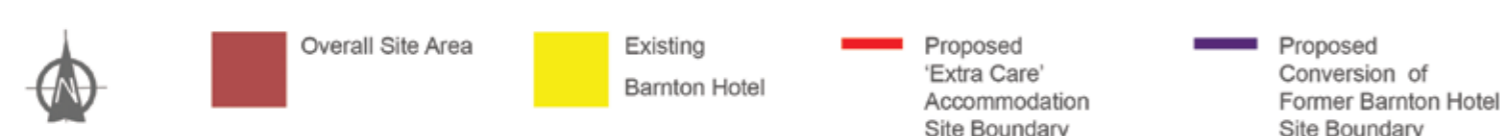


The Site

Situated in the residential area of Barnton, the site is approximately 4 miles to the north west of Edinburgh city centre. It is in a very prominent position, adjacent to the busy Barnton junction, which is formed by Queensferry Road, Maybury Road and Whitehouse Road.

The site is approximately 1.56 acres in area, and is relatively level. The former Barnton Hotel, built in 1895, occupies the south west corner of the site and is currently in a derelict condition following its closure in 2004. As the building is grade C(s) listed, there is an expectation it will be retained and refurbished.

The site is located in close proximity to a variety of shops and community facilities and adjacent to bus stops which provide access to Edinburgh City Council Centre and further afield. McCarthy & Stone believe the site is well located for extra Care Accommodation for the frail elderly and propose to refurbish and convert the now derelict former hotel, as part of the overall development of the site.



Previously Approved Application By JM Architects (Ref no. 05/02336/ful)

Previously Approved Queensferry Road Street Elevation



In 2006, Conditional Planning Permission was granted by The City of Edinburgh Council for the conversion of the former hotel into nine open market flats with 68 open market flats in two separate four storey blocks. A total of 77 parking spaces were proposed.

Due to the downturn in the market the previous developer decided to sell the site to McCarthy & Stone.

Previously Approved Ground Floor Plan





Barnton Hotel - the history

The former Barnton Hotel is recorded by Historic Scotland (building no 48508) as being designed by Edinburgh Architect, George A. Lyle, in 1895, although it is not indicated on the 1896 Country Series Plan.



On the 1909 Country Series Plan the Hotel is indicated adjacent to the Barnton Brig Railway Station which was originally opened by Caledonian Railway in 1894 (closed 1951). The 1909 plan also indicates the Barnton Golf Course and the start of residential development to the west and east of the site.

The extensions, which were of contemporary design and unsympathetic to the original design, were demolished following the closure of the hotel in 2004.

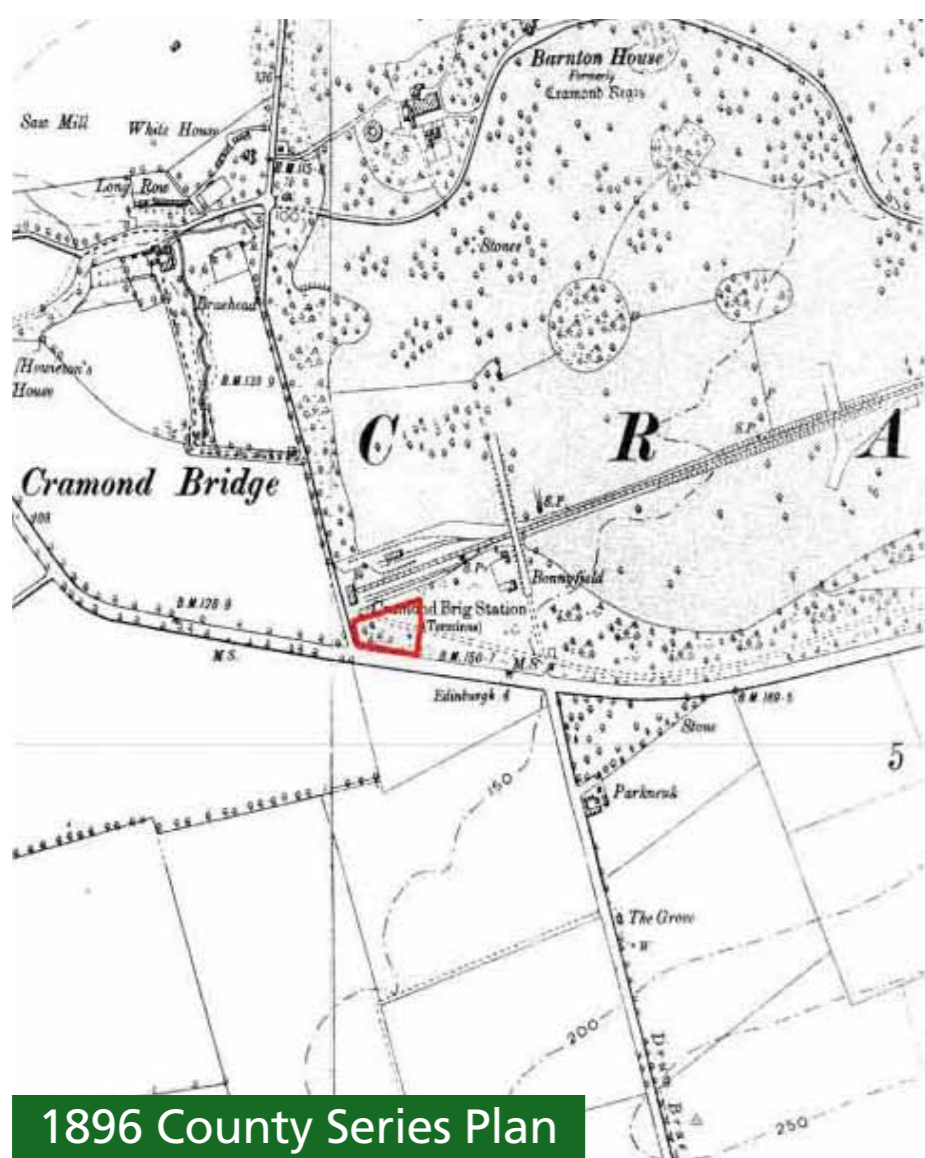
Since then various proposals have been prepared for the retention or demolition of the building in conjunction with the redevelopment of the adjacent site. These have proven to be unsuccessful for either planning or economic reasons.

The building is now in a deteriorating condition and is indicated on the Buildings at Risk Register (ref: 2868) as Condition: Poor, Category of Risk: High.

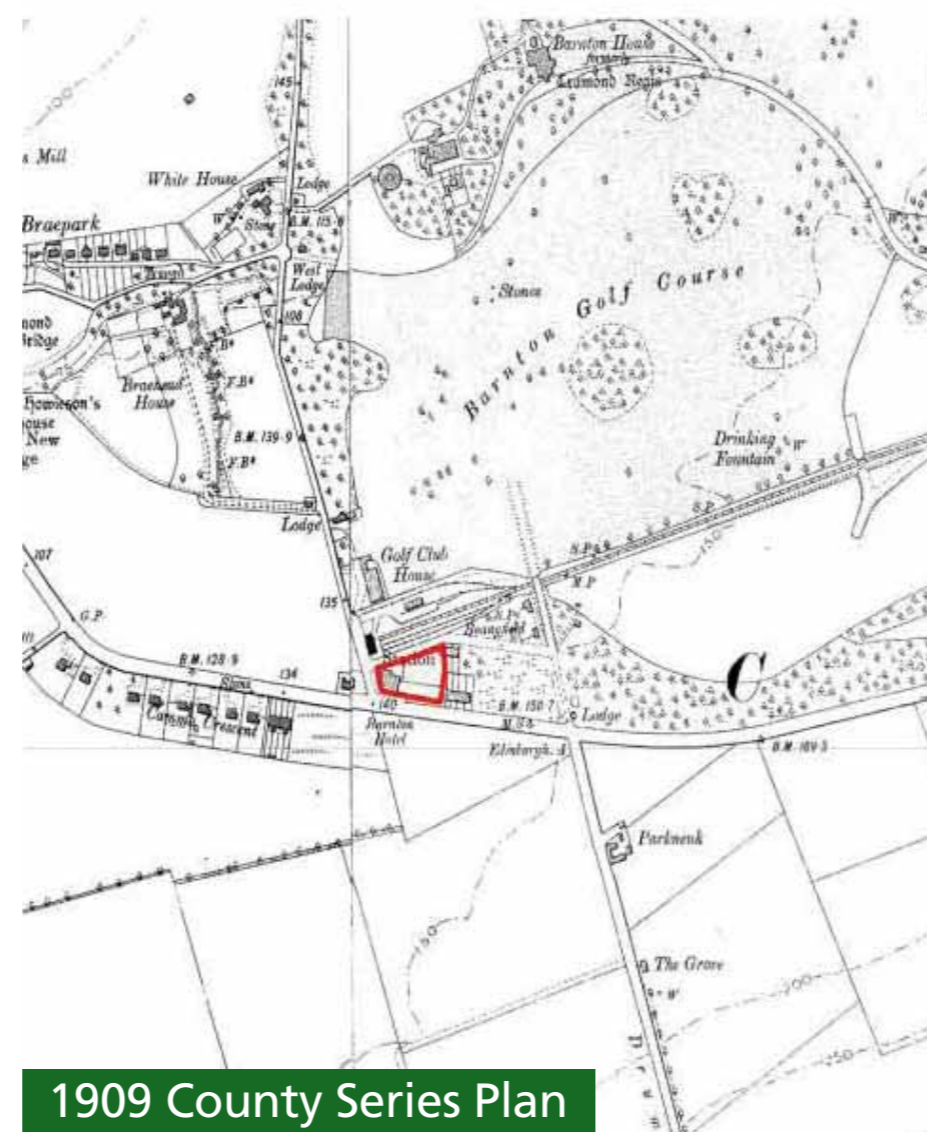


Historic Scotland has listed the building Category C(s) indicating it is an "important landmark on a prominent site at the entrance to the city. Although extended and altered internally, the core of the late 19th century villa remains".

Historical plans indicate the Hotel was altered and extended a number of times since 1960.



1896 County Series Plan



1909 County Series Plan



1967 National Grid Plan



1990 National Grid Plan





Barnton Hotel - existing and proposed

Similar to the consented 2006 approval, McCarthy & Stone proposes to refurbish and convert the building into nine flats for sale on the open market.

This will be led by Page\Park, specialist conservation consultants, in consultation with Planning and Historic Scotland, to ensure work to the building will be sympathetic and to a high standard.

An initial appraisal of the building concluded it is structurally sound below eaves level but has deteriorated significantly due to being unoccupied for a number of years, ongoing water ingress and vandalism.

To stop this deterioration, and to allow a detailed survey to be carried out, McCarthy & Stone has carried out work to secure the building, making it wind and water tight, where possible, and clearing the interior of debris and bird life.



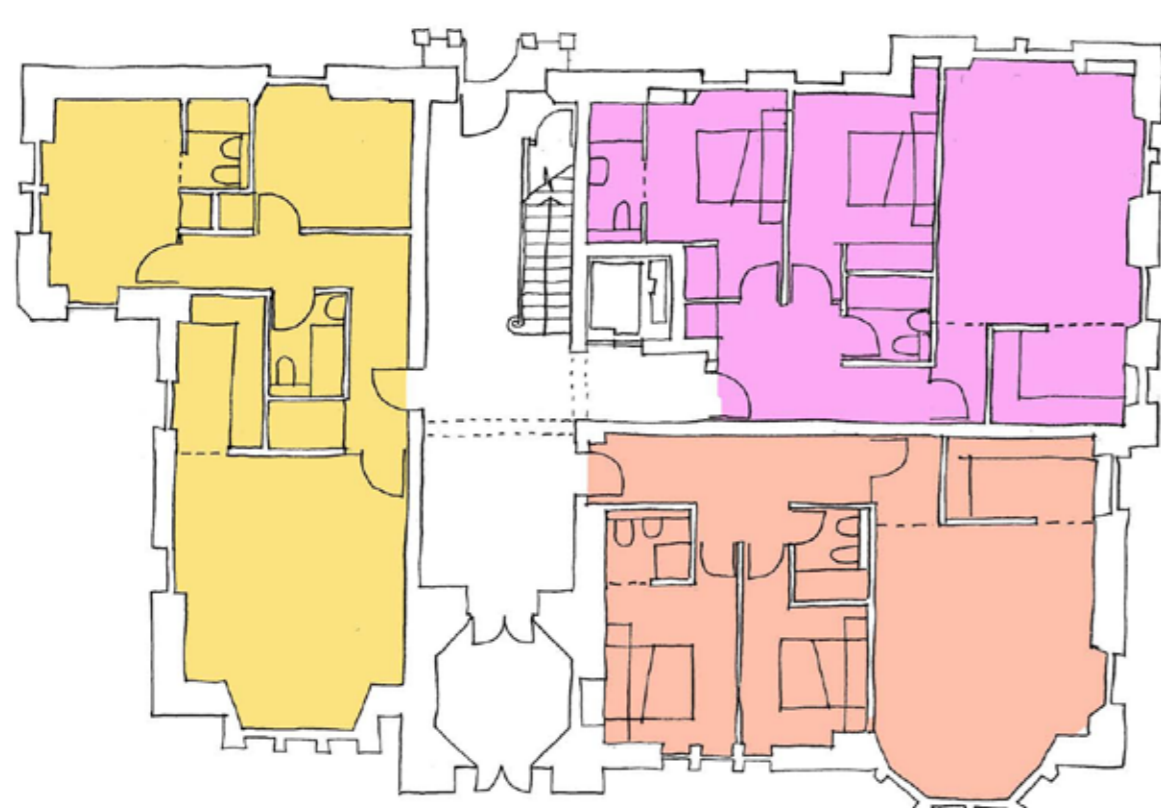
Proposed South Elevation



Proposed North Elevation



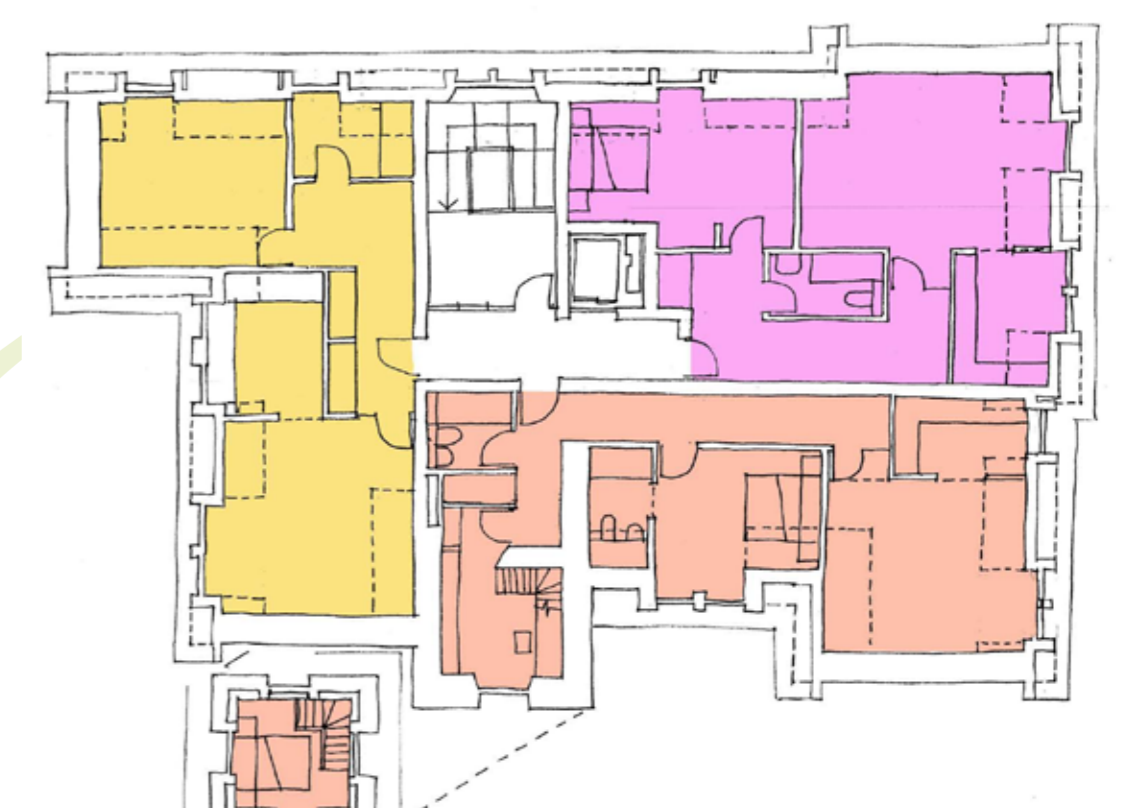
Proposed East Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan and Tower



Extra Care Accommodation

This specialised form of housing is designed and built to meet the specific requirements of older owner occupiers who need additional care and support. It is developed for people over 70, with the average age of a resident being approximately 83.

It offers an affordable alternative to a residential care or nursing home. Residents own their apartment and can access domestic and personal care and support services from an on-site agency, with qualified registered care staff, who are on call 24 hours a day, 7 days a week.

Fully flexible care and support packages are available depending on the needs of individuals, so people pay only for the care they need; this could be on a temporary basis when someone comes out of hospital or a more comprehensive package.

The proposal

The proposed Extra Care Accommodation to be developed on the land adjacent to the Hotel will consist of a range of care facilities including a communal residents lounge, function room, serviced restaurant, guest suite for visitors and 73 specifically designed homes for the frail elderly.

There will be the provision of 27 car parking spaces. This is considerably lower than the provision of 77 parking spaces in the consented 2006 application because McCarthy & Stone research shows that Extra Care developments experience a significantly lower level of car ownership and traffic generation.

Community benefits

The proposed development will offer a number of benefits including:

- refurbishing the derelict Barnton Hotel, a listed building of historic value
- significantly enhancing the townscape of Barnton by rejuvenating this important and prominent site
- enhancing the appearance of the adjacent vacant land, bringing it into care use
- introducing much needed new accommodation for local frail elderly people, close to the shops, local services and public transport
- helping to free up local family housing to the open market
- occupation of the site regarded as a good neighbour
- low levels of car ownership and traffic generation, particularly compared to the previous housing proposal, or other open-market housing or leisure / commercial uses
- boosting the local economy as residents tend to use local shops and services and public transport
- private retirement housing entails no cost to the public purse
- visiting health professionals including doctors, nurses and chiropodists can visit several residents during one visit, which is ultimately a more efficient use of public resources
- developing energy efficient accommodation that can significantly reduce fuel bills



Typical Residents Lounge



Typical Residents Restaurant



Typical Apartment Lounge

Proposed design

The design concept from the outset has been to retain and refurbish the former Barnton Hotel to a high standard and to provide a prestigious, contemporary Extra Care Accommodation development set in attractive landscaped gardens, complementing the surrounding residential area and rejuvenating the prominent site.



Proposed design



McCarthy & Stone
Retirement Lifestyles Ltd

Artist impressions of the refurbished former Barnton Hotel and proposed Extra Care Accommodation



View from Queensferry Road looking north east



View from Barnton Grove looking south east



Proposed first floor plan



Proposed second floor plan



Proposed third floor plan



Inside an Extra Care development

Extra Care developments differ from traditional McCarthy & Stone retirement developments. They offer tailored care and support for older people in their own home.

Developments have a minimum age restriction of 70 for a single person and 65 for a second person living in the same apartment. The average age of a resident is 83.

Summary of features

- Developments offer a range of one and two bedroom units (all are fully wheelchair accessible) with easy access kitchens and bathrooms with level access showers
- On-site waitress service restaurant open 365 days a year
- Residents lounge, function room, sun room and sun terrace
- Guest suite for visiting friends and relatives
- Communal laundry
- Accommodation for the storage and recharging of mobility scooters
- Developments are designed with step free access throughout the building
- Security Entrance System
- Two lifts to all floors
- Qualified care staff on-site 24 hours a day, 7 days a week (with a dedicated staff room and overnight facilities)
- 24 hour care line
- Domestic assistance – one hour a week is provided to residents as part of the service but residents can buy in more help if needed to cover washing, ironing, shopping and other day-to-day chores
- Personal care by arrangement from the on-site registered care service



Typical one bed unit



Typical two bed unit



Residents Lounge



Residents Restaurant



Apartment Lounge



Kitchen



Bedroom



Bathroom

Landscaping



McCarthy & Stone
Retirement Lifestyles Ltd

Open space can play an important role in the health and well-being of residents. McCarthy & Stone ensures all developments have a good proportion of quality landscaping and communal gardens that are designed by professionally qualified Landscape Architects to a very high standard. It has become an award winning hallmark of our developments that the company prides itself on.

It is important new developments should form an integral part of the local townscape and also maximise the outdoor space for residents by enhancing external areas around the site and by providing balconies with interesting views.

The introduction of trees around the site boundaries with hard and soft landscaped gardens will create an attractive setting for the proposed building. Private balconies, patios and a communal roof terrace, where the residents can enjoy the benefits of the landscaping around the building, are also proposed

The entire proposal will significantly enhance the townscape of Barnton by rejuvenating a vacant centrally located site.



Barnton, Edinburgh



McCarthy & Stone
Retirement Lifestyles Ltd

Traffic

McCarthy & Stone developments generate low traffic movements compared to general market housing.

Residents are less likely to be car owners, hence the move to retirement housing in an accessible location. Those few residents who do own a car tend not to use it during peak hours, or on a day to day basis due to the location of developments, which are always within walking distance to local shops and services.



The Local Economy

The development would also benefit Barnton economically:

- One in three residents will walk to the local shops each day
- 45% of residents buy the bulk of their shopping within a 1 mile radius
- 62% of residents prefer to shop at local centres rather than large town centres
- Local employment of staff



Environment/ Sustainability

McCarthy & Stone is committed to developing sustainable schemes.

Developments are located close to local shops, amenities and transport links reducing the need for residents to rely on the use of a car. All developments have a high standard of insulation with energy efficient appliances, keeping the carbon footprint of developments low.

McCarthy & Stone works hard to achieve a development that seeks to significantly reduce carbon emissions in line with government guidelines for the creation of sustainable homes.



Parking

The age of the residents and the central location of the site, close to amenities reduce the need for car parking spaces.

27 on-site parking spaces are proposed for residents, visitors and staff along with disabled parking spaces and an internal storeroom for electric buggies and bicycles. This number reflects parking demand experienced by similar McCarthy & Stone developments.

Those residents that do own a car tend to relinquish the burden of car ownership once they have opted to move to specialist retirement housing.

The development requires less parking provision compared to the existing consented proposal, other open market housing or the re-use of the site for leisure or commercial purposes.





Next Steps

We hope you found this exhibition helpful and we look forward to receiving your comments.

The next steps for the team will be to review the feedback from the local community and other interested parties. Following this and further discussion with the Council, we will develop the proposal taking into account local comments.

We will ensure the local community remains informed and updated on the progress of the proposal.

Should you have any further questions or comments we would be pleased to hear from you.

Feedback form
Proposed refurbishment and conversion of the former Barnton Hotel
Plus new development of Extra Care Accommodation for the frail elderly, Barnton Grove / Queensferry Road, Edinburgh

McCarthy & Stone, specialist retirement housing developer, proposes to refurbish and convert the former Barnton Hotel into nine residential flats for sale to the open market. The adjacent vacant land will be used to create Extra Care Accommodation for the frail elderly. This will include a mixture of one and two bedroom apartments, exclusively for people over the age of 70, plus communal facilities including a residents lounge, function room and serviced restaurant.

McCarthy & Stone is committed to consulting with the local community and would like to know your views on its proposal before submitting a planning application to the City of Edinburgh Council.

Please complete this form and return it to a member of staff or use one of the freepost envelopes available on request.

Comments and questions can also be directed to our free phone information line on 0800 088 4322.

The closing date for receiving comments is Friday 23 March 2012.

1. What is your overall impression of the proposal? (tick only one)
Very supportive Supportive Neutral Not supportive

2. Do you think there needs to be more accommodation with additional care and support services for frail elderly people in the local area?
Yes No Not sure

3. What do you think are the most positive aspects of the proposal? (tick any that apply)

- Conversion and refurbishment of the former Barnton Hotel
- Creation of specialised accommodation locally for the frail elderly who need additional care and support
- Design and architecture
- Benefit to the local economy as residents tend to use local shops and services
- Occupation of the site considered a 'good neighbour' with low car ownership and traffic generation

Other (please give details)

Please continue over...

4. Do you think the conversion and refurbishment of the former Barnton Hotel into residential flats is an appropriate use of this building?
Yes No Not sure

5. Do you think the proposed Extra Care Accommodation development on the adjacent vacant land is a good use of this site?
Yes No Not sure

6. Are there any elements of the proposal that do NOT appeal to you?
Yes No Not sure

If answered yes, please give details

7. Please provide details of any additional comments you would like to make below:
Please give details

Please complete using BLOCK CAPITALS

Please tick if you would like to be kept informed of changes to this application?

Please tick if you are filling in this questionnaire on behalf of yourself AND a partner or spouse?

Name: _____

Address: _____

Postcode: _____

Email: _____

Telephone: _____

Note: Comments and feedback provided on this proposal are not formal representations on the planning application. Personal information will not be passed to third parties. Pagoda Public Relations has been submitted. and is compliant with the Data Protection Act 1998. Pagoda Public Relations is fully notified as a data controller

Thank you again for your interest.

Freephone information line -

0800 088 4322

Email: mccarthyandstone@pagodapr.com

Website: www.consultation-online.co.uk/barnton

The closing date for receiving feedback forms and other comments is **Friday 23 March.**

Please note: Comments on the proposal are not formal representations on the planning application: these can be made to the City of Edinburgh Council after the planning application has been submitted.