

Welcome

Community consultation is extremely important to McCarthy & Stone, and as such, we urge you to complete one of our feedback forms once you have reviewed the draft plans on display today. Your views will be considered prior to a formal planning application being made to the council later in the year.

Thank you for your time.

About McCarthy & Stone

Most people would like to live in their own homes throughout their lives. Unfortunately, it can become an uphill struggle to maintain a much loved family home and garden so choices need to be made to find a smaller home that continues to provide independence.

McCarthy & Stone is a specialist development company designing and building private properties which cater for the needs of its older residents. Along with traditional retirement housing McCarthy & Stone also specialises in Extra Care accommodation.

What is Extra Care accommodation?

The aim of McCarthy & Stone's Extra Care developments is to promote independence and facilitate older people continuing to lead healthy and active lives. It offers residents a home for the remainder of their lives regardless of changes in their care needs. Over time the frailty and dependence of all residents will increase. The careful design of the Extra Care accommodation and facilities, and the availability of an on-site care team, will mean virtually all personal care needs can be met without the resident needing to change accommodation.

Extra Care is a form of accommodation where individuals or couples have a self contained home, but where facilities are shared and where care services and housing support are easily accessible. The majority of residents entering an Extra Care scheme currently live in the existing town and its surrounding environs.

A resident of a McCarthy & Stone Extra Care scheme would receive:

- 24 hour staffing
- Restaurant offering on-site catering 365 days per year
- A separate dining room and a large residents' lounge
- Care and support
- Facilitation of access to personal care support

It allows older people to have some 'peace of mind' regarding personal security and emergency support, however, privacy is respected on all McCarthy & Stone developments – residents have their own front doors and are free to join in community activities or to pursue their own interests as they please, knowing that they need not be alone when they want company.



Background



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Background to site:

- The site known as the former County Arms Public House is located on the junction where the main A426 (Leicester Road) meets Little Glen Road B582. It is a largely derelict site, currently viewed by many as an eyesore.
- The County Arms pub has been closed since 2002 and is currently vacant and neglected, detracting from neighbouring properties and the wider local streetscene.
- Since 2006 the site has been subject to a number of planning applications which for various reasons have not progressed.
- The County Arms was built between 1936 and 1938, with art deco style architectural detailing. The building's tower is a strong feature with historical significance as a local landmark.
- The rear of the site boundary borders the Grand Union Canal which is a Conservation Area.
- The location of the site is highly sustainable and in close proximity to nearby local services and amenities such as shops at Carvers Corner, Blaby and Fosse Park.



Adjoining canal



Junction



View of site from Little Glen Road



Aerial view – looking north



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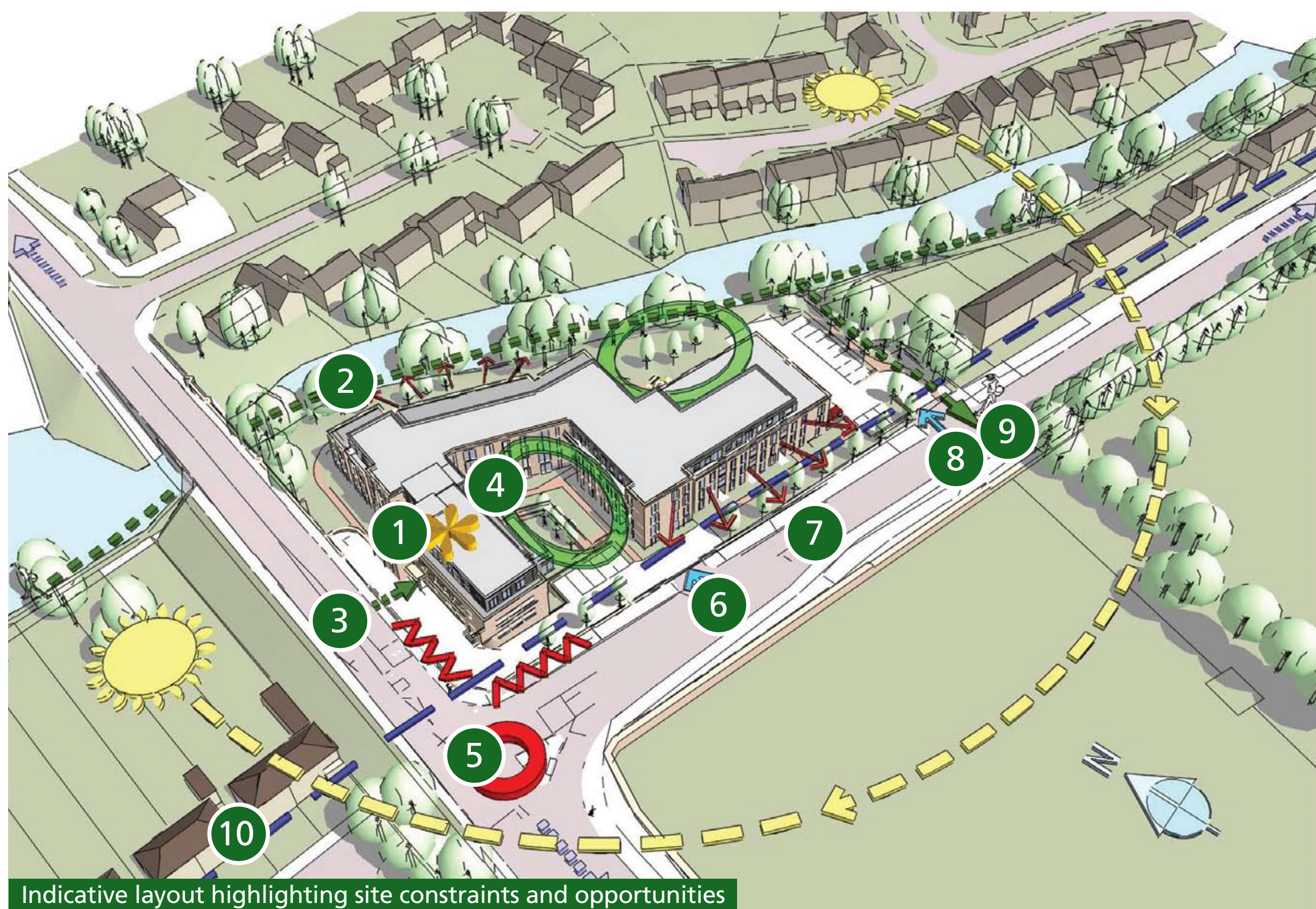
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The proposal

McCarthy & Stone are planning to redevelop the site with a sensitively designed, single building providing approximately 65 one and two bedroom units of accommodation. The apartments would be designed to meet the needs of older people.

Overall, the proposal would offer the following local benefits:

- Regenerate and bring into residential use this currently derelict and vacant site
- Increase the range of housing choice for local residents
- Address a specific need for housing for older people in the local area
- Provide a high quality building which addresses the road junction in an appropriate manner
- Attractive new frontage, reflecting local materials and the architectural character of the existing building
- Provide a positive contribution to the local street scene and resolve what has become a local eye sore
- A considered response to the issues of neighbourliness
- Increase footfall to local shops and businesses
- Provide high quality, landscaped grounds
- High quality, appropriate boundary treatments (metal railings to the canal and low wall and railings to the road) balancing requirements of openness and security
- Low traffic generation and low car ownership
- Retention of mature trees to the site boundaries and enhanced tree planting along the street frontage and canalside
- Provide new and improved, safer, level public access to the canal



Indicative layout highlighting site constraints and opportunities

- 5 Junction of Leicester Road and Little Glen Road
- 6 Secondary vehicular access point for servicing and visitor car parking
- 7 Capitalise on opportunity for south facing views over open space
- 8 Primary vehicular entrance to car parking court
- 9 New level pedestrian access onto canal tow path, introducing increased accessibility of local asset
- 10 Contribute to existing urban edge formed by properties along Little Glen Road and New Bridge Road

- 1 Retention of the former County Arms – a local landmark building
- 2 Views over canal utilised whilst respecting neighbouring amenity. Passive surveillance introduced over public footpath
- 3 Past entrance of the County Arms utilised as pedestrian only access
- 4 Quality, sheltered amenity spaces provided within site. Extensive new landscaping would raise quality of the neighbouring public realm



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The proposal

(Retention of The County Arms building)

Proposals for the site include the retention of the building of the former County Arms pub.

The building has been neglected for number of years and as such is currently in a derelict state, in need of extensive work to bring it up to standard and ensure it's long term viability. It is proposed to demolish the rear part of building but retain the main frontages onto Leicester Road and Little

Glen Road, and refurbish the rest of building in a sensitive manner, in keeping with its original architectural character.

The proposed new building will be in a contemporary style to compliment and enhance the County Arms building.



Historic view of the former County Arms



Details of existing building



Architect's sketch showing how the proposal could retain the former County Arms



Proposed street view – Leicester Road

Blaby Bridge
Grand Union Canal

The proposal



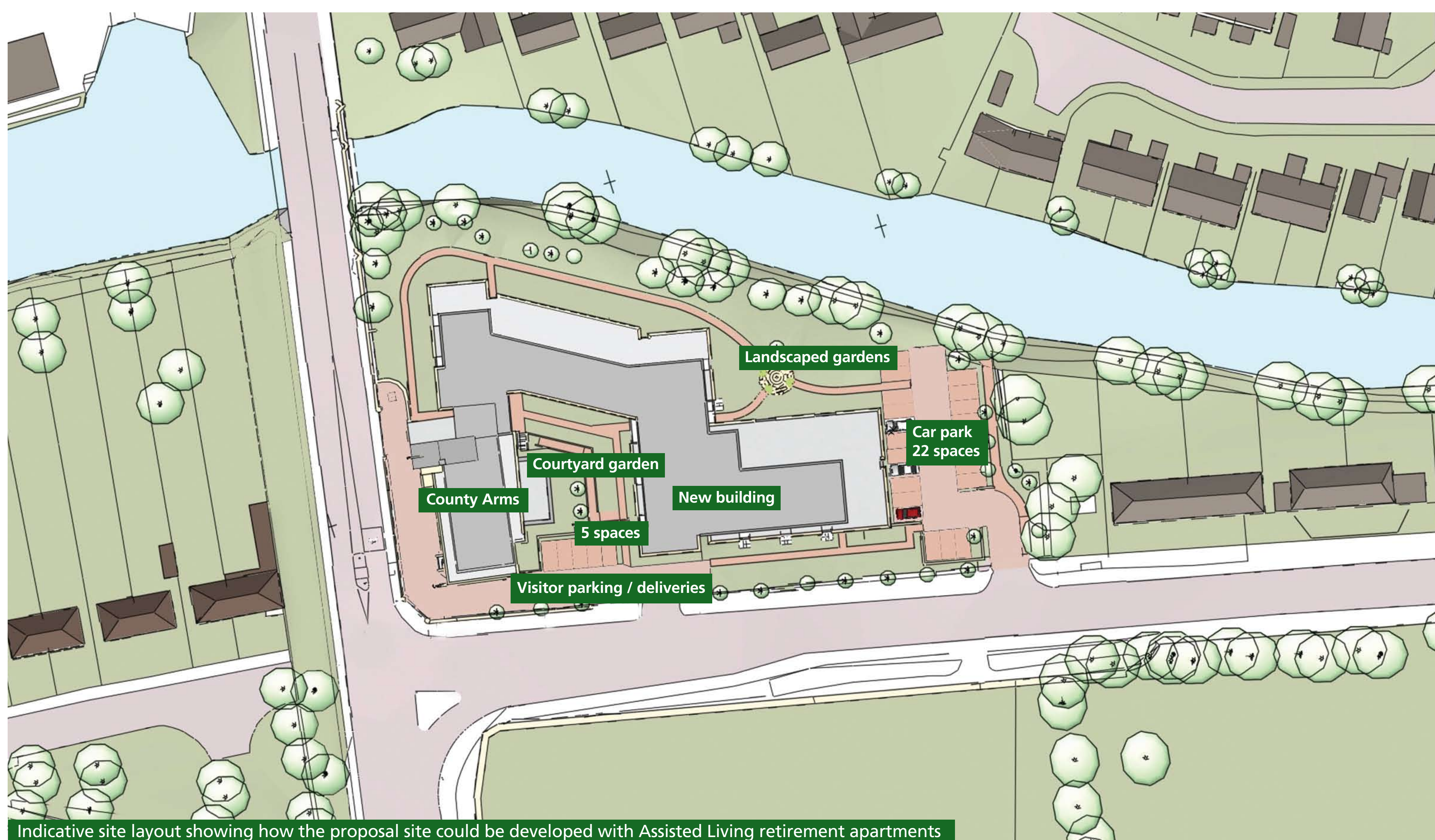
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Initial design proposals were first shown to the site's immediate neighbours in November 2010. Whilst the feedback was generally positive, some residents expressed concerns about potential overshadowing and overbearing.

The design team agreed to look into this matter. The scale and massing of the proposed building and its relationship

with the site boundaries and levels have been considered to ensure that it respects neighbouring properties.



Indicative site layout showing how the proposal site could be developed with Assisted Living retirement apartments



Architect's sketch – section through building

Inside a McCarthy & Stone Extra Care development

McCarthy & Stone's Extra Care schemes differ from traditional retirement housing. It offers tailored care and support for older people in their own home.

- Schemes are designed to 'Lifetime Homes' standards, with step free access throughout the building and accommodation
- The design of the accommodation and communal facilities, and the availability of an on-site care team, mean that virtually all personal care needs can be met without the resident needing to change accommodation
- The communal areas in a conventional retirement scheme are the equivalent of three apartments, whilst in Extra Care schemes they occupy the space equivalent to eight apartments
- Availability of a cooked meal in a restaurant (or their own accommodation) seven days a week
- On site catering 365 days per year
- Availability of home care support workers to meet individual needs for personal care
- The average age of residents in McCarthy & Stone Extra Care developments is 83
- High standards of design, construction and finishes
- Friendly staff and the sense of community that residents build up among themselves
- A separate dining room, in addition to a larger residents lounge
- On-site storage and re-charging for mobility scooters
- Two lifts
- Attractive communal gardens
- 24 hour staffing (with a dedicated staff room and overnight facilities)
- Guest accommodation
- Secure entry systems



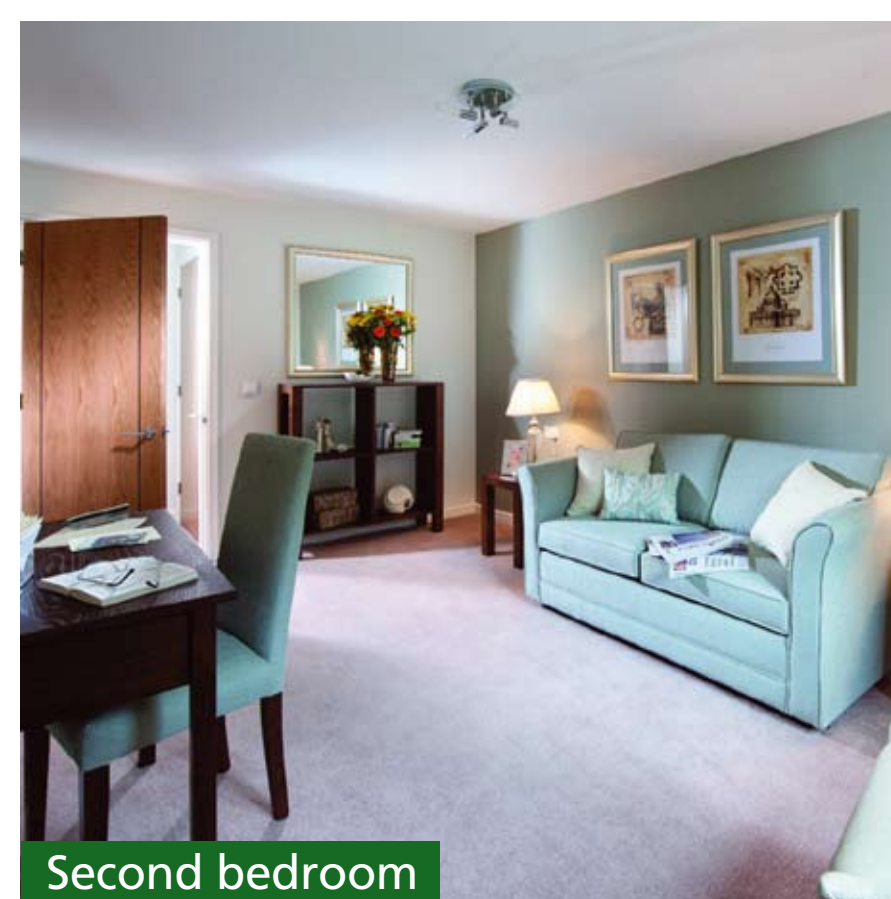
Typical layout of one bed apartment



Typical layout of two bed apartment



Main bedroom



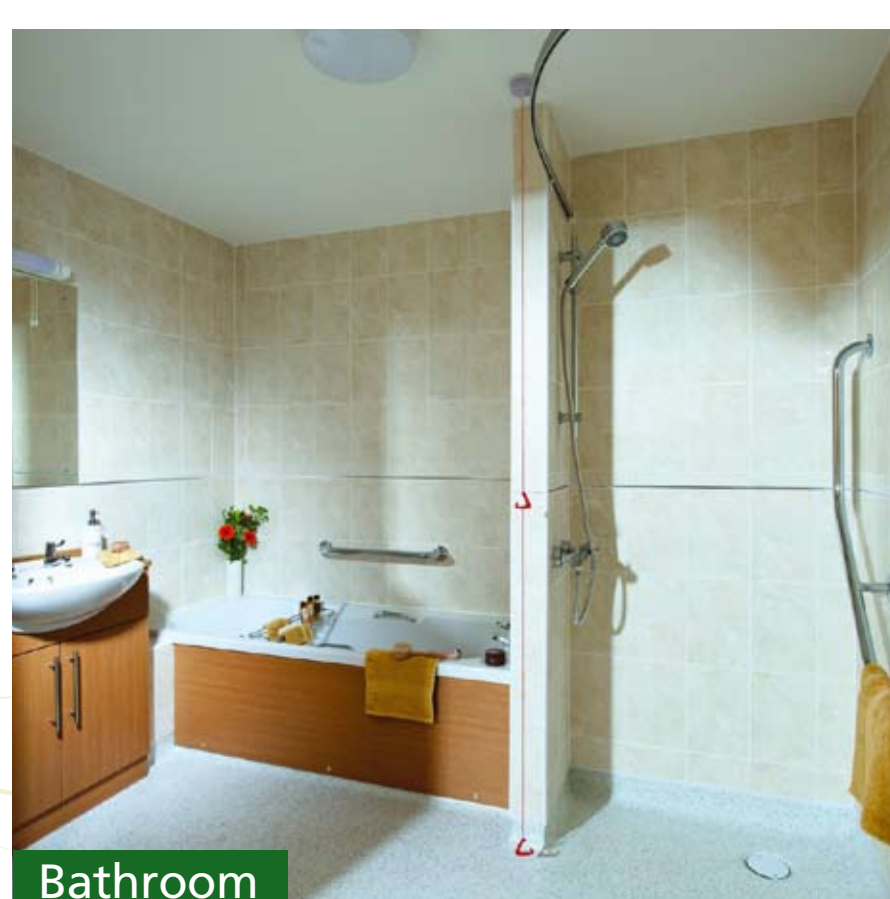
Second bedroom



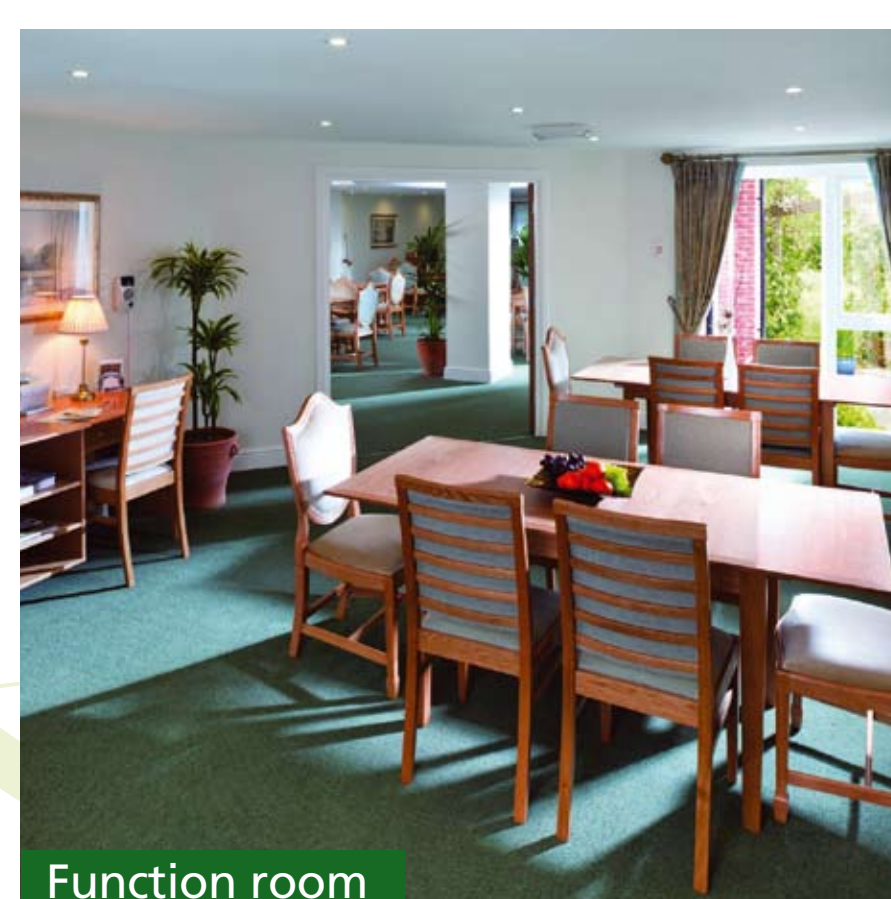
Living room



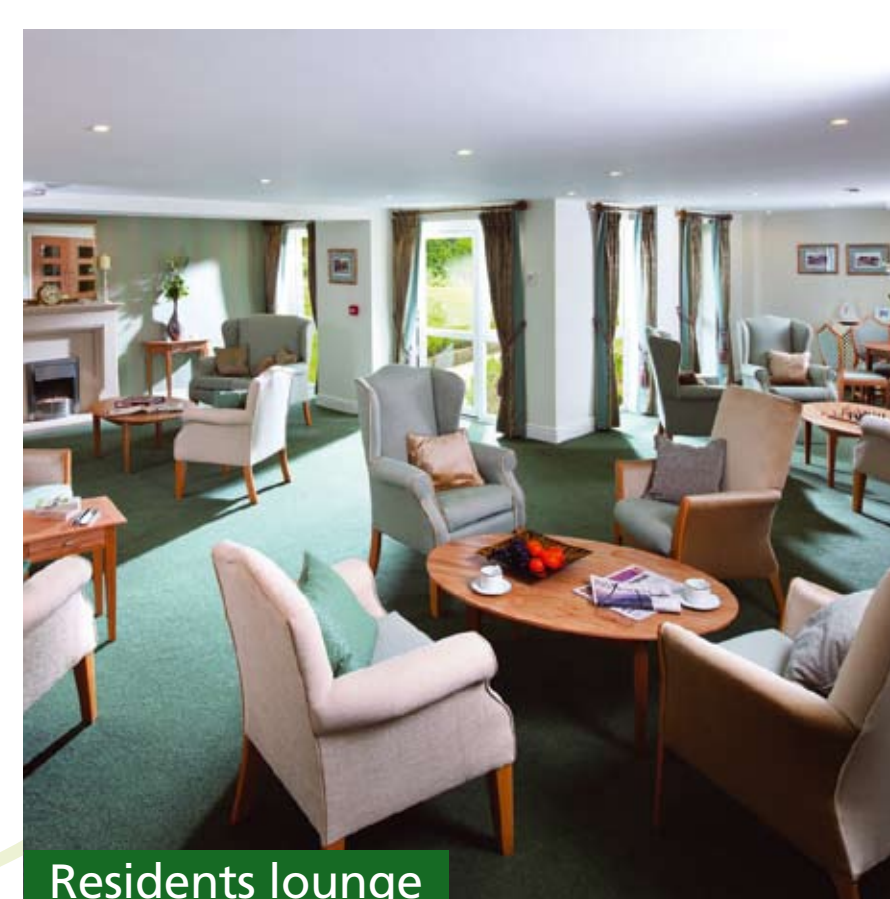
Kitchen



Bathroom



Function room



Residents lounge



Restaurant

Existing McCarthy & Stone developments



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Landscaping



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McCarthy & Stone ensures all developments have a good proportion of landscaping in every development. This is always to a very high quality, providing attractive communal gardens for residents.

Where possible existing tree and shrub planting will be retained to provide an established landscape framework and to ensure the retention of wildlife features. The area immediately around the building will be planted with ornamental species. The boundaries of the development will be enhanced with a mix of both native and ornamental species to provide ecological and horticultural interest.

As with all McCarthy & Stone developments, a management company will maintain the grounds to ensure they develop and mature to enhance both the building and the local neighbourhood.



Knights Court



Owen Court, Sutton Coldfield



Example schemes

Ainsworth Court, Holt



Penny & Damson Court



Holme Oaks Court

Previous developments have won national awards for high standards and quality across the UK.



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Traffic

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

Residents tend not 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 a car in peak hours, nor need to use a car on a day to day basis due to the locations chosen, which are always within walking distances of local shops and services.



The local economy

The development would also benefit Glen Parva economically:

- Local employment of staff
- One in three McCarthy & Stone residents walk to the local shops each day
- 45% of current residents buy the bulk of their shopping within a one mile radius
- 62% of sheltered housing accommodation residents prefer to shop at local centres rather than large town centres



Environment / sustainability

McCarthy & Stone is committed to developing sustainable schemes.

All schemes have high standard insulation, energy efficient appliances and are generally situated close to local amenities / public transport links, keeping the carbon footprint of our residents low.

With the Government recently issuing guidelines for the creation of sustainable homes, set against a number of ratings, McCarthy & Stone will be working hard to achieve a scheme that seeks to significantly reduce carbon emissions.



Parking

Given the nature of the development the scheme will provide 20-25 car parking spaces.

Residents tend not to use a vehicle due to the central location of the developments, most residents find they are able to walk to nearby facilities or make use of nearby bus services. As a result even 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 number of spaces provided reflects parking demand experienced by previous McCarthy & Stone schemes in the surrounding areas.



Next steps

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

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

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

Should you have any further questions or comments over the coming weeks, we would be pleased to hear from you.



McCarthy & Stone
Specialist developers
of retirement homes

Feedback form

Let us know what you think

Do you welcome the provision of specialist housing for local older people in your area?

Do you consider that this is a good use of this site for specialist housing for local older people?

Do you have any comments on the design and layout of the proposals?

Do you have any general comments about the proposals?

Name:

Address:

Postcode:

Email:

Telephone:

Please keep me informed of changes to this application ☐



Thank you again for your interest.

Freephone information line -

0800 298 7040

feedback@consultation-online.co.uk