

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 Britain's leading retirement housebuilder. We have built c. 50,000 apartments in more than 1,000 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 care and 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, why not join us at www.mccarthystone.co.uk
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Life with us

Our Retirement Living developments

Our developments are designed to meet the needs of people in later life. They offer our homeowners an active, independent lifestyle in a safe and secure environment among like-minded people.

Each development is built to 'Lifetime Homes' standards, with step-free access throughout the scheme, and all apartments are adaptable for wheelchair use. Bathrooms are level-access, taps are easy to use and switches and sockets are at an appropriate height.

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 77. The majority of homeowners entering our schemes live in the existing area.

Homeowners have their own front doors and privacy just as they did in their previous family homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments feature a high specification of shared facilities to address residents' everyday needs, including a homeowners' lounge, refuse room, lift, a camera entry system linked to residents' TVs and a guest suite allowing friends and relatives to stay overnight when needed.

Estate management and support services are provided by us – no third party is involved. Fully-trained House Managers are based at each scheme and oversee the efficient running of the development, acting as a good neighbour for our residents.

Attractive outdoor spaces

We seek to ensure that all of our developments have high-quality outside space for our homeowners to enjoy. The images below provide some recent examples of landscaped gardens which we have provided in our schemes.

Our developments are designed to blend attractively with their surroundings. We recognise that excellent gardens and landscapes turn a good development into a great one, and we are pleased that many of our schemes have won awards for their outside space.

Where possible, existing trees and shrubs will be retained and new plants will be added. We aim to enhance the boundaries of our developments with new planting to improve the overall look of the scheme.

Our own management company will maintain the grounds on behalf of our homeowners to ensure they develop and mature to enhance both the building and the local neighbourhood.



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 less compared to their previous property.

Our sites are usually on previously developed land, that 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 initially, 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.

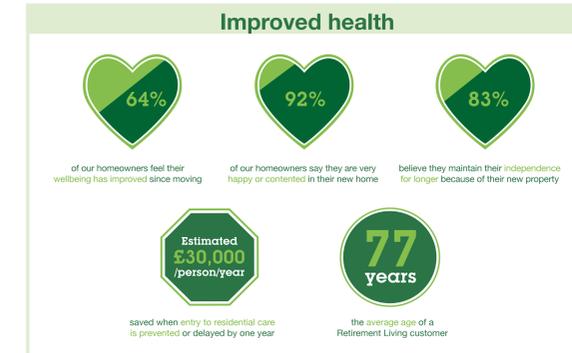
Typical apartment layouts



One bedroom

Two bedroom

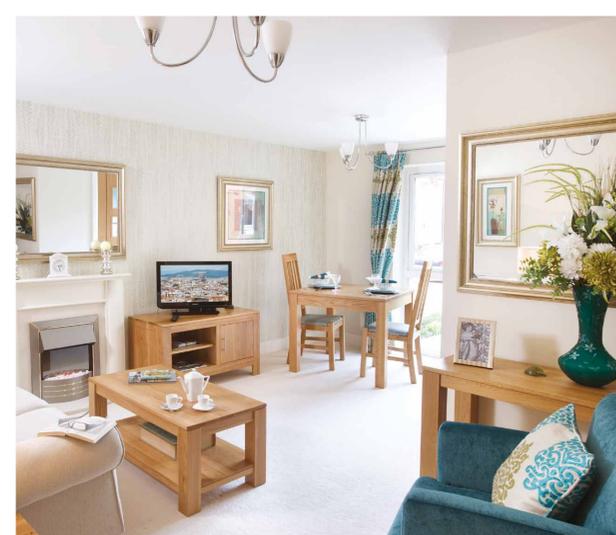
Retirement Living Development benefits



Economic/Community



These statistics were sourced from the Local Area Economic Impact Assessment prepared by the Institute of Public Care at Oxford Brookes University using a sample of homeowners in March 2014, researched by Professor Michael Ball at the University of Reading in 2011 and the 'A Better Life Report' by Popper Tyn & Partners in 2004.



McCarthy & Stone
The UK's leading retirement housebuilder

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Enhancing your local area

Proposed redevelopment of the former Geo J Cox factory, Westfield Road, Wellingborough

About the site

Following a detailed review of the need for specialist housing for older people in Wellingborough, we're now in the stages of working up proposals to provide much-needed Retirement Living accommodation in the area.

The former Geo J Cox site comprises industrial buildings and a large area of hardstanding to the rear. Our plans would redevelop the north-east section of the site, which is currently undeveloped, providing approximately 45 high-quality Retirement Living apartments, professional landscaping and appropriate levels of car parking. The other proportion of the site, comprising the former factory building, will be brought forward by another developer in a separate planning application. It is proposed that the existing building is demolished and the site developed with approximately 30 open market apartments.

We believe the proposal offers an opportunity to regenerate this brownfield site with sensitively designed Retirement Living accommodation in an ideal location, close to the town centre, local shops and services. The proposal will improve the housing choice for older people, meeting a local need for specialist housing for people in later life. The population of over 65s in Wellingborough is predicted to rise by 95% over the next 20 years.

Characteristics of the local area

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

We have given particular consideration to the residential properties in the vicinity during the production of our proposal. Our scheme has been designed to respect the character of the surrounding area, taking cues from local architecture and introducing locally distinctive materials and design features.



The existing site



Proposed site plan



Aerial view of the proposed site

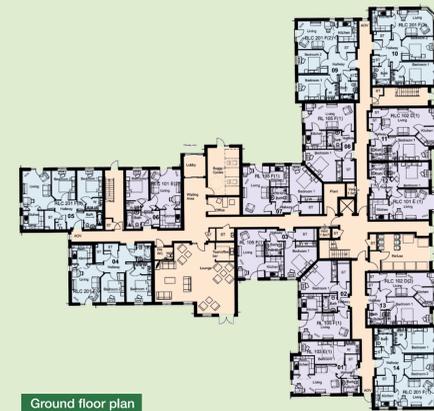
Our approach to design

In understanding the importance of good local architecture in Wellingborough, we have designed a scheme that meets the need requirements of future residents as well as seeking to respect the local architectural styles and character of the town.

The proposals include:

- A high-quality residential development featuring approximately 45 one and two bedroom apartments
- A Retirement Living scheme providing tailored communal facilities, including a residents' lounge and guest suite
- An attractive, traditional design which positively contributes to the local area and respects and complements the surrounding architecture
- An apartment building predominately 3 storeys in height, with a 2 storey element where closest to existing residential properties
- Introduction of high-quality, professionally landscaped communal gardens and new planting
- Secure parking on-site offering 32 parking spaces for residents and visitors
- Vehicle access off Westfield Road, with a separate pedestrian access
- A lift to provide level access for residents throughout the development
- Internal refuse storage

We have strived to design a high-quality development which compliments the distinctive local character, whilst introducing housing to meet the needs of people in later life.



Ground floor plan



Perspective view from Westfield Road



Perspective view from Westfield Road



South east elevation including open market apartments



North east elevation



North west elevation

Forthcoming development in Huntingdon



Existing development in Kettering



Existing development in Northampton



Existing development in Northampton



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