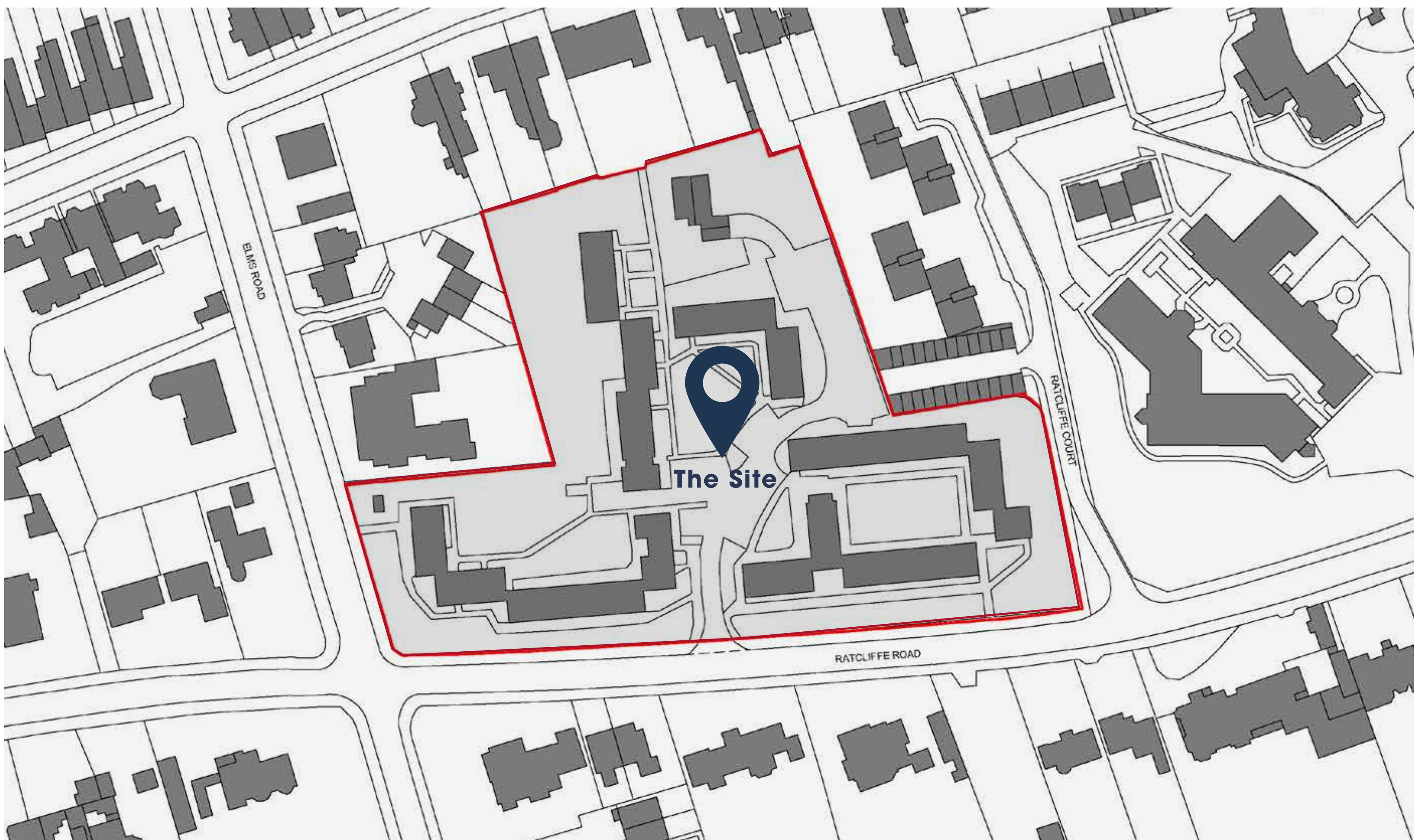


# Overview

Welcome to Adlington Retirement Living's public exhibition on the proposals for circa 75 retirement apartments with care and seven family dwellings on land at 101-107 Ratcliffe Road, Leicester.

This event provides local residents and businesses with the opportunity to view the proposals, speak to members of the Adlington team and submit any feedback before the planning application is submitted.



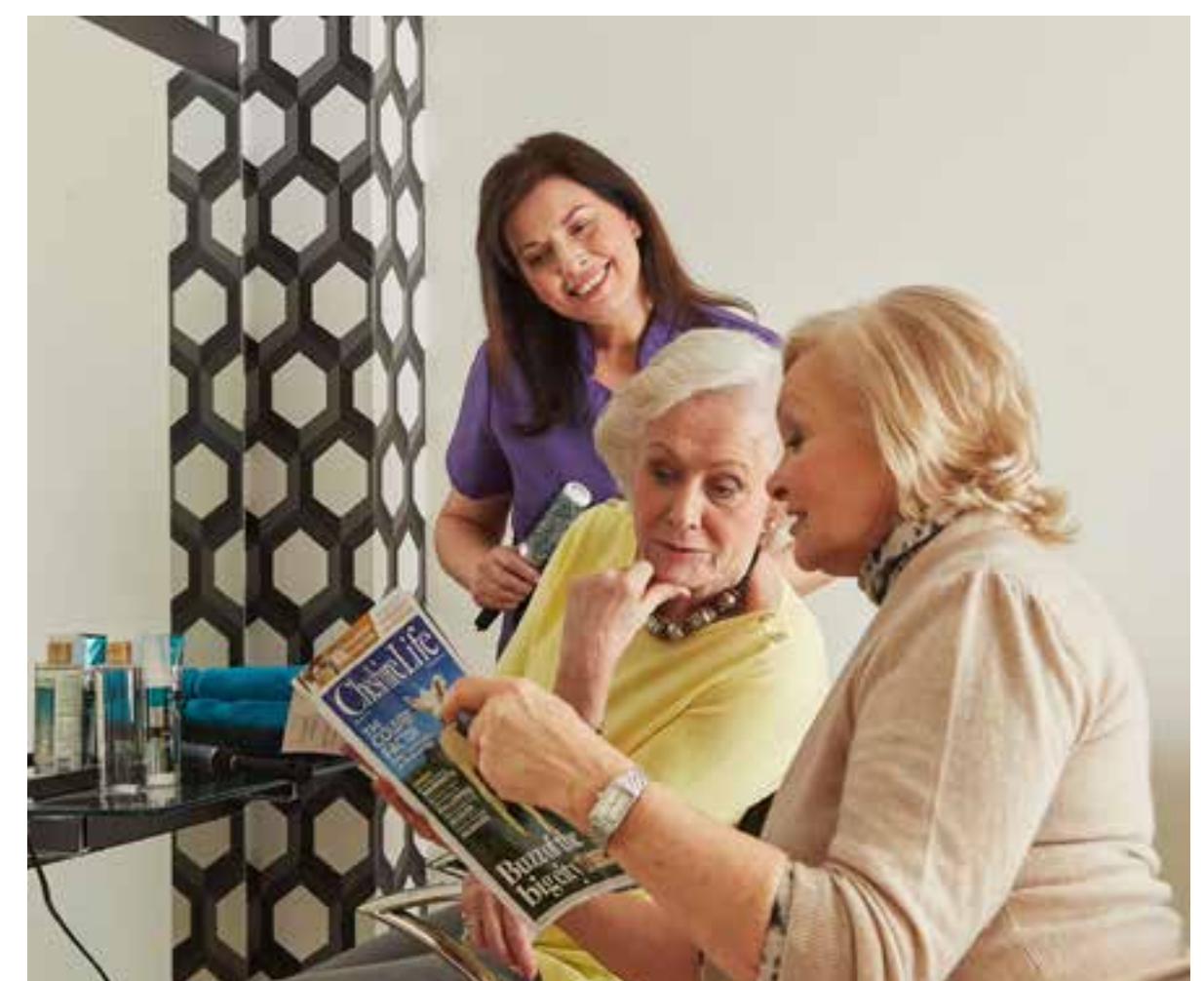


# Award-winning communities

Adlington Retirement Living designs, builds and operates retirement living communities with care. Our innovative, spacious apartments don't just win over homeowners and their families: they also win the recognition of our industry peers. The seven family homes will also be of high quality, ensuring a mix of accommodation is provided whilst complementing the retirement community.

We have built award-winning retirement communities in Otley, Portishead, Macclesfield, and Stockport, recognised at the National WhatHouse? Awards for "Best Retirement Development in the UK", as well as "Best Development" at the 2022 Health Investor awards. With over 800 current homeowners we continue to develop new communities across the North West, Yorkshire and the Midlands.

Our vision is to empower the older generation to live a long, happy and healthy life, by providing a valuable product and service, therefore reducing the ever growing strain on the NHS.



Setting Standards for Retirement Communities





# Our product and services

The retirement community will consist of 1, 2 and 3-bedroom private apartments with extensive communal facilities, high quality landscaped gardens with summer house and car parking, and will include:



On-site team 24/7, guest suite and staff facilities



Table service restaurant, coffee lounge and homeowners' lounge



Patios, balconies and landscaped gardens



Activities studio



Hairdressing salon and therapy suite



Ample car parking with disabled spaces and EV charging points, plus internal mobility scooter store

Adlington Retirement Living work with Registered Care Providers to provide care in the comfort of each home. Homeowners purchase their own apartment and live independently but have the reassurance of 24-hour on-site support team 365 days a year. Tailored personal care packages are also available, as required. This model of elderly accommodation is ideally suited to individuals, or couples who wish to continue living together in a situation where one, or both, have care needs.

The Adlington development offers manageable, accessible, warm homes with low running costs. Owing to the design of the building there is less risk of falls and accidents. Our active community and services also offer a social life that protects against isolation and loneliness.

The seven family homes will be a mix of detached, semi-detached and mews style properties of varying sizes, all of which will be energy efficient, have a private garden and dedicated parking.

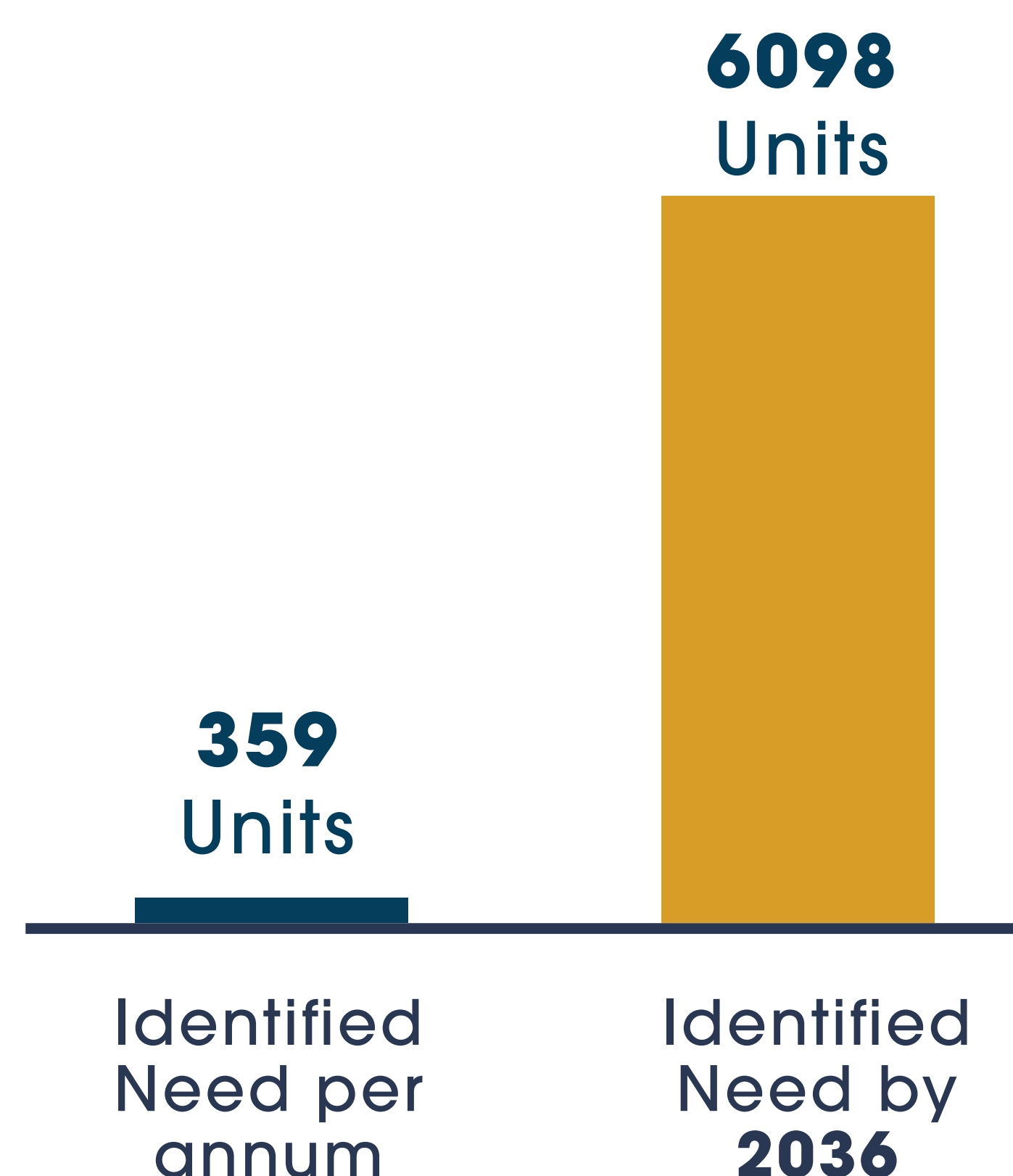
# Specialist housing need

The number of people aged over 65 is forecast to rise over the next decade, from the current 10.8 million people, to 13.8 million by 2035, a 27% rise. This means that approximately one in five of the UK's total population will be over 65 in 10 years' time, which will become one in four by 2050.

It is therefore unsurprising to note that the need to provide suitable housing stock for our ageing population is described by the government as 'critical'. The provision of age appropriate housing is of critical importance to the health of individuals and has profound impacts on public spending, particularly adult social care, and the NHS.

In the Leicester City Local Housing Needs Assessment published in September 2020, the Council identified that:

- **An increase in the population aged 65 or over of 17,868 people by 2036**
- **An existing deficit of 3,724 specialist older persons homes.**
- **A total need of around 6,098 specialist older person homes to be provided by 2036.**



The report reveals there is currently zero units of extra care (which this proposal is seeking to provide) for sale in Leicester and a significant need for family homes.



# Local character

The local character of the area, including the sites location within the Stoneygate conservation area, proximity to the Grade II\* Listed Inglewood, and feedback provided on the previous planning applications, has been carefully considered to inform the design of our proposals.





# Design Evolution



Existing scale and massing to Ratcliffe Road



Refused scale and massing to Ratcliffe Road - Application ref: 20190433 - October 2020



Pre application scale and massing to Ratcliffe Road - July 2022



Site Plan October 2020



Pre-App Proposal 2022



# Site layout

## Boundaries

- Mature tree and vegetation cover to be retained.
- Boundary treatment and vegetation to be enhanced.

## Amenity Space

- Over 50% of the site is given over to landscaping and vegetation. Net gain for biodiversity.
- Seven family dwellings provided with front and rear garden areas.

## History of Stoneygate

- The design of the proposal has been informed by the character and appearance of the conservation area.
- Layout designed to respect adjacent Grade II Listed Inglewood.



## Layout of Buildings

- The retirement with care building footprint creates a variety of high quality and expansive amenity spaces providing seating areas, connected paths and level circulation
- The proposal respects the existing building line to Ratcliffe Road providing a set back to built form in keeping with the character of this part of the conservation area

## Car parking and servicing

- Circa 45 communal parking spaces are provided for the retirement community.
- Each house has a garage and room for 2 to 3 cars to park.

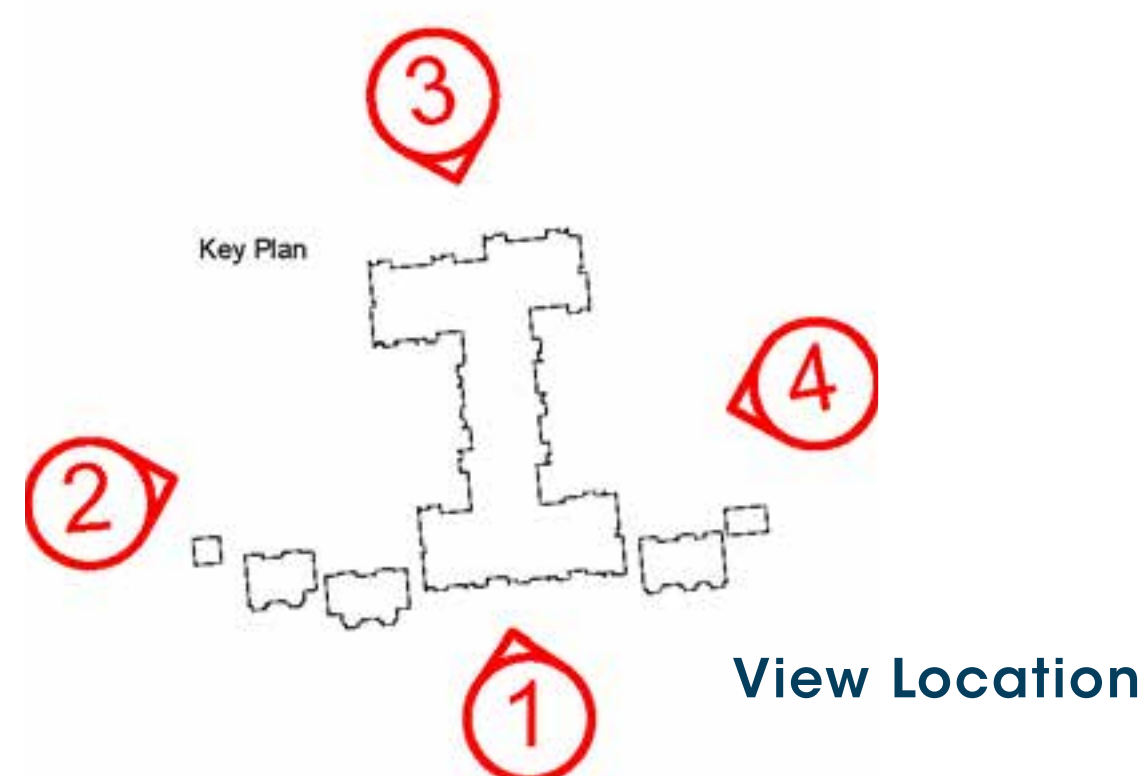
## Site Access

- Existing access removed
- New vehicular and pedestrian access points provided along Ratcliffe Road.



# Proposals and design

Circa 75 apartments with care, and seven family dwellings





# Proposals and design

The palette of materials and detailing has been developed from contextual studies of the local character within the conservation area. Some of the traditional features within the local area have been interpreted in a modern way to provide a more contemporary appearance but reflecting and respecting historic design principles.



The images above show existing details within the conservation area and how they have been interpreted to provide a contemporary reference.



# Proposals and design



Visual 1 - Looking East along Ratcliffe Road



Visual 4 - Aerial view looking West along Ratcliffe Road



Visual 2 - External amenity space



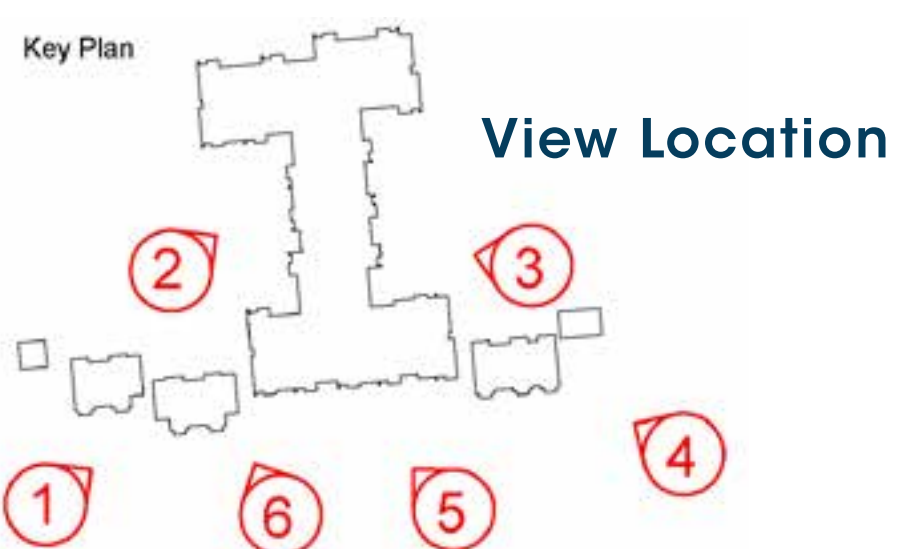
Visual 5 - Main pedestrian access from Ratcliffe Road



Visual 3 - Main entrance parking court



Visual 6 - Views created through development frontage





# Benefits



## Employment

Additional jobs created in Leicester during construction and when operational



## Economic

Additional spending in the area which will support local businesses and services



## Release of family housing

Free up family housing in the market, which is often under-occupied



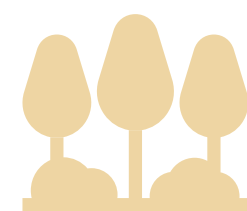
## NHS and social care savings

Less risk of falls, reduced GP visits, hospital admissions and care home costs



## Social

Promotes social interaction, peace of mind, stability, comfort and security which protects against isolation and loneliness



## Sustainability

Through the provision of high quality landscaping and enhancements to biodiversity there will be a significant net gain for biodiversity on the site. The building will utilise sustainable construction and design techniques



# Next steps



Thank you for attending today's event displaying the emerging proposals for Adlington's development.

Please take a moment to complete a feedback form before you leave.

Alternatively, please e-mail your feedback to:

[Ratcliffroad-comments@adlington.co.uk](mailto:Ratcliffroad-comments@adlington.co.uk)

Or visit our website

[adlington.co.uk/ratcliffroadconsultation](http://adlington.co.uk/ratcliffroadconsultation)