



## Retirement Living at Holt Pound

---

Help us shape and integrate the new development to support and sustain your community.



[cjc@c2pd.com](mailto:cjc@c2pd.com)

[www.c2pd.com](http://www.c2pd.com)

# A New Retirement with Care Community in Holt Pound.

---



As a specialist developer and operator in the senior living sector C2PD are pleased to present our initial concept plans for a state-of-the-art retirement community.

**We will welcome your feedback to help us shape this exciting new proposal.**

At this early stage of the design process, it is important that we involve the local community in developing a truly integrated development that provides community benefits well beyond its boundaries. This is just the start of an ongoing process.

Below is a brief snapshot of our current thinking, setting out a design layout along with our initial ideas on the new leisure facilities. We can work towards opening these facilities up for the local residents of Holt Pound and Rowledge to enjoy.

**Whilst reading this document, please consider the following questions:**

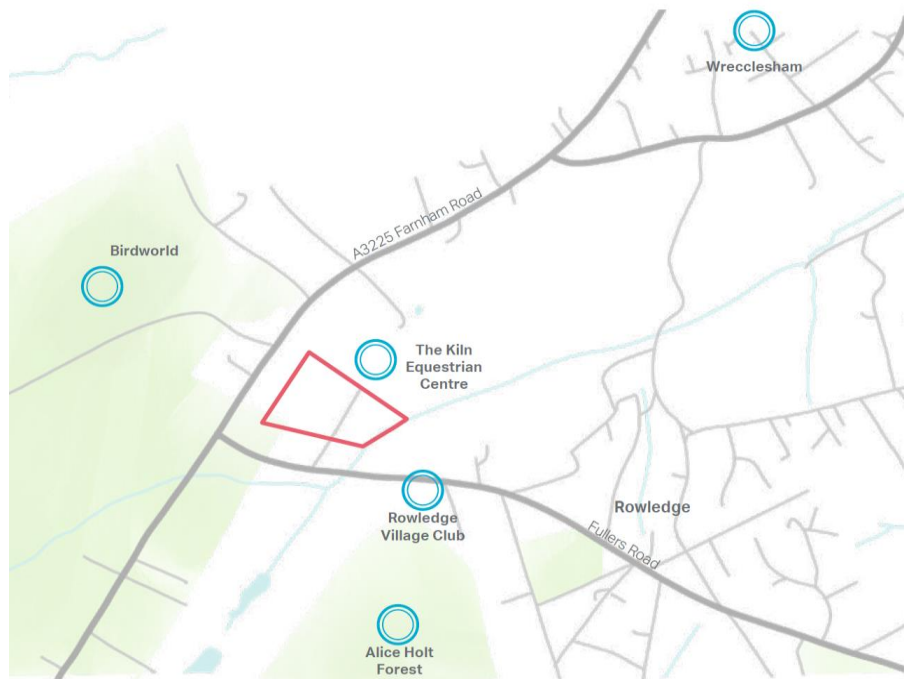
1. What 'Clubhouse' facilities might help build a new community hub, if accessible to the public.
2. Which, if any, of the residents' communal areas would you be likely to use?
3. Are there any areas which you would like to understand further?

**This is still 'work-in-progress' and we want your views!**



# Location

The site is located to the north of Fullers Road and to the west of A3225 Farnham Road. The site is an open field and is accessed via a lane from Fullers Road. Large detached residential houses and plots are located to the western and southern boundaries. An equestrian centre is to the north.





# Principles of Retirement with Care Communities



*Early stage CGI of the residential accommodation.*



For those who are not familiar with retirement living and as Covid19 has highlighted, we are all living longer but, for many this means living with and managing chronic long-term health conditions.

Retirement communities are designed to support, encourage and sustain healthy living in later years, maintaining independence and dignity, delaying and in some cases avoiding moves into residential care

**Health security is achieved through access to on-site, in-house care services.**

The community is designed and operated as a healthy community to support and encourage activity, good nutrition and social interaction.

Residents can purchase or rent a home for life where care and support can be provided, if and when it's required.

**Research has shown that residents can benefit from reduced use of primary care and shorter lengths of stay if hospitalisation is required.**

Accommodation can be adapted to meet the needs of residents and the level of care and support varied to meet changing needs. We can work with local health services, facilitating and supporting many primary, secondary and end of life care services should they be required.



All apartments are self-contained adjacent to community facilities and services, enabling a sense of community and companionship with independence.

**Facilities include a restaurant, café, lounge, library, activity rooms, gym, pool, spa and extensive landscaped courtyard gardens.**

Activity and wellbeing staff aim to create and facilitate a lively, balanced community for the residents.



### **Retirement Living with Care aims to:**

- Provide older people with their own self-contained apartment with normal tenancy rights.
- Promote and support people's independence.
- Provide the security of flexible care & support from an in-house CQC-registered team, as required.
- Provide and maintain a sustainable and balanced community, supporting residents as their care needs evolve.
- Offer a 'home for life' as far as practically possible.
- Ease the burden on local authority and NHS services by improving the quality of life and health of residents.
- Free up much needed, under-occupied family housing.
- Provide local employment and support the sustainability of the local community.

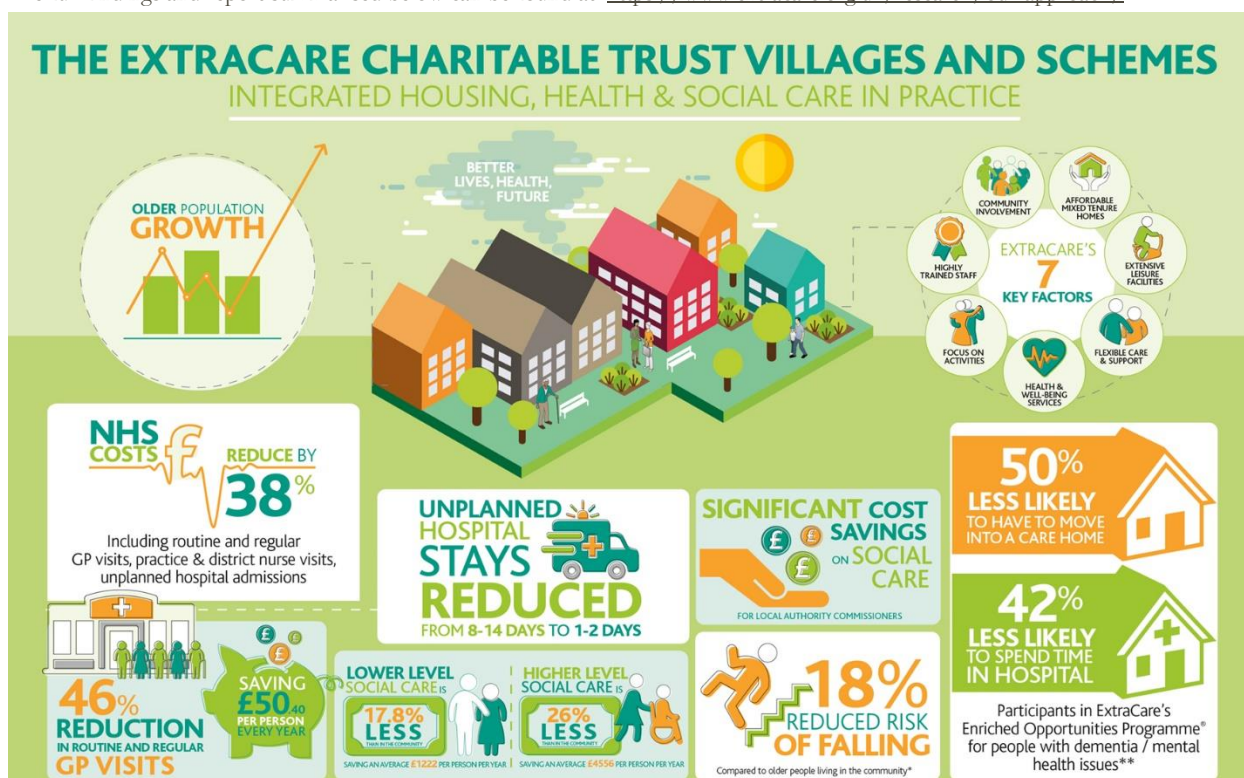


# Benefits of Retirement with Care



As part of a series of studies commissioned by the Extra Care Charitable Trust and carried out by Aston University and Lancaster University, it was demonstrated that Extra Care Retirement Communities created the following benefits to the quality of older people's lives and savings to society in the cost of health and social care:

The full findings and report summarised below can be found at: <https://www.extracare.org.uk/research/our-approach/>:



The principle benefits over and above Healthcare to local residents are as follows:

- 1 Providing age appropriate housing, facilities and care.
- 2 Freeing up under-occupied family housing.
- 3 Residents primarily drawn from the local community have reduced cars usage, especially not at rush hour, avoiding increased pressure on the local infrastructure.
- 4 Many of the communal facilities can be made available to non-residents.
- 5 Local employment opportunities within village operations and care.
- 6 Delivery of substantial green space, landscaped areas, biodiverse planting and links to the local footpath network.



# Early Design Development



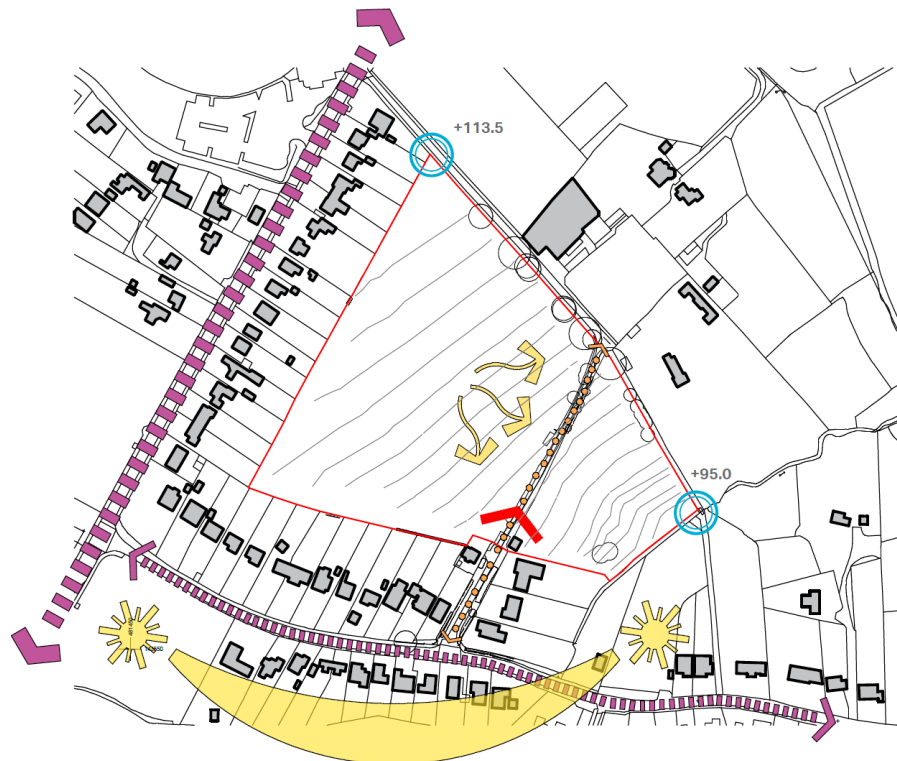
## Initial Sketches

A hand drawn masterplan sketch to establish the outline vision was developed by our Design Director, Paul Davis follows a series of visits and review the site's constraints and strengths. This process starts to bring together an idea of the position, size and form of the buildings.



**The layout is based around creating a series of landscaped garden spaces of different characters with connections within and beyond the site edges.**

A site analysis is carried out to optimise the position and shape of buildings making best use of the natural topography, daylight and views.





The layout will continue to evolve and the below is just one of the potential outcomes we have considered so far. The broad layout and position of buildings is likely to remain the same, but the shape and orientation will be developed going forwards.



**The layout sets out to avoid overlooking neighbouring houses by distance and orientation.**

Existing boundary trees are retained with new trees and planting added to enhance biodiversity. Amongst other garden areas, a new orchard and raised bed allotments are proposed. The existing vehicular lane will be upgraded with substantial new tree and shrub planting.

**New footpaths linking to the local public footpath network will be incorporated.**





## Description of the proposal

The proposed scheme comprises 121 apartments & cottages with communal areas including:

- Restaurant
- Café/Market Hall
- Private dining
- Lounge
- Library
- Activity rooms (Arts & Crafts, etc.)
- Hair Salon
- Break-out spaces
- Welcome desk
- Care and admin offices
- Mobility buggy store



We would like to know which of these facilities you would use if we could make them publicly accessible.

For example:

Would a new **Restaurant** be a welcome?

Would a **Café/Deli** shop be useful?

Would you use the **Hair Salon**?

If we hosted a local **farmers market**, would that appeal?

Could the facility support **local community events**?



# The Clubhouse



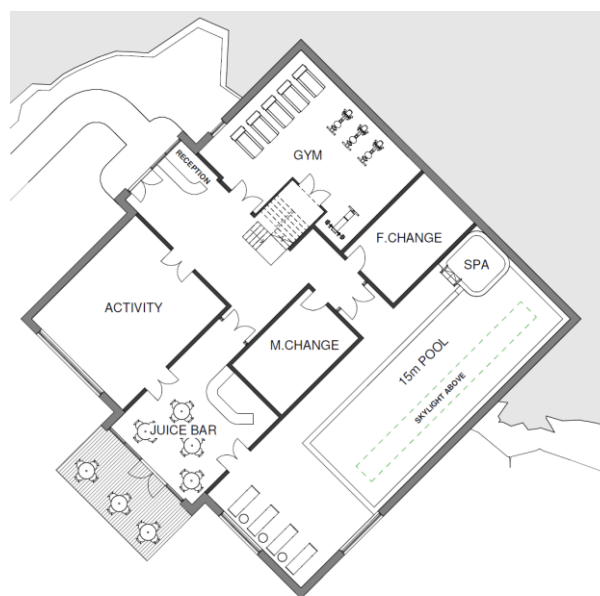
## A new community hub for Holt Pound & Rowledge.

Located close to the entrance of the site and proposed to be open to the public via a membership arrangement. Whilst in the early concept stages, your opinions can help shape its development.

Currently set over two levels (ground floor shown opposite) and we are proposing:

- **Spa**
- **Treatment/physio rooms**
- **Gym**
- **Activity room (for Yoga, Pilates, etc.)**
- **15m pool**
- **Café /Juice bar & terrace**

Set in natural meadow grounds, with links to local footpath routes, this will be a place to meet friends for a coffee, exercise, relax, and enjoy.





# The Apartments

Somewhere to be proud of

We believe our apartment layouts are 'best in class.' Designed to discreetly meet increasing needs whilst retaining all the luxury features and high-quality design that even the most discerning expect.



Generously proportioned, enabling varied furniture layouts to suit differing needs and taste. Our flats have been designed to ensure adaptability.

**Designed to be 'care ready' new and emerging technologies can be readily installed.**

The placement, size and detail of windows have been carefully considered to maximise natural light. Consideration of views from the bed include dropped bedrooms window sills.

Every apartment features a sizable external balcony space, designed to be enclosed and semi-private, while still considering light and views out into the landscape.



**Generous storage has been designed into the layouts to meet the needs of the occupier.**



# Feedback

---



**We'd love to hear from you**

It's important to us that we achieve our goal of creating an integrated community and to do this we need your involvement!

Using the contact details below please share any thoughts and comments you might have at this early stage to help us develop a community for Holt Pound & Rowledge:

**FAO:**           **'Holt Pound Retirement Community Feedback'**

**E-mail:**       [cjc@c2pd.com](mailto:cjc@c2pd.com)

**Letter:**        10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

**Thank you!**

**The Team at C2PD**