

EXTRA CARE LIVING FOR THORPE ST ANDREW

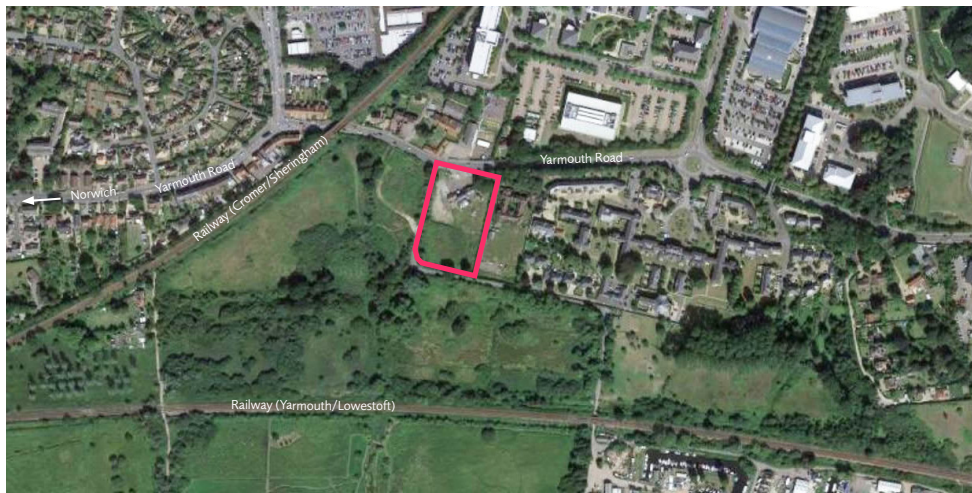
Housing 21

SEQUENTIAL INVESTORS

Thank you for taking the time to participate in our online consultation on the development proposals for 212 Yarmouth Road, Norwich, NR7 0SN. Housing 21 and Sequential Investors are bringing forward plans for a new Extra Care facility in Thorpe St Andrew.

The development will bring much needed affordable homes for older people of modest means, by regenerating a now derelict site and bringing significant investment and employment to the local economy.

We are gathering feedback from local residents and stakeholders on our proposals and would like to hear your views. Once you have had the chance to read through this information pack, please take the opportunity to fill in the response survey at: <https://thorpeandrewextracareliving.co.uk/have-your-say>.



The development is a joint venture between Sequential Investors and Housing 21.

Housing 21 is a leading not-for-profit provider of Retirement Housing and Extra Care for older people of modest means. We operate in nearly 200 local authority areas, managing around 20,000 Retirement and Extra Care Living properties, providing over 42,000 hours of social care each week.

Sequential Investors is a fully focused real estate asset manager, and owner of the site at 212 Yarmouth Road. The team has consistently demonstrated a strong record in revitalising assets that have suffered from under investment. Working in parallel with our long-established network of high quality professionals, our objective is to bring forward development opportunities through planning and consensual dialogue.

This joint venture partnership proposes long term investment into the site, with Sequential Investors aiming to secure planning permission ASAP. Once built, the freehold will be passed to Housing 21 to ensure a fully operational Extra Care facility for all residents.



Images of current Housing 21 developments.

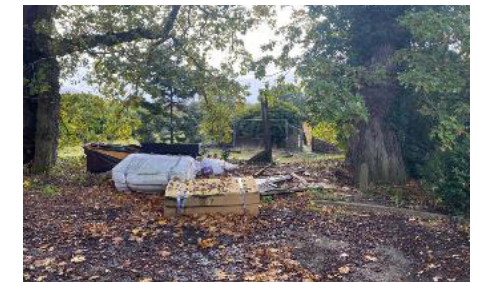
REDEVELOPING IN A SUSTAINABLE LOCATION

Formerly occupied by the Griffin Public House, which closed in 2015, the site and buildings are in a poor state and have suffered consistently from anti-social behaviour. This includes arson damage, torn down security fences, uprooted trees, squatting in the main building and burnt outhouse buildings, despite significant investment into securing the buildings.

Following efforts to market and advertise the site as a public house, no credible interest was expressed and following recent arson via illegal occupants, there is no prospect of the building being reinstated for this use. Broadland District Council have already consented planning permission to demolish the current building, and therefore an alternative solution is required to bring the site back into beneficial community use.

The site is in a highly sustainable location offering bus routes within 350m of the site and several shops and community facilities close by. This includes the large Sainsburys store, Dussindale Community Centre, and a GP surgery nearby.

As a brownfield site, this is a highly sustainable location which offers a great opportunity to bring forward a state of the art Extra Care development.



BENEFITS OF INDEPENDENT LIVING IN EXTRA CARE IN THORPE ST ANDREW

Extra Care is an alternative to residential care that has significant health, lifestyle and cost benefits, with residents maintaining independence in their own, self-contained apartments, but with a 24/7 care team on site. This ensures older people can be housed in appropriate accommodation, reducing isolation, creating communities and addressing increased demand for care.

Extra Care facilities have lower weekly costs than either care homes – with the average cost saving £902 over six months – or an equivalent local authority funded care in the community, with a difference of £428 per person, per year.

Current studies suggest that by 2023, there will be a shortfall of 433 Extra Care beds within a 5-mile radius of the site. Our proposals fulfil a significant proportion of the anticipated shortfall.



The proposals include:



83 Extra Care apartments for older people of modest means



Approximately 1/3 of the scheme devoted to communal space



Community space within the scheme including publicly accessible café/bistro and hairdressers



Landscaped open space and terrace area for residents



38 car parking spaces



Flood Risk & Surface Water (SuDS) measures, though the scheme has avoided flood zone risk



100% affordable scheme, with all apartments for social rent



High quality design specifically for Extra Care

The proposed scheme comprises a mixture of one-bed and two-bed apartments. Ground floor units will have private patios facing out onto attractively landscaped areas, with upper floors having balconies to appreciate the same views. Those facing the central garden court will have direct access to it from their patios, while other units will access the garden court via the lift and stair courts. The south facing terrace overlooks the garden and will enjoy views out towards the marshes and meadows beyond.

In addition to the apartments themselves, there are extensive communal and shared spaces, including:

- Community café/bistro
- Hairdressers
- Guest room and communal space
- A lounge for all residents and guests
- Flexible activity space
- A garden offering naturalistic landscaping



The architectural character of the local area is so varied that there is no strong precedent for design. Our initial proposal comprises:

- Use of multiple pitched roofs to break up the profile of this development.
- Bringing the feel of home with this roof style, rather than the flat roofed office buildings to the north.
- Creating a contemporary building using locally prevalent materials to help root the building to this location.

The revised floor plans have been based on a U-shape arrangement with a long open sided courtyard. Vertical elements have been introduced along the western elevation to create variation in the massing. The building reduces in height for the north and south 'wings' to minimise the impact on the setting off the listed buildings and the wider views.



BENEFITS FOR THORPE ST ANDREW AND BEYOND

The proposals will bring a wide range of benefits for Thorpe St Andrew and the wider district, including:



Providing high quality care and accommodation through a trusted and experienced operator – Housing 21.



Bringing forward a fully viable and operational project with all aspects in place for delivery.



Fulfilling an important strategic need identified for Extra Care beds by both the County Council and the District itself.



Removing anti-social activity experienced on site and removing burden on police time.



Delivering required housing targets whilst protecting other local sites through re-use of a brownfield site.



Creating employment opportunities for local people: 35 full-time jobs and potential for local apprenticeships when operational, in addition to construction jobs.



Providing significant long-term investment into the site.



Increased spend in the local economy by residents and staff.



Supporting broader housing strategy to free up local family homes.

Thank you for taking the time to view this online consultation. We would welcome your thoughts on the proposals.

Please ensure that you fill in the comments form on the website to give your feedback. You can find the survey at: <https://thorpestandrewextracareliving.co.uk/have-your-say/>.

Once the consultation has closed, we will analyse the comments received and incorporate your feedback where possible ahead of submitting a planning application to Broadland District Council in June 2021.



Get in touch:

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Project Timeline

