

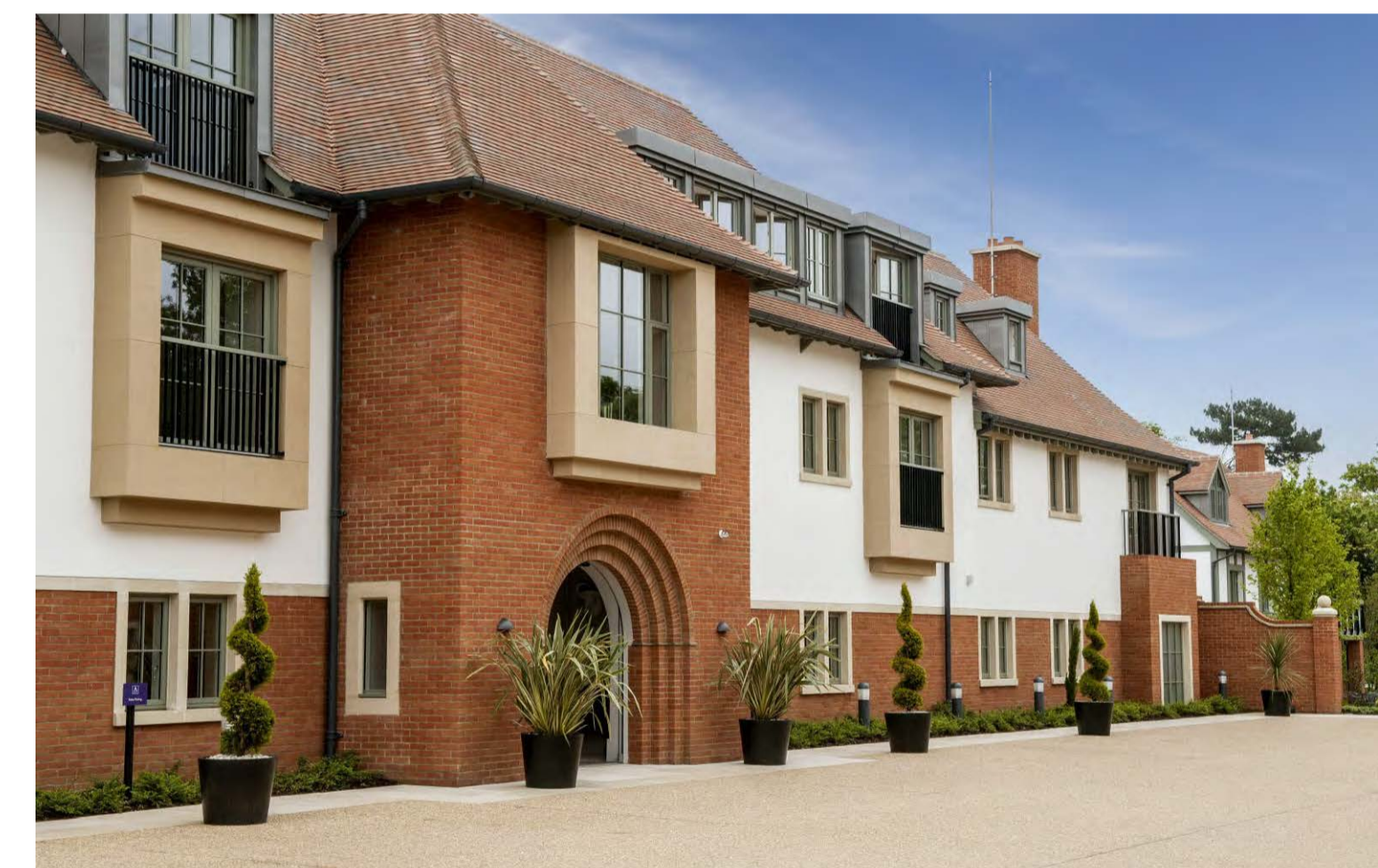
## Welcome to our exhibition

Thank you for coming to this exhibition of Audley's proposals for creating a new care community in Cobham.

In it we aim to explain what an Audley village is, show what is planned for the site and discuss the impacts this would have.

The boards include:

- What Audley is hoping to do at Fairmile Lane
- The elements that go into making a care community
- How Audley's care communities benefit local residents.
- Advantages to the local area resulting from the proposals.
- Examples of other Audley care communities.



## The Site - street view



## Proposals for the Site

Audley is looking to create a Care community for older people at 131 Fairmile Lane. This would be formed of four new buildings of two-storeys with accommodation in the roof, together with carefully landscaped grounds, providing 76 apartments and extensive facilities for residents combined with the availability of 24-hour on-site care.



Site plan of the site as proposed

The site is almost completely obscured from the road and neighbouring buildings by trees. The proposals would maintain and enhance this screening.

More importantly, the height of the new buildings has been kept low to match the previous building and neighbouring houses. This means the new development would continue to be well screened from the road and neighbouring properties. The semi-rural character of that part of Fairmile Lane would be unaffected.



Part elevation of the main building (M)



Part elevation of apartment building C

## Proposals for the Site

The proposals would make full use of the site to provide high quality accommodation, with the provision of care for older people. This is in line with the National Planning Policy Framework (NPPF) and local planning policies, which require that proposals should make "efficient and effective" use of a site.



Aerial perspective view of the site as proposed



View looking along the avenue towards Building M



View looking along Building A



View looking between Buildings A and M

## Proposals for the Site

The new buildings on the site would all be two storey with accommodation in the roof to ensure the height does not exceed that of the neighbouring buildings. This followed discussions with the planners, who recommended changing the third storey to a mansard roof with dormers, to be more domestic in scale and appearance.



Proposed elevation of the main building M, which includes the communal facilities



Street elevation showing the outline of the proposed buildings behind the trees



Images of Audley's Redwood village near Bristol

## Responding to a local need

The number of people in the UK over 85 (those needing the highest level of care) will increase from 1.4 million (2010) to around 3.5 million by 2035

- Figures from the 2015 Surrey C.C. *Market Position Statement for Older People's Services* indicate that between 2012 and 2020 there will be a 34% increase in the number of residents in Surrey aged 85 or over.
- More significantly, the number of people aged over 90 is predicted to rise by 50%, from 11,900 to 17,700, in the same period of time.
- Surrey C.C., in its Joint Health & Wellbeing Strategy, aims for older people to 'stay healthier and independent for longer' with 'a good experience of care and support'.
- A survey from Carterwood, leading independent analysts in the field, concluded:  
*"An enormous shortfall of 2,374 private extra care units within the catchment area and 309 exists within the Elmbridge Borough Council local authority area"*

### Surrey

#### Population by age

Population aged 65 and over, projected to 2035

Show numbers	2017	2020	2025	2030	2035
People aged 65-69	0	-5%	6%	25%	27%
People aged 70-74	0	7%	-4%	8%	27%
People aged 75-79	0	13%	41%	29%	45%
People aged 80-84	0	6%	22%	54%	42%
People aged 85-89	0	7%	22%	44%	86%
People aged 90 and over	0	11%	37%	72%	119%
<b>Total population 65 and over</b>	<b>0</b>	<b>5%</b>	<b>16%</b>	<b>30%</b>	<b>44%</b>

Figures are taken from Office for National Statistics (ONS) subnational population projections

### Elmbridge

#### Population by age

Population aged 65 and over, projected to 2035

Show numbers	2017	2020	2025	2030	2035
People aged 65-69	0	-6%	6%	26%	27%
People aged 70-74	0	7%	-3%	8%	30%
People aged 75-79	0	9%	37%	26%	40%
People aged 80-84	0	6%	17%	50%	36%
People aged 85-89	0	8%	25%	42%	83%
People aged 90 and over	0	6%	29%	65%	106%
<b>Total population 65 and over</b>	<b>0</b>	<b>4%</b>	<b>14%</b>	<b>29%</b>	<b>42%</b>

Figures are taken from Office for National Statistics (ONS) subnational population projections



St. Elphins, Matlock



Mote House, Maidstone



Inglewood Park, near Newbury

## Benefits from the development

Audley's Care Community at Cobham would bring a range of benefits to local residents and the wider area

- **Reduced pressure on NHS and Social Services** - Recent research by Aston University has shown that while unplanned hospital admissions for the over 85's is normally 8-14 days a year, for those living in a care community this drops to 1-2 days.
- **Fewer GP visits** - The study also showed that visits to GP practices from those in a care community are reduced by 35% when compared to over 85s living at home.
- **Employment** - The development is expected to create the equivalent of 60-65 full-time jobs on the site in a range of disciplines. Furthermore Audley is one of only two companies in the country that run their own Care Academy to train staff.
- **Local economy** - It is estimated that the Audley community would put £1.5 million into the local economy through goods and services purchased in the area.
- **Housing Land Supply** - An Audley Care Community contributes to the housing supply but, unlike normal housing, does not have any requirement for the provision of school places or recreational facilities coupled with reduced traffic generation.
- **Freeing up family housing** - around 70% of residents in Audley schemes move from neighbouring areas, releasing sought-after family housing onto the local market.
- **Community engagement** - there will be opportunities for students at local schools to gain work experience in a range of disciplines.



St. Georges, Edgbaston



Chalfont Dene, Chalfont St. Peter



Chalfont Dene, Chalfont St. Peter

## Local Benefits

Audley now has eleven fully operational care communities which have quickly become an integral part of their neighbourhood with their design and facilities appreciated by local residents

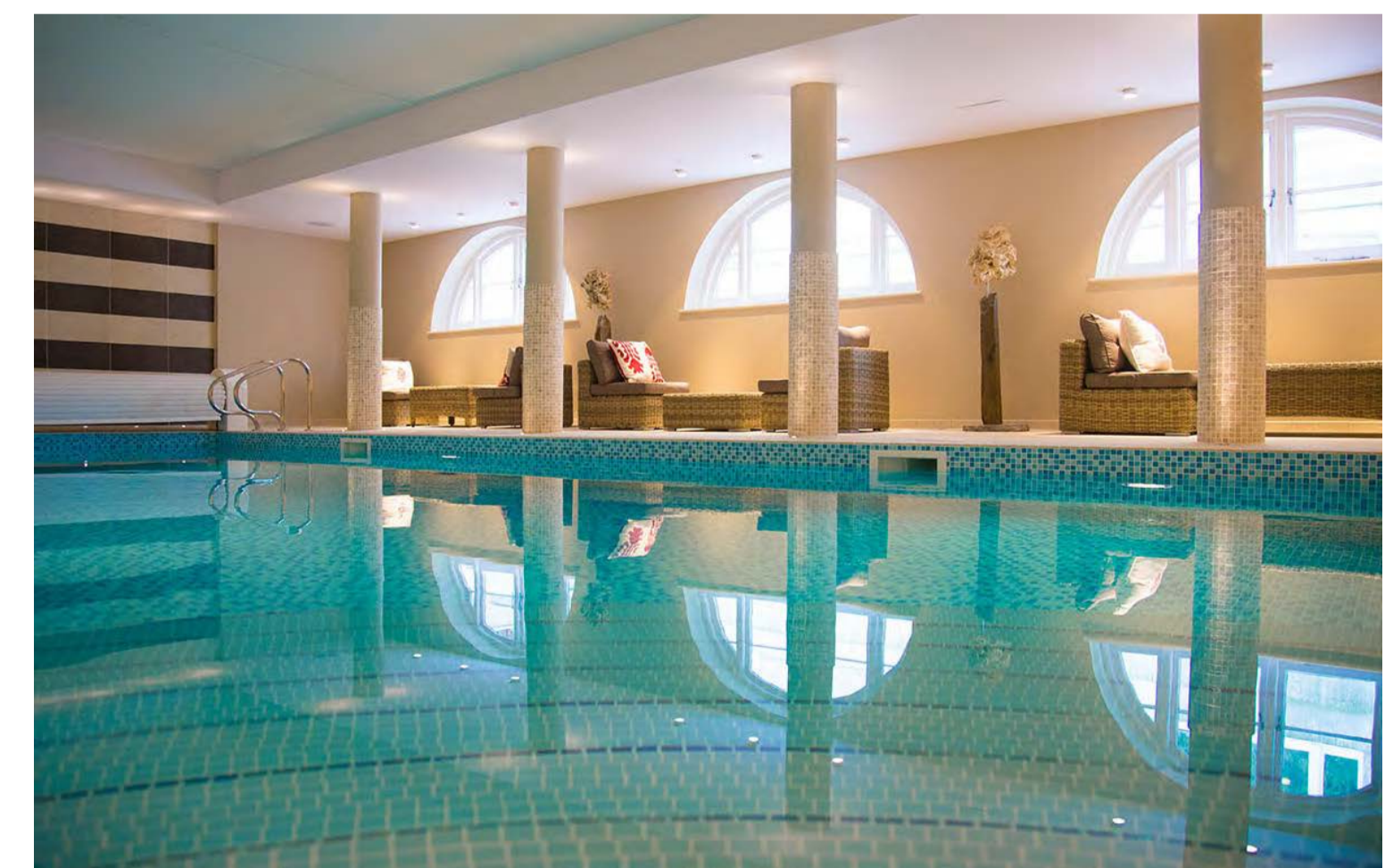
- A care community would be a very quiet use for the site which generates very little traffic - this is explained more fully elsewhere in the exhibition.
- The buildings and grounds are and will continue to be maintained - in perpetuity - to the highest standards.
- The landscaping of the site is of key importance and designed to be of the highest quality and create a range of settings and habitats.
- A number of the facilities on site would be available for use by local residents and community groups on a controlled basis. These would include the bar, bistro, restaurant and meeting rooms.
- In addition there would be opportunities for local people to attend classes, events or lectures as in our other communities.
- The on-site Audley Care agency is able to provide personal care for nearby residents in their own homes.
- The care community would create the equivalent of 60-65 full-time jobs in a wide range of disciplines. In addition Audley is one of only two companies in the country that run their own Care Academy to train staff.



Library at Inglewood Park, near Newbury



Dining Room at Inglewood Park, near Newbury



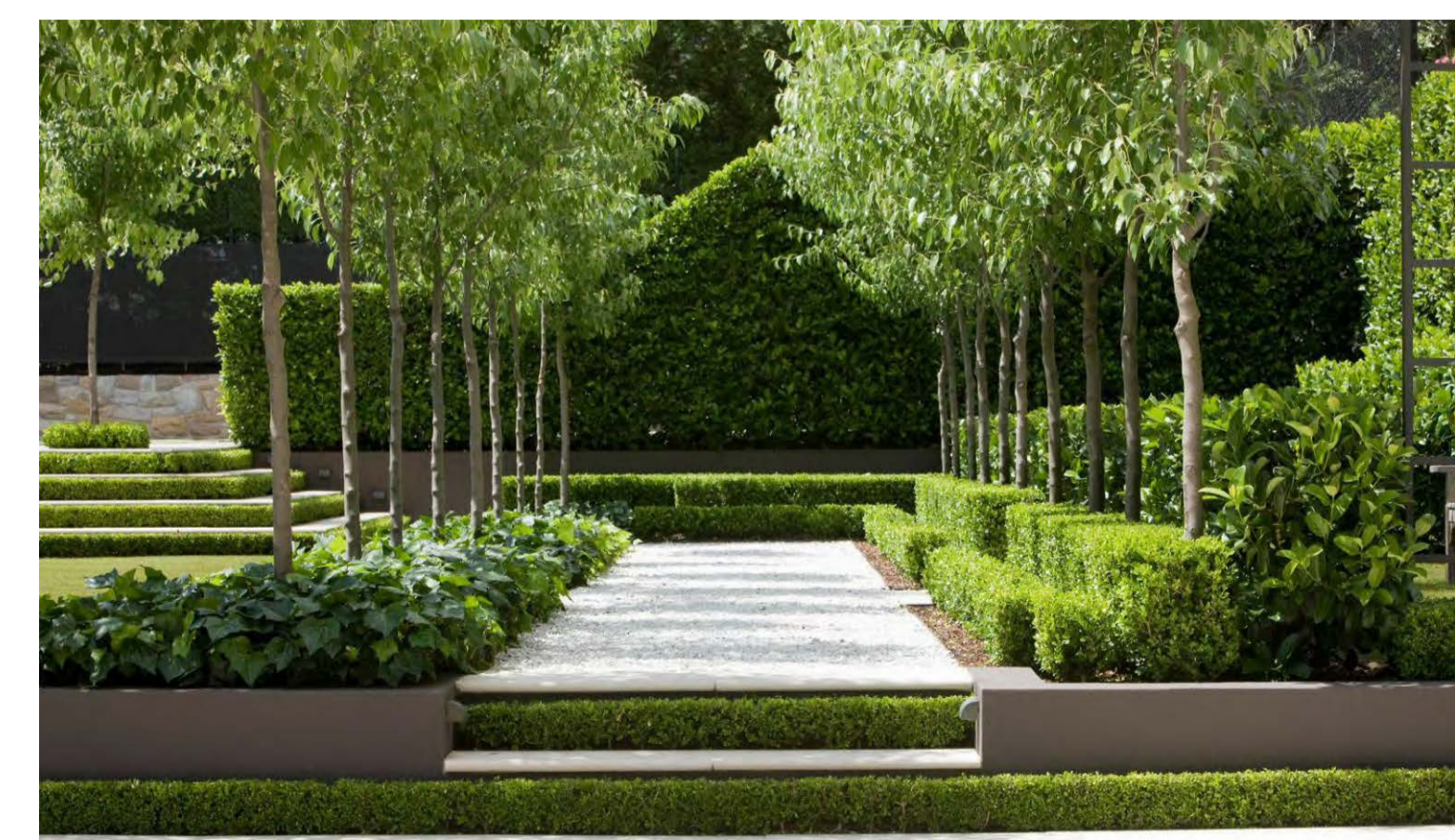
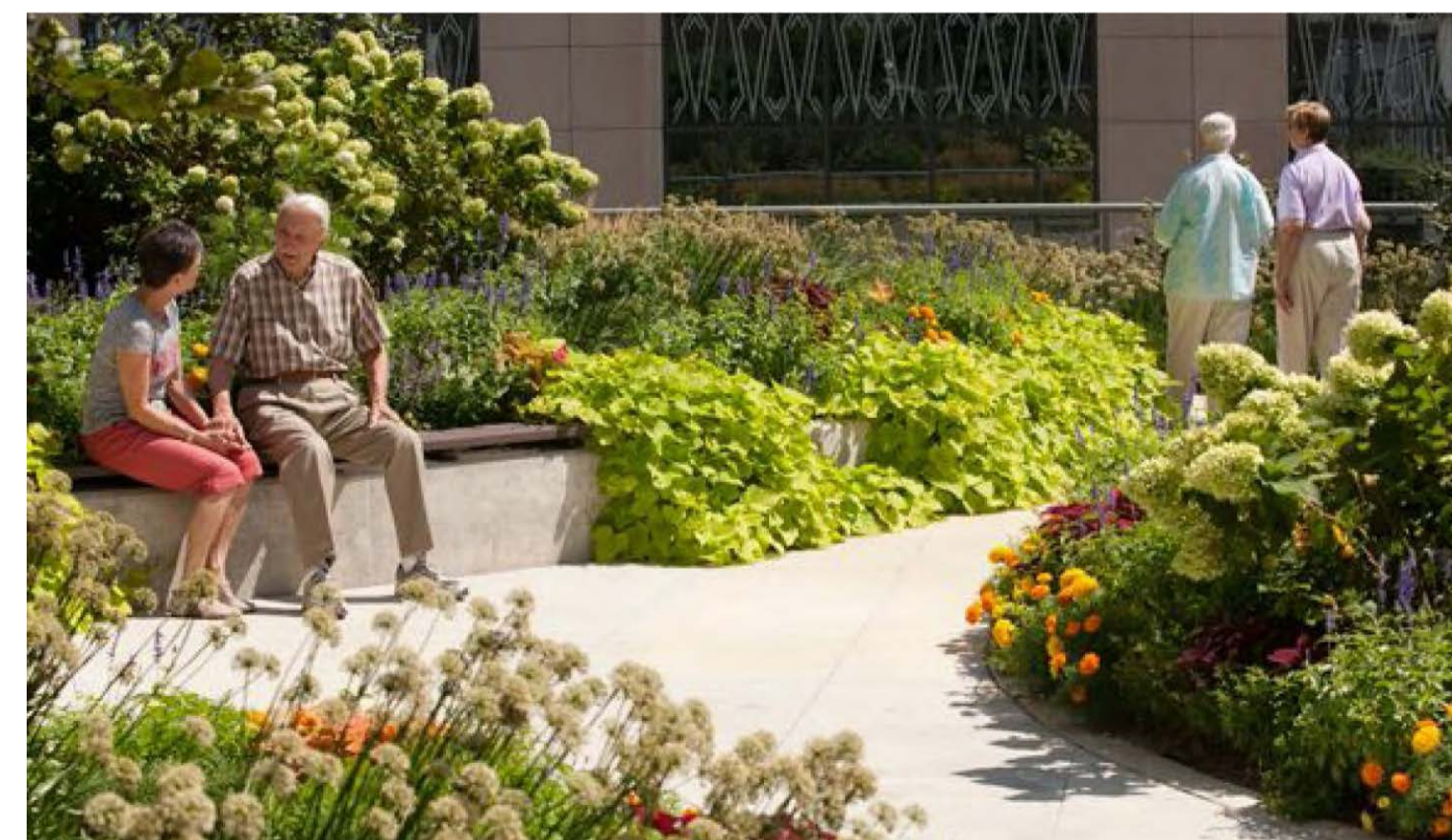
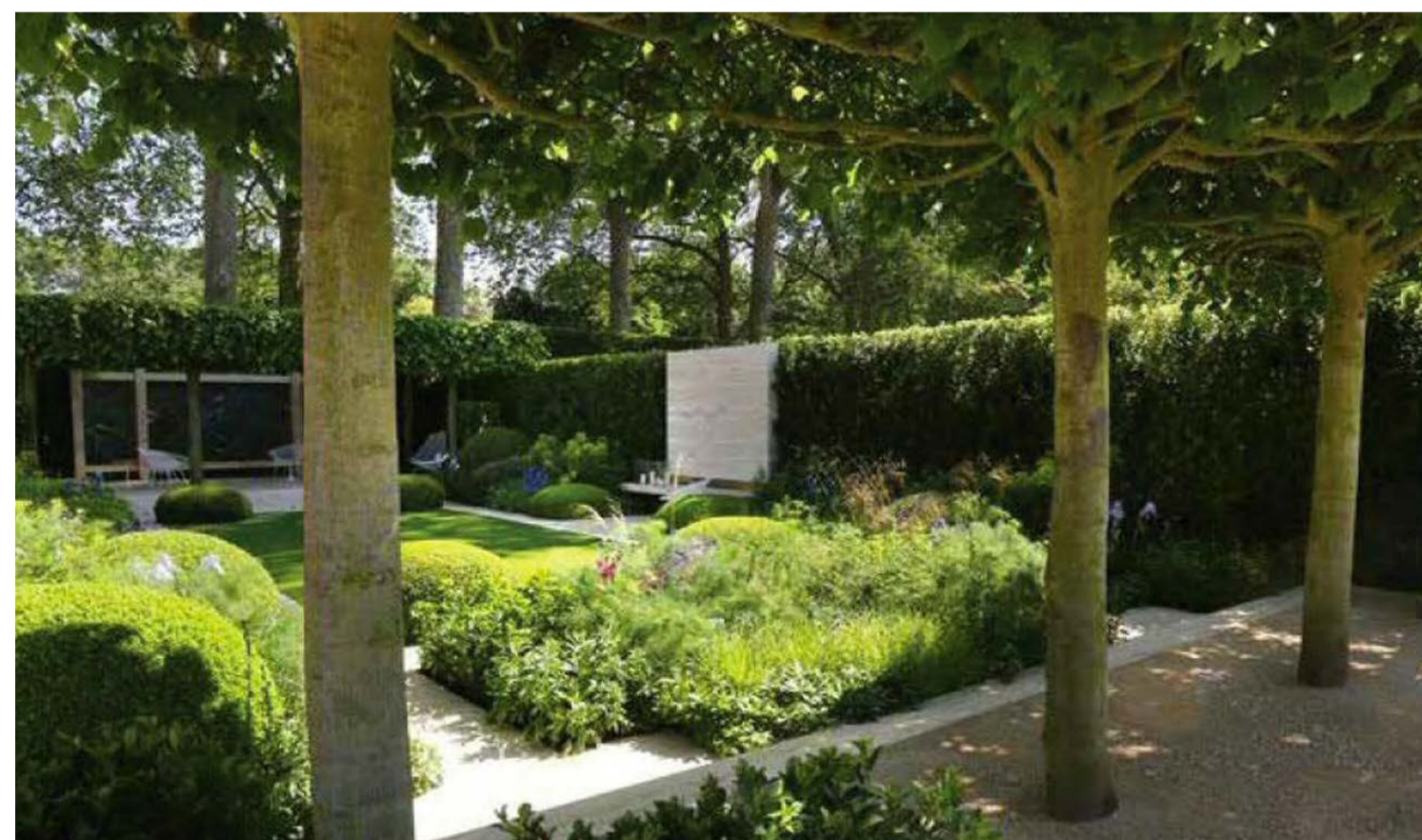
Pool at Mote House, Maidstone



## Landscape - designed for Nature

Landscaping is a key component of all Audley's care communities, being central to the experience residents have of their surroundings

- The great majority of the existing mature trees, including the large tulip tree, will be retained, they will form the backdrop to the new gardens.
- Their design would take the form of a series of courtyards and miniature gardens that are intended to create a variety of experiences and spaces.
- These would be designed in a formal manner, appropriate to the buildings, but including a wide range of planting, to provide a choice of different enclosed and intimate spaces for residents to sit and enjoy.
- A significant number of new trees would be planted around the site. These would be to strengthen the boundary screening and form a new avenue through the site.
- Planting around the site would favour native species, with their potential to play host to a much greater range of birds and invertebrates.



## Environmental Responsibility

A variety of low-energy technologies are proposed for the development with the aim of giving a 10% reduction in energy use against Building Regulation requirements

**Building fabric** - The levels of insulation exceed the requirements of Building Regulations which significantly reduces heat losses and the need for heating. This is one of the most effective ways of limiting emissions since it actually reduces the demand for energy.

**Combined Heat and Power (CHP)** - The main building (M) would feature a CHP system, which is effectively a large electricity generator which provides power for the site but also uses the waste heat for heating communal areas and the pool in addition to the apartments across the site.

**District Heating System** - The CHP would be combined with a District Heating System, also called a 'heat network' distributes the waste heat from electricity generation to each apartment building for space and hot water heating. This is much more efficient than having separate boilers in each flat..

**Lighting** - All lighting across the site would use low energy light fittings, with the majority of these being LEDs. These only take an eighth of the energy of standard lights and are a highly effective means of reducing emissions.

**Sustainable drainage & Water use** - Aerating taps and showers and low volume toilets reduce water consumption while a SUDS system reduces the impact of the development on the mains drainage.

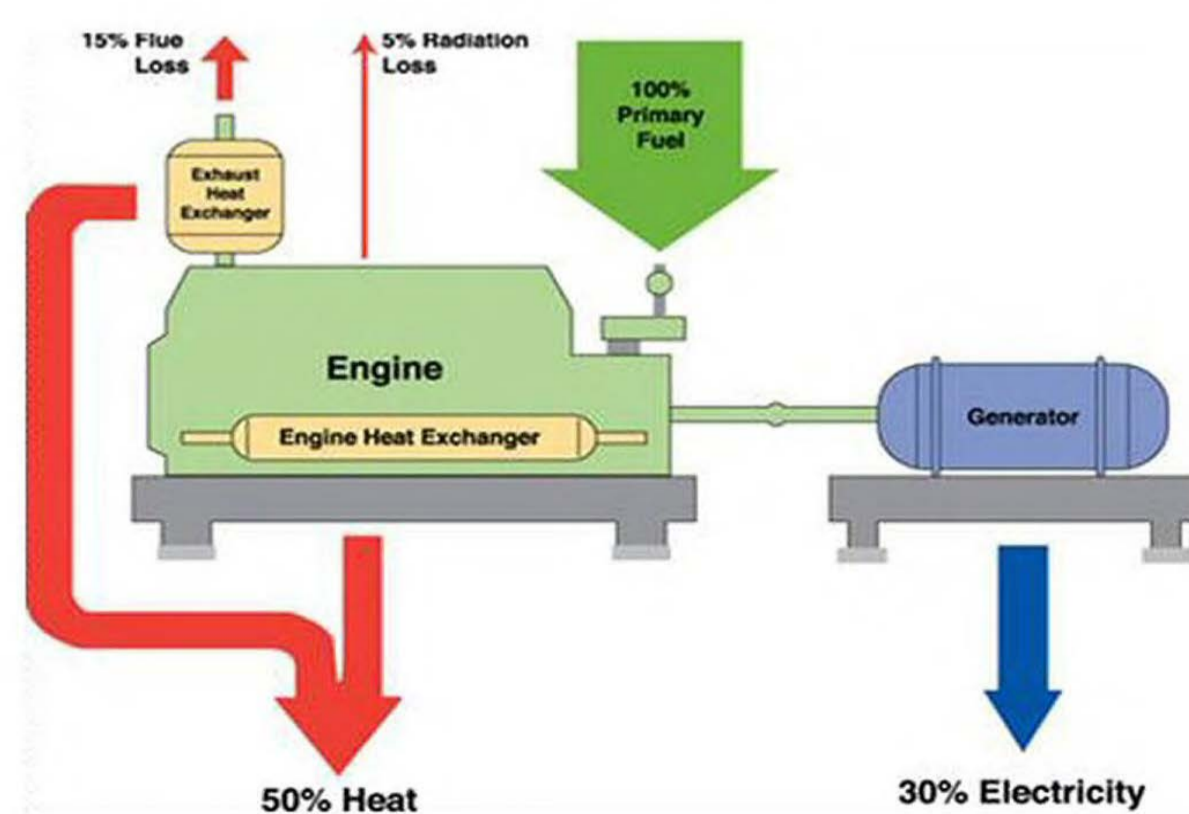
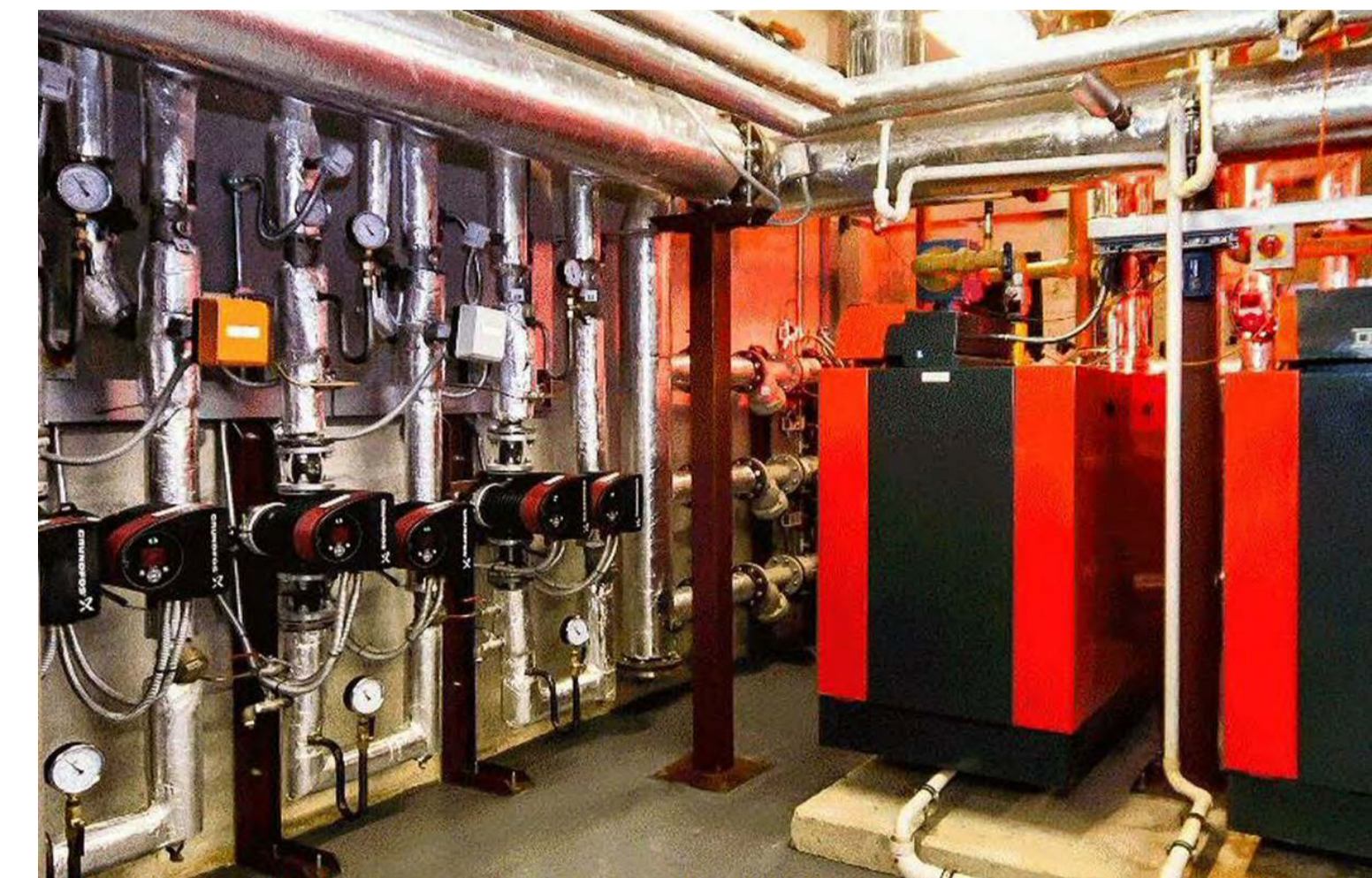


Diagram of a CHP system

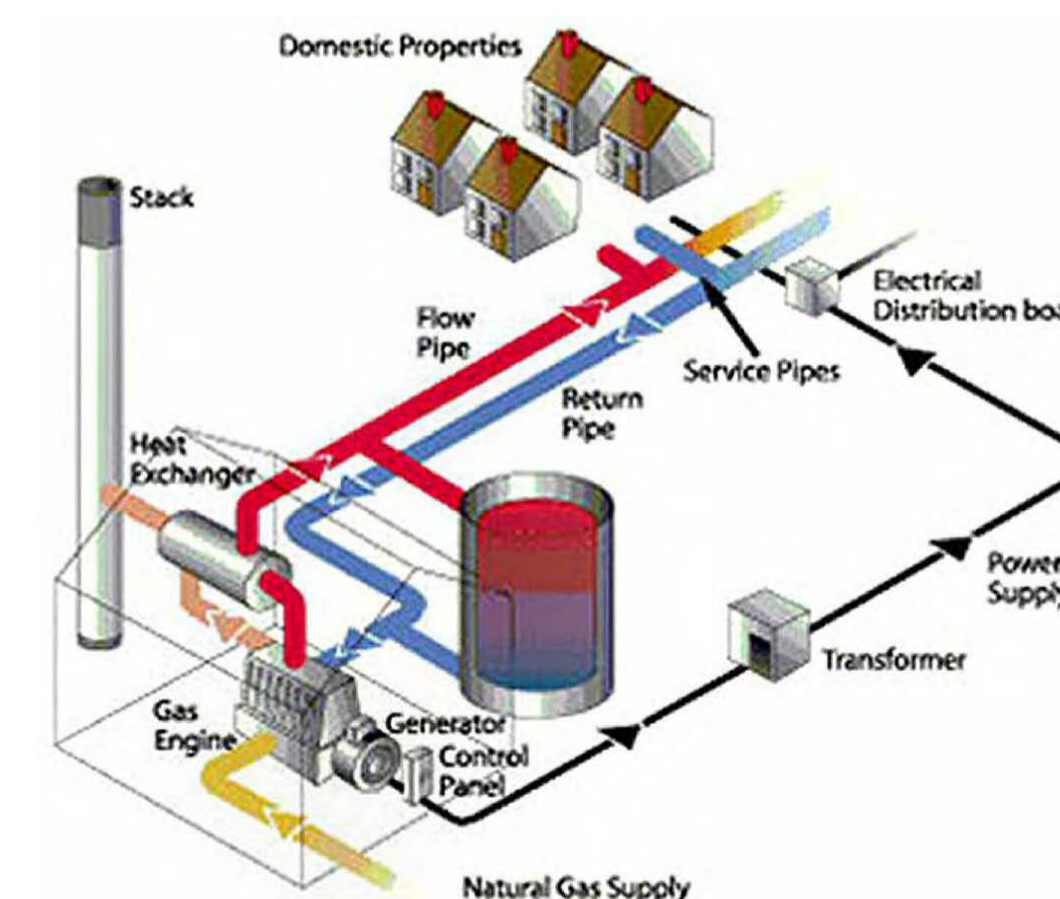


Diagram of a District Heating system

## Transport Strategy and Traffic

A Care Community would be a low traffic generating use for the site.

The peak traffic time for an Audley care community is around 11 a.m. with very low levels of traffic during the morning and afternoon rush-hour.

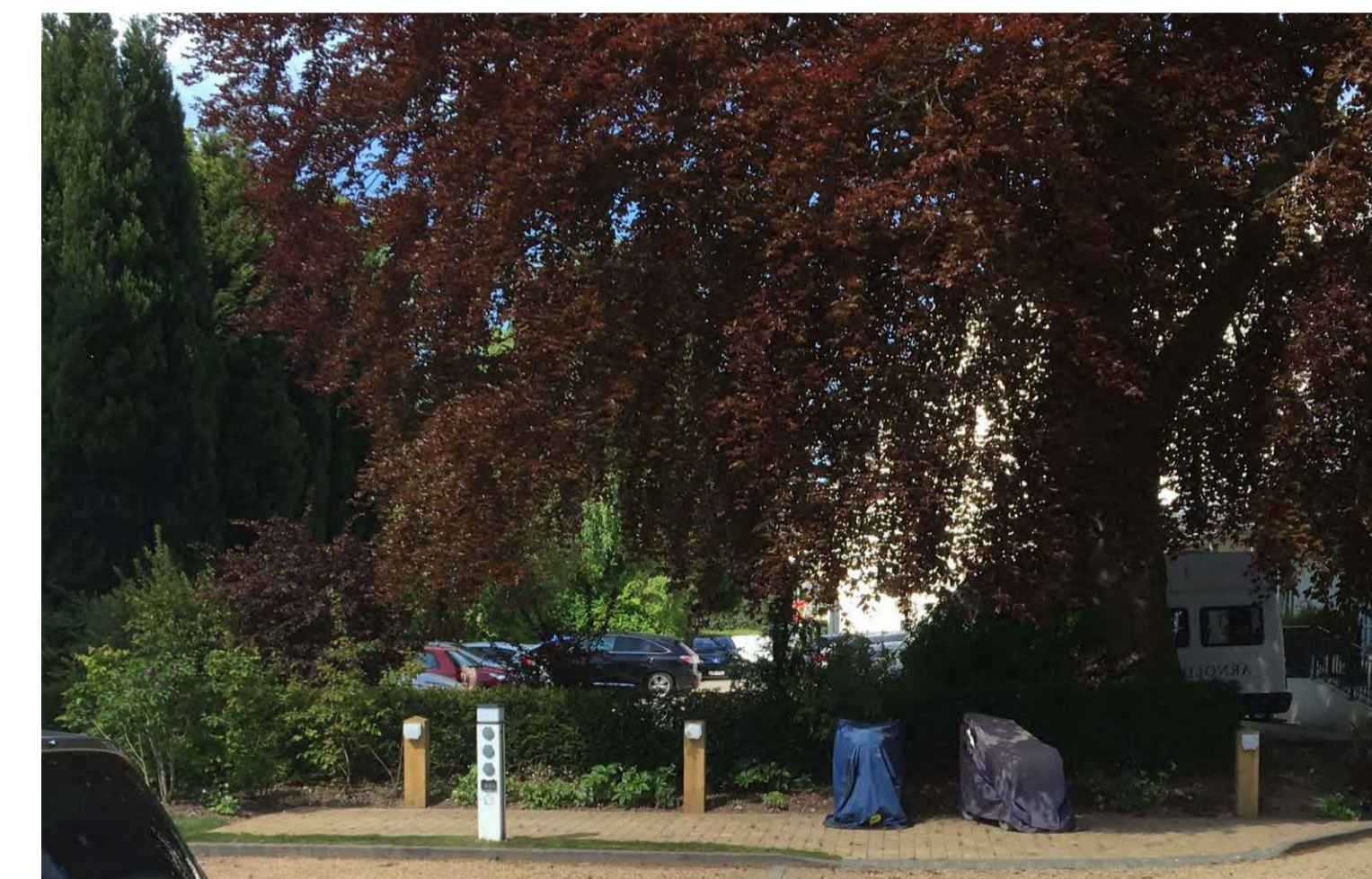
In addition Audley provides a private bus service for residents and staff, giving access to local shops and transport hubs as well as trips and evenings out.

Audley commissioned a transport report to assess the impact of the development on the traffic in Fairmile Lane. This was based on a survey of traffic generation by a similar, fully occupied Audley Care Community.

It shows that the increase in traffic at the key morning and afternoon rush hours would be negligible at just over 1%.

Time Period	Vehicle Movements		
	Fairmile Lane	Care Community	Percentage
AM Peak Hour	936	13	1.4%
PM Peak Hour	802	10	1.2%
12 hr	8382	179	2.1%

- The proposed scheme includes 76 parking spaces which includes 13 for staff and 6 for guests, which is in excess of the guidance provided by Surrey County Council
- Experience at other sites has shown this would be more than sufficient to ensure that there is no overspill parking outside the site.
- Audley has an agreement with Enterprise to provide car club facilities for residents
- 10% of the total number of parking spaces would be provided with electric car charging points, together with cycle storage and a shuttle service to and from transport hubs for staff. The minibus would have its own dedicated parking bay.



Electric car charging at Binswood, Leamington Spa



Minibus at St. Georges, Edgbaston



Car port at Chalfont Dene

## What is a Care Community?

An Audley Care Community is a modern development of the traditional care home. Residents live in an environment where they retain their independence and enjoy a high level of interaction with others of similar age\* while also receiving whatever level of care they require.

All villages have a CQC registered care office with care staff, trained by the Audley Care Academy, on site 24 hours a day.

### Residents at an Audley Care Community:

- Receive the services of a care home within the comfort of their own home
- Stay together – even if one partner needs full time care
- Maintain their independence, sense of security and peace of mind
- Maintain full control of their finances
- Are supported by 24 hour waking care and support services
- Are part of a community, with access to a range of social and leisure activities
- Maintain the dignity that independence gives
- Receive end of life care within the care community when required

\* Research by the International Longevity Centre suggests that the perception of loneliness and isolation are reduced by 50% for older people living in a community



## Our Residents

From our other Villages we know that on average 70% of residents at an Audley Care Community are local to the area.

We also know that the average age upon entry is 79 while the average age across all our communities is 84 years. The average length of stay is 8 years.

- At 131 Fairmile Lane Audley would agree to sign a legal undertaking restricting entry age to 65 or older
- Our residents are required to subscribe to a minimum care package which includes
  - four hours of personal care a week
  - provision of 24 hour emergency care and monitoring by on-site care staff
  - non-intrusive checks 3 times a day to ensure resident welfare
  - on-site clinic provided by the Head of Care
  - well-being assessment and care programmes



## The Audley Group pedigree

### Stable, successful, well supported

We have been building and managing Care Communities for over 14 years and will soon be caring for over 2000 older people in their own homes. However our experience in providing high quality care for older people goes back much further.

In fact it was in 1983 that our present day Chief Executive, Nick Sanderson, founded Beaumont Healthcare, which developed 27 conventional care homes. Over time it was realised that the needs of older people were not being best served and the Audley concept was born.

Since introducing this new concept of retirement living to the UK we have had the privilege of being formally honoured with a number of awards.

In 1999, 2000, 2013, 2014, 2015, 2016 and 2018 we received annual awards as the Best Retirement Community in the UK at the What House Awards. In 2018 we were proud to have been awarded the Laing Buisson Housing with Care Award.



Clevedon, Ilkley



Mote Park, Maidstone



Ellerslie, Malvern

# Thank you for attending

We hope you found the exhibition informative and that it answered some of your questions about our proposals for an Audley Village at Cobham.

We would very much welcome your written comments and feedback on our proposals. There are comment forms you can fill in now or feel free to comment later via:

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Images of Audley's Chalfont Dene village