

Welcome to our exhibition

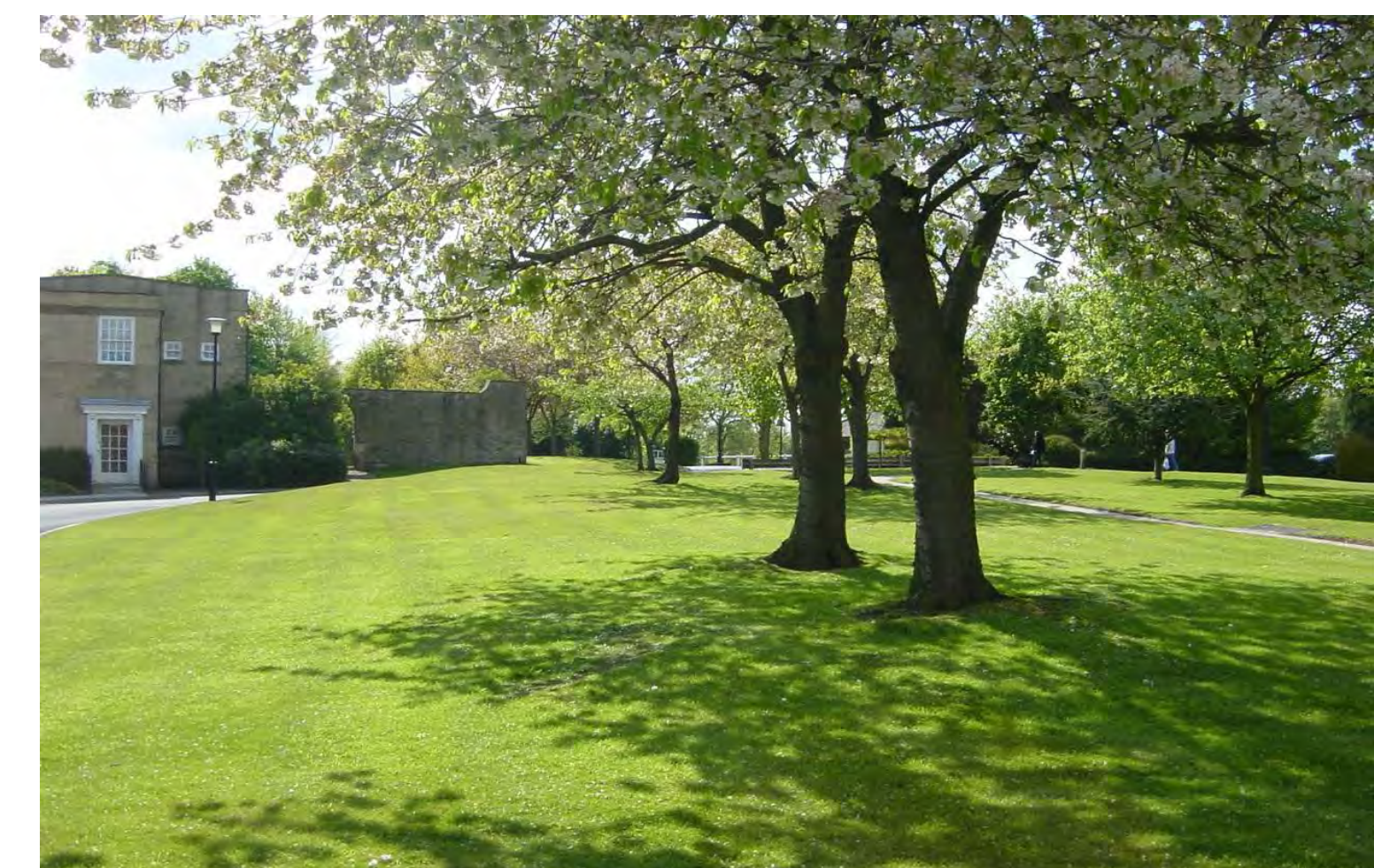
Thank you for coming to this exhibition of Audley's proposals for creating a care community on the former **npower** site at Scarcroft.

We will give details of what is proposed for the site and what will be happening to the listed building.

We will explain what makes an Audley Care Community.

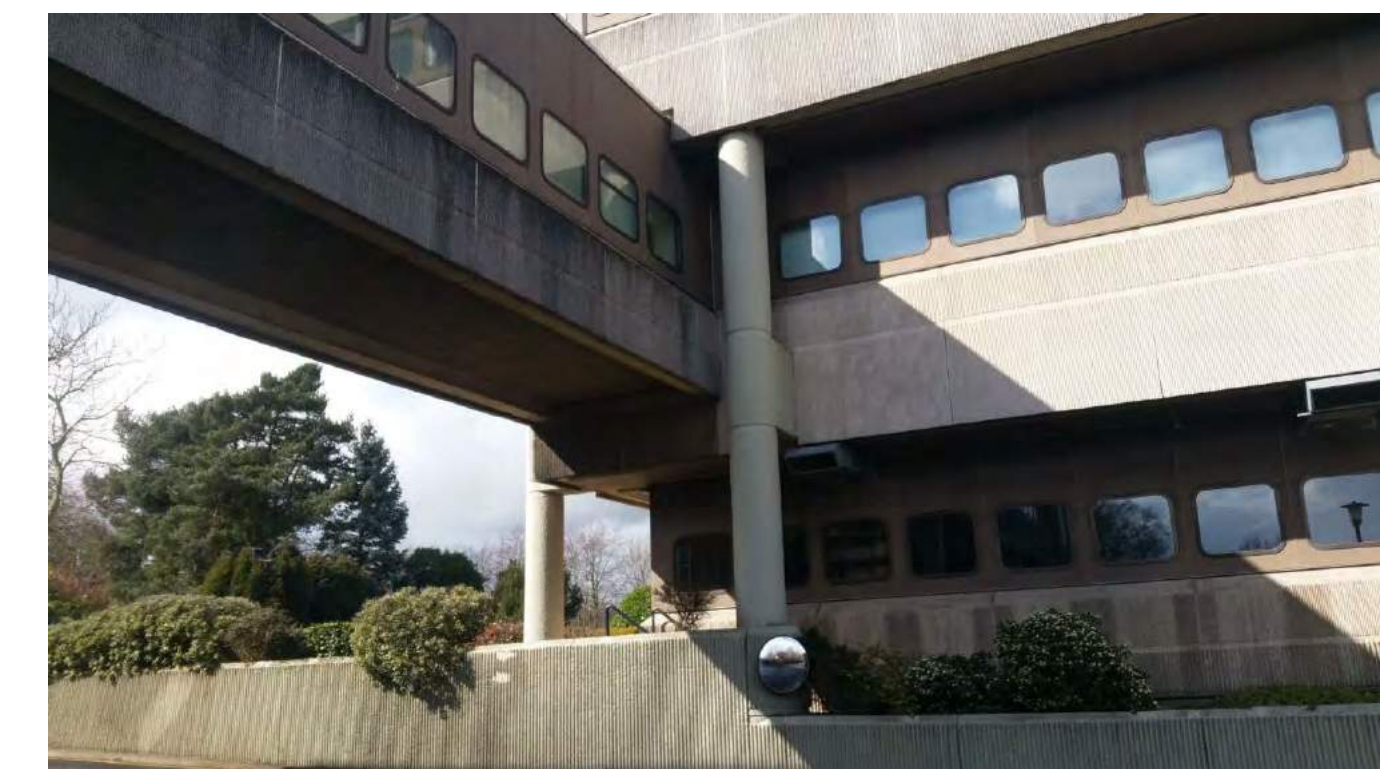
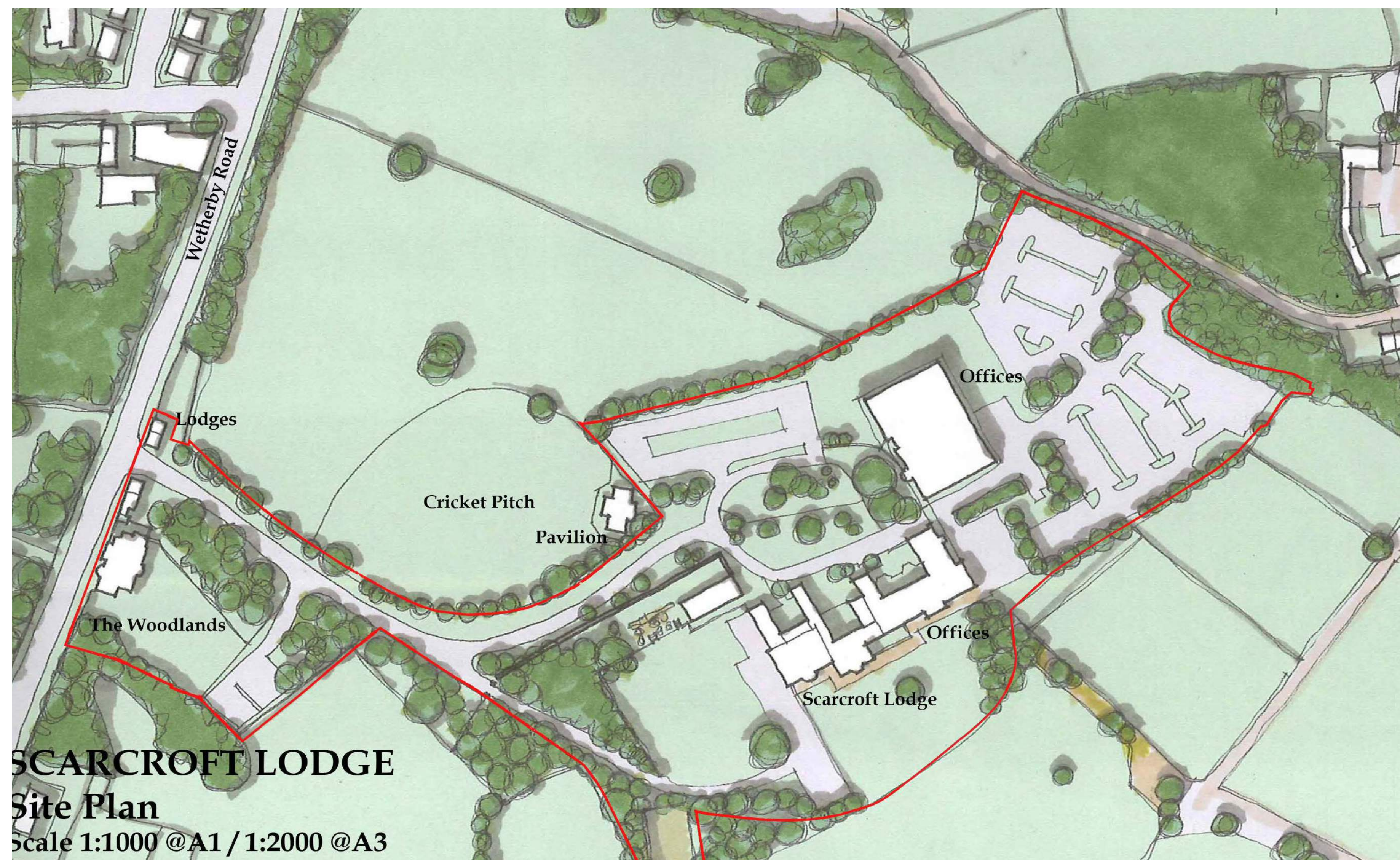
In addition we will outline how an Audley care community can benefit local residents as well as bringing advantages for the landscape and environment.

We would welcome the opinions and feedback of local residents in advance of making a planning application later this year.



The Site - as existing

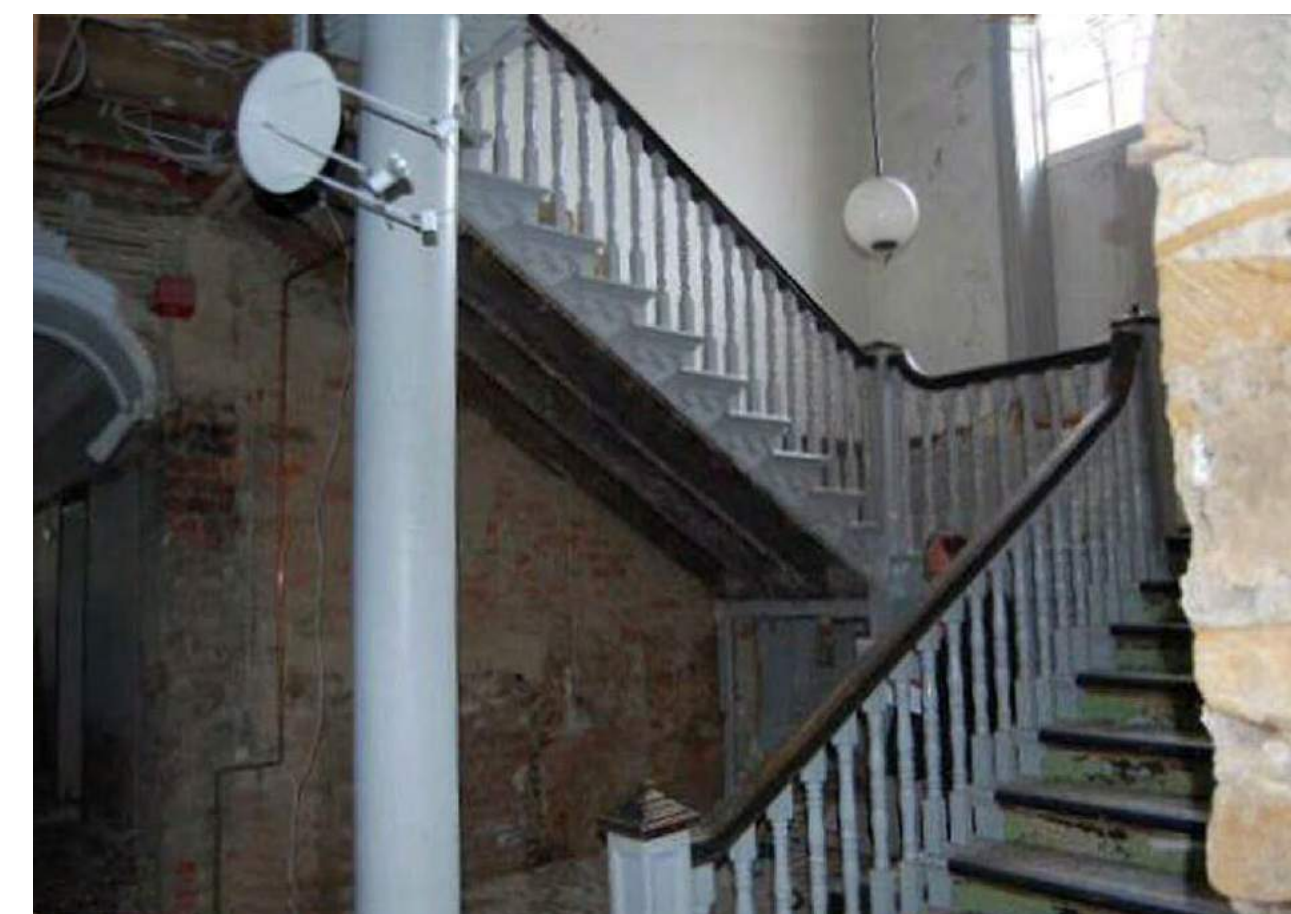
The site, edged in red, currently has the former headquarters offices of **npower**. These consisted of the listed Scarcroft Lodge, dating from the early 19th century, with post-war extensions, and a large purpose built office block from the 1970s surrounded by extensive car parking.



Scarcroft Lodge



Scarcroft Lodge was built around 1830 by a Quaker wool merchant. It went on to have a variety of owners, including the Lord Mayor of Leeds during the 1930s. The house was requisitioned during World War II as a convalescent home before being acquired in 1948 by the Yorkshire Electricity Board as their headquarters following the nationalisation of the electricity industry. The building was extended significantly at this time with the separate office block being added in the 1970s. With privatisation the YEB became assimilated into **npower** who sold the site in 2012.



Proposals for the Site

Audley is looking to create a Care Community for older people on the former **npower** site. The historic elements would be restored and the modern buildings replaced. The Care Community would include a total of 171 units, mostly apartments but with some cottages and extensive facilities for residents including 24 hour on-site care.



Proposals for the Site

The site is currently unused and derelict. The proposals, with high quality accommodation and facilities for older people, designed by award-winning architects, Gaunt Francis, would bring the land back into a long-term and sustainable use that would also bring benefits to local residents.

In addition to restoring and maintaining the listed building, the proposals would improve the site with extensive new planting and landscaping, designed to enhance the setting and encourage wildlife.



Proposals for the Site

Scarcroft Lodge would be restored and adapted to house the major communal spaces such as the residents lounge, library, bar and restaurant, its large rooms being ideal for the purpose.

The new buildings, which will replace all the modern commercial additions, have been designed to sit comfortably alongside the lodge and generate an interesting and varied streetscape that will be in keeping with Scarcroft and the surrounding area.



Proposals for the Site

The accommodation would be predominantly 2-bedroom apartments with a number of cottages. The buildings have been limited to a maximum height of three storeys. Building materials will reflect the vernacular of the surrounding area, being a mixture of natural and reconstituted stone with render while the roofs would be slate.

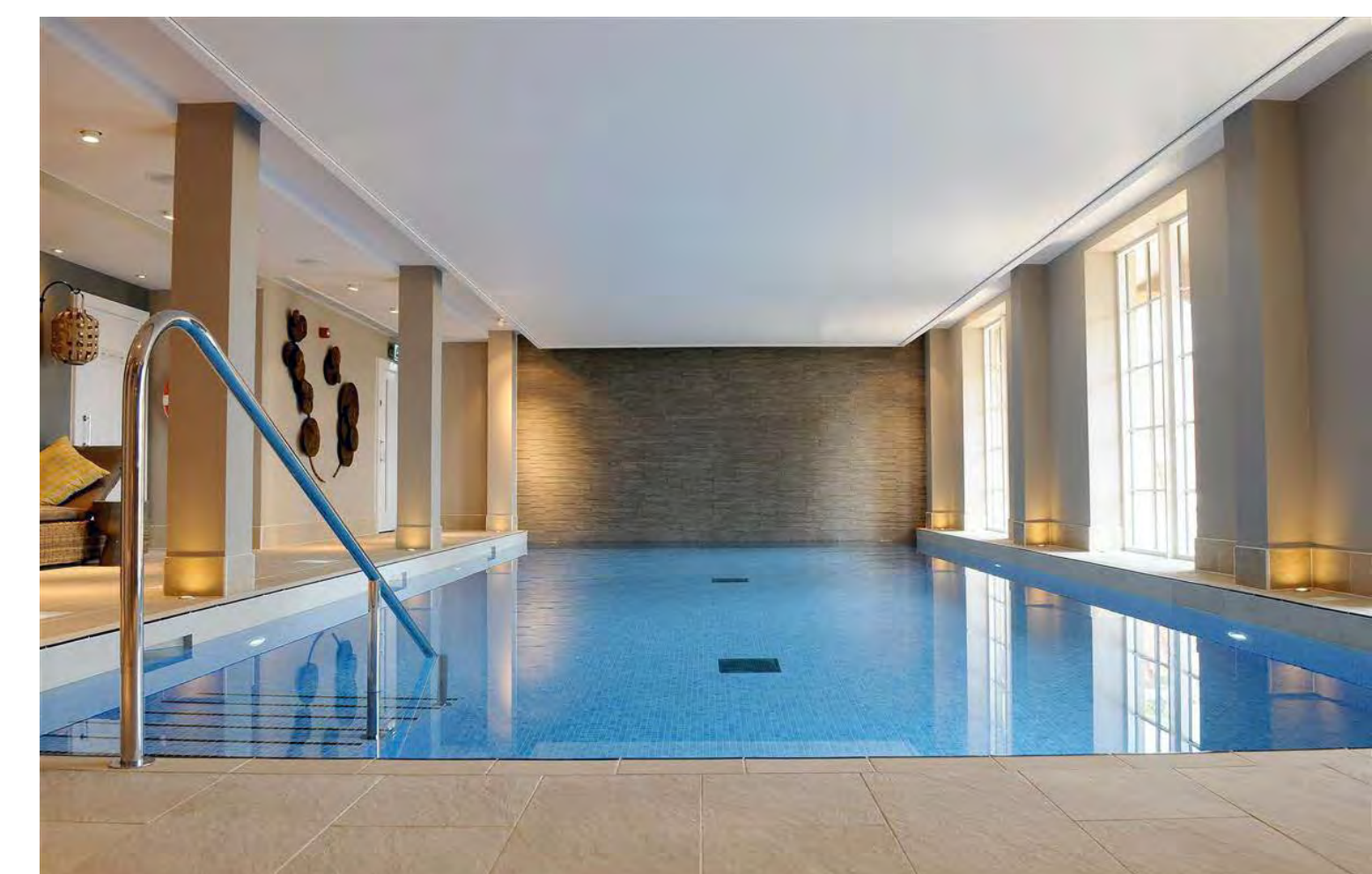


Communal Facilities

Audley Care Communities provide a wide range of facilities for residents in addition to the availability of all levels of care as and when needed.

The facilities include:

Restaurant; Bar/Bistro; Lounge; Library; Hobbies room; Hydrotherapy pool
Wellness Centre and Exercise room; Salon and hairdresser; Treatment rooms



Responding to a local need

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

- The latest figures from the Office of National Statistics (2016) suggest that between 2017 and 2035 there will be a 35% increase in the number of residents in the Leeds area aged 65 or over.
- More significantly, the number of people aged over 90 is predicted to almost double, from 5,500 to 10,800, in the same period of time.
- Leeds City Council's Housing Strategy 2016-2021 similarly recognises that the number of residents aged over 85 is projected to double and includes a specific *'Meeting Housing Needs of Older Residents'* strategy.
- The document also states that Leeds has an ambition to be:
'The Best City in the UK to Grow Old in.'
- The older residents' housing strategy includes 'Specialist Housing with Support' as a priority, saying that:
"the most significant population increase over the next 10 years will be of very old residents who need care and support, therefore there will be an increase in demand for specialist housing options, especially extra care housing"
- It continues that in Leeds there is a current shortfall of 600 extra care units.
- Audley's own survey, undertaken by the leading analysts in this field, confirms the levels of need for this type of accommodation specifically within the local area.



Benefits from the development

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

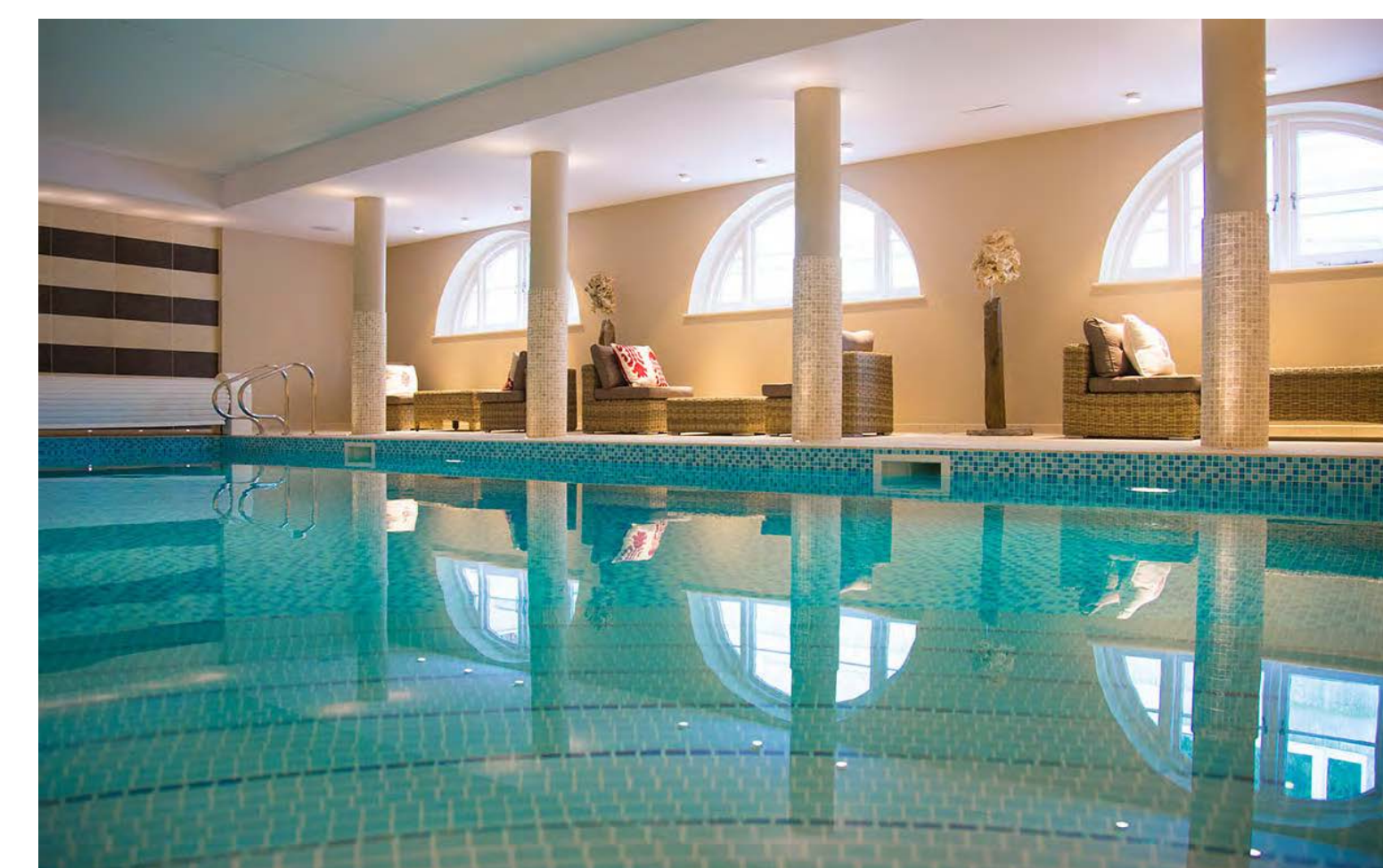
- **Historic Buildings** – The development will secure a viable long term future use for the listed buildings.
- **Green Belt and Landscape** – The application would see the demolition of the very prominent **npower** office building and its replacement with more attractive and appropriate architecture and extensive new landscaping.
- **Employment** – The development is expected to create the equivalent of 65-75 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 over £2million 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** – 70% of residents in Audley schemes have moved from within 10 miles, so releasing sought-after family housing onto the local market.
- **Reduced pressure on NHS and Social Services** - Recent research by Aston University has shown that while 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. In addition, visits to GP practices are reduced by 35% compared to the average.



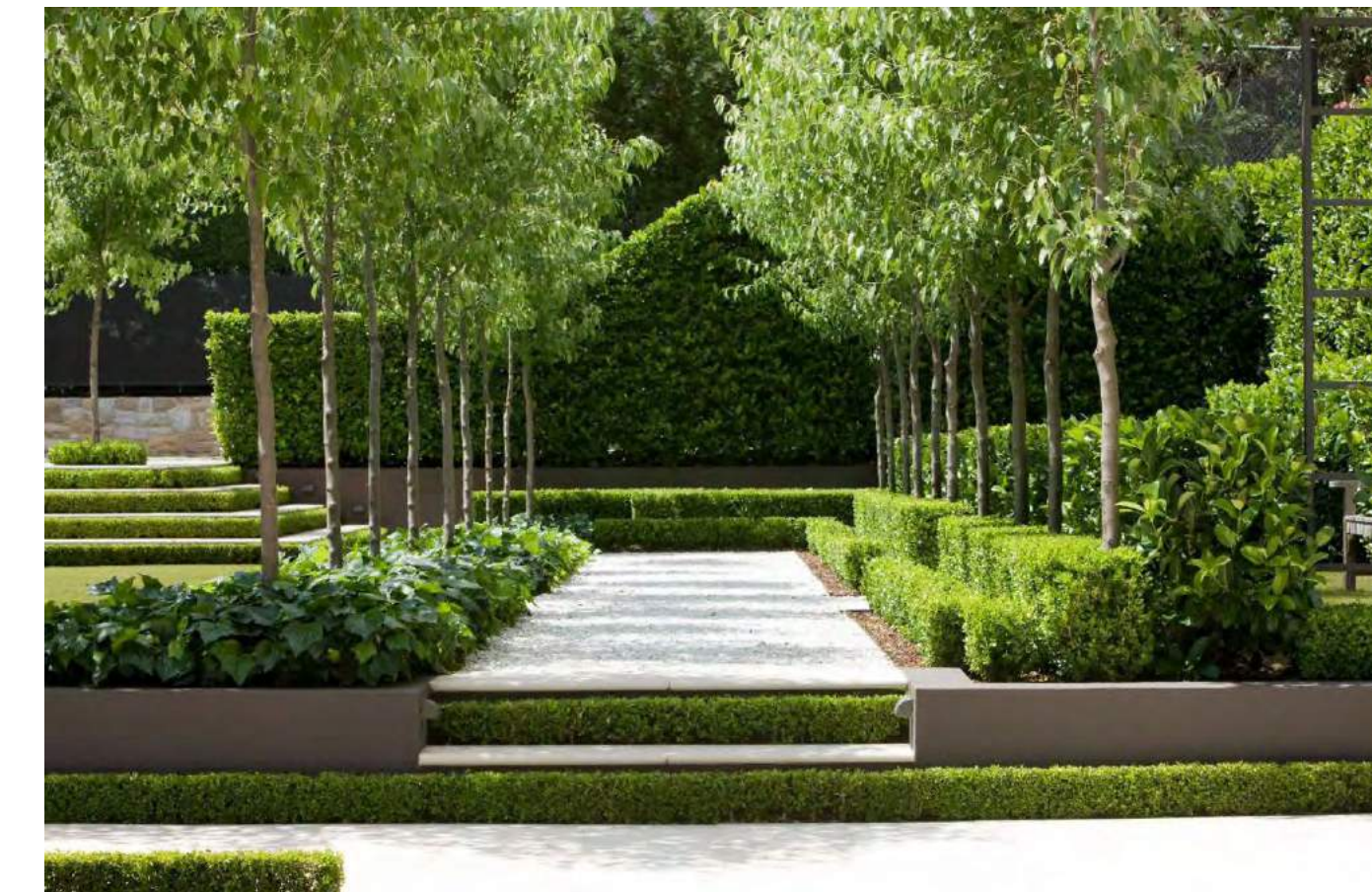
Local Benefits

Audley now has twelve operational care communities which have become an integral part of the surrounding neighbourhood with their facilities and sensitive design 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 grounds and parkland, as well as being maintained and enhanced, would be available for local residents to wander through and enjoy.
- Many 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.
- Public access would be ensured through a section 106 agreement that would stipulate a minimum of 24 public open days or events to be organised each year.
- The on-site Audley Care agency that would be established would be in a position to provide personal care for nearby residents in their own homes.
- Audley would formalise the relationship with the cricket club by granting them a formal lease in place of their current unwritten agreement.



Landscape proposals



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

At Scarcroft the landscaping would be particularly important in bringing life and nature back into the site. The design is intended to provide a highly attractive environment for residents while also creating numerous new habitats for a wide range of native flora and fauna.

At the heart of the landscape design is the formation of a series of different character areas, ranging from formal gardens around the main house via traditional cottage planting and informal courtyard spaces to a country estate feel for the open parkland. Planting around the site would favour native species, with their potential to play host to a much greater range of birds and invertebrates. In addition, as part of a sustainable drainage scheme (SUDS), rainwater run off would be channeled to a new swale which would be planted as a reed bed with further benefits for wildlife.

Finally, as in other Audley schemes, residents would have the opportunity to grow their own produce in an area set aside for a Gardening Club.

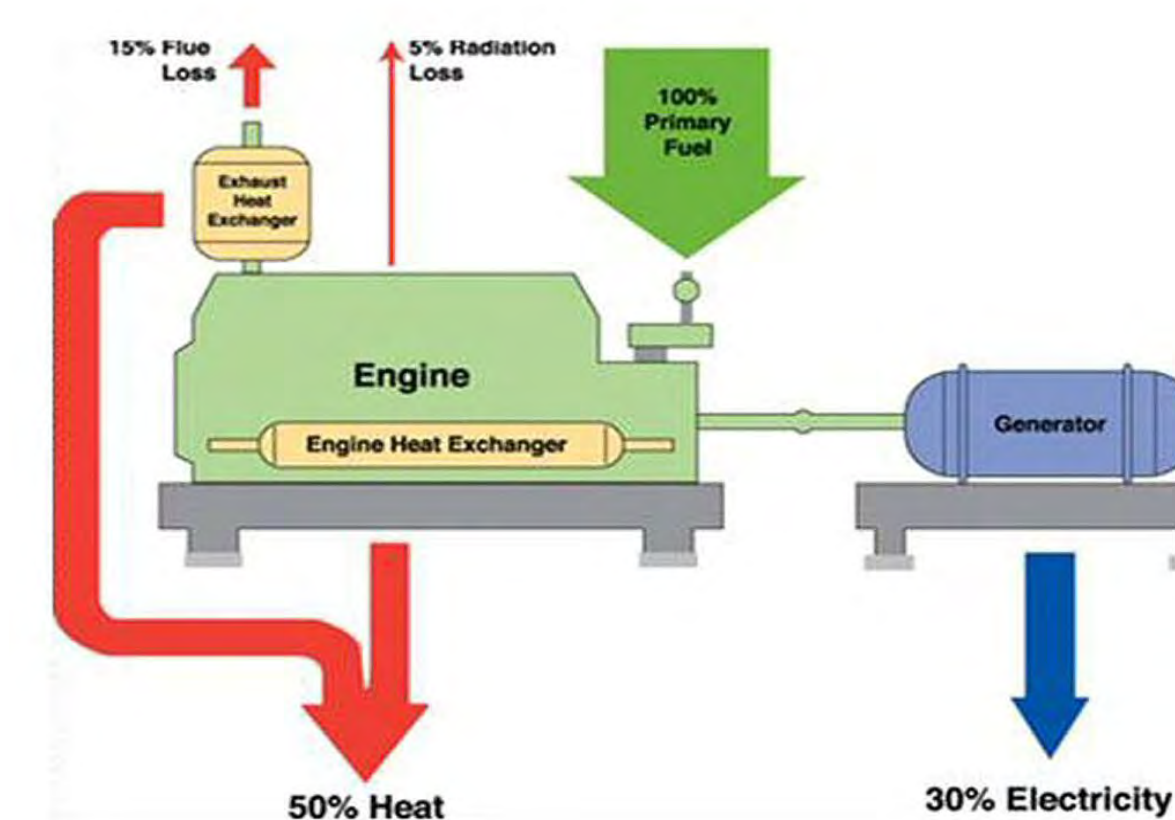
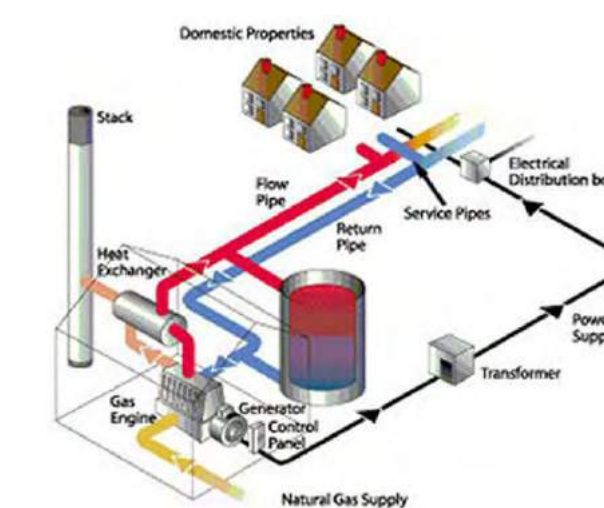


Environmental Responsibility

A variety of renewable energy technologies are proposed for the development with the aim of providing 20% of the on-site energy demand from renewable sources.

This would be achieved through a variety of technologies to reduce demand and re-use waste energy to significantly improve the efficiency of the buildings:

- Combined Heat & Power (CHP) installation which is effectively a large electricity generator which provides power for the site but also uses the waste heat generated for heating apartments, communal areas and the pool.
- Enhanced insulation - above the Building Regulation standards - this is probably the most effective ways of reducing emissions.
- District Heating System, also called a 'heat network' distributes the waste heat from electricity generation to the separate apartment buildings for space and hot water heating. This is much more efficient than having separate boilers in each flat.
- Mechanical ventilation heat recovery (MVHR) - this operates on the kitchen and bathroom extracts in the flats and recovers heat energy from the purged air.



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 11 a.m. with very low levels of traffic during the morning and afternoon rush-hour.

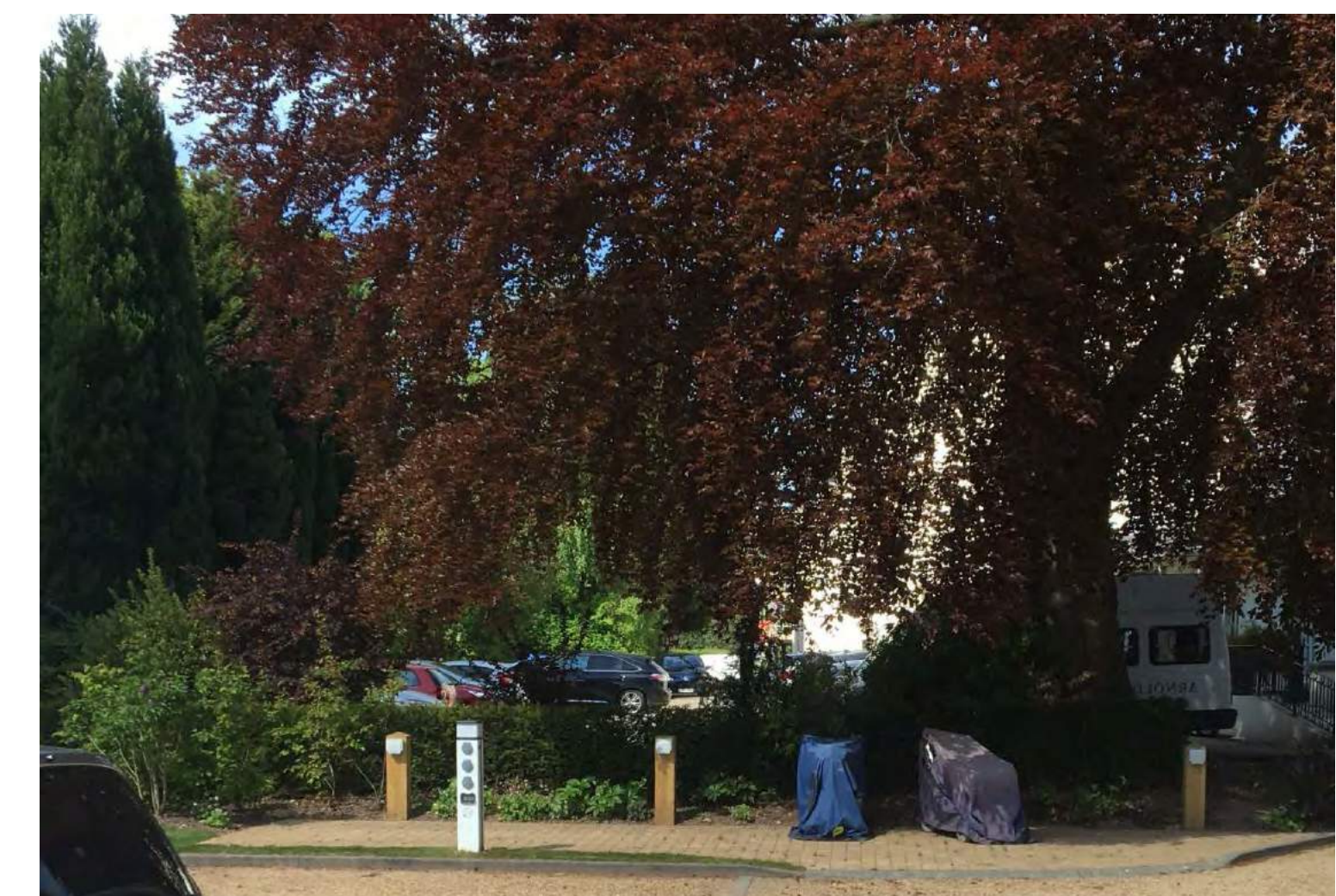
In addition Audley provides a private bus service for residents, giving access to local shops and transport hubs as well as trips and evenings out.

Site usage	Vehicle movements per day
Existing office use	~1690
Housing estate (180 units)	~1260
Audley care community	~460

Audley commissioned a transport analysis to compare the traffic when the site was used as offices to the predicted traffic flows from either a standard C3 residential scheme or a C2 Audley Care Community. This shows that while both would reduce traffic the Audley scheme would be dramatically lower at approximately 25% of the traffic generated by the office use.

A number of electric car charging points would be provided together with cycle storage and a shuttle service to and from transport hubs for staff.

The proposed scheme includes 180 additional parking spaces but Audley would also seek to establish a car club at the site enabling residents to give up their personal cars.



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 being able to call on whatever level of care they require.

Residents at an Audley Care Community are able to:

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



Thank you for looking

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

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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Or email: Sandy.Harris@audleygroup.com
Or call: 01784 412851
Or write: Sandy Harris c/o Audley Group
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All plans will be available on our website and a further exhibition will be planned once the application has been submitted in late October.

