



85 bed care home

Manor House Gardens, Edenbridge

Leath Park Developments for Avery Healthcare

ICENI PROJECTS – CASE STUDY

Iceni Projects secured permission for a high quality new care home for an award winning operator who seeks to drive up the quality of life of its residents.

Iceni Projects secured planning permission for the new 85 bed in the centre of Edenbridge in December 2017. The brownfield site was vacant several years before the application was granted and the high quality design sought to reinvigorate the area with a facility which will become an asset for the local area.

The development met an established need for care home facilities in the District. The quality of existing facilities across Sevenoaks was patchy and the scheme helped to deliver a high quality option and widen choice to local residents. This chimed with Avery's mantra of delivering hotel style and quality developments which makes moving to one of their developments a positive choice.

Permission was secured for Leath Park Developments who constructed the site for Avery Healthcare to eventually occupy the development. Avery operate nearly 50 care homes in the UK. The scheme and application submission was produced in conjunction with the two parties and a wide ranging consultant team. Iceni also lead on the political engagement and liaised with local stakeholders to help secure permission at Planning Committee.

5 interesting facts about the project

1: DESIGN

The building is designed in a hotel style, to be user friendly reflecting the range of care needs of residents.

2: AWARD WINNING OPERATOR

Avery Health Care (the operators) won the 2018 Large Care Home Group Award.

3: DELIVERY

After several permissions for alternative schemes were granted for the site and never delivered, the Leath Park developments/Avery Healthcare scheme is being constructed.

4: JOB CREATION

The development is expected to create around 70 full time equivalent jobs on the site.

5: SUNDIAL

The existing site contained a sundial donated to the Town Council by Mont St Aignan who Edenbridge are twinned with. The sun dial will be relocated during construction of the site.

Glasgow: 177 West George Street, Glasgow, G2 2LB

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: This Is The Space, 68 Quay Street, Manchester, M3 3EJ

www.iceniprojects.com | [in](#) iceni-projects | [t](#) iceniprojects | [@](#) iceniprojects