



**Saunders
Boston
Architects**

Saunders Boston Architects

Retirement Living & Care Portfolio
2018



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Architects
Interior Designers
Principal Designers
Expert Witness

RIBA 
Chartered Practice





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About Us

"Saunders Boston Architects design and deliver inspirational buildings and environments that enhance the experience of all that come into contact with them. Our architectural and interior design teams produce interesting, stimulating and well-functioning buildings that are often highly serviced, complex and challenging projects serving multiple stakeholders.

Key sectors include Education, Higher Education & Science, Residential, Retirement Living & Care and Sport & Leisure.

We work collaboratively with clients to thoroughly understand their needs, business objectives, and personal aspirations in order to fully utilize our design flair and project management skills to enhance their operation.

Our privately and publically funded projects range from under £100k to over £25m, but all receive the same level of dedication and attention to detail. Each project is managed from inception to completion by a Director, with a second Director regularly briefed to achieve an assured overlap. Each Director is supported by an Associate Director and/or an experienced Senior Project Architect. Technical team members and Interior Designers are brought into the project at appropriate stages to ensure that all projects are appropriately resourced at all times".

Organisational Structure



‘exceeding client expectations’

Core Sectors

- Education
- Science/Veterinary
- Residential
- Care
- Sport & Leisure
- Commercial
- Interiors

Our Services

- Architects
- Interior Designers
- Principal Designers
- Expert Witness

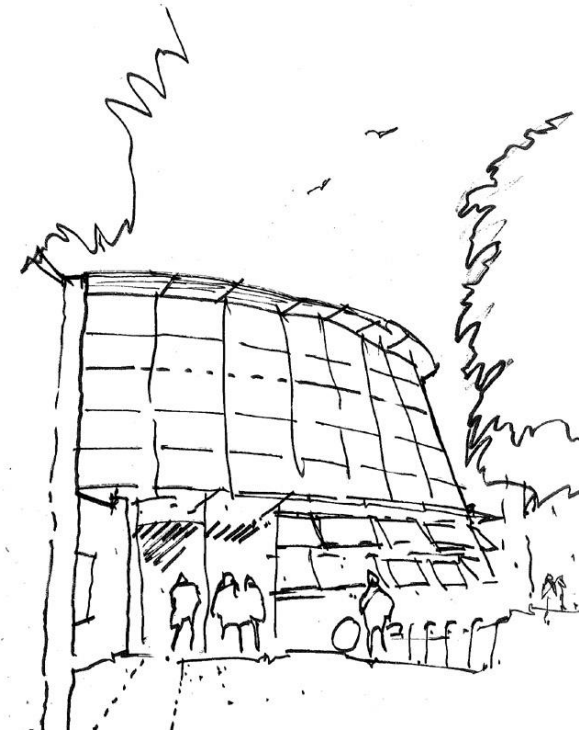
Practice

- 50 + Staff
- Multiple Offices
- CAD / BIM Focused
- 5 Owner Directors



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Retirement Living & Care Sector



Saunders Boston Architects (SBA) has been delivering award winning bespoke housing projects for 10 decades since our formation in 1919. Today, SBA has a specialist residential design team of over 20 full time chartered professionals, headed by Darren Heffer (Director).

Privately funded projects have been designed and delivered for international, national, regional and local developers, housebuilders, agents, land promoters and individual clients.

SBA also sits on numerous publicly funded frameworks for Registered Providers, Local Authorities and Charities. Many of the projects resulting from these frameworks are funded by Homes England / Homes and Communities Agency.

We design:-

- Feasibility Studies
- Care Homes
- Sheltered Living Schemes
- Independent Living Schemes
- Extra Care Apartments
- Listed/Heritage Building Conversions

Services:-

- Architectural
- Planning Consultant
- Master-planning
- Interior Design
- Principal Designer
- Clerk of Works
- Project Management

Projects range in size from a single dwelling to 300+ and include new build developments on Greenfield and Brownfield sites, remodelled and extended schemes as well as conversions of listed and historic buildings. Developments have been delivered in urban and rural locations.

Increasingly SBA is delivering Joint Venture, mixed-use, mix-tenure developments where we are able to bring our clients added value through our expertise across several sectors.

‘exceeding client expectations’





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Who do we work for?

“ We have been very impressed with Saunders Boston, having worked with them on a variety of housing and care schemes. We find their team's expertise leads to innovative yet cost-effective design solutions that deliver high-quality homes.

Justin Coote, Lovell Partnership



‘exceeding client expectations’

At Saunders Boston we have the skills and experience to respond to the needs of the modern construction industry client, whether you are a private client, local authority, registered provider, project management company or contractor. Our recent client list includes:-

- Almaran
- Bidwells
- Bouygues
- Campbell Buchanan
- Carter Jonas
- Carters
- Endurance Estates
- Enterprise Property Group
- Hill Residential
- Keepmoat Homes
- Laragh Homes
- Larkfleet Homes
- Lindum
- Longhurst Group
- Lovell
- MPM
- Palace Green Homes
- Peter David Homes
- Redrow
- Savills
- Taylor Wimpey
- Vinci
- Willmott Dixon Construction



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Local Authority & London Borough Clients

Who do we work with?





Residential, Retirement Living & Care Clients

Who do we work with?





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Darren Heffer Director

BSc (Hons) BArch PG Dip PMA. RIBA



Darren has over 20 years' architectural experience in the Retirement Living + Care sector. He leads a specialist Architectural and Interior Design team in delivering private and publically funded projects nationally at the aspirational and needs driven ends of the sector.

A steering committee member of the Housing Learning Improvement Network (**HLIN**) Darren has presented at a number of sector conferences.



Why Darren is right for your project

Over the past two decades Darren has designed and managed numerous developments from £100k to £40m+ including supported, sheltered and extra care housing, as well as buildings tailored to individual's needs that are living with various physical and or mental conditions. Darren is also working on a number of privately funded CQC registered Care Homes and Retirement Living projects at the aspirational end of the market where he is currently designing innovative flexible apartment layouts for a number of clients.

SBA are Affiliate Members of the Association of Retirement Community Operators (**ARCO**)

Residential Sector Experience;

- **Saffron Walden, Essex** - £25m. 120 Retirement apartments. Enterprise Retirement Living
- **Wimborne House, Gravesend** – £12.5m. 60 Extra Care Homes and 10 Learning Difficulty apartments. Sanctuary
- **Bassenhally Farm, Whittlesey** – £8m. 60 Extra Care Homes. Axiom (Longhurst)
- **Ely North, Cambridgeshire** – £12.5m. 85 Extra Care Homes. Cross Keys Homes
- **Reynolds Court, Newport, Essex** - £6.5m. 42 Sheltered Housing Apartments. Uttlesford District Council

Further Experience;

- **Blackett Ord, Royston.** £3.5m. 15 Extra Care Homes and 6 Independent Living Apartments. Housing+Care 21
- **Washingborough, Lincolnshire** – £3.5m. 32 Independent Living Apartments + bungalows. LACE
- **Nettleham, Lincolnshire** - £3.4m. 26 Independent Living Apartments and bungalows. LACE
- **Station Road, Great Shelford** - £7.5m. 72 bed Registered Care Homes. Newcore Capital
- **Continuing Care Community** - £20m. Extra Care + Registered Care + Independent Living. Sanctuary

"LACE Housing Association has enjoyed an excellent relationship with Saunders Boston. They have assisted us in the design in respect of several development opportunities. Their professional team bring a range of expertise and knowledge associated to specialist support housing and care which in turn will help us to deliver much needed homes for older and vulnerable people."

Nick Chambers (Chief Executive) LACE Housing Association





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Adam Garner Associate Director

BA, PG Dip Arch, RIBA



Since joining us in 2013 Adam has been involved in the design of a wide range of projects, with interests in sustainable design, planning and management of spaces within the built environment. Holding the philosophy that designers do not tell people how to work and live, but how to find new ways to organise space that encourages interaction and creativity..



Why Adam is right for your project

Highly driven with a keen eye for detail, Adam is rooted in the thick of his projects, taking a hands on approach translating and tailoring the vision into the built form and designing homes and environments that are tailored to the individual users needs. Well versed in modern methods of construction and delving projects for local authorities and registered providers he brings his expertise in understanding the complexities of managing projects and the demanding nature of the industry.

Retirement Living + Care Sector Experience;

- **Saffron Walden, Essex** - £25m. 120 Retirement apartments. Enterprise Retirement Living
- **Wimborne House, Gravesend** – £12.5m. 60 Extra Care Homes and 10 Learning Difficulty apartments. Sanctuary
- **Bassenhally Farm, Whittlesey** – £8m. 60 Extra Care Homes. Axiom (Longhurst)
- **Ely North, Cambridgeshire** – £12.5m. 85 Extra Care Homes. Cross Keys Homes
- **Reynolds Court, Newport, Essex** - £6.5m. 42 Sheltered Housing Apartments. Uttlesford District Council
- **Washingborough, Lincolnshire** – £3.5m. 32 Independent Living Apartments + bungalows. LACE
- **Nettleham, Lincolnshire** - £3.4m. 26 Independent Living Apartments and bungalows. LACE
- **West Riddings, Scunthorpe** - £1.9m. 15 Independent Living Apartments and bungalows. LACE

"I" have worked with Adam from Saunders Boston previously on quite a complex scheme and I can openly say he has worked professionally throughout. His work style and ethics are something to be praised and I would not hesitate in appointing him on projects in the future. He has proven to be a valuable member of the Project Team and has helped to drive an extremely complicated scheme forward, showing commitment and enthusiasm"
Tracey Pearson (Project Development Manager) Longhurst Group





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Stuart Liles Senior Architect

BA (Hons) PG DipArch, RIBA



Stuart has over 14 years' experience across most sectors including Residential, Specialist Residential and Care, Specialist Schools, Public Buildings and Ecclesiastical Projects. Projects delivered for Local Authorities, Housing Associations, Church Diocese and Charitable Organisations.



Why Stuart is right for your project

Track record of acting as Lead Co-ordinator on large residential projects.

Design and technical delivery of mixed-use residential projects up to £15m.

Experienced project runner, both design and delivery.

Experience working with different construction methods.

Residential Care Sector Experience;

- **Houghton Regis Central** – £38m. 168 Extra Care Units, Retail Units and support facilities. Central Bedfordshire Council.
- **Dunstable, Bedfordshire** – £17m. 83 Extra Care Units with Cafe, Retail Unit and support facilities. Central Bedfordshire Council.
- **Saffron Walden, Uttlesford** - 120 Assisted Living apartments and New Housing. Enterprise Retirement Living.
- **Great Shelford** – 71 unit Care Home. FH Great Shelford Limited.
- **Blackett-Ord Court, Herts** – 18 Independent Living Apartments. Housing & Care 21.

Further Experience;

- **Littlington, Cambs** – 22 Mixed Tenure Houses. Cambridge Housing Development Agency.
- **Comberton, Cambs** – 16 Mixed Tenure Houses. Cocksedge / Davey Estates.
- **Harpenden, Herts** – 11 Supported Living Units. Harpenden Mencap.
- **Stevenage, Herts** - 44 Bedroom Homeless Persons Hostel. North Hertfordshire Homes & Stevenage Borough Council.
- **Birkenhead, Merseyside**– 56 Bedroom Homeless Persons Hostel. YMCA Birkenhead & Cosmopolitan Housing Association.





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Bassenhally, Extra Care Apartments

Whittlesey, Cambridgeshire

Client: Axiom Housing Association / Longhurst & Lindum

Value: £7.8m

Status: Onsite



- 60 Apartments
- A mix of one and two bedroom apartments with associated resident, staff and visitor parking and secure landscaped gardens.
- Communal facilities include a restaurant / bistro, café, hairdressers and well-being facilities. Staff and Guest facilities.



Project Details

Saunders Boston Architects (SBA) won this project in competition against other Blue Sky consortia framework architects. Our bid was judged on a design submission, presentation / interview and fee level. Out of our own initiative SBA visited an existing Axiom Housing Association/Longhurst extra care housing scheme in advance of the bid to help inform our pitch.

SBA is now working with Axiom/Longhurst and Lindum construction (Peterborough) to deliver 60 Extra Care Housing apartments in Whittlesey. The tenure mix includes affordable rent and shared-ownership.

The Greenfield project gained Full Planning Consent at the first attempt (SBA acted as Planning Consultant as well as Architect) to ensure a start on site date in-line with HCA / Homes England funding requirements.

The emphasis throughout has been on promoting self-contained independent living for the over 55's.

The project forms part of a larger master-planned developer led residential development. SBA has worked in a collaborative way with these developers and their representatives to ensure a fully co-ordinated site-wide approach.

The apartment layouts have been standardised, leading to an efficient design solution. Each apartment has access to external amenity space or a Juliet balcony, along the lines of HAPPI design principles.

SBA has worked very closely with Axiom/Longhurst, the contractor and the Employers Agent (AECOM) to ensure the project can be delivered within a very tight budget.

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Friends School, Retirement Living

Saffron Walden, Essex

Client: Enterprise Retirement Living

Value: £30m+

Status: RIBA Stage 1



- 120 Private High End Apartments
- Communal facilities include Residents' Dining, Private Dining Area, Residents Lounge & Bar, Multi-Function Rooms, Residents Snug, Library, Assisted Bathing Suites/Spa Rooms, Hair Salon & Nail Bar, a refurbished Swimming Pool, Gym, and Cafe.

Project Details

Saunders Boston Architects (SBA) worked with Enterprise Retirement Living to prepare a bid for the redevelopment of the Friends Schools, Saffron Walden into a Retirement Living Community.

The majority of the communal facilities are located within the ground floor of the existing school to make best use of these large historic spaces and create a centralised hub for the development, with some apartments provided on the upper floors.

The rest of the apartments are provided within the new pavilions set amongst the historic tree lined avenues to the rear of the school.

These pavilions are connected into the main building via pedestrian paths, Winter Gardens and Sky Gardens to encourage social interaction and movement across the site and into the adjoining park.

The new pavilions were carefully designed by SBA to pay homage to historic architectural features within Saffron Walden such as jettying of upper floors; tile hung elevations and feature/ornamented gables, while expressing themselves in a contemporary manner. The curved roofs of the pavilions mimic the curving canopy of the tree lined avenues in which they nestle. Equally the bronzed diamond shaped cladding panels echo the shape of leaves to reflect the importance of the retained trees.

"On behalf of ERL, I would like to thank you for the work you did recently, supporting our bid for the site of a new Retirement Community. We were impressed with how you used your skills and experience of the sector to interpret our brief to achieve a scheme design which reflected our requirements and the ethos of ERL. Your excellent CGI's and the fly through illustrated your design such that we were able to demonstrate the quality of our proposal".

Jim Peg. Enterprise Retirement Living





**Saunders
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Blackett-Ord Court, Sheltered Housing

Royston, North Hertfordshire

Client: Housing & Care 21

Value: TBC

Status: Planning



The accommodation has been designed to:

- be self-contained and designed to facilitate independent living
- provide an environment which meets present and future needs and expectations of older people
- designed to offer flexibility
- create a highly desirable, safe and secure supported environment.



Project Details

Saunders Boston Architects (SBA) were appointed by Housing & Care 21 to prepare a Full Plans Planning Application for the expansion of an existing Sheltered Housing scheme.

Set within a confined urban location, a sloping site and surrounded by mature trees, SBA had to develop an imaginative response to achieve the additional 18no apartments desired by Housing & Care 21.

A new extension to the existing property provides 12 no apartments which link into each of the existing building levels. To facilitate this development extensive consultation was undertaken with the Arboriculturalist to deliver a no dig foundation solution due to the presence of existing trees.

The remainder of the accommodation is provided within a smaller standalone block to the south of the site to create an arrival court bookended by the existing building.

A mix of one and two bedroom apartments have been provided with associated resident, staff and visitor parking and secure landscaped gardens.

The existing Blakett-Ord Court is finished in a red facing brick with little patternation, causing the existing building to appear monolithic and incongruous to the other buildings in the vicinity. Rather than look to match the existing materials the new additions take their cue from the more historic properties in the area to try and stitch the development back into the surroundings.

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Flexible Extra Care Apartments

Wixams, Bedfordshire

Client: ExtraCare Charitable Trust

Value: TBC

Status: RIBA Stage 4 - Conceptual Apartment Design



Project Details

Saunders Boston Architects (SBA) developed these Flexible Apartment Plans for ExtraCare Charitable Trust (ECCT)

SBA was asked to develop a concept they originally presented at the national Housing Learning Improvement Network (HLIN) annual conference. ECCT engaged SBA to develop an apartment that would offer residents a fully future proofed home for when their care needs changed.

ECCT therefore gave SBA the brief to develop an apartment typology that could be quickly and cost effectively converted from one layout to another.

- The prototype was developed to RIBA stage 4 in REVIT, with a full package of drawings detailing structural, mechanical and electrical principles.
- The apartments could be stacked up to 11 storeys.
- Two external wall cladding / finish options were detailed.
- The non-load bearing internal walls can be moved or removed to create various layout combinations.
- Underfloor heating ensures 100% flexibility with furniture layouts.

In essence, two sizes of apartment designs (75m/2 and 95m/2 prototypes) are designed with 3 alternative layouts then can quickly adapt to the changing needs of a couple or individual;

-Layout 1

For resident(s) with no care needs who require an up-market city style open-plan apartment large enough for entertaining and accommodating friends and family.

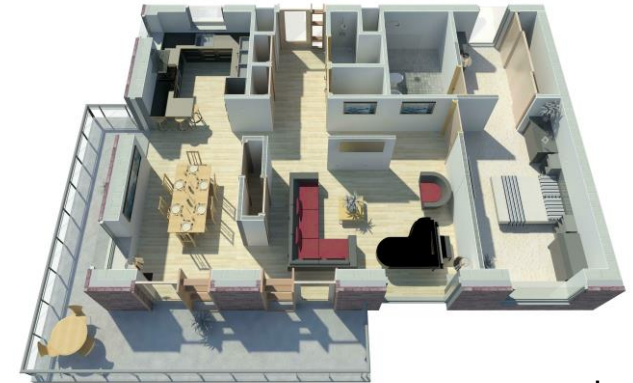
- Layout 2

For resident(s) with low care needs

- Layout 3

For a resident with high level care needs / dementia & a 'Carer' with a separate 'quarters'

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Layout 1



Layout 2



Layout 3



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Wimbourne House, Extra Care

Gravesend, Kent

Client: Sanctuary Homes

Value: £12m

Status: Complete



- 60 Extra Care Flats (1bed @ 52m/2 and 2bed @ 65m/2 bedroom).
- 10 Learning Difficulty Flats with associated staff & communal facilities and external amenity space.

Project Details

The development brief was determined by Gravesham Borough Council (GBC) & Kent County Council.

The project goes some way to meeting GBC's identified need for Extra Care Housing.

Wimbourne House replaces a former outdated 1970's Sheltered Housing development on the same site.

Feasibility studies were carried out as to the viability of retaining/re-modelling this existing building but these proved to be too expensive and still would have resulted in compromised solutions

Affordable and Shared Ownership tenure

Communal Facilities – including; Restaurant/Bistro, Main Lounge, Therapy/Fitness suite, Hairdressers, Staff & visitor facilities. These are available for use by the wider local older persons' population.

Sixth floor communal lounge with panoramic views of the Queen Elizabeth bridge and Thames Estuary.

All ground floor apartments benefit from semi private amenity space and communal.

Secure landscaped gardens. All upper floor apartments have external terraces or Juliet balconies.

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Reynolds Court, Assisted Living

Newport, Essex

Client: Uttlesford District Council

Value: £6.7m

Status: RIBA Stage 5 – Phase 1 complete / Phase 2 completion Oct 2018



- 42 Extra Care Flats (1bed @ 52m/2 and 2bed @ 65m/2 bedroom).
- Affordable and Shared Ownership tenure.
- Communal Facilities – including, Main Lounge, Therapy/Fitness suite, Hairdressers, Meeting Rooms, Assisted Bathrooms, Motorised Scooter Store/Charge, Staff & visitor facilities.
- Inside Housing Development Award
- National Housing Awards (NHA)



Project Details

Saunders Boston Architects (SBA) won this project via a Design Competition, beating off a number of shortlisted architects

Reynolds Court replaces an existing 1970's 30 bedroom Sheltered Housing scheme in the centre of Newport

The building is of high political importance, being seen as a landmark development for the authority that has future plans for building council housing.

SBA acted as 'Planning Consultant' as well as Architect and gained full planning consent at the first attempt.

Phase 1 was completed on time and budget in 2017.

SBA is also acting as Interior Designer with Phase 1 completed in 2017 and the Finishes Schedules, Room Data Sheets, Finishes Specification and Mood Boards already completed for Phase 2 interior works.

Full width sliding folding doors open from the Main Lounge leading into the centralised Courtyard

All flats either have external balconies (wide enough for someone in a wheelchair) or Juliet balconies

Double height entrance foyer, with cantilevered Gallery at first floor

Garden 'Pavilion' with secure soft landscaped Courtyard and Sensory Garden.

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Ely North, Retirement Living

Ely, Cambridgeshire

Client: Cross Keys Homes

Value: £12m

Status: RIBA Stage 3



- Accommodation includes 1 and 2 bedroom self-contained apartments, a diverse range of flexible communal spaces, staff and guest facilities.

Project Details

Saunders Boston Architects (SBA) is working with Cross Keys Homes and Endurance Estates to deliver this Extra Care Housing project in Ely, Cambridgeshire.

The Homes and Communities Agency (CASSH2) funded extra care project provides 75 'affordable rented' dwellings, forming part of the section 106 obligation for Parcel 2A. A minimum of ten additional apartments are provided for shared-ownership tenure.

Set within soft-landscaped gardens the development will provide a secure environment whilst encouraging independence. Each generously sized apartment has its own kitchenette and showeroom / en-suite and benefits from either direct access to external amenity space or a walk-on or Juliet balcony.

Taking design cues from the cathedral and fine historic medieval, Victorian and Georgian architecture within the city, the proposed development has a contemporary aesthetic. The mass, scale of the building; material specification, fenestrations proportions, roofscapes and detailing all provide a link back to the past but provide a successful modern interpretation. This ensures the building is not only firmly rooted in place, but also enhances the locality.

Located on a prominent site, the building will form a landmark 'gateway' into the city from the north. The world famous lantern tower of the cathedral will be visible from the resident lounge and bar terrace area.

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