



**Saunders
Boston
Architects**

Saunders Boston Architects

Residential Portfolio
2018



**Saunders
Boston**
Architects

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Associates Directors
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C R Wood RIBA
A J Thompson RIBA
A J Critoph RIBA
A Garner RIBA
B J Richardson RIBA

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

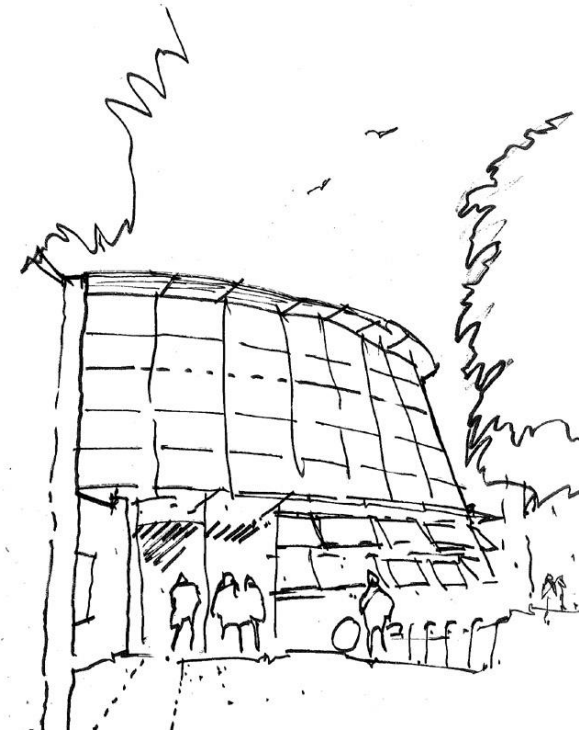
Practice

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



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Residential 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:-

- Market & Affordable Housing
- Private Houses
- Residential Housing Layouts
- Feasibility Studies
- Rural Exception Sites
- Listed/Heritage Building Conversions
- Student Accommodation
- Key Worker Accommodation

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?





Darren Heffer Director

BSc (Hons) BArch PG Dip PMA. RIBA



Darren has over 20 years' architectural experience in the Residential sector. Based from Cambridge he leads a specialist Architectural and Interior Design team of 25 full time professional staff in delivering projects nationally for both privately and publically funded clients.

A member of the Chartered Institute of Housing (CIH) and National Housing Federation (NHF), Darren has presented at a number of sector conferences.



Why Darren is right for your project

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

He also manages numerous publically funded frameworks for Registered Providers, Local Authorities and Charities. Many of the projects resulting from these frameworks are funded by Homes England. Increasing Darren is managing his specialist Residential and Interior Design teams in delivering joint venture mixed-use, mixed tenure developments.

Residential Sector Experience;

- **Aspal Lane, West Row** – £15m. 115 dwellings, Mixed tenure. Lovell Partnership Homes
- **West End, Haddenham** – £10m. 54 dwellings, Community Land Trust. Palace Green Homes
- **Cambridge City Council Affordable Housing** – £30m. 250 Mixed tenure-dwellings and Community buildings
- **South Cambridgeshire District Council** – £10m Numerous residential projects via Framework
- **Essex Housing** - £15m. Residential projects at Chelmsford, Waltham Forest and Loughton

Further Experience;

- **Beacon Rise, Cambridge** – £12.5m. 75 apartments and Commercial space. Almaren
- **Eaton Ford, St Neots** – £3.5m. 31 mixed tenure dwellings. Campbell Buchanan
- **Pampisford Road, Great Abington** - £3m. 22 mixed tenure dwellings. Hill Residential
- **Back Lane, Cambourne** - £3.5m. 27 mixed tenure dwellings. Flagship Housing
- **Station Road, Willingham** - £3m. 22 mixed tenure dwellings. Kingswater Lindum & Cross Keys Homes

"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. In addition, the company's approachable, friendly ethos means they are a pleasure to work alongside".

Justin Coote (Development Manager) Lovell Partnership Homes





**Saunders
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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 really work for occupants. Well versed in modern methods of construction and delving projects for local authorities, developers and private clients, he brings his expertise in understanding the complexities of managing projects and the demanding nature of the industry.

Residential Sector Experience;

- **Goldlay Gardens, Chelmsford** - £4.2m. Mixed tenure apartments, Essex Housing
- **Moulsham lodge, Chelmsford** - £4.5m. Mixed tenure apartments, Essex Housing
- **Sherbrooke, Waltham Abbey** - £4.0m Mixed tenure apartments, Essex Housing
- **Little Hadham, Hertfordshire** - £1.7m 11 Private dwellings, Peter David Homes
- **Rochford Town Centre** - £ confidential. Viability study on 6 sites, Essex Housing
- **Loughton feasibility** - £ confidential. 26 flats, Essex Housing
- **Honeycroft Hill, Uxbridge** - £4.5m. 36 Mixed Tenure Units, Paradigm Housing Association
- **Robinson Court, Gamlingay** - £1.75m 14 dwellings, South Cambridgeshire district Council

"We have enjoyed working with Adam on a number of projects from initial feasibility work, through the planning process and on site delivering both is a contemporary designer with practical knowledge of delivering projects. "

Derek Ford, Senior Development Surveyor, Essex Housing, Essex County Council





**Saunders
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Ben Richardson Associate Director

BA (Hons) PG DipArch RIBA



Ben has over 15 years' architectural experience in the Residential sector. Having previously worked in the south east, establishing an expertise in all forms of housing, he now heads up the private residential team delivering context led and bespoke design solutions.

A speaker at the CFCI forum, his projects have received numerous design accolades.



Why Ben is right for your project

Ben has a proven track record at delivering projects on time and within strict budgets. He has developed an expertise in the feasibility and design stages, obtaining planning permissions for sites within sensitive planning contexts. He works closely with Clients, End Users and Contractors from inception to detailed design to handover.

Under his role as Associate Director and member of the Management Team he has created a series of strong working relationships proving a valuable resource to the team.

Residential Sector Experience;

- **Hinchingsbrooke** - £6m. 46 mixed tenure dwellings. Campbell Buchanan
- **Eaton Ford, St Neots** – £3.5m. 31 mixed tenure dwellings. Campbell Buchanan
- **Back Lane, Cambourne** – £3.5m. 27 mixed tenure dwellings, Flagship Housing
- **Buckingham Avenue** – £7.5m. 40 mixed tenure dwellings, London Borough of Ealing
- **Steeple Bumpstead** – £5m. 31 mixed tenure dwellings, Enterprise Property Group Ltd

Further Experience;

- **Elsworth** – £2m. 16 mixed tenure dwellings, Enterprise Property Group Ltd
- **Bricketts, Newport** - £2.5m. 20 mixed tenure dwellings. Enterprise Property Group Ltd
- **Pampisford Road, Great Abington** - £3m. 22 mixed tenure dwellings. Hill Residential
- **Queens' College Nursery, Newnham** – £2.5m conversion of existing building. Queens' College
- **Porters Lodge, Newnham** - £500k conversion of existing building. Queens' College

"Campbell Buchanan and SBA have worked successfully together on many residential projects of varying sizes. Their comprehensive understanding of the developer's need for outstanding and commercially viable design is second to none. This combined with a full understanding of local policies and commitment to engagement ensures that their schemes quickly win the support of all interested parties".

Andy Girvan (Planning Manager) Campbell Buchanan George





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 Sector 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.

Further 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.

"I have worked with Saunders Boston over a number of years, most recently heading up South Cambs District Councils new build programme; with their current remit for me including on a wide variety of rural sites within the district, and a large regeneration project. I find the team committed to design quality, resident and stakeholder consultation and open and flexible working practices that achieve excellent customer satisfaction".

Gill Anderton Head of Housing Development (New Build), SCDC





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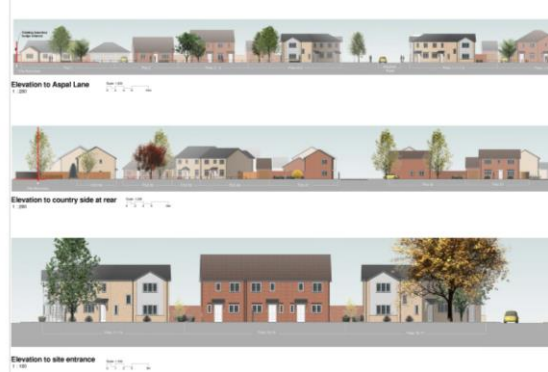
Aspal Lane, Market Housing

Beck Row, Suffolk

Client: Lovell (Morgan Sindall) & Orbit

Value: £15m

Status: On site



- The proposed mixed tenure development is made up of a mix of 2, 3 and 4 bedroom house types, 2 bedroom bungalows and a small number of apartments. 30% of the overall number of dwellings are for affordable tenure.
- Private dwellings are a combination of LPH's Standard National House-types and a few bespoke units, designed by SBA. All Affordable units have been bespoke designed by SBA to Orbit's brief.

Project Details

Following Outline Planning consent Saunders Boston Architects (SBA) were appointed to take this 115 dwelling market lead project forward to completion. We have developed the scheme working closely with our client Lovell Partnership Homes (LPH) to meet both their private sale needs and those of their affordable housing partner, Orbit Group.

At Lovell Partnership's request, SBA undertook a significant exercise to establish if the project could be delivered with Modular units. 80% of LPH's standard house-types lent themselves well to a modular solution (less than 5m wide for transportation purposes) but the remaining units would require significant re-design. Ultimately there were not sufficient cost savings to make this a financially viable option.

SBA has been involved in discussions with the Local Planning Authority and other consultants to create a proposal that responds to the housing need and context whilst integrating the scheme with the existing community. The local area will be enhanced as a result.

Reserved Matters consent was achieved at the first attempt in the summer of 2017. (SBA acted as Planning Consultant as well as Architect).

A Non Material Amendment has also been successfully made subsequently.

The project started on site in the autumn of 2017 and the phased development is due for completion in late 2020.

‘exceeding client expectations’





**Saunders
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Back Lack, Market & Affordable Housing

Cambourne, Cambs

Client: Flagship Housing Group

Value: £3.5m

Status: Complete



- The scheme was completed on time and within budget. The development has bettered initial sales forecasts with excellent interest realising maximum capital receipts on sales.
- Flagship Group is submitting the project for a Design Award.

Project Details

Saunders Boston Architects (SBA) worked with Flagship Group to develop a pocket site within the centre of Cambourne. The greenfield site is particularly important as it completes the transition between the adjacent residential developments and the Police / Fire Station.

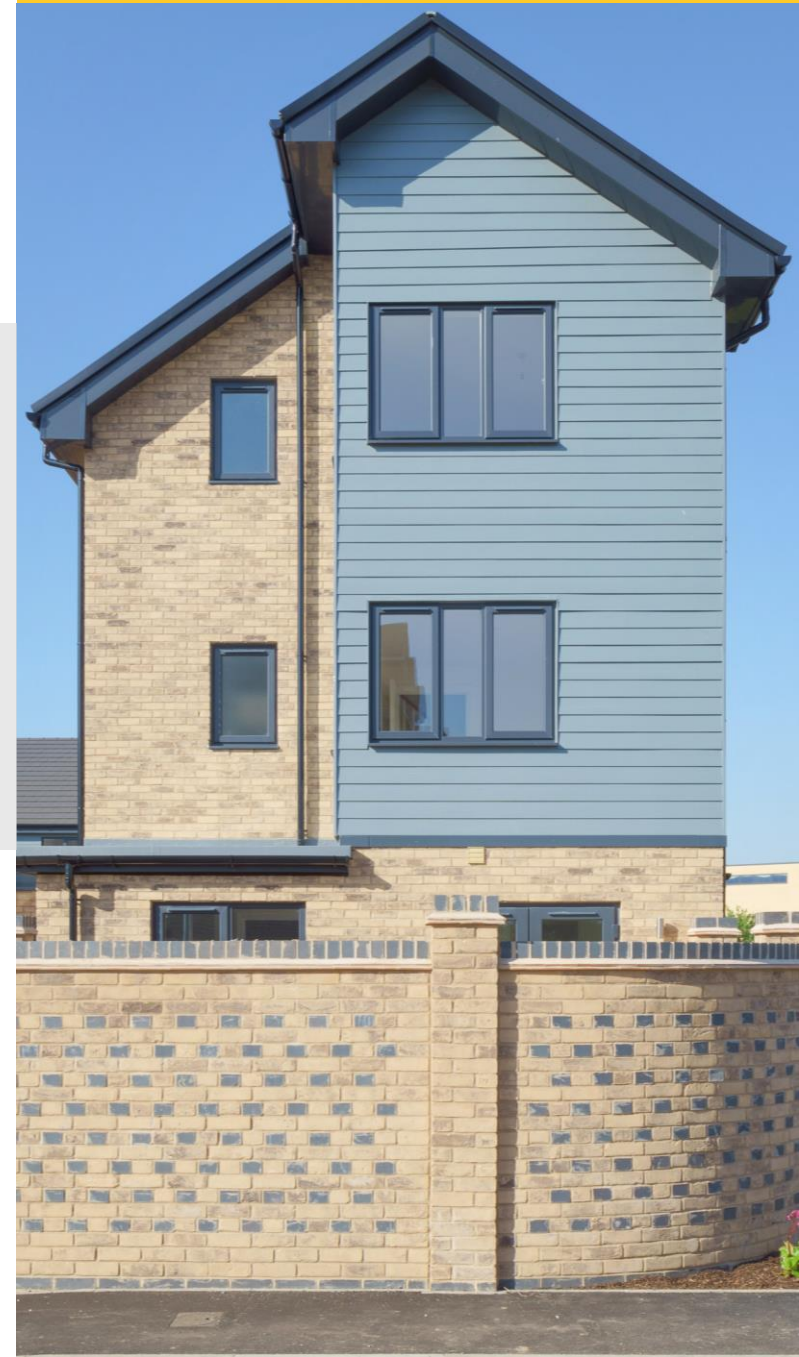
The project includes 27no residential units configured in a mix of 12 houses (2, 3 and 4 bed) and 15 apartments for over 55 residents. Initially the project was 100% Affordable tenure but Flagship requested that the mix was revised to include all houses for outright sale or shared ownership. SBA revised some of the layouts of these units to make them more marketable – i.e. en-suites were added to the main bedroom.

The site layout was influenced by the local context and provides new pedestrian links through the site together with enhancing an existing local area of play (L.A.P). The design was subject to rigorous planning processes including presentations to the Design Enabling Panel, Design Workshops and Parish Council.

Planning was gained at the first attempt and SBA managed to limit planning conditions via a very comprehensive planning submission.

New dwellings are located to ensure a continuous building mass along the main street frontage while creating 2no new mews style internal 'courtyards'. All units are designed in a contemporary style to respond to the brief for a prestigious development.

‘exceeding client expectations’





**Saunders
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Beacon Rise, Apartments & Retail

Newmarket Road, Cambridge

Client: Campbell Buchanan / Almaren

Value: £11m

Status: Complete



- Highly visible Public Art has been fully integrated into the design.
- The project utilizes MMC with a timber frame solution. Pod technology is also used. The building is highly sustainable with 20% of the developments energy demand being met via renewable technologies.
- 4 generous penthouse flats benefit from having triple aspect.

Project Details

Darren Heffer, Director of Saunders Boston Architects (SBA) worked with the client, Campbell Buchanan and Luminus to achieve a full planning consent on this sensitive brownfield site on the Eastern Gate approach into the city centre. SBA subsequently prepared Feasibility and Viability assessments considering potential alternative mixed - uses (including student accommodation) but ultimately a general needs market led development was delivered.

The site previously contained a single storey building and by early engagement with the planners, other LA consultees, council members and local resident / lobby groups, a 5 storey building was realised, thus maximising the development potential of the site.

75 apartments are provided over 5 floors of accommodation. 30% of the dwellings are Affordable tenure, which includes 4 wheelchair accessible (M4 (3)) units.

A full basement accommodates 50 cars, 150 cycles and the CHP plant. 200m² of commercial space is provided at the ground floor.

The scheme consists of a linear block running parallel to Newmarket Road and three 'fingers' of accommodation to the south, enclosing 2 large landscaped courtyards. These 'fingers' cascade down from 5 to 2 storey; creating generous south facing balconies that provide residents with views across the city.

'exceeding client expectations'





**Saunders
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Station Road, Market & Affordable Homes

Willingham, Cambridgeshire

Client: Kingswater Lindum

Value: TBC

Status: On site



- 22 Dwellings available on mixed tenure.
- Accommodation includes 2 and 3 bedroom houses, 3 bedroom bungalows and 4 number 1 bedroom flats. 11 units are for market rent and 9 are shared ownership.

Project Details

Saunders Boston Architects (SBA) is working with Joint Venture partners Kingswater Lindum (developer / contractor) and Cross Keys Homes (Registered Provider) to develop this 22 Affordable tenure project. SBA also worked closely with the local authority Housing Team regarding the Housing Need / mix.

On greenbelt land, this project is a Rural Exception site and was subject to sequential testing.

The site is within Flood Risk zone 2 and surface water mitigation measures have been designed to gain the approval of the local lead flood authority (LLFA) / EA and planners.

SBA has been involved in significant dialogue with both the Parish Council and wider community. Two Public Consultations were held with SBA preparing and presenting material at both.

SBA also presented the project to planners at Pre-App stage and to South Cambridgeshire District Council's (SCDC) Design Enabling Panel (DEP).

Planning permission was granted at the first attempt with limited planning conditions. Pre-commencement conditions are now discharged and the project is on site. SBA has been novated to Lindum Construction (Peterborough) for the construction phases through to project completion and handover.

‘exceeding client expectations’





**Saunders
Boston
Architects**

Cambridge CC, Affordable Housing

10 Sites across Cambridgeshire

Client: Cambridge City Council & Keepmoat Homes

Value: TBC

Status: Complete



- All properties were designed to Code for Sustainable Homes (CfSH) Level 4. All achieved 30% renewable energy generation. MMC was employed in the form of timber frame construction.
- Accommodation includes 2, 3 and 4 bedroom family houses and 1 and 2 bedroom apartments, as well as some community buildings. Building typologies include single bedroom units up to large family houses as well as specialist accommodation for over 55's and wheelchair users.

Project Details

Saunders Boston Architects (SBA) and Keepmoat Homes were jointly awarded this prestigious four year contract to develop Cambridge City Council owned sites to provide affordable homes enabled by the open market sale of 40% of the total number of plots on each site.

Homes and Community Agency (HCA) funding for the 2011-15 Affordable Housing Programme was secured by the local authority. Developments stretch across 5 different wards with the city.

The overall programme provides circa 250 dwellings across a number of sites ranging in size from 8 dwellings to over 50 dwellings. 60% of the overall dwellings are Affordable tenure. These properties have been built by Keepmoat Homes but are retained and managed by Cambridge City Council.

The remaining dwellings have been sold on the open market. Keepmoat Homes have constructed these homes and were fully responsible for the sales risk. Receipts from the sale of these units have been used to cross-subsidise the affordable element of the development.

All the developments are on brown field sites owned by Cambridge City Council, ranging from small garage sites to large parcels of land on existing council owned estates.

SBA acted as Lead Consultant (Architect) and Planning Consultant. Full Planning Consent was achieved on all 10 separate sites at the first attempt and all within a 12 month period to ensure starts on site complied with HCA funding requirements.

"Saunders Boston's design skills enabled us to maximise the number of high quality dwellings on each site. The proposals were cost effective and all delivered within a very constrained programme."

Alan Carter (Head of Strategic Housing) Cambridge City Council





**Saunders
Boston
Architects**

Goldlay Gardens, Market & Affordable Flats

Chelmsford, Essex

Client: Essex Homes (Essex County Council)

Value: £4.2m

Status: On site



Services provided by Saunders Boston Architects:

- Maximising the site potential, balancing the accommodation needs on a tight site.
- Balance the needs of those with learning difficulties with private sale
- Ensuring harmony with the surrounding residential area.
- Compliance with parking policies based on accommodation.

Project Details

Saunders Boston Architects (SBA) is working closely with Essex County Council Housing Team to deliver contemporary mixed-tenure accommodation for those with Learning Difficulties and general private sale on the site of the previous County Library's depot in Central Chelmsford. SBA has worked successfully with the Housing Team to undertake residential site / market testing, developing the site master plan and successfully gain planning permission for the development on the first attempt.

The density and scale has played close attention to the existing developments adjacent to the site, yet at the same time recognising the need to increase the density to make the most efficient use of the site to create a sense of place and provide much needed supported accommodation for those with learning difficulties.

The accommodation is split between 3 buildings which look onto a central communal garden providing residents with views and access to trees, wildflower meadows and ornamental planning areas. The central space has been designed to encourage walking, informal play, rest and enjoyment.

The original feasibility inherited by SBA showed 32 units. SBA has successfully managed to better maximise the sites development potential and commercial viability for Essex C.C. by achieving an uplift in units.

‘exceeding client expectations’





**Saunders
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Eaton Ford, Market Housing

St Neots, Cambridgeshire

Client: Campbell Buchanan

Value: £5m

Status: Complete



- 31 Houses and Apartments.

Services provided by Saunders Boston Architects:

- Project feasibility
- Planning consent
- Technical delivery
- Sales & Marketing information

Project Details

Saunders Boston Architects were appointed for both pre and post planning services.

31 high quality dwellings gained planning consent the first attempt. The scheme comprises 22 Private and 9 Affordable dwellings, ranging in size from 1 bedroom apartments to large 5 bedroom detached family houses. Dwellings are positioned around an on-site Public Open Space provision.

SBA assisted the client with their bid for Vacant Building Credit submission – the quantum of Affordable units was reduced due to the brown-field development where the proposed dwellings replaced a large industrial building that had been un-occupied for some time.

Sales of the private units have been an overwhelming success with the values achieved way in excess of those originally envisaged. 21 of the 22 private dwellings had been sold by August 2017 – many of these off-plan.

The Affordable units are due for completion in late 2017.

Saunders Boston has been appointed for further commissions by the client as a result of the success of this project.

‘exceeding client expectations’





**Saunders
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Farrier Heights, Market Housing

Langley, Hertfordshire

Client: Peter David Homes

Value: £2m

Status: Complete



Services provided by Saunders Boston Architects:

- Scheme re-design
- Planning Approval
- Full Technical delivery

Project Details

Saunders Boston Architects (SBA) worked with Peter David Homes on this high quality residential development in Langley.

Farrier Heights is a superb development of just four new homes situated in a desirable hamlet surrounded by glorious Hertfordshire countryside in a convenient location a few minutes' drive from the picturesque market town of Hitchin.

The accommodation of these high specification homes is arranged over three floors to fully benefit from the stunning dual aspect views. They are designed with modern living in mind. The ground floor accommodation incorporates open plan living, opening up to an external terrace where the view of the countryside can be enjoyed in peaceful surroundings.

Generous space and optimum fenestration create a light and airy feel and allow for flexibility in the way furniture is arranged and rooms are enjoyed. Ample storage space also ensures the practical living. Each home is finished to an unrivalled standard and specification and come with the added peace of mind of a 10 year warranty.

All four dwellings are sold. SBA is working with Peter David Homes on further high quality bespoke residential developments at Little Hadham and Burnham Green.

"Saunders Boston's design skills enabled us to maximise the number of high quality dwellings on each site. The proposals were cost effective and all delivered within a very constrained programme."

Alan Carter (Head of Strategic Housing) Cambridge City Council





**Saunders
Boston
Architects**

Haddenham, Market & Affordable Homes

Haddenham, Cambridgeshire

Client: Palace Green Homes

Value: TBC

Status: On site



Project Details

Saunders Boston Architects (SBA) is working with Palace Green Homes (PGH) to deliver this Community Land Trust (CLT) led 54 dwelling residential development.

Full planning consent was granted at the first attempt in early 2018 and the project is due to start on site in late 2018.

54 high quality uniquely designed mixed tenure dwellings have been realised on this 3.2 hectare site off West End, Haddenham, Cambridgeshire. 19 of these new houses are Community Land Trust / Affordable tenure.

Community stakeholder involvement was and remain a key aspect of this project, with our client PGH working in very close partnership with Haddenham Community Land Trust to develop the site.

Services provided by Saunders Boston Architects:

- Project feasibility
- Mixed tenure development supported by community stakeholders
- Public consultations
- Full Planning Approval
- Assistance with tendering process
- Construction phase delivery

Design proposal evolved around feedback received from the extensive community involvement and pre-application advice from East Cambridgeshire District Council (ECDC).

Accommodation includes 2, 3, 4 and 5 bedroom family homes, all with bespoke designs reflecting the local character and architectural aesthetic.

The perimeter of the site is landscaped on all four sides with a pedestrian loop incorporated to encourage external activity and exercise. Different 'zones' of landscaping are created and themed to reflect the local context and historical village references.

SBA is novated to the successful main contractor to develop the site to completion and handover.

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