

Homes for Later Living

Location: Bedfordshire, UK
Client: Central Bedfordshire Council
Dates of involvement: 2020
Construction cost: £37M approx.

By ensuring homes for older people and those needing care are set in the heart of the community, people can make a positive decision on how they want to live. An active landscape with community spaces at its heart creates a vibrant place that encourages social interaction and intergenerational connections.

Our feasibility study reinvents the traditional care home and independent living facility, instead providing a social community environment around a central plaza.

With excellent daylight levels, plentiful views to natural surroundings, and outdoor spaces at every level, residents of the care home and independent living facility are fully connected with nature. The simple layout around courtyards provides easy orientation and clear wayfinding, which allows for maximum independence and encourages interaction and physical activity.

Care home residents are brought together in small housing groups which ensure a safe and secure, non-institutional feel. Generous windows and corridors provide places to rest and socialise.

The buildings are located around a pedestrian focussed central plaza, where community hub facilities and social spaces form a lively heart to the development. The open nature of the hub attracts people of all ages to use the facilities, creating a beneficial multi-generational environment.



The central court is the heart of the village, with a lively, welcoming atmosphere and something for everyone including play, seating, outdoor eating and socialising.