

Later Living

Pollard
Thomas
Edwards



We believe older people belong
at the centre of life, not at the edge

Introducing Later Living

Working with private developers, charities, local authorities and housing associations, our Later Living team designs long-lasting, beautiful buildings whose residents feel proud of their homes.

Our collaborative 'people-first' approach prioritises residents' needs in projects as wide-ranging as extra care schemes and modern almshouses on busy brownfield urban sites, to retirement homes on vast greenbelt meadows.

Our influential portfolio has helped to shape this still evolving sector, from New Ground, co-designed with the client group of older women and the HAPPI Report, which championed the integration of Later Living into the wider community to our projects for older LGBT+ people.



A domestic culture shaped by invitation



We believe our last home should be our best home – relaxed, secure but also open, a place shaped as much by invitation as it is by comfort and security. Our last home should allow us to invite our friends, family and neighbours to enjoy it with us, while offering residents privacy and security too. Great design can deliver this – and more, because Later Living homes must be flexible too, anticipating new patterns of use that future, more diverse generations, will bring.

Our ‘building blocks’ are simple: friendly, domestic spaces, naturally lit, easy to navigate, that connect seamlessly with outdoors. A sense of invitation also means forging new connections – which is why our later living projects often provide facilities for use by the wider community.

Case studies

These case studies showcase a range of Later Living projects undertaken in recent years. They cover the diverse range of housing options for older people, from an exemplar co-design co-living scheme that continues to draw international attention, to a care campus in the green belt combining residential care with independent living homes and community facilities.



website



video



publicity



New Ground Cohousing

High Barnet

“ We are making history, and we are extremely proud. We are unique, but we don’t want to be. ”

This pioneering cohousing scheme in the London borough of Barnet, provides 25 customised homes and a shared ‘co-house’ clustered around a walled garden. What makes it an engagement exemplar, however, is the interactive design process we developed, that provided our client with an intensive co-design service from concept to completion.



Colby Lodge

Walthamstow

“ The beauty of this building is the layout of the flats and communal spaces. ”

An evolution of the traditional almshouse, this project retains the virtues of shelter and security while providing social spaces for residents and communal facilities that can be opened up to the community, without compromising residents’ privacy. Generous dual aspect daylighting of all flats combined with high levels of insulation make ideal homes for the later years of life, while wide access galleries and accessible gardens have already become popular gathering places.



Hammerson House

Hampstead

“ For its residents, Hammerson House is their last home, but it is also, we hope, their best home. ”

Replacing an existing care home that has become impractical, this new comprehensive redevelopment provides exemplary care for older people with dementia. The vision of the scheme was to provide a home with a small ‘h’, and to maximise connections with the natural environment, with well-lit internal spaces and connections to the existing mature landscape. The new scheme orientates the internal bedroom layout to maximise daylight and views to the outside. The scheme delivers 116 resident rooms along with social spaces for gatherings, an activity kitchen, café, therapy rooms and quiet areas for the residents.



Sandringham Stanmore

“ We are proud that we are able to offer such a wide range of support, advice, care, and therapeutic activities, all within one incredible community. ”

Sandringham is a senior living and care campus on a wooded, greenbelt site in Stanmore. It includes a 64-bed care home with 48 independent-living flats, 16 assisted living suites, dementia day centre services and the Ronson Family Community Centre. The campus explores the concept of sociality – people doing things together with varying degrees of involvement – while providing intimacy and privacy.



Woodside Square

Muswell Hill

“ This is a high quality housing development which retains the existing listed buildings and gardens and also maintains and improves the current pedestrian access through the site. ”

This beautiful micro-neighbourhood provides 138 apartments for independent older people in new garden villas and restored heritage buildings, integrated with 21 innovative family houses. Intricate design, exemplary placemaking and intensive local engagement overcame the challenges of landscape and building conservation, steep gradients and sensitive boundaries.



St Peters House Hackney

“ The wayfinding for those with dementia is critical to the successful use of the building, and so the internal layout has been revised to avoid corridors without meaningful destinations. ”

PTE was appointed to review a planning-approved scheme prepared previously by other architects in order to ensure compliance with current standards and to ensure that it will address current thinking and guidance on residential accommodation for those with dementia. We revised the internal layouts to maximise accessibility for wheelchair users, and redesigned the single storey link building, creating improved activity, therapy, rest and seating areas and improving the relationship with the landscaped garden.



Mindenhurst Care

Deepcut, Surrey

“ The scheme takes full advantage of its location and is going to provide the residents of the care home with a huge amount of tranquillity and peace. ”

This striking new care centre, spanning over 3 acres, will be located within the northern edge of woodland of Mindenhurst, a new neighbourhood in Deepcut, Surrey, and the former Ministry of Defence (MoD) Princess Royal Barracks.

The care centre will provide high quality specialised, round-the-clock care for older people, including those living with dementia, as well as individuals who have suffered physical trauma and require post-operative convalescent care.



Case studies

Ellesmere House
Kensington



City Park West
Chelmsford



Pemberley Place
Bath



Centenary Lodge
Aldershot



Beaconsfield Place
Thurrock



Lingham Court
Lambeth



Roden Court
Haringey



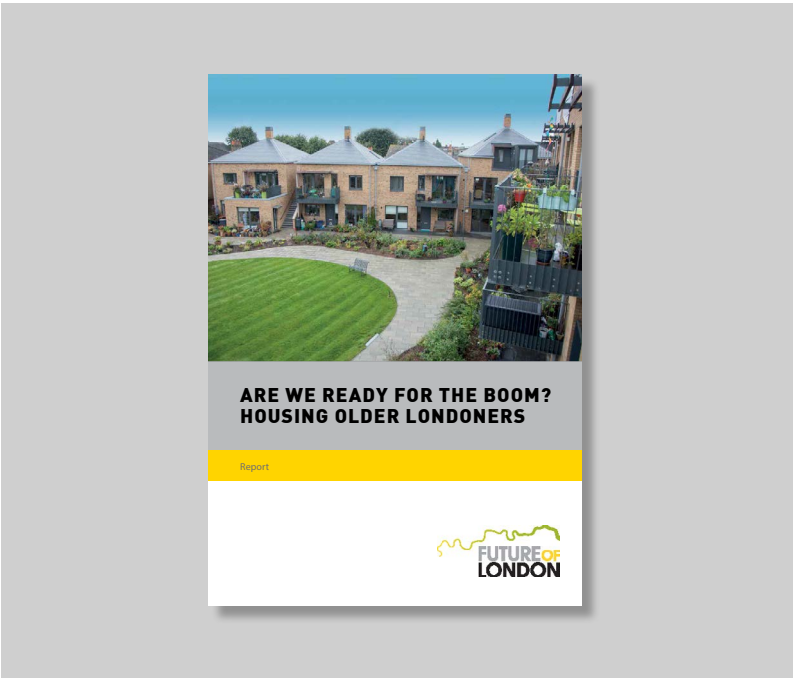
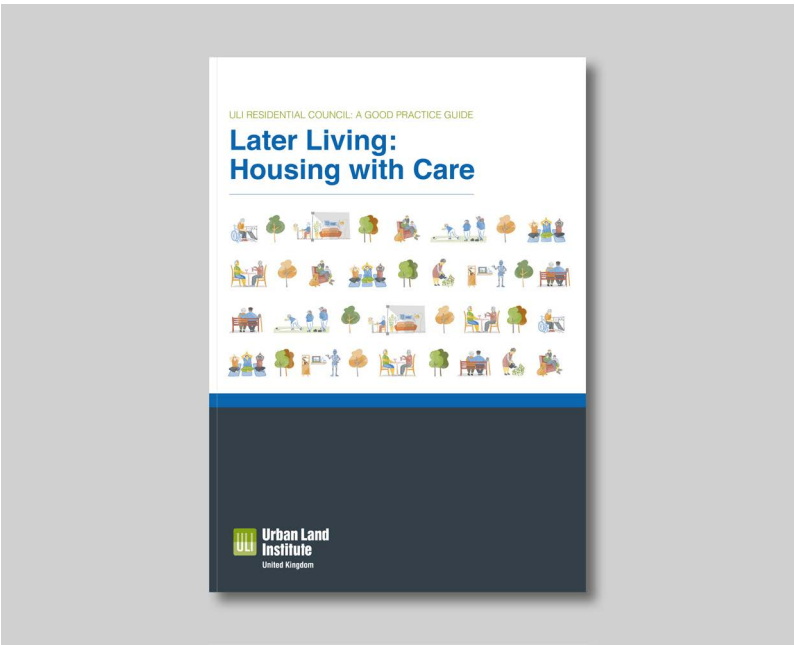
Protheroe House
Tottenham



Research and publications

Thought leadership plays a crucial role shaping this ever-evolving sector. As well as writing later living guides for housing developers and devising industry-wide standards and coding with UK Government backing, we deploy our sector expertise in ‘umbrella’ publications, bringing expertise to a specific sector topic alongside other sector leaders.

Click on the publications opposite to read more.



Get in touch



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