

CARLESS + ADAMS



Design & Access Statement

Hotel Felix
Cambridge

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KYN

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1.0 Introduction

“Carless + Adams worked on 2 schemes for us. We had limited experience but they were incredibly supportive and the entire process was superbly efficient ”

Sharad Saraogi - Pressbeau



Design the best, to live the best

Carless + Adams is an award-winning, independent construction consultancy, providing professional advice and services in architecture

Our exclusive focus on the design of supported living and care accommodation ensures every one of our clients benefits from highly specialist knowledge, experience and expertise and an engaged and enthusiastic project team. We have built our business on a simple and passionately held belief that by focusing the outstanding architectural and technical skills of our team exclusively on the creation of the highest-quality supported living and care accommodation in the UK, we can help residents and carers to live their best possible lives.

We have established an excellent reputation for quality of design, innovation and best practice within every development – no matter what the project budget.

- + Residential Care & Nursing Homes
- + Assisted Living apartments, Cottages and Bungalows
- + Extra Care Housing
- + Design for Dementia
- + Day Care Centres
- + Elderly Person Housing
- + Learning Disability Homes
- + Residential
- + Crematoria
- + Healthcare
- + Commercial
- + Leisure
- + Hotels
- + Industrial

1.1 The partnership

'It has been a pleasure to work with the entire KYN team, but especially with Carless + Adams, to unite two areas of specialism in the creation of a new generation of senior care buildings.'

Ben Pentreath



Ben Pentreath

The Cambridge site is the third one for KYN where C+A is closely collaborating with Ben Pentreath Studio, to create buildings that feel timeless and appropriate to place.

Ben Pentreath's architectural and interior design studio has established a powerful reputation across a variety of disciplines. From master-planning and urban development, to private houses and playful interiors, their small and close-knit team works to create the best – whatever the scale, size, scope and budget of a project. Above all, they design places that work beautifully for the long term, and feel right for place.

The architectural and masterplanning practice works on projects at every scale. Whatever the size of project, they apply the same principles to all their work: an understanding of scale and proportion, intelligent care and attention to detail.

1.2 The Operator

'At KYN we are redefining the meaning of excellence in the care home industry – creating homes which deliver exquisite care with love and world-class expertise'

Adrian Pancott, CEO



KYN

KYN was founded in 2019, with a clear commitment to elevate the care home experience, from ordinary to extraordinary. At KYN we combine unparalleled care and exceptional service. Our elegant and comfortable residencies are set in beautiful-landscaped gardens, offering a home from home.

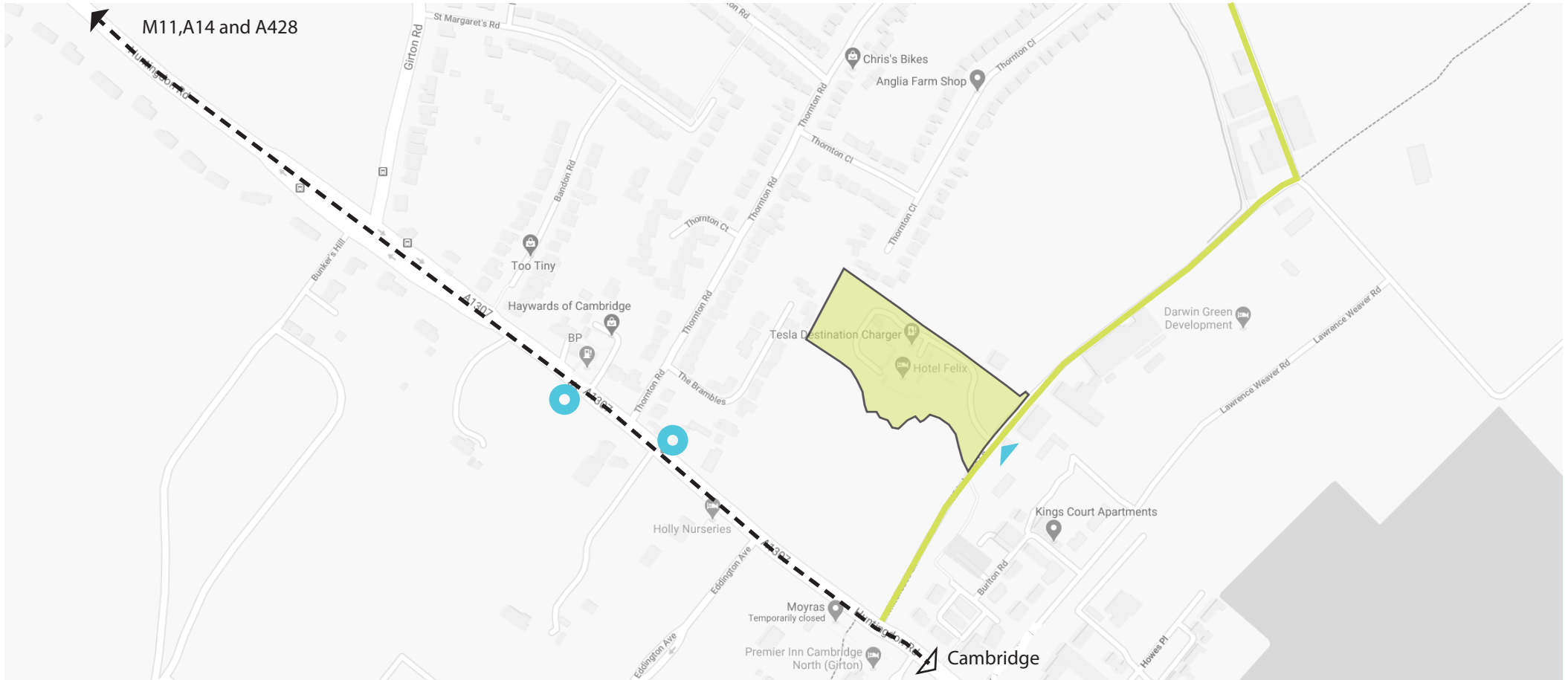
KYN pride themselves on being ahead of the curve with every new development in the treatment of dementia and age-related illness. Their medical team applies the latest science and technologies to ensure residents have top-level, 24-hour care, at all times.






KYN dig deep, to understand their residents, what interests, inspires and strengthens them. Thus enabling them to tailor a diverse programme of daily activities and expert therapists to suit every individual in their care.

KYN offer residents engaging, meaningful and autonomous opportunities — a world away from the traditional care experience.

Investing in the community - KYN will be a care home 'in' the community – connecting with local organisations to help build a welcoming and inclusive environment. KYN Cambridge will help meet the identified and growing need for specialist care, whilst also creating circa 100 new full-time jobs and supporting the wider local community.

1.3 Location, Context, Local Amenities



-  Site Location
-  Bus Stops (Thornton Rd Each Direction)
-  Whitehouse Lane
-  Huntington Road (A1307)
-  Existing site access/egress