

AtkinsRéalis



# Creating Communities for Life





We don't create  
community  
—  
The residents do.



Providing a Sanctuary  
—  
A place that feels  
like home.



- Calm, appropriately scaled environments
- Predictable, easy-to-navigate layouts
- Low thresholds & gentle transitions
- Natural light and clear sightlines
- Reduced sensory load (noise, glare, clutter) Warm, welcoming, non-institutional interiors
- Access to outdoors and nature
- Own front doors & personal space
- Flexible spaces that adapt to individual needs
- Options for quiet / low-stimulation areas
- Inviting shared amenities that support connection





# Horley, Surrey

## Apartments

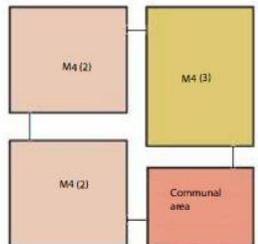


**Independent Living:** Six self-contained apartments designed for autonomy and comfort.

**Dual Aspect Design:** Maximises daylight and views, with private balconies or terraces.

**Domestic Scale:** 'Clover leaf' layout inspired by traditional streets for familiarity and identity.

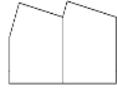
**Connection to Nature:** Every apartment integrates outdoor access for wellbeing and calm.





# Horley, Surrey

## Townhouse

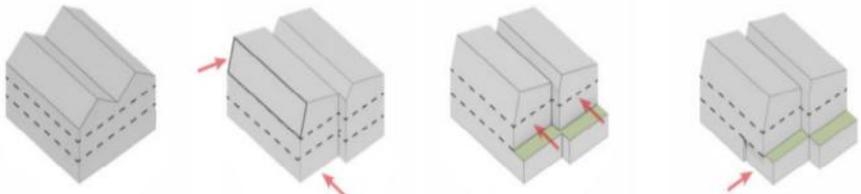


**Family-Style Living:** Two shared houses with five en-suite bedrooms each, fostering a homely atmosphere.

**Shared Spaces:** Generous kitchens and living rooms encourage social interaction and flexible care.

**Privacy & Support:** Individual rooms for autonomy, combined with communal areas for connection.

**Outdoor Access:** Direct links to gardens and terraces for relaxation and activities.





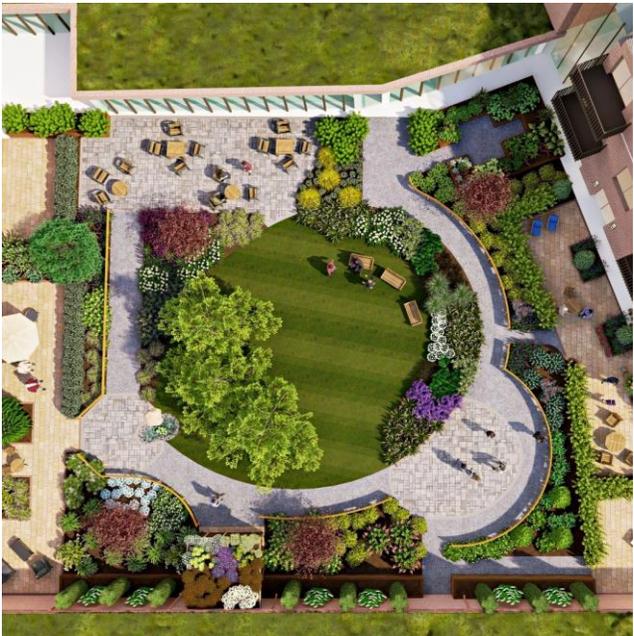
# Birchlands, Egham, Surrey

- 48 adaptable, affordable homes for older residents.
- Three-storey, three-wing layout arranged around a secure, landscaped garden.
- Generous communal spaces and strong placemaking, creating a welcoming social heart.
- Accessible, spacious apartments with private terraces or balconies and step-free movement.
- Mature trees retained and extensive landscaped areas designed to support wellbeing and biodiversity.
- Sustainability-led strategy targeting 440kg CO<sub>2</sub>/m<sup>2</sup>, 10% BNG, MMC suitability and on-site renewables.





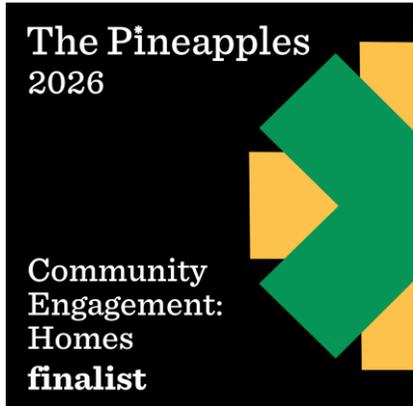
Connection to Nature  
-  
Embracing the  
outdoors for holistic  
wellbeing



- Seamless indoor–outdoor living
- Landscaped gardens and walking paths Light-filled, naturally ventilated interiors
- Community and private outdoor spaces
- Activity areas for yoga, meditation, and massage
- Community gardens and allotments for growing vegetables
- Pergola and BBQ area
- Buffer soft landscaping and well-designed public/private spaces

# City of Edinburgh Council

- 33 sheltered housing sites
- transforming multiple sheltered housing environments through a landscape-led, co-design approach to deliver meaningful impact
- Save dignified and therapeutic spaces
- Shaped by the residents who experience them everyday



Designing for Dignity: Co-creation of sheltered housing environments

Kingsknowe Place Plan



“ *We are delighted with the ramps as it was hard to go outside before and I couldn't get to the garden.* ”  
*Kingsknowe Place Resident*



“ *I am very pleased with the shed where I can charge and store my mobility scooter.* ”  
*Sheltered housing resident, Kingsknowe Place*





Kingsknowe Place (before)

“

*I think the ramps are a good thing and make life easier.*

*Sheltered housing resident, Laichfield*

”



Kingsknowe Place (after)



Kingsknowe Place (after)

“

*The gardens are a pleasant place to stroll in. Occasionally I meet some of the other residents and have a lovely chat*

”

*Sheltered housing resident, Laichfield*



Laichfield (after)



Kingsknowe Place (after)

# Emily Lodge, Woking, Surrey



# Emily Lodge, Woking, Surrey

**Respite Care :** Eight ensuite bedrooms, sensory room, living spaces and gardens.

**Privacy and Connection:** Bedrooms facing the quiet woodland and communal spaces the outdoors.

**Sensory and Play Garden:** outdoor spaces for community wellbeing and calm.

**Connection to outdoors:** Central Courtyard and shared garden.





# Creating Communities — A place where everyone can thrive



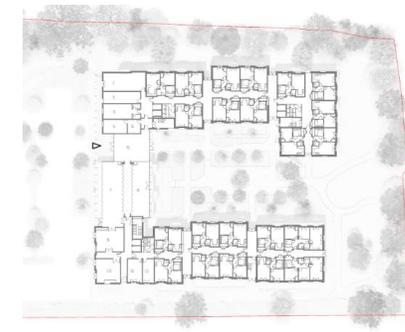


- Growing focus on inclusive, safe, vibrant later-life communities
- Inclusive, safe and vibrant later-life communities that prioritise belonging and purpose
- Homes and neighbourhoods designed for every stage of ageing and individual needs
- Strong links to the wider neighbourhood and flexible spaces for activities and interests
- Environments that promote independence, wellbeing, and everyday social interaction
- Small, familiar clusters with intuitive layouts, clear sightlines and easy navigation
- A balanced mix of private, semi-private and shared spaces — kitchens, lounges, gardens
- Flexible spaces for activities, gatherings and personal interests



# Cuddington, Epsom, Surrey





- 93 affordable, self-contained apartments with generous communal facilities
- Placemaking-led design creating welcoming shared spaces and clear arrival sequences
- Access from Salisbury Road through landscaped gardens leading to the main foyer
- Foyer designed as a pavilion opening onto the central courtyard, forming the social heart of the scheme







# New Lodge, New Earswick, York

- A vibrant community for over 55s.
- 105 one-and two-bedroom extra care and a 45-bed residential care home.
- Alongside this, the Grade II listed Folk Hall was refurbished at the heart of the development.
- Surrounding public realm comprise a MUGA, playground, public open space and sensory gardens.
- The Folk Hall incorporated a post office and library and is now a thriving community hub, providing intergenerational activities.
- New Lodge delivers much-needed high quality later living options.

## Awards

Winner RIBA Yorkshire Regional Award, RIBA Awards 2023  
Shortlisted for the Neave Brown Award, RIBA Awards 2023  
Winner HAPPI Award, Housing Design Awards 2023  
Winner Later Living/Supported Living Design of the Year - British Homes Awards 2023





## Team

Our strength lies in the breadth and depth of our technical expertise which enables us to provide practical solutions to the most complex challenges for the client in a number of sectors.





## Our Services

### Multi-Discipline Services we Provide

Our strength lies in the breadth and depth of our expertise which enables us to provide practical solutions to the most complex challenges for clients in a number of sectors.

### Design & Delivery Services

- Acoustics
- Architecture
- Architectural Lighting
- Biodiversity & Ecology
- Building Services
- Building Surveying
- Civil & Structural Engineering
- Commercial Management
- Cost Management
- Fire Engineering
- Highways & Transport Engineering
- Inclusive Design
- Interior Design
- Landscape Design
- Masterplanning
- Physical Security & Resilience
- Planning Consultancy
- Project Management

### Briefing & Estates Optimisation

- Change Management
- Design Guides
- Digital Estate Management
- Investment Planning & Prioritisation
- Move Logistics Management
- Procurement Investment
- Strategic Asset Management
- Wayfinding
- Workplace Strategic Advisory
- Post Occupancy Evaluation | PoE

### Sustainable Design

- Biophilic Design
- Certifications | WELL & BREEAM & LEED
- Embodied & Whole Life Carbon Analysis
- Health & Wellbeing
- Low Energy Design
- Net Zero Carbon Consultancy
- Passivhaus Design
- Social Value
- Sustainability Vision & Brief Setting

### Digital Design

- Azolla Sustainability Tool
- Building Information Modelling | BIM
- Built Environment App
- Computational Design
- Decarbonomics™
- Design to Construction Technology Solutions
- Estate Data Analysis and Representation
- Human Centered Design | HCD
- Lava Labs
- Post Occupancy Evaluation Tool | PoE
- Technology Enabled Solutions

Thank You

