

CARLESS + ADAMS

Case study

Hotel Felix

Girton, Cambridgeshire

KYN



Client	KYN
Value	£218m
Scope of Services	RIBA Stages 0-3
Programme	Awaiting Planning Approval
Site area	1.39Ha (3.43 acres)
Total m2	4655 m2
Accommodation	80 ensuite resident bedrooms

Set in a glorious landscape, Hotel Felix has been designed in a restrained classical style considering the needs of the residents by incorporating views of the gardens from every aspect.



“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

After a lengthy process that consisted of pre-application meetings, meeting with the Design Enabling Panel and public consultations, the planning application for an 80 bed care home on the grounds of the former Hotel Felix was submitted to South Cambridgeshire District Council.

The building has been designed with the resident at the very heart of the form and looks to provide an environment that offers a Dementia excellent care provision. The revised scheme comprises 80 en-suite resident rooms with a variety of communal spaces offering a bar and spa comprising a hairdresser, chiropodist and aromatherapist, plus the associated ancillary space required for the day-to-day operation of the home.

The access point to the site will be retained as a two-direction entrance. The car parking provides 31 bays for the care home, including 2 disabled spaces. 22 cycle parking spaces will also be provided in a safe and secure store located close to the service entrance.

The proposal has been nestled into the landscape enabling the building to find comfort in its setting. A variety of public and private garden areas are created to enable a sensory experience at every opportunity with a central courtyard feature. The facility will welcome both residential and dementia residents, with specialist team on site ensuring everyone's individual needs are met and exceeded.