

Later Living Capability

With older people now occupying nearly a third of all homes in the UK and with over 60% of projected new households between 2008 and 2033 expected to include someone aged 65 or over we recognise the growing need for inclusive, future-proof housing. BSP Consulting has extensive experience in delivering later-living schemes that meet a wide spectrum of accessibility requirements. Our designs incorporate principles aligned with the Lifetime Homes Standard, ensuring developments are flexible, adaptable, and supportive of residents with mobility, sensory or cognitive challenges.

Our capability covers all scales and typologies, including purpose-built care homes, extra-care and assisted-living schemes, retirement communities, village-style developments, and mixed-tenure independent living accommodation. Through early engagement and close collaboration with project teams, we provide tailored civil and structural engineering solutions designed to maximise safety, resilience and long-term value across the later-living sector. BSP Consulting brings over 25 years' experience delivering award-winning care and later-living developments, working closely with developers and operators to meet the evolving needs of an ageing population. Our portfolio includes independent-living apartments through to large retirement villages with integrated support services and community amenities. Across all settings, we focus on creating safe, functional and future-ready environments.

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The apartments combine the best of rural living with all of the luxuries of urban convenience.

McCarthy & Stone

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Albany House Extra Care, Nottingham

Albany House is a modern, purpose-built extra care development providing 71 high-quality homes for older residents, all meeting Lifetime Homes Standards. Designed to promote independence and wellbeing, the scheme incorporates whole-house heat recovery systems, rainwater harvesting, a bio-diverse green roof and connection to the city's district heating network. BSP Consulting delivered full civil and structural engineering services for this four-storey complex, ensuring the efficient integration of sustainable technologies and communal facilities including a restaurant, lounge, hair salon and activity spaces. The project creates a welcoming, highly accessible environment tailored to the needs of residents aged 55 and over.

Client Asra Housing Group



Arbourthorne Retirement Complex, Sheffield

The Arbourthorne retirement complex delivers 52 apartments and four eco-friendly homes as part of Sheffield's wider neighbourhood regeneration programme. BSP Consulting provided civil and structural engineering services for this challenging site, developing solutions for steep topography, integrating early SuDS drainage and coordinating the interface with the existing adopted highway network. Designed to support independent living for residents over 55, the scheme forms a vibrant community hub and received recognition under the Considerate Constructors Scheme. BSP's engineering input ensured robust, buildable solutions within a complex regeneration context.

Client Sanctuary Housing



Baker Street Later Living Development, Coalville

BSP Consulting supported Trent & Dove in transforming an under-utilised brownfield site into a contemporary later-living development comprising 77 retirement apartments. BSP undertook due diligence investigations, flood risk and drainage strategies, noise assessment, and transport studies, followed by RIBA Stage 3 civil and structural design. The scheme maximises the site's varied topography to create a terraced, amphitheatre-style landscaped setting and includes EV-enabled parking, mobility scooter storage and improved local highway and drainage infrastructure. The development plays a key role in Coalville's regeneration, delivering high-quality homes aligned with the town's industrial heritage.

Client Trent & Dove



The Crescent / Broad Meadow Extra Care, Dudley

The Crescent (Broad Meadow) provides 132 extra-care apartments supported by an extensive range of communal and wellbeing facilities including a gym, coffee shop, games room, IT suite, restaurant and landscaped gardens. Designed to foster independence and social connection for residents aged 55 and over, the scheme offers modern, spacious and fully accessible accommodation. BSP Consulting delivered full civil and structural engineering services, supporting the creation of a safe, adaptable and community-focused environment that enhances quality of life and enables long-term independent living.

Client Midland Heart



Foxfields Later Living & Mixed-Use Development, Upton

Foxfields is a major mixed-use regeneration scheme combining retail, nursery and café units with 77 extra care apartments and 32 general-needs homes, all centred around community and wellbeing. BSP Consulting provided civil and structural engineering solutions for this complex, sloping site, using vibro stone columns for ground improvement and a hybrid structural approach incorporating hot-rolled steel transfer structures and lightweight steel framing. The development includes communal dining, lounge and activity spaces, guest accommodation and landscaped gardens, contributing essential older-persons housing in partnership with Housing & Care 21, the local authority and Keepmoat.

Client Keepmoat Regeneration (Engie)



Gladstone House Extra Care, Newark

Gladstone House provides 60 accessible apartments for residents aged 65 and over, set within a dementia-friendly building featuring sensory gardens, communal lounges and modern assisted-living technologies. BSP Consulting delivered civil, structural and geotechnical engineering services, including complex drainage solutions involving soakaways and porous paving, design coordination with neighbouring development and enhancements to the adopted highway layout. The scheme integrates bespoke architectural features such as balconies, mezzanines and exposed structural elements, all designed to BIM Level 2. Gladstone House delivers a safe, modern and supportive living environment tailored to future care needs.

Client Sanctuary Housing



Independent Living, Strelley Court and Library, Nottingham

Strelley Court combines 37 independent living apartments with a fully integrated community library and joint services hub, creating a vibrant centre for local residents. BSP Consulting provided civil and structural engineering for the scheme, developing a coordinated solution that used three construction methods—steel frame, traditional masonry and prefabricated timber framing—to deliver open, flexible spaces and high-quality residential accommodation. The project involved significant enabling works, complex M&E integration and enhancement of external areas including drainage, parking and landscaping. Award-winning and highly sustainable, the development sets a new benchmark for independent living and community engagement.

Client Nottingham City Homes



Lacemaker Court Extra Care – Long Eaton, Derbyshire

Lacemaker Court is a high-quality extra care and specialist residential development comprising 61 apartments and 16 care bedrooms for older adults with complex needs. Designed to promote independence, accessibility and social inclusion, the scheme includes generous circulation space, day-care facilities and landscaped courtyards that sensitively complement a nearby listed building. BSP Consulting provided civil, structural, transportation, environmental and geotechnical engineering services, ensuring the scheme was fully accessible, technically robust and aligned with best-practice dementia design. The development supports Derbyshire County Council's strategy to deliver a safe, modern and community.

Client Housing and Care 21



Outram Fields Care Home, Sheffield

BSP Consulting supported the Outram Fields Care Home in Bradway by delivering comprehensive pre-planning civil engineering and drainage input for this four-storey, 80-bed development. Designed for Charterpoint Senior Living and Cinnamon Luxury Care, the scheme sits on a steeply sloping, tree-lined site surrounded by residential properties. BSP's early technical involvement helped shape a design that uses the topography to maximise access to outdoor terraces and a dedicated dementia garden at every level. The project provides high-quality en-suite accommodation and extensive resident amenities, marking Cinnamon Luxury Care's first care home in Yorkshire.

Client Charterpoint Senior Living and Cinnamon Luxury Care



Rosebud Court Retirement Living, Wellingborough

BSP delivered full civil and structural engineering services for Rosebud Court, a three-storey, 45-unit retirement living scheme for McCarthy & Stone in Wellingborough. Designed specifically for residents over 60, the development combines modern, energy-efficient apartments with independent living features such as raised sockets and slip-resistant flooring. Constructed using Porotherm blockwork, the scheme balances comfort and practicality, supported by on-site management and a 24-hour call system to offer safe, high-quality later living accommodation in a well-connected East Midlands location.

Client McCarthy & Stone



Tanglewood Care Home, West Bridgford

BSP provided pre-planning, transportation, civil, environmental and structural engineering services for Tanglewood's landmark 72-bed care home in West Bridgford, now consented and moving into delivery. Located on a tight urban site at a prominent intersection, the five-storey steel-framed development includes a wellness spa, rooftop garden and panoramic views across Nottingham. BSP's early flood risk, traffic and planning support helped secure permission for this BIM Level 2 scheme, which strengthens Tanglewood's portfolio of high-quality care facilities across the region.

Client Tanglewood Care Services



Tennyson Wharf Care Home, Burton Waters

For the 60-bed Tennyson Wharf Care Home, BSP delivered civil, structural and geotechnical engineering services for Barchester Healthcare. Located opposite Burton Waters Marina and designed to provide high-quality residential, nursing and dementia care, the scheme presented several technical challenges, including its position within Flood Zone 3 and connection into an adopted vacuum foul drainage system. BSP undertook a full flood risk assessment, designed appropriate mitigation, and developed a vibro stone column ground-improvement solution to deliver a safe, robust and compliant care facility.

Client Barchester Healthcare



Wisteria Place Retirement Living, Nottinghamshire

BSP Consulting delivered civil and structural engineering services for Wisteria Place, a McCarthy & Stone Retirement Living development in Bulcote comprising 44 apartments for over-60s and a large communal homeowners' lounge. Designed to support safe, independent living, the scheme includes landscaped gardens, on-site parking, a guest suite, 24-hour emergency call points and a secure entry system. The project reflects McCarthy & Stone's commitment to flexible, neighbourhood-focused design and forms part of BSP's wider portfolio of later-living schemes across the East Midlands and Norfolk.

Client Mc Carthy & Stone



Wyggeston Hospital Hub & Cottages, Leicester

BSP Consulting provided full civil and structural engineering services for the award-winning £4.75m Wyggeston Hospital Hub and Cottages development, enhancing one of Leicester's oldest almshouse organisations. The scheme delivered a new communal hub with kitchen and event space, alongside eight apartments and six cottages set within a newly landscaped site featuring an attenuation pond. Working with challenging topography, varied ground conditions and cost-driven constraints, BSP developed efficient loadbearing masonry and mixed-foundation solutions to optimise buildability. The completed project now serves as a vibrant focal point for residents and has received multiple regional awards.

Client Wyggeston Hospital



Skylarks Care & Nursing Home, West Bridgford

For the new care and nursing home at Church Farm at Skylarks, BSP Consulting provided extensive planning-stage engineering, including flood risk assessment, drainage strategy, traffic planning, highway access design, environmental permitting and civil engineering for the access road, car park and external works. The scheme will deliver a dementia-focused therapeutic environment featuring a hydrotherapy pool, social hub, landscaped sensory trails and innovative assisted-living pods—requiring the team to demonstrate “very special circumstances” for development within the Green Belt. BSP's continued involvement supports the delivery of a long-term vision to provide high-quality, community-centred care.

Client Church Farm Care



Retirement Properties, Beeston

BSP Consulting acted as structural engineer for Gilbert Lodge, a four-storey Churchill Retirement Living development providing 53 one- and two-bedroom retirement apartments in Beeston. The scheme includes a communal owners' lounge, coffee bar, guest suite and landscaped gardens, with renewable technologies supplying energy-efficient heating and hot water. Delivered on a mixed-use regeneration site formerly occupied by Myford Works, the development strengthens Churchill's growing senior living portfolio, offering secure, self-contained accommodation designed to support independent later-life living.

Client Churchill Retirement Living

