

FIRST LOOK: The Cordwainer

Posted by Tracey Walker, Managing Editor | May 15, 2022



THE ARCHITECTURAL TEAM (TAT)

The Cordwainer: Set just 30 minutes south of Boston, the community's two-story building is contextual with its New England surroundings. With a nature and sustainability focus, the project offers biophilic design elements and onsite electric vehicle charging stations for staff and guests.



THE ARCHITECTURAL TEAM (TAT)

The Cordwainer: The design creates a bright, modern atmosphere with biophilic elements including green walls and natural materials. Flooring, lighting, fabrics, and colors reflect a contemporary and sophisticated approach to memory care.



THE ARCHITECTURAL TEAM (TAT)

The Cordwainer: The community provides residents with an engaging curriculum called The Learned Environment, which incorporates activities involving art, music, and foreign language to stimulate cognitive function. The design supports this focus with a range of spaces that facilitate engagement and connection, including dedicated activity rooms, workshops, and informal living rooms.



THE ARCHITECTURAL TEAM (TAT)

The Cordwainer: The floor plan centers around an innovative two-story atrium sensory garden with a lookout at the second floor and an octagonal skylight above, providing natural daylight and a focal point.



THE ARCHITECTURAL TEAM (TAT)

The Cordwainer: Safe access to outdoor space is a critical component of memory care design. The landscaped courtyard offers easy physical and visual connection to the community's interior amenity areas.

Located near bucolic Wompatuck State Park in Norwell, Mass., The Cordwainer is a 54-unit memory care community that will provide support services for older adults with memory impairment, including Alzheimer's disease.

According to the project team, the 50,000-square-foot community fills an important gap in the market as a standalone memory care community. The Cordwainer aims to re-envision the care model by focusing entirely on a population that needs significant support, and by using design to enhance care and offer positive therapeutic impacts.

The two-story project is designed by [The Architectural Team](#) (TAT; Chelsea, Mass.) for owner [Anthemion Senior Lifestyles](#) (Weston, Mass.). It houses 47 single units and seven companion suites with private bedrooms and shared common space.

TAT's design for the community prioritizes biophilia and connection to natural light and air that encourages nourishing sensory experiences. The entire indoor environment reflects the latest research in memory care, combining stimulation and relaxation.

Highlights include a living green wall, unique indoor and outdoor sensory gardens, and a materials palette that prioritizes wood and other natural elements.

A series of light wells help improve daylight penetration and promote year-round sensory stimulation for residents, even within the center of the community's large floor plate.

The Cordwainer's program also includes living and dining rooms on each floor to promote easier engagement for residents. The community-focused design allows residents to watch meal preparation or chef demos.

Additionally, the community offers quiet lounge spaces and activity and classroom areas—all directly outside the residential suites.

Key amenities include a salon, barber shop, fitness room, resource center, wood workshop, rejuvenation center, family suite, and a roof terrace.

Project details

Facility name: The Cordwainer

Location: Norwell, Mass.

Expected completion date: Summer 2022

Owner: Anthemion Senior Lifestyles

Total building area: 50,000 sq. ft.

Total construction cost: Confidential

Cost/sq. ft.: Confidential

Architecture firm: The Architectural Team

Interior design: The Architectural Team

General contractor: Nauset Construction

Builder: Nauset Construction

Engineer: McKenzie Engineering Group Inc. (civil), Michael E. Waterman PE (structural),
Petersen Engineering Inc. (MEP, fire protection)

Landscape architect: Verdant Landscape Architecture