



CASE STUDY: OLDER PERSONS HOUSING
FRONDEG OLDER PERSON APARTMENTS





Facilities

- 12no. one bedroom and 16no. two bedroom older persons apartments with open plan kitchen / living / dining spaces.
- Communal gardens to the north and south of the site.
- Ground floor Communal Lounge with direct access to communal gardens.
- 23no. Car parking spaces are provided, including 2 drop off/visitor spaces.
- External amenities areas provide planting and seating areas
- Level access to the main entrance leading to a buggy store for residents use
- 2No. Designated flats for those with accessibility needs.

Sustainability Overview

- Developing an important brownfield site
 - Low carbon communal heating and hot-water systems using Air Source Heat Pumps
 - Use of 'A' rated appliances and low energy light fittings throughout
 - Energy performance Design SAP 92A
 - Purpose designed external garden/allotment areas for residents
 - Surface water managed through Sustainable Urban Drainage.
 - Materials; green guide rated at 'A' and 'A' +
 - Locally sourced materials and labour where possible
 - Lifetime homes & DQR compliant
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FRONDEG OLDER PERSON APARTMENTS

Name of Building

Frondeg Older Person Apartments

Project Stage

Under Construction - Due for Completion
2023

Project Cost

Undisclosed

Building Type

Residential Apartments

Location

Pwllheli, North Wales

Client

Adra

Main Contractor

R L Davies & Son

Energy Performance

Design SAP 92A

Building Overview

This development of over 55's apartments is located within Pwllheli town centre, on the site of a former Canolfan Frondeg office building dating from the 1930s, which was demolished as part of the works. The scheme has been developed in partnership with social housing provider Adra, delivering a total of 28 affordable apartments (16no. two bedroom and 12no. one bedroom) with some communal facilities.

Due to the tight urban site, the building has been designed to be in-keeping with the scale and massing of the former building, with pitched gables on the front elevation, and a central 'wing' appearing subservient to the gables, similar in treatment to the previous building on the site. Rooflights help to facilitate lower eaves heights in key locations, ensuring that the front ridge line of the new building is no higher than the building it is replacing.

The palette of materials is simple and reflective of the surrounding area, using primarily stone and render, complemented by the use of a coloured metal cladding to add a touch of modernity and break up the massing of the building.

The development received Planning Approval in December 2019 and is under construction and due for completion 2022.

