



## 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

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**Name of Building**

Frondeg Older Person Apartments

**Project Stage**

Completed summer 2023

**Project Cost**

£4 million

**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 was completed in summer 2023.

