



CASE STUDY: EXTRA CARE HOUSING CAE GARNEDD



AINSLEY
GOMMON
ARCHITECTS





Facilities

This sympathetically designed project for older people will provide a 'haven' next to Ysbyty Gwynedd in the village of Penrhosgarnedd, Bangor. The project developers North Wales Housing Association and K&C Construction worked closely with Gwynedd County Council to identify the best site available for this ground-breaking development for retired and older people. The following facilities are provided:

- 42 one and two bed apartments with shower rooms, living / dining rooms and fitted kitchens
- Communal lounge with direct access out to communal gardens
- Restaurant and Dining Facilities overlooking the entrance and landscaped garden
- External amenities areas providing planting areas and seating

Sustainability Overview

- Ground source heat pump providing a minimum of 10% of the building's overall energy requirements
- Natural ventilation for night time cooling of public areas
- Solar collectors located on the south facing pitched roofs providing domestic hot water.
- 'A' energy rated dishwashers and refrigerators and 'B' rated washer dryers.
- Sun pipes taking advantage of natural light, reducing the need for artificial lighting.
- Low energy lighting
- Sustainable and locally sourced materials
- Brownfield site makes efficient use of previously developed land

CASE STUDY: EXTRA CARE HOUSING

CAE GARNEDD

Name of Building

Cae Garnedd
Extra Care Apartments

Date Completed

December 2014

Project Cost

£8.35 million

Building Type

Residential

Location

Penrhosgarnedd, Bangor

Client

North Wales Housing Association

Main Contractor

K&C Construction

Environmental Performance

BREEAM Excellent

Awards

LABC Regional and County Award for
Best Inclusive Design Project 2015

Building Overview

This Extra Care development is located in a semi-rural suburb of the city of Bangor, close to the local hospital Ysbyty Gwynedd. It provides affordable, flexible and adaptable accommodation for older people in the local area in the form of 42 one and two bed apartments. A wide variety of shared facilities are provided to encourage social activity and community participation, with the aim of helping residents to maintain a healthy and fulfilling lifestyle whilst also providing specialist care and support wherever needed. A homely environment offering high quality finishes tailored to the exacting needs of the residents is planned in this ground-breaking scheme for Bangor.

The planning authority had initial concerns how the site could accommodate this multi-residential building within the context of the village environment. Our approach was to carry out a careful assessment of the site and nearby hospital and to design a new building that respected its neighbours and worked well with the street scene. The design process involved multiple consultation events with the local community and benefited from two design reviews from the Design Commission for Wales to ensure a successful, considerate and appropriate scheme was proposed for the site.

The building relates to the mature landscape with a considered orientation optimising the building's open southern aspect, including a south facing communal lounge. A central communal hub provides a gathering point which promotes interaction between residents, whilst moveable glazed screens provide flexibility around the central activity spaces.

Use of natural slate, render and timber ensure the design remains sympathetic to the palette of the local materials, exemplified by the neighbouring arts and crafts church.

Photographs courtesy of K&C Construction

