



CASE STUDY: HOUSING
GLAN GORS AFFORDABLE HOUSING





Sustainability Strategy

The site offers significant opportunities to Pennaf Housing Group for sustainable redevelopment. Orientation has been carefully considered, with living rooms facing south where possible to benefit from passive solar gain and plentiful natural light. Photovoltaic or Solar Thermal panels will be placed on all properties, taking advantage of the south facing aspect of the roofs. This will reduce the scheme's overall energy cost and consumption.

The scheme takes an area of grassland and introduces an improved habitat for the area through the provision of communal green spaces with low maintenance planting, front and rear gardens with new shrubbery and hedgerows. Seven problem trees along the east boundary will be removed due to their large size and inappropriate species but will be replaced by three new trees down Coed Abben and five additional trees along the new access path to bolster the amenity land. These new trees and boundary hedging will encourage greater biodiversity within the area.

Sustainability Overview

- Energy efficient heating and hot water systems
- Photovoltaic or Solar thermal panels
- 'A' rated domestic appliances
- 75% low energy light fittings
- Tree and hedgerow planting to improve biodiversity
- Environmentally conscious and locally sourced building materials
- Houses and flats to meet Lifetime Homes and DQR requirement
- All new dwellings meet Code for Sustainable Homes Level 4.

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Name of Building

Glan Gors, Caia Park Affordable Housing Development

Estimated Completion Date

Winter 2013

Estimated Project Cost

£2 million

Building Type

Affordable Housing

Location

Glan Gors, Caia Park, Wrexham

Client

Partnership scheme between Pennaf Housing Group and Wrexham County Borough Council

Clients Agent

Davis Langdon

Building Overview

Glan Gors affordable housing development is a partnership scheme between Pennaf Housing Group and Wrexham County Borough Council. A briefing process carried out between these parties produced a housing mix that responds to the local accommodation needs for the area. As a result the scheme consists of fifteen general needs houses and eight flats, to provide much needed good quality, affordable homes located on an underused part of the playing field next to Coed Aben Road within the Caia Park community in Wrexham.

The new dwellings arrangement reflects a considered approach towards the site condition and urban context. The chosen mix of house types helps to create a varied, positive streetscape down Coed Aben and along the new access path fronting the playing field. Staggered elevations, variable massing and changes in height have produced a scheme which gives architectural variety and interest while breaking away from the repetitive linear blocks that currently exist in the area.

A new adoptable access road enters the site at the south-east corner with a change in the surface material and tightening of junction radii at the centre to reduce vehicle speeds and enhance the safety of pedestrians and cyclists within the development.

As the scheme is positioned on an open site in an area with complex housing needs, it's important that security within the development has been considered to ensure that all spaces are overlooked and secure. The housing development also includes the introduction of a landscape scheme, intended to improve the site's biodiversity while creating areas of defensible natural boundary treatments and seasonal variety which will enhance the public open space.

