



CASE STUDY: EXTRA CARE HOUSING LLYS JASMINE



AINSLEY
GOMMON
ARCHITECTS





Facilities

Llys Jasmine is a ground breaking project which redefines Dementia and Extra Care housing provision. A partnership between Wales and West Housing Association and Flintshire County Council, the scheme aims to provide greater integration and support for older people, some of those who will have developed dementia when they arrive. All the apartments have been designed to be flexible to adapt to residents' changing needs. The accommodation includes:

- 61 extra care and dementia care apartments offering independent living with support facilities
- Communal restaurant providing hot meals for residents and people from the local community, multi-function rooms, hairdressing and laundry facilities
- Sheltered courtyard garden and usable garden space designed to encourage exercise and an active life style.

Sustainability Overview

- BREEAM rating of 'Very Good' with high levels of insulation and air-tightness
- Building plan arranged to maximise building use and to offer optimum flexibility for staff and residents.
- Passive ventilation and intelligent heating design
- Protected courtyard garden to encourage residents to participate in gardening and recreational pursuits
- Solar thermal collectors helping to meet hot water demands
- Retention of mature trees on site and increased planting to improve biodiversity
- Environmentally conscious and locally sourced building materials

CASE STUDY: EXTRA CARE HOUSING

LLYS JASMINE

Name of Building

Llys Jasmine
Extra Care & Dementia Apartments

Completion Date

October 2013

Project Cost

£8 million

Building Type

Residential

Location

Mold, Flintshire

Client

Wales and West Housing Association and
Flintshire County Council

Main Contractor

Anwyl Construction

Environmental Performance

BREEAM Multi-Residential 'Very Good'

Awards

North Wales LABC Building Excellence
Award—Best Social / Affordable Housing
Development

Shortlisted nationally for the
Development of the Year (large schemes)
at the UK Housing Awards

UK Housing Innovation Award 2015

Building Overview

This sheltered housing scheme provides 46 extra care and fifteen dementia care apartments which promote independent and active lifestyles for older people. Situated in the town centre of Mold, Llys Jasmine offers access and opportunities to use local amenities whilst providing a backdrop of specialised care and support. Two assisted living bungalows sit alongside the extra care apartments providing a range of affordable housing options.

The three types of care are integrated to work side by side but have separate entrances. The dementia apartments are laid out around a central courtyard on the upper ground floor, offering a wandering loop linked to communal facilities and the main restaurant. The courtyard garden provides a sheltered and secure sensory space for the dementia residents, which is designed to encourage participation. Extra Care residents enjoy separate external and internal communal areas, providing a range of social and recreational spaces. The communal restaurant is dual aspect, creating an important hub of interaction for residents and visitors. The restaurant looks into the courtyard garden as well as connecting to the informal entrance lobby which looks out over the site entrance.

Glazing is positioned to maximise natural solar gains and to avoid overlooking in order to maintain the privacy of residents. Private balconies extend the living accommodation. Welcoming, light filled interiors are combined with traditional pitched roofs to convey an atmosphere of homeliness and familiarity. The use of facing brick and low profile roofing tiles reflects the surrounding residential dwellings while also making the scheme an inviting 'home-from-home' for residents.

