



## CASE STUDY: EXTRA CARE HOUSING LLYS Y COED



AINSLEY  
GOMMON  
ARCHITECTS









## Facilities

- 46 one and two bed apartments with shower rooms, living / dining rooms and fitted kitchens, for renting and home ownership
- Communal lounge with direct access out into communal gardens
- Restaurant and Dining Facilities
- New second floor glazed bridge link to provide safe access between the two buildings
- External amenities areas providing planting areas and seating

## Sustainability Overview

- Biomass boiler heating system using locally sourced woodchip pellets
- Solar thermal panels mounted to the south facing roof contribute to the hot water demand
- Landscape and ecological strategy to enhance the natural heritage and biodiversity of the site. Ecology report highlighted the presence of Pipistrelle bats so features were incorporated to encourage and maintain bat residency
- Brownfield site makes efficient use of previously developed land
- Sustainable Materials (A & A+ rated in the Green Guide to Specification)
- Improved the thermal performance of the existing building by using an insulated render system

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# CASE STUDY: EXTRA CARE HOUSING

## LLYS Y COED

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### Name of Building

Llys Y Coed  
Extra Care Apartments

### Date Completed

November 2010

### Project Cost

£7 million

### Building Type

Residential

### Location

Llanfairfechan, Conwy

### Client

North Wales Housing Association

### Main Contractor

K&C Building Contractors Ltd

### Awards

North Wales LABC Building Excellence  
Award—Best Social / Affordable Housing  
Development in North Wales 2011

### Environmental Performance

New Build—EcoHomes Excellent

### Building Overview

The scheme at Llanfairfechan for North Wales Housing Association and Conwy County Council involves the provision of 46 self contained Extra Care apartments and communal amenities, facilitating independent living for older people within their own homes whilst providing care and support to meet individual residents' needs.

The scheme was delivered in two phases; the first phase involved the demolition of a dated two storey building that had been used as bed-sit accommodation, and replacing it with a purpose built block of Extra Care flats. This allowed the density of development to be maximised whilst keeping to the existing building footprint, providing 24 no. one and two bed apartments over three floors.

The second phase of the project involved the refurbishment of the adjacent 1960's Nursing Home to provide further apartments and communal facilities. The new phase 1 building was used as decant accommodation for the existing residents of the Nursing Home whilst the building was refurbished. The density within the existing footprint was improved by converting areas that were single storey to two storey, providing 22 no. one and two bed apartments over three floors. The apartments were designed to meet Lifetime Homes standards and the Welsh Assembly Governments Development Quality Requirements.

A new high level glazed link between the two buildings provides safe access whilst forming an enclosure which frames the large landscaped area to the front. The two buildings share a material palette of coloured render and facing brick, with the new build element also having areas of timber cladding to reflect the wooded context. Modulation and changes in materials have been used to break down the scale of the building and to provide visual interest.

