



CASE STUDY: HOUSING  
LON GOCH







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### Sustainability Strategy

The Lon Goch homes have been designed with future proofing in mind. By designing as passively as possible; maximising natural light, reducing demands for heating and ventilation, the development's energy consumption and CO<sub>2</sub> emissions will be dramatically lower than that of a standard development.

The use of local materials will ensure the embodied energy within the construction materials is kept to a minimum and also mean's that the build can support local commerce.

Sustainable features such as solar photovoltaic panels, water butts and composting facilities, along with generous garden spaces promote a more sustainable way of living.

With the ability to make internal changes to each dwelling to match future needs, we hope to highlight the importance of being able to adapt a home as lifestyles adapt, creating a more sustainable means of living.

### Sustainability Overview

- Developing an important brownfield site
  - Roof-mounted photovoltaic solar panels
  - Energy efficient heating and hot-water systems
  - Use of 'A' rated appliances and low energy light fittings throughout
  - External drying areas to minimise energy usage
  - Water butts and composting facilities provided in all garden areas
  - Materials; green guide rated at 'A' +
  - Locally sourced materials where possible
  - Low maintenance robust facing materials to reduce running costs
  - Lifetime homes & DQR compliant
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# CASE STUDY: HOUSING

## LON GOCH

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**Name of Project**

Lon Goch

**Date Completed**

Spring 2015

**Project Cost**

£943,000

**Building Type**

Affordable Housing

**Location**

Amlwch, Anglesey

**Client**

Pennaf Housing Group

**Main Contractor**

Anwyl Construction

**Environmental Performance**

Code for Sustainable Homes Level 3

**Building Overview**

This new development of eight affordable homes is located in the centre of Amlwch, Anglesey. The Lon Goch scheme is located on the site of a disused abattoir dating back to 1927. Although the old building was of some historic importance it proved difficult to convert for residential use so the site was cleared to make way for new housing. The site is bordered by retail properties to the south and west, housing to the east and a public park to the north which provides the local community with amenity space.

The brief asked for flexibility in the housing layout to respond to the changing lifestyles of the occupants. This highlights the need to look at the life cycle of a home and to provide energy efficient design. The socio-economic climate, for example, is seeing more people working from home, to reduce fuel costs. The opportunity to grow food within domestic gardens and young people staying at home longer, due to the rising costs of housing and lack of jobs, are all changes to life style which need to be accommodated.

As a concept Ainsley Gorman Architects have looked at adaptability and how the Lon Goch properties can be made larger or re-planned internally to meet changing housing needs.

The aim of the Lon Goch housing scheme is to create a modern, well equipped housing development with discernible and recognizable building features, that integrates well within the housing of the existing settlement. The dwellings will be homely, attractive and energy efficient, with the ease of operation and convenience encouraging a sustainable lifestyle.

The scheme consists of 2No. 6 person, 4 bedroom homes, 4No. 5 person, 3 bedroom homes and a further 2No. 4 person, 2 bedroom homes.

