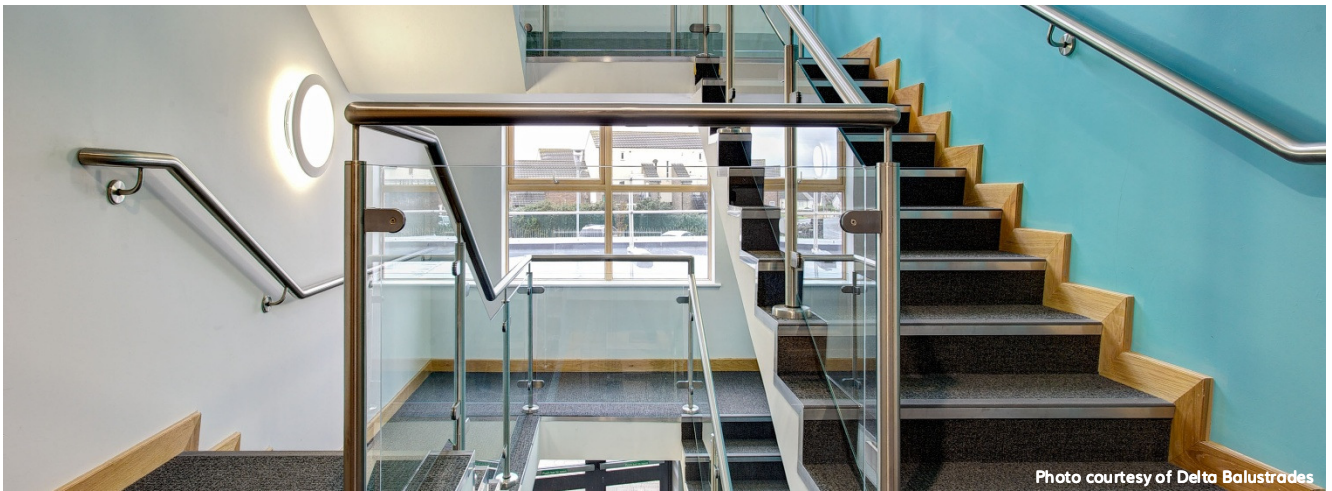




CASE STUDY: EXTRA CARE HOUSING
TAN Y FRON





Facilities

Tan Y Fron pulls together a wide range of mixed use facilities for the local community. 46 extra care apartments and shared community space is at the heart of the development. These are closely linked to the existing community centre and new health and social welfare facilities via a generous courtyard garden which helps pull together the whole design.

- 46 one bed and 32 two bed apartments offering independent living accommodation with support facilities
- Communal lounge and restaurant with direct access out into courtyard garden which faces south
- Multi function room, hairdressing and laundry facilities
- External amenities areas providing planting areas and seating

Sustainability Overview

- Well insulated and air tight building envelope
- Application of passive strategies for ventilation and intelligent heating systems
- Gas Fired Combined Heat and Power
- Passive solar design with mechanisms including roof overhangs and canopies to reduce overheating
- Energy efficient services, lighting and appliances
- Sustainable and locally sourced materials
- Roof mounted Photovoltaic panels
- Sedum roof to reduce rainwater run-off and landscaped gardens planted to improve biodiversity
- Rainwater harvesting

CASE STUDY: EXTRA CARE HOUSING

TAN Y FRON

Name of Building

Tan Y Fron
Extra Care Apartments

Date Completed

May 2012

Project Cost

£8 million

Building Type

Residential

Location

Llandudno, Conwy

Client

Pennaf Housing Group, Conwy County
Council, Betsi Cadwalader University
Health Board, Ty Llewelyn Community
Centre

Employers Agent

Davis Langdon

Main Contractor

GallifordTry

Environmental Performance

BREEAM Multi-Residential 'Excellent'
BREEAM Healthcare 'Excellent'

Building Overview

Located near the seafront of Llandudno, this innovative extra care housing scheme for older people offers support and assistance to an independent way of living. The housing, which consists of 46 one and two bedroom apartments, is combined with a previously existing community centre and new joint health and social care facility to merge a number of areas of the local community into one safe and inviting hub.

The form of the apartment buildings take inspiration from the Victorian seafront dwellings of nearby West Shore and traditional brightly coloured beach huts. The inclusion of repeated pitched roofs mirrors the surrounding residences and breaks up the massing of the scheme. The design includes recognisable building features that are not imposing, but offer enjoyment and familiarity to residents.

The scheme takes advantage of its optimal solar position, with the majority of living rooms orientated towards the south west and east benefiting from passive solar gains. The enclosed courtyard garden offers a place to relax and integrate while providing shelter from marine winds. The communal restaurant offers a main gathering point for visitors and residents and includes opening glazed panels that extend this social area out onto the landscaped garden.

Sheltered balconies provide privacy for residents and overlook the courtyard and surrounding landscape, creating a feeling of security and community. Stepped height levels answer to the surrounding context, reducing the scheme's impact on neighbouring one and two storey buildings and retaining a domestic feel. The comfortable and considered built form and lively exterior succeed in encouraging independent assisted living in a building accessible to all.

