



CASE STUDY: HOUSING  
ABBEY STREET





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### Sustainability Strategy

The Abbey Street homes have been designed with the view to regenerate the architectural and residential character of the area and redevelop the usable buildings back to their former glory while fulfilling the local need for housing.

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.

The use of local materials ensures the embodied energy within the construction materials is kept to a minimum and also means the build can support local commerce.

Sustainable features such as water butts and composting facilities, along with generous garden spaces, close proximity to bus and rail stops and relatively small distance to local amenities promote a more sustainable way of living.

### Sustainability Overview

- Developing an important brownfield site
  - Built to Code for Sustainable Homes Level 3+
  - 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' and 'A' +
  - Locally sourced materials where possible
  - Slightly raised elevation to reduce the risk of future flooding
  - Lifetime Homes & DQR compliant
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# CASE STUDY: HOUSING

## ABBNEY STREET

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### Name of Project

11-33 Abbey Street Co-operative Housing

### Date Completed

January 2017

### Project Cost

£1.4 million

### Building Type

Affordable Housing

### Location

Rhyl, Denbighshire

### Client

North Wales Housing Association & West Rhyl Community Land Trust

### Main Contractor

Anwyl Construction

### Environmental Performance

Code for Sustainable Homes Level 3 +



### Building Overview

This new development of seven affordable homes, four refurbished apartments and one retail unit is located near to the centre of Rhyl in Denbighshire. The scheme was located on the site of dilapidated houses and shop fronts that had been redeveloped previously but had been detrimental to the local character. The site is a part of a new development scheme for the West End of Rhyl and is adjacent to a new green space created from former housing.

The brief asked for options investigating the re-use and remodelling of 11-33 Abbey Street, a block of terraced properties that had been converted into cramped Houses of Multiple Occupation (HMO's). The new houses have been sympathetically designed and detailed to complement the existing character of the site and reflect the historical characteristics of Rhyl's architecture. The remaining properties have been taken back to how they would have looked in the early 1900's, refurbished to provide a community hub for the West Rhyl Community Land Trust (WRCLT) and the residents and a shop on the ground floor, with one and two bedroom flats above.

The scheme is an important community project, providing family homes built to a high specification and standard of energy efficient. The tenants will become members of the housing co-op, allowing them to become involved in managing their properties and giving them a voice on future plans and projects in the area.

The scheme consists of 2No. 5 person, 3 bedroom homes, 5No. 4 person, 2 bedroom homes, 2No. 3 person, 2 bedroom apartments and a further 2No. 2 person, 1 bedroom apartments.