



CASE STUDY: HOUSING  
SEMI- INDEPENDENT HOUSING SCHEME,  
GORSEINON



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### Design Strategy

Both buildings are predominantly single storey, which is in keeping with the surrounding residential area. AGA developed a modern approach to the design of the façade utilising a mix of render, brick and timber cladding. Simple pitched roofs with rooflights reflect the local context whilst helping to create light and airy internal spaces.

The shared house and semi-independent living apartments has been designed to be as thermally efficient as possible whilst also limiting the impact on the environment. Sourcing of materials was very important and AGA worked with the contractor and local manufacturers to reduce the overall carbon footprint of the building.

The scheme was designed to deliver bespoke living accommodation to meet the complex needs of the resident with a range of physical disabilities.

Constructed using highly insulated timber frame. The project is progressing well on site and will be completed later in the year.

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### Design Overview

- Development of semi-independent homes for 8no. residents with high support needs.
- Thermally efficient timber frame structure with triple-glazed windows and doors.
- Roof-mounted PV power generation.
- Mechanical ventilation and heat recovery system combined with Air-source heat pump and thermal store for hot water.
- Fully accessible kitchen.
- Accessible shower rooms and specialist bath.
- Secure-by-design compliant



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# CASE STUDY: HOUSING

## SEMI- INDEPENDENT HOUSING SCHEME, GORSEINON

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**Name of Project**

Semi-Independent Housing Scheme

**Date Completed**

May 2023

**Project Cost**

Undisclosed

**Building Type**

Supported Living Housing

**Location**

Frampton Road, Gorseinon

**Client**

First Choice Housing Association

**Main Contractor**

Encon Construction Limited

**Building Overview**

Ainsley Gommon Architects were appointed by First Choice Housing Association in 2019 to draw up proposals for a new build semi-independent housing scheme in Gorseinon. The scheme was developed in partnership with Swansea County Borough Council following the identification of housing need for 8no. residents with high support requirements within the local area.

The site is the former Rolla clad Factory on the junction of Frampton Road and Coalbrook Road, on the edge of the town of Gorseinon. The design proposals have been developed in response to the brief provided by FCHA and Swansea Council, and the site constraints, most significantly the presence of two mine shafts that include a 3.4m zone of exclusion where we have avoided placing any buildings.

A shared house is located to east of the site, providing residential accommodation for four individuals with both learning and physical disabilities. Each resident has their own bedroom with access to an assisted bathroom / shower and an external patio space. Designed with spacious circulation spaces to ensure accessibility for wheelchair users.

Semi-independent living apartments for four residents is located to the west of the site, providing residential accommodation for four residents. Each apartment has a bedroom and en-suite bath / shower room, its own kitchen and living/dining space with access out to a small patio.

Shared communal kitchen and living /dining facilities are provided in both buildings for social amenity space used by staff and tenants, with access out to an external terrace and garden area. As well as a staff overnight room and shower room.

