



CASE STUDY: **OLDER PERSONS HOUSING**
CARTREF YN Y COED, TREBERTH OLDER
PERSONS APARTMENTS & COMMUNITY HUB





Facilities

- 18no. one bedroom and 27no. two bedroom designed within two main linear blocks with connected smaller elements in front. Two storey facing the road and three storeys at the rear.
- The lower blocks feature green roofs which are visible from second floor corridor.
- Community Hub is linked to main residential block via a bridge at second floor level. Community Hub will be used by tenants and the wider local community.
- A residents garden is located on the sheltered and southernly side of building with raised planting beds for sensory planting. External spaces with wandering paths and regular rest points.
- 41no. Car parking spaces are provided, including 5 disabled spaces and 4 drop off/ visitor spaces.

Communal Spaces

Community Hub for residents and Pobl tenants from the wider area, consisting of:

- Flexible Hub space providing café / social meeting point
- Wellbeing (Physio) Room
- Wellbeing (Salon) Space
- Communal Lounge
- Outdoor terrace

Resident only facilities:

- Flexible conservatory / Garden room with direct access out into Sensory Garden
 - Residents Lounge
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CASE STUDY: OLDER PERSONS HOUSING

TREBERTH APARTMENTS & COMMUNITY HUB

Name of Building

Cartref Yn Y Coed Older Persons
Apartments & Community Hub

Project Stage

Completed Summer 2022

Project Cost

Undisclosed

Building Type

Residential Apartments for Older Persons

Location

Newport, South Wales

Client

Pobl Group

Building Overview

Working with Pobl Group, the scheme at Treberth provides 45 apartments and a Community Hub, with facilities for both the residents and tenants living in the wider area. The project utilises land left over from the redevelopment of Newport's 1940s prefab homes.

The proposed layout was influenced by the challenging topography of the site, existing drainage easements crossing the site and a densely planted ree to the southern boundary. Designed as a linear block made of three connected elements, the 18 one bed apartment and 27 two bed apartment development marks the edge of the Treberth area. The apartments are split into two main blocks which are linked by a three-storey atrium space, forming an entrance to the residential element. The scale is predominantly two-storey facing the road, rising to three-storey where it drops away to the rear, with the two-storey block having a green roof, which can be viewed from the second floor corridor.

The third key element is the Community Hub building, linked to the main residential block via a second floor link corridor, passing over a drainage easement. The extent of the hub has been heavily dictated by the surrounding drainage easements but welcomes pedestrians approaching from both directions and provides an external terrace to the rear.

A garden is located on the sheltered side of the building and takes advantage of the southerly aspect with views out over the existing parkland. These external spaces include a wandering path with rest points and raised planting beds for the residents to grow fruit and vegetables and sensory planting. Planting to the front of the building has been carefully designed to strengthen the approaches to the building and soften the overall impact of the development.

