



CASE STUDY: OLDER PERSONS HOUSING
CLEVEDON ROAD





Facilities

- Main apartment block at the rear of the site providing 11no. two bedroom flats accessed off a communal staircase and lift. Communal facilities include a buggy store and a shared lounge with external terrace with views across Newport.
- Most of the apartments have either their own patio space or balcony, and access to the landscaped communal garden space.
- 3 separate units each comprising of 2no. two bedroom walk up flats. Four flats face onto the road and continue the existing streetscene, whilst two flats are located adjacent to the main apartment block.
- 1no. Bungalow with a private garden set back from the road utilises an otherwise inaccessible parcel of land.

Design Overview

The development is Derwen Cymru's first completed scheme, and reflects their aspirations as a housing association to raise the standard for older people's housing within the Newport area. The design focuses on shared and individual space for socialising both in the grounds and within the first floor social space, which creates a welcoming place for residents to get together and relax.

Traditional materials of brick and render are used to ensure the development sits comfortably within the existing residential area, but is complimented with a more modern timber effect rainscreen panel. The panel is used sparingly at the front of the development where the scheme fronts on to the existing streetscene, but is more extensively used to the rear of the development where the impact of the development is lessened and a more contemporary design approach was delivered.

CASE STUDY: OLDER PERSONS HOUSING

CLEVEDON ROAD

Name of Building

Clevedon Road

Completion Date

Autumn 2017

Project Cost

£2.15 million

Building Type

Residential

Location

Newport, South Wales

Client

Derwen Cymru & Pobl

Employers Agent

Aecom

Main Contractor

Jehu Group

Environmental Performance

Code for Sustainable Homes 3+

**Building Overview**

Clevedon Road is an affordable housing development of 17 apartments and one bungalow for Derwen Cymru, a South Wales based housing association dedicated to providing accommodation for people over the age of 55. The site is located on an elevated site within an established residential area of Newport and is bounded by existing properties, having been left vacant since the demolition of 'Arcon' prefabricated bungalows around 10 years ago.

Largely triangular in shape, the site slopes down from the northern boundary, wrapping around an existing detached house in private ownership and linking through to a smaller rectangular parcel of land. The design maximises the potential of the fragmented nature of the site and provides a mix of development types including a bungalow set back from the road and four walk-up flats in two blocks which face onto Clevedon Road and continue the existing street scene. A larger 3 storey apartment building at the rear of the site comprising of 11 two bedroom flats has a central lift and stair enclosure and a shared residents lounge on the first floor.

A mix of one, two and three storey development, the scheme has been carefully designed to maximise the potential of the site whilst being sensitive to the privacy of neighbours. Building masses have been positioned to avoid direct overlooking, and balconies and terraced areas incorporate privacy screens to protect the amenity spaces of the neighbouring properties. Although modern in design, the scheme has taken design cues from the local area including bay windows, hipped roofs and similar materials. The bays have been clad in a low maintenance 'timber effect' panel which provides an aesthetic 'trouble free' appearance.