



CASE STUDY: **OLDER PERSONS HOUSING**  
GAER OLDER PERSONS APARTMENTS &  
COMMUNITY HUB









## Facilities

- 33no. two bedroom and 2no. one bedroom apartments located within two linked blocks over four floors, with open plan kitchen / living / dining spaces with glazed balconies
- 4no. one bedroom walk-up flats located within a separate block close to the site entrance
- Community Hub space with double height flexible meeting / event space with servery space, a meeting / cinema room and upstairs office and private meeting room
- External terraced garden spaces with planted walkways and seating areas
- Allotment area with space for all residents to 'grow their own.'

## Sustainability Overview

- Fully integrated PV Roof, providing a 2.2KW PV supply to each apartment plus a 26KW communal system, allowing all residents to directly benefit from the electrical production on site.
- Well insulated and air tight building envelope
- Individual high efficiency gas boilers
- Passive solar design with mechanisms including roof overhangs and canopies to reduce overheating
- Energy efficient services, lighting and appliances
- Sustainable and locally sourced materials
- Code for Sustainable Homes Level 3+

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# CASE STUDY: OLDER PERSONS HOUSING

## GAER APARTMENTS & COMMUNITY HUB

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### Name of Building

Gaer Older Persons Apartments & Community Hub

### Project Completion

Autumn 2018

### Project Cost

Approx £5.5 million

### Building Type

Residential

### Location

Newport, South Wales

### Client

Derwen Cymru & Pobl

### Employers Agent

Aecom

### Main Contractor

WRW Construction

### Environmental Performance

Code for Sustainable Homes 3+

### Building Overview

The scheme at the Gaer, Newport in South Wales utilises a parcel of land which has been left vacant since 2007, following the completion of a 10 year regeneration of the area replacing 500 post war prefabricated homes with new bungalows.

Working with Pobl and Derwen, a housing association that specialises in providing accommodation for older people, the project includes a total of 39 new homes, with 4 walk-up one bedroom flats and a further 35 self-contained one and two bedroom apartments built in one continuous block with heated circulation. A centralised Community Hub links the main apartment blocks, containing communal facilities for the residents and those living in the nearby Derwen bungalows.

The scheme works with the sloping site and the apartments are split over a number of levels, overlooking a terraced landscaped area. The building has an 800m<sup>2</sup> integrated PV roof which provides a direct electrical feed to all the flats individually and the communal areas. All flats have balconies with glass balustrades to allow the residents the benefit of their elevated views looking out over the landscaped gardens, the wider Newport area, and the River Severn beyond.

A neutral palette of materials has been selected to establish a contemporary design whilst helping the building to fit into the surrounding environment. The materiality of the Community Hub differs from the accommodation blocks, with large expanses of glazing and an element of colour, providing a focal point to the development. The hub building has a feeling of transparency and inclusiveness, and will provide a community resource which can be enjoyed by all.

The project received planning approval in January 2015 and was completed in Autumn 2018.

