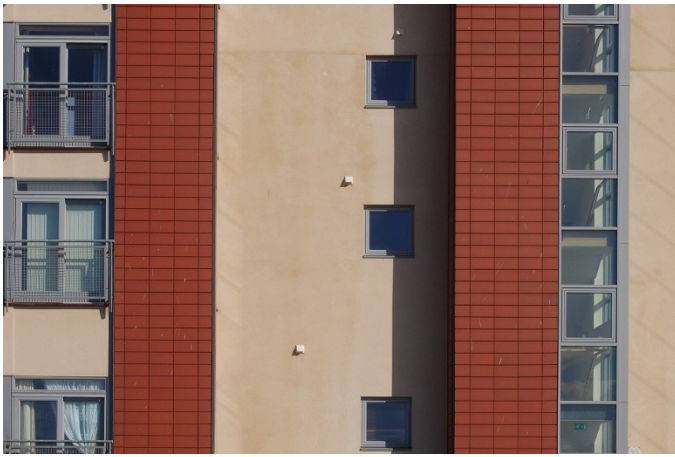




CASE STUDY: EXTRA CARE HOUSING
GORWEL NEWYDD





Facilities

- 27 one bed and 32 two bed apartments with shower rooms, living / dining rooms and fitted kitchens, for renting and home ownership
- Large communal lounge with direct access to garden terraces
- Restaurant and dining facilities
- Hobby rooms, treatment rooms, shop and hairdressers
- Lower Ground Floor Gardens and third and fourth floor Roof Terraces
- External amenities provide seating, raised planting beds and loggias

Sustainability Overview

- High levels of natural daylight to apartments and communal areas
 - Flexible use of space to allow the building to adapt over time
 - Public and Private Outdoor space providing opportunities for residents to garden
 - Form of the building provides shelter to the external spaces from the prevailing wind off the sea
 - Development of an existing brownfield site
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CASE STUDY: EXTRA CARE HOUSING

GORWEL NEWYDD

Name of Building

Gorwel Newydd
Extra Care Apartments

Date Completed

January 2009

Project Cost

£8.8 million

Building Type

Residential

Location

Rhyl, Denbighshire

Client

Pennaf Housing Group and
Denbighshire County Council

Main Contractor

R. L. Davies & Son Ltd.

Awards

LABC Award 2009
North Wales Building Excellence Award:

Building Overview

Gorwel Newydd is an innovative new extra care housing scheme designed for Pennaf Housing Group in partnership with Denbighshire County Council providing 59 one and two bedroom supported apartments for older people. A 24 hour care and support package catering for individual residents' needs is provided with community facilities, incorporating a restaurant, lounge, hairdressers, shop, laundry, treatment and activity rooms. The development is the first of its kind in North Wales and provides a home for life, promoting active independent living, combining housing with care and support.

The site was a vacant block facing north onto the main promenade and created an unsightly gap in the continuity of West Parade. The design has created a building of similar scale and mass to the Victorian Terraces facing the promenade but the style is more contemporary, providing an open, vibrant, friendly and accessible building. The rhythm of the bays of Victorian Terraces is reflected in the form of the projecting bays and the staircase towers create a strong vertical element similar to the towers of the adjacent Palace Hotel. The plan maximises the use of the site and provides a building of sufficient scale to complete the promenade frontage creating a coherent whole.

The ground floor is raised on a plinth to avoid potential flood risks allowing the development of an underground car park, which alleviates the problems of on road parking. The ground floor plinth is accessed by a series of ramps and gives access to the communal areas and additional amenity space with south facing gardens and terraces. Where the building has been modelled and stepped back to avoid overlooking to the properties to the south, roof gardens have been created and a fully glazed conservatory, providing views over Rhyl to the mountains beyond.

