



CASE STUDY: OLDER PERSONS HOUSING
HAFOD Y GEST EXTRA CARE





Facilities

- 14no. one bed and 26no. two bed apartments over 3 floors, with open plan kitchen / living / dining spaces offering independent living accommodation with support facilities
- Communal lounge and restaurant with direct access out into a south facing garden
- Multi function room, hobby room, fitness room, well-being room, hairdressing and laundry facilities
- Guest suites
- External amenities areas providing planting areas and seating
- Second floor roof terrace
- Social meeting spaces including conservatory, sun room and informal seating areas.

Sustainability Overview

- Roof mounted Photovoltaic panels
 - Gas Fired Combined Heat and Power system with a dedicated heat exchanger to each apartment
 - Well insulated and air tight building envelope
 - Energy efficient services, lighting and appliances
 - Sustainable and locally sourced materials
 - BREEAM 'Excellent'
 - Ground floor level raised to prevent future flooding
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Name of Building

Hafod y Gest
Extra Care Apartments

Completion Date

December 2018

Project Cost

£7.5 million

Building Type

Residential

Location

Porthmadog, Gwynedd

Client

Grŵp Cynefin and Gwynedd Council

Employers Agent

Mott MacDonalds, Colwyn Bay

Main Contractor

Anwyl Construction

Environmental Performance

BREEAM 'Excellent'

Building Overview

Hafod y Gest is a £7.5 million Extra Care scheme in Porthmadog, Gwynedd, providing 40 self contained one and two bed apartments with 24-hour care. Situated in the centre of Porthmadog, an important coastal town in Gwynedd, North Wales, the building replaced an ageing care home in a poor state of repair, which was demolished as part of the proposals.

As well as the 26 two bed apartments and 14 one bed apartments, a range of communal facilities are also provided within a centralised communal hub, including lounge and dining spaces, sunroom, hobby room and hairdressers. These are located on the south side of the building allowing direct access out onto a south facing landscaped garden. An additional courtyard garden has been formed to the western boundary which provides a separate quiet and secluded private space for the residents.

A palette of natural, local materials have been used including slate walls, timber cladding, off white and light blue render, combined with a mix of welsh slate and metal roofs. By avoiding a large unbroken linear design and opting for a more fragmented elevational profile, the massing of the new building is reduced as far as possible to replicate a more human scale.

The scheme achieved planning consent in December 2014 and was completed in December 2018.

