



CASE STUDY: HOUSING
NANT EIRIAS, COLWYN BAY





Location

The development sits in a prominent gateway site, and although not part of the Conservation Area, the impact of the site remains particularly important. The surrounding context was carefully considered and the scheme complements the surrounding pattern and form.

Design influences have been taken from the surrounding buildings, which are particularly strong at the heart of Abergele Road, with form, materials, vernacular detail and boundary treatments all sympathetically designed to ensure the new development.

Connectivity with the surrounding community and local facilities is an essential element of the scheme. Opportunities and links with Colwyn Bay's town centre is to be maximized as much as possible.

Facilities

- Two entrances are provided into the building, one from Abergele Road and another from the car park.
- All apartments are accessed off a common stair well to promote socialising between residents.
- Shared amenities include an external drying space and bin store.
- External green space provides some relief to the urban fabric.
- Off-street parking to the rear.
- Accessible private balconies are provided to the elevation facing the street.

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Name of Project

Nant Eirias, Colwyn Bay

Date Completed

June 2019

Project Cost

£1.5 million

Building Type

Affordable Housing

Location

Colwyn Bay, Conwy

Client

North Wales Housing Association

Main Contractor

K&C Construction

Environmental Performance

Code for Sustainable Homes Level 3

Building Overview

The scheme provides an exemplar Affordable Housing scheme for the residents of Colwyn Bay and the community beyond. The site at Abergele Road in Colwyn Bay forms an important gateway site into Colwyn Bay, located on the periphery of the Conservation Area and within walking distance of the town centre.

Working with North Wales Housing, feasibility options were initially drawn up that considered the potential to retain and remodel the existing residential and commercial block to create 11 apartments. After analysis, a scheme of complete renewal was favoured, preferring to clear the site and develop 12no. Apartments, including 1no. two bed wheelchair accessible apartment, 6no. two bed and 5no. one bed. The new apartments have been sympathetically designed and detailed to complement the existing character of the area, taking design cues from the surrounding Victorian architecture.

The development has the opportunity to help regenerate this part of Colwyn Bay while adding real value to the fabric of the town, enhancing the vitality, attractiveness and viability of the shopping centre. A modern, well equipped facility has been created with recognisable building features that the residents feel comfortable with and can enjoy. A palette of natural, local materials have been used in a sensitive manner in order to reduce the impact of the building and allow the development to be sympathetic to the local vernacular.

By encouraging the residents to interact with each other on a daily basis the scheme aims to create a strong sense of community. Creating a trusting bond between residents means that they will look out for one another individually and as a collective.

