



CASE STUDY: EXTRA CARE HOUSING
NANT Y MÔR



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN





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 communal courtyard garden
- Restaurant and dining facilities
- Hobby rooms, hairdressers and treatment rooms
- Lower ground floor garden room and garden terrace
- Second & Third Floor Roof Terraces
- External amenity areas providing seating, raised beds and planting loggias

Sustainability Overview

- Air-tight timber frame construction
- Roof mounted solar panels
- 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

CASE STUDY: EXTRA CARE HOUSING

NANT Y MÔR

Name of Building

Nant Y Môr
Extra Care Apartments

Date Completed

February 2011

Project Cost

£7.8 million

Building Type

Residential

Location

Prestatyn, Denbighshire

Client

Wales and West Housing Association and
Denbighshire County Council

Main Contractor

Linford Group Ltd.

Environmental Performance

BREEAM Good

Building Overview

Nant Y Môr provides extra care housing for older people and was developed in partnership with Denbighshire County Council and Wales and West Housing Association. The building provides 59 supported living apartments, allowing older people the freedom and independence to live in their own home whilst providing care and support facilities to meet their individual needs. The concept of the design is to create a strong sense of community within the building. The design provides numerous communal spaces which are linked by corridors that have been designed to facilitate residents meeting and interacting. These communal spaces are seen as vital to the scheme, giving the residents the opportunity of extending their horizons beyond the facility.

One of the challenges of developing on this site was the flood risk due to the proximity of the Prestatyn gutter to the northern boundary. Flood proof techniques were incorporated into the construction of the lower ground floor parking and storage areas, and with all residential accommodation located above the flood risk height.

The form of the building has been carefully modelled to reduce the massing of the building close to the boundaries. This stepping back of levels provides a series of terraces both private and communal at varying heights, providing residents with different spaces to appreciate the morning, afternoon and evening sun with views out over the surrounding hills, coast and the neighbouring rooftops. The building wraps around a focal point of the large South-West facing communal courtyard which includes seating areas, planting loggias and raised planting beds. A number of apartments looking out over the courtyard benefit from inset balconies, allowing the residents views out whilst maintaining a level of privacy.

