



CASE STUDY: HOUSING
SUPPORTED LIVING & FAMILY HOUSING





Sustainability Strategy

The brownfield site offered significant opportunities to Wales and West Housing Association for sustainable redevelopment. Generous glazed openings in the supported living bungalows allow for passive solar gains throughout the building and plentiful natural light which contributes towards reducing the scheme's overall energy consumption. A projecting roof canopy blocks the high angle summer sun whilst also preventing excessive overheating. Energy efficient heating and hot water systems and 'A' rated domestic appliances are employed and external drying areas in order to promote reduced energy living.

The roof profile allows solar thermal collectors to be mounted at an angle of optimum efficiency, helping to meet the bungalows' hot water demands. A range of sustainable and locally sourced materials have been chosen for their environmental value and energy efficiency.

The introduction of new trees and boundary hedging will encourage greater biodiversity.

Sustainability Overview

- Large glazed panels allow passive solar gain, with roof overhang preventing summer overheating
- Energy efficient heating and hot water systems
- Solar thermal collectors
- 'A' rated domestic appliances
- 75% low energy light fittings
- Tree and hedgerow planting to improve biodiversity
- Environmentally conscious and locally sourced building materials
- All new dwellings meet Code for Sustainable Homes Level 3+.

CASE STUDY: HOUSING

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Name of Building

Ponciau Supported Living & Family Housing

Completion Date

March 2012

Project Cost

£2.68 million

Building Type

Affordable Housing

Location

Ponciau, Wrexham

Client

Wales and West Housing Association

Clients Agent

Davis Langdon

Main Contractor

Wates Living Space

Building Overview

This affordable housing scheme is located on the former site of a Victorian school within the village of Ponciau, Wrexham. The scheme provides six supported living bungalows designed to facilitate independent living for people with Autism, along with twelve family houses and three general needs bungalows.

The Autism bungalows are located towards the north of the site within a courtyard based design, allowing the creation of a safe and secure environment for the residents. The development includes a carer's bungalow providing 24 hour support available for all the residents, and shared communal facilities for the residents aimed at improving the complex emotional and behavioural difficulties often linked to medical conditions such as Autism.

Making the most of natural lighting is a key factor in the spatial quality of the supported living bungalows. By incorporating rooflights and large openings this creates a light filled interior and this enhances the relationship with the communal landscaped courtyard and the private residents' gardens. Materials used throughout remain true to the surrounding context, with traditional red brick and grey tiles combined with off white render. This breaks up the overall massing and scale, making the housing inviting in its approach, rather than institutional.

The family housing is located towards the south of the site and the layout has been designed to mirror the surrounding street pattern. Brick elevations are similar to surrounding residential dwellings with one and two storey massing that sits comfortably within the immediate vicinity. By locating the supported living bungalows within the housing scheme, residents are encouraged to integrate with and benefit from being part of a wider community.

