



CASE STUDY: HOUSING
SUPPORTED LIVING APARTMENTS, LLAY





Design Strategy

The neighbourhood of Eleventh Avenue provides a mix of two storey semi-detached properties and older persons semi-detached bungalows, the new development in sympathetic to this in scale. It has been sensitively designed with the context in mind and uses a simple palette of materials to reflect the surroundings.

The use of local materials will ensure the embodied energy within the construction materials is kept to a minimum and also means that the build can support local commerce.

With the ability to make internal changes to each dwelling to match future needs, we hope to highlight the importance of being able to adapt a home as lifestyles adapt, creating a more sustainable means of living.

Design Overview

- Two apartments designed for residents with high support needs.
 - Central staff base between the two apartments, which can be accessed via a door in the flats' living rooms, The base includes a break out room, utility room, WC and a staff sleep in room.
 - Render finish with contemporary fibre cement cladding
 - Velux windows, which allow the eaves to be lower to help ridge height in keeping with surrounding properties.
 - Locally sourced materials where possible
 - Low maintenance robust facing materials to reduce running costs
 - Lifetime homes & DQR compliant
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CASE STUDY: HOUSING

SUPPORTED LIVING APARTMENTS, LLAY

Name of Project

Supported Living Supported Apartments,
Llay

Date Completed

January 2019

Project Cost

£610,000

Building Type

Supported living housing

Location

Eleventh Avenue, Llay, Wrexham

Client

First Choice Housing Association

Main Contractor

Williams Homes (Bala)

Building Overview

Ainsley Gommon Architects were appointed by First Choice Housing Association in 2017 to draw up proposals for a new build supported housing scheme at Eleventh Avenue, Llay, near Wrexham. The scheme was developed in partnership with Wrexham County Borough Council following the identification of housing need for 4no. residents with high support needs within the Llay area.

The ground floor provides 2no. one-bedroom apartments for residents with high support needs, with each apartment providing a light and airy open plan kitchen, living and dining area, alongside a bedroom and an assisted bathroom. A staff base is located between the two apartments, accessed via a door from each living room, giving staff a break out room, utility room and staff WC. It also has its own front door, and links through to a shared communal staircase providing access to two further apartments on the first floor and a staff sleep-in room. All the apartments were carefully designed to accommodate the residents' particular needs .

The new development has been sensitively designed to be sympathetic to its context, taking design cues from the surroundings whilst developing the massing and elevational treatment to minimise the scale of the building. The palette of materials is simple and reflective of the surrounding area; a principally render finish complemented with contemporary fibre cement cladding. The use of sloping and vertical Velux rooflights help facilitate a lower eaves height and ensure the ridge height is in keeping with the surrounding properties.

Williams Homes (Bala) commenced construction of the timber frame building in March 2018 shortly after planning consent was granted. The building was completed and handed over to a happy client in January 2019 ready for the tenants to move in.

