

LLYS TON:

THIRTY NINE EXTRA CARE APARTMENTS PLUS COMMUNAL FACILITIES AT KENFIG HILL, BRIDGEND

Valleys To Coast have developed the LLYS TON Extra Care scheme at Kenfig Hill in partnership with Bridgend County Borough Council. The site is well located, near the centre of Kenfig Hill, and less than ten miles from Bridgend. It lies in a residential neighbourhood along Waun Bant Road, just off the B4281. Seventeen parking spaces plus two disabled bays are provided on site. Local amenities are located at the junction with the main road, less than half a kilometre away.

The scheme provides thirty nine self-contained flats. Key aims of Extra Care schemes are to establish communities of older people, and to encourage independent living. A flexible support network offers care and assistance based on the needs of individual residents.

The scheme also provides extensive communal facilities over three levels, arranged around an enclosed central courtyard, all under one roof. Lift access and generous circulation spaces, capable of accommodating electric scooters, mobility aids and buggies, make movement throughout the facility straightforward, secure and safe.



BRIEF:

- 39 extra care flats, 31 of which have two bedrooms
- Comprehensive communal, staff and services facilities
- On-site catering provides daily meals
- Fully DDA compliant access, including extensive gardens
- Secured By Design accreditation
- RNIB Visibly Better accreditation
- All designed to current dementia best practice



VALLEYS TO COAST
CYMOEDD I'R ARFORDIR



Llywodraeth Cynulliad Cymru
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At ground floor, the facility is accessed from the car park or via a ramped approach from the main road. A generous entrance lobby leads directly into the main foyer, with a hotel-style reception, and scheme manager's office alongside. From here, the main communal facilities are all visible: the double-height gathering area is a focal point for residents, staff and visitors to the scheme. It incorporates a wintergarden/ café and restaurant, which share wide views of the main courtyard and provide a venue for a range of activities. At the end of this large space, the garden room provides a more intimate place with views of the secret garden beyond. On the other side of the main foyer and arranged along the street-front are smaller communal areas including a health and beauty area and a combined library and internet suite. These lead on to a south-facing conservatory lounge and terrace.

Corridors are designed as internal streets, with quality flooring, brickwork walls and feature panelled front doors to flats. Flats all have corner glazed screens which look from their kitchen out into the corridors. Buggy stores are located at either end of each floor, and one parking bay is allocated to each flat. At the centre of each storey, a conservatory / sun space provides an important break along the main run of circulation, and gives access to an external terrace.

On the First Floor, the more private residents' facilities are provided. At one end of a gallery, the residents' and staff laundries are located side by side. Alongside, an assisted bathroom and a multi-purpose treatment room (for therapies, visiting nurse, chiropody, etc) lead to the guest bedroom with its own en-suite, and views of both the main courtyard and secret garden. Outside, the courtyard is designed to change throughout the year, and to stimulate residents and visitors. It is enclosed on the fourth side by a gently ramped path that takes ambulant disabled and wheelchair users up to the wandering perimeter of the gardens, which shelters the courtyard and provides a variety of vantage points from which to enjoy the surrounding gardens.

The scheme has been designed to the highest environmental standards (BREEAM 'Excellent'). To make the most of natural light, most of the flats look either south east or south west. The building exceeds Building Regulations requirements for thermal performance and air tightness. A highly efficient centralised CHP system generates electricity while providing heat for the scheme, which is delivered by low surface temperature radiators. The main consequence of all this is that fuel bills for residents are dramatically reduced.



FLAT TYPE A
TYPICAL 1 BEDROOM FLAT
50 sqm

FLAT TYPE B
TYPICAL 2 BEDROOM FLAT
67 sqm

