

# Llys y Mynydd, Rhos

Design Philosophy



# Introduction

This document presents the design philosophy for Llys y Mynydd, Rhos

Llys y Mynydd is an existing, sheltered housing scheme built in the late 1970's. It offers 30 apartments as a mixture of one bedroom apartments and studio flats, with one two bedroom apartment. There are communal rooms for the residents to share and office space for staff.

The external area is mainly grass, with pathways from the public footpath to the entrances. Parking is adjacent to the entrance.

The building requires refurbishment and re-modelling to provide accommodation that meets current building standards and design principles that are good practice to provide accessibility for all and for people who may develop dementia and a reduction in their senses and mobility due to the aging process.

The refurbishment provides the opportunity to change the community's perception of sheltered housing and provide a contemporary, quality assisted living scheme.

Llys y Mynydd will provide accommodation for 26 apartments. 24 no. 1 bedroom apartments and 2no. 2 bedroom apartments. A new reception area with offices adjacent will be provide at the main entrance, with enhanced communal facilities and access to all areas of the external space. A new bin store will be provided and electric vehicle charging points to the proposed parking area.

## Llys y Mynydd Site Context



1 Existing Front Elevation - Hall Street



2 Existing Front Elevation - Hall Street

## Location

Rhos, Wrexham, LL14 2LN

### Existing Building

- 1 Reception
- 2 Dining
- 3 Accommodation
- 4 Stairs
- 5 Kitchen

### Access and External Facilities

- A Main Entrance
- B Vehicular Entrance
- C Car Park
- D Landscaped Area
- E First Floor Terrace



3 Existing Rear Elevation - Mountain Street

Llys y Mynydd  
Existing Site Plan



- Key**
- 01 - Main Building
  - 02 - Deliveries and Drop off
  - 03 - Communal Space
  - 04 - Gardens

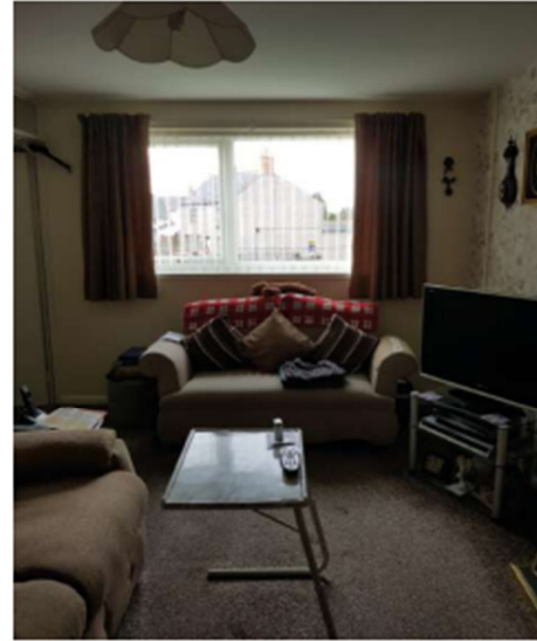
Llys y Mynydd  
Existing Plans



Llys y Mynydd  
Internal Photographs



1 Existing Main Entrance



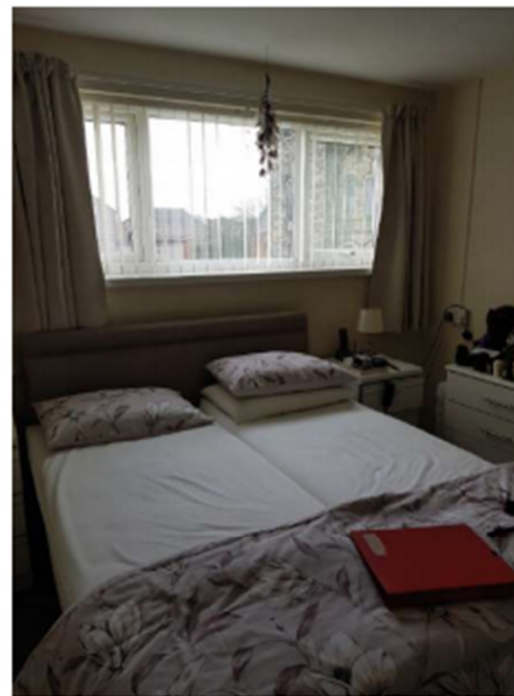
2 Existing Typical Living Room



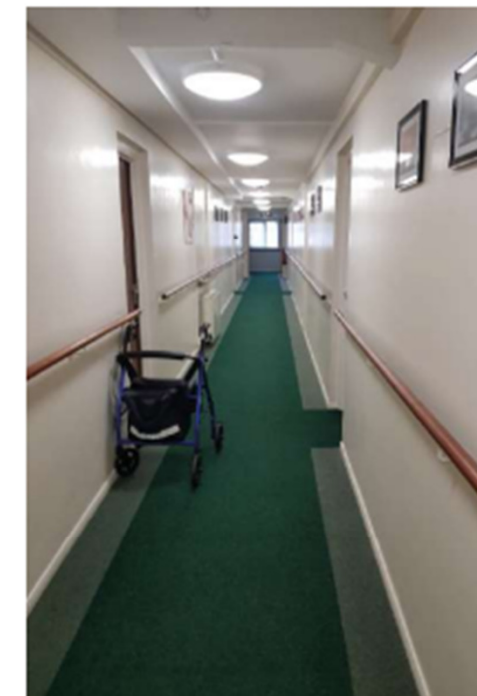
3 Existing Kitchen



4 Existing Typical Bathroom



5 Existing Typical Bedroom



6 Existing Circulation Space

## Design Philosophy

Our proposals have been designed to provide a ‘Home for Life’ where generations and communities can come together to support families to live well. Designing contemporary internal spaces that fully support all peoples needs irrespective of age.

The design meets with:

- Lifetime Homes
- Dementia Design Principles
- Happi Principles
- DDA

The entrance area has been remodelled to provide a foyer and reception area, with staff offices. This provides a welcoming entrance, with a place to sit and more accessibility to the staff.

The communal living room has been provided with a communal kitchen to encourage residents to use the facilities and enjoy social gatherings with each other, their families, and the wider community.

Larger windows and more accessibility from the communal areas to the external gardens has been provided, to encourage residents to engage in outdoor pursuits.

In order, for all apartments to be wheelchair accessible, we have increased the floor area by either incorporating new bays or converting 3 small apartments into 2 larger apartments.

Kitchens are direct from the living area to provide ease of movement from one space to another.

Wet rooms have been sited to provide access from both the hall and the bedroom.

The storage has been increased in size and is a series of stores within the apartment to ensure it is more accessible.

The windows have been enlarged, with low cill heights and high head heights, allowing extended vision to the outside, when seated, in bed or standing and providing more natural light to the rooms.

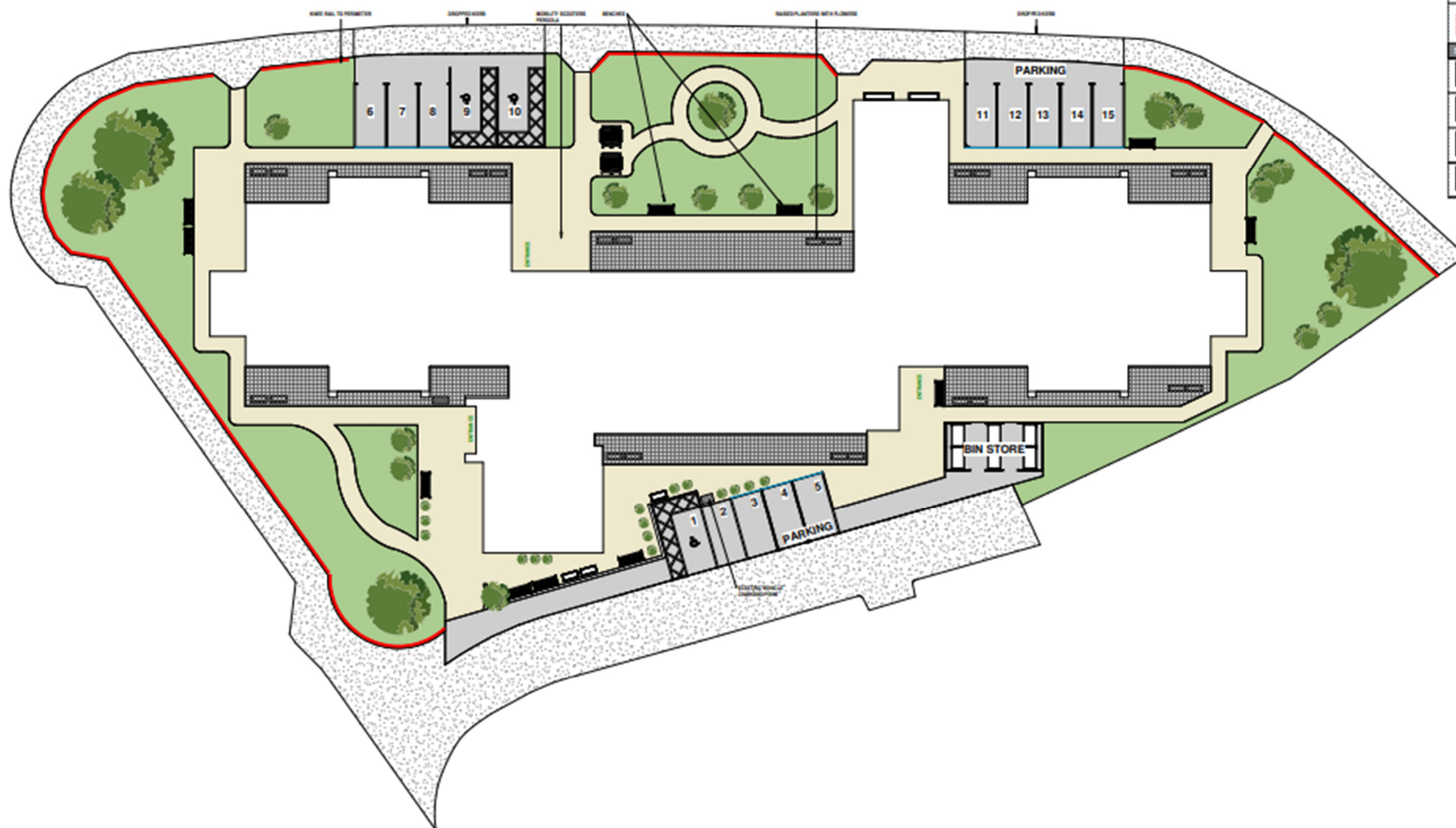
The external areas have been upgraded to provide level access throughout, with resin bonded gravel pathways around the extent of the building and patio areas outside each apartment for residents to personalise as they wish. The level pathways around the building also provide access to communal gardens, parking and bin stores.

To ensure the buildings are future-proofed the design provides:

- High speed wi-fi
  - Telecare provision
  - Door entry system
  - Fire alarm system
  - Complete re-wire
  - Sprinkler system
  - Photovoltaics
  - Air Source Heat Pumps
  - Building fabric upgrade. Increased insulation to lower running costs.
- 
- In addition, the buildings will be removed of all asbestos.

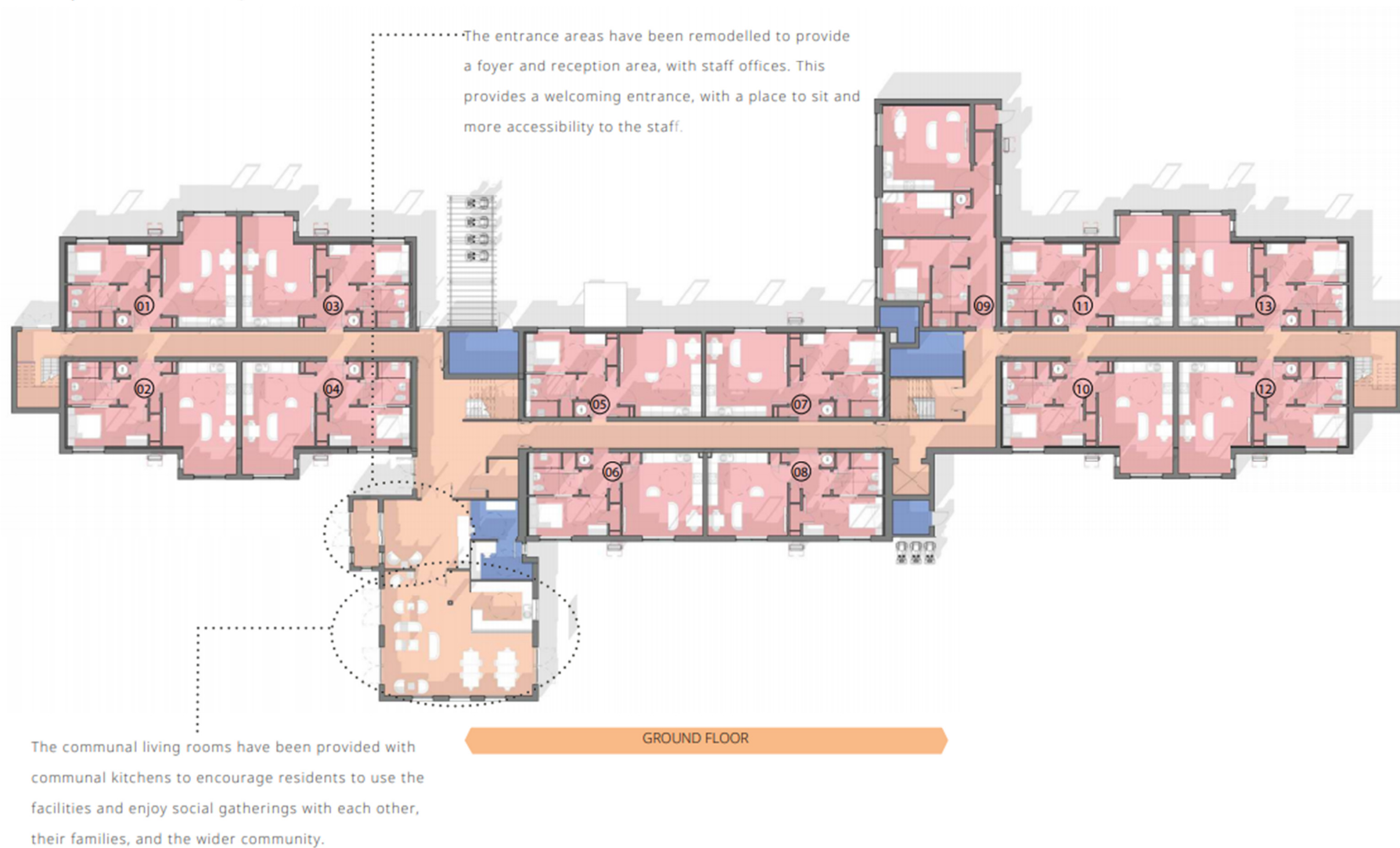
The designs were developed in conjunction with Wrexham County Borough Council Design and Housing Team and Occupational Therapists and the residents were included in consultations throughout the process.

NOTES:  
 1. ALL HARDWARE IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
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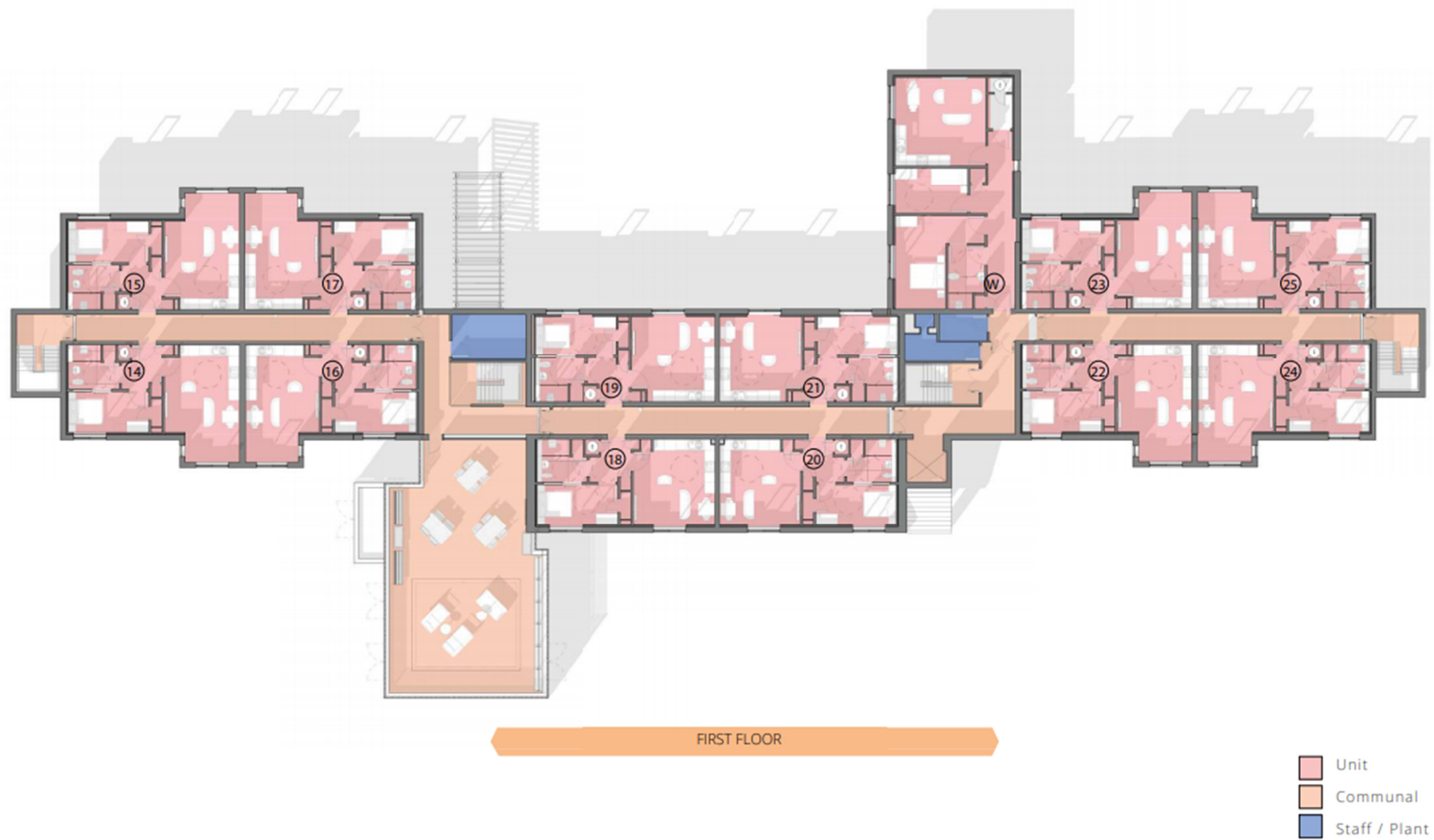


| KEY      |                                          |
|----------|------------------------------------------|
| HARDWARE |                                          |
|          | Labeled Hardware (Fence, Light Hardware) |
|          | Hardware (Fence, Light Hardware)         |
|          | Hardware (Fence, Light Hardware)         |
|          | Hardware (Fence, Light Hardware)         |
|          | Hardware (Fence, Light Hardware)         |
| SOFTWARE |                                          |
|          | Software (Fence, Light Hardware)         |
|          | Software (Fence, Light Hardware)         |
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|          | Software (Fence, Light Hardware)         |

Llys y Mynydd  
Proposed Plans - Option A

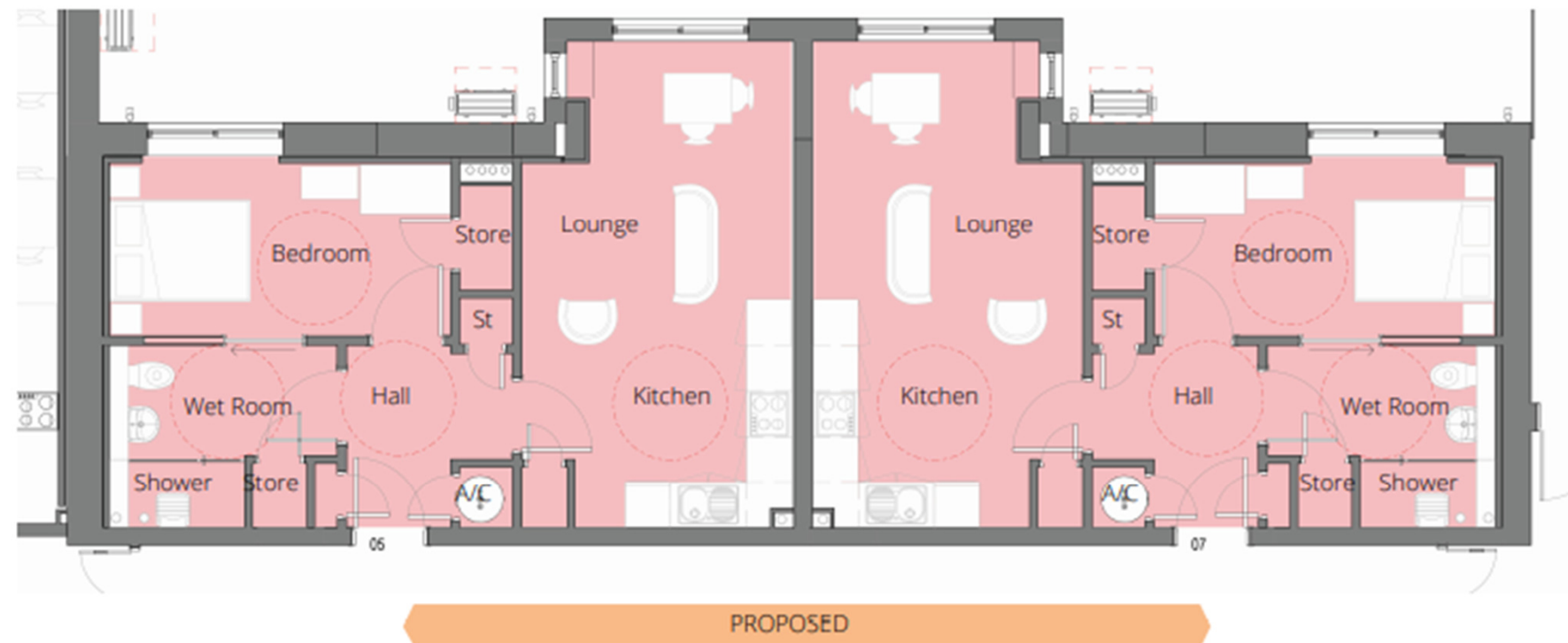


Llys y Mynydd  
Proposed Plans - Option A



Llys y Mynydd

TYPE 1 - Typical Apartment Layouts - Option A



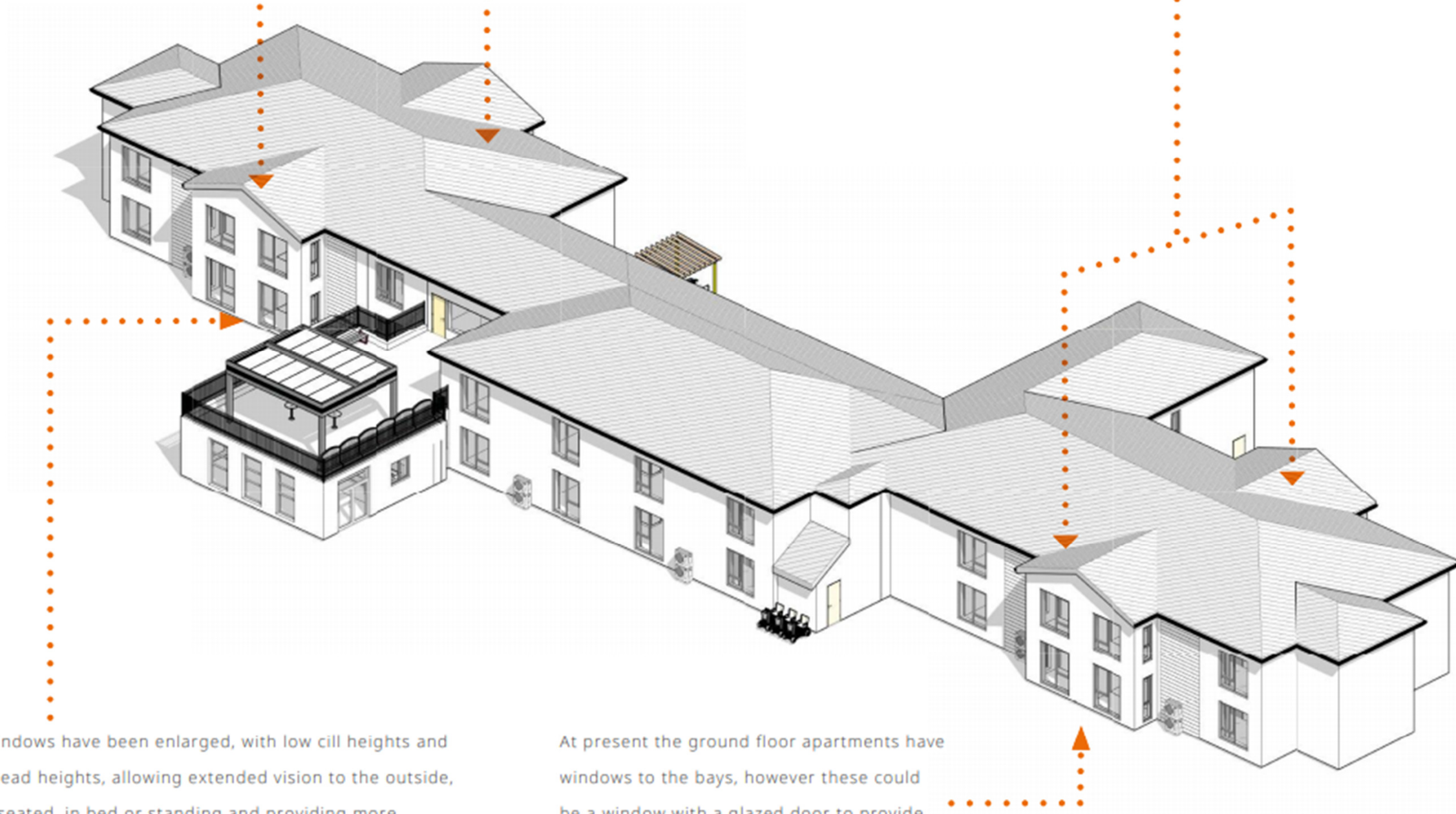
Llys y Mynydd

TYPE 2 - Typical Apartment Layouts - Option A



Llys y Mynydd  
Proposed Form and Massing

Proposed Bays (to increase floor area and provide relief modelling to the elevation)



The windows have been enlarged, with low cill heights and high head heights, allowing extended vision to the outside, when seated, in bed or standing and providing more natural light to the rooms.

At present the ground floor apartments have windows to the bays, however these could be a window with a glazed door to provide direct access to the residents own personal terrace

Windows were chosen as doors may have left the apartments vulnerable if left open

Typical Reception



Typical Apartment Lounge



Typical Apartment Bedroom



Typical Apartment Bathroom

