

Best Social/Affordable Housing

Bryn Seiont Newydd 'extra care home', Caernarfon

Tai Cymdeithasol/ Fforddiadwy Gorau

Bryn Seiont Newydd "cartref gofal ychwanegol",
Caernarfon

Carroll Ltd



This new build project been designed as a state of the art facility providing flexible residential and nursing care, tailored to meet the individual needs the residence. This two storey, new build development, provides residential care for 71 residences. Providing predominantly dementia care this "extra care" facility aspires to provide "person centred" care to not only to meet the needs of their residence, but also enhance their daily lives in a purpose built environment, utilising innovative concepts of design and technology. The development provides privacy and dignity within individually designed living spaces, whilst communal facilities are provided within 15 lounge areas which encourages residents to continue everyday life. The owners of the care home This architecturally designed building benefited from early consultation with the LABC Partner Authority prior to the submission of a formal application. A close working relationship and integrated approach was developed from an early stage. This was vital in ensuring that the specific and highly regulated client needs and criteria, where provided, whilst ensuring that the completed building complied with current building standards. This Partnership approach did not stop at the design stage. The LABC Partner Inspecting Authority also became integral to this alliance which included the designers, contractors and both Partner Authorities. By developing this close working relationship throughout the briefing, design and construction process, all sustainability and environmental targets were achieved. Examples of the team's approach to green and sustainable technologies was further supported by the developers desire to "consider local economic impact and in line with its social responsibility" and "to employ local architects and contractors to ensure benefits at all stages to the local economy". This was achieved by the use of local sourced stone and timber, the provision of a roof top garden and. The design has been very much influenced by its context and relationship with the surrounding landscape, with the general orientation of the building balances the gains of natural light and the views of Snowdonia national park. Efficient underfloor heating and lighting provided throughout. Water harvesting tanks utilise the majority of rainwater from the roofs and hard standings. A positive and constructive approach by the main contractor was embraced throughout the build. A highly collaborative approach, which included early notification of inspections for Building Control, and site meetings to discuss constructions methods and new technologies, was refreshing. The general standard of work and careful attention to detail was of the highest order. This coupled with the close alliance, good communication and a team approach to innovative problem solving throughout the project has helped deliver an excellent building and facility.



Dyluniwyd y prosiect adeiladu newydd yma fel cyfleuster o'r radd flaenaf i ddarparu gofal preswyl a gofal nyrsio hyblyg wedi eu teulwra i gwrdd ag anghenion unigol y trigolion. Mae'r datblygiad newydd deulawr yma yn darparu gofal preswyl i 71 preswylfa. Mae'r cyfleuster 'gofal ychwanegol' yma yn bennaf ar gyfer gofal dementia gan ddarparu gofal sy'n rhoi'r unigolyn yn ganolog nid yn unig i gwrdd â gofynion y preswylwyr ond hefyd i wella eu bywydau dyddiol mewn amgylchedd a adeiladwyd yn bwrpasol gan ddefnyddio cysyniadau dylunio a thechnoleg blaengar. Mae'r datblygiad yn darparu preifatrwydd ac urddas mewn mannau byw sydd wedi eu dylunio yn unigol tra fod cyfleusterau cymunedol a ddarperir gyda 15 ardal lolfa sy'n annog trigolion i barhau gyda eu bywydau bob dydd. Manteisiodd yr adeilad dyluniad pensaeriol yma o ymgynghoriad cynnar gyda Awdurdod Partner LABC cyn cyflwyno cais ffurfiol. Datblygwyd perthynas waith agos a dull cyfannol yn gynnar iawn. Roedd hyn yn hanfodol i sicrhau fod anghenion penodol a rheoleddig y cleientau a'r meini prawf yn cael eu darparu gan sicrhau fod yr adeilad gorffenedig yn cydymffurfio gyda'r safonau adeiladu cyfredol. Ni ddaeth y bartneriaeth i ben ar ôl y cyfnod dylunio. Daeth yr Awdurdod Archwilio Partner LABC hefyd yn greiddiol i'r berthynas yma oedd yn cynnwys dylunwyr, contractwyr a'r ddau Awdurdod Partner. Wrth datblygu'r perthnasau gwaith agos yma drwy'r broses frifio, dylunio ac adeiladu cyflawnwyd yr holl dargedau cynaliadwydd ac amgylcheddol. Cafodd enghreifftiau o ymateb y tîm i dechnolegau gwyrdd a chynaliadwy eu cefnogi ymhellach gan awydd y datblygwyr i 'ystyried effaith yr economi leol ac yn unol â'r cyfrifoldeb cymdeithasol' ac i 'gyflogi penseiri a chontractwyr lleol i sicrhau manteision ar bob cam i'r economi lleol'. Llwyddwyd i wneud hyn drwy ddefnyddio cerrig a phren lleol a darparu gardd ar y to. Cafodd y dyluniad ei ddylanwadu yn arw gan ei gyd-destun a'i berthynas gyda'r tirlun oddi amgylch ac mae cyfeiriad cyffredinol yr adeilad yn cydbwysu manteisio golau naturiol a'r golygfeydd o Barc Cenedlaethol Eryri. Darperir gwres o dan y llawr a goleuadau effeithiol drwy'r adeilad. Mae tanciau cynaeafu dŵr yn defnyddio'r mwyafrif o'r dŵr glaw ddau o'r to a'r arwynebau caled. Defnyddiodd y prif gontractwr ddull cadarnhaol ac adeiladol drwy gydol y cyfnod adeiladu. Roedd hwn yn ddull cydweithiol iawn oedd fel chwa o awyr iach gan gynnwys hysbysiad cynnar o archwiliadau gan rheolaeth Adeiladu a chyfarfodydd safle i drafod dulliau adeiladu a thechnoleg newydd. Roedd safon cyffredinol y gwaith a'r sylw gofalus i'r manylion o'r safon pennaf. Mae hyn ynghyd â pherthnasau waith agos, cyfathrebu da a gweithio fel tîm i ddatrys problemau mewn ffordd flaengar drwy gyfnod y prosiect wedi helpu i ddarparu adeilad a chyfleuster ardderchog.

