

# Friars point mixed-use development



3D section view:

## About the site:



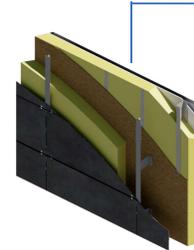
The site is located in Friars point in Barry island. It is in the Barry marine conservation area, neighbouring the Grade II\* listed building, Friars point house. The site offers a unique view to the sea, making it ideal for residential development. The location is a 25 minute car ride away from Cardiff's city centre and an average of 50 minutes away by train or bicycle

## Internal flat view:

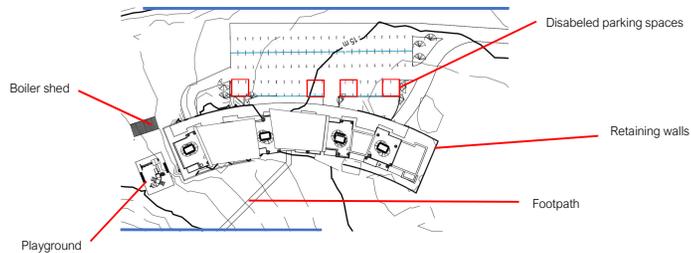


## Aluminium wall finish:

Most of the external wall area is clad with Valcan's anodised aluminium rainscreen cladding. The finish is a matte grey, which gives a minimalist, yet elegant feel to the building. Aluminium is a lightweight material, making it favourable during construction, and its anodization improves its durability, especially considering the building's location in an area prone to constant sea salt spraying.



**Access to the site:** The site can be accessed through a new built road connected to Paget Road. Car access does not hinder the listed building's view. An extension to the existing Wales Coast Path passing near the site will allow access to pedestrians. To the west of the site is located a playground, as well as a shed for the communal biomass boiler. The parking offers a maximum of 65 spaces with 6 disabled spaces.



## Brise soleil:

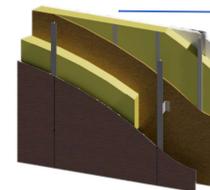
A significant area of the south facing elevations in the offices are glazed to make the best use of the view as well as giving an "open" feel to the workspace. However, overheating, especially in the summer can be an issue. The brise soleil minimise that impact while also being visually pleasing and blending with the building's façade.

## Office internal view:



## Fibre cement wall finish:

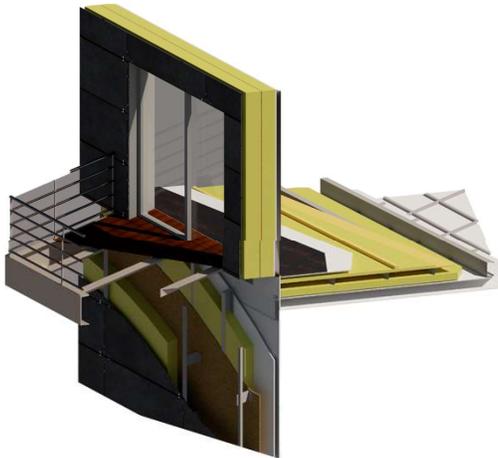
The other wall cladding material used is fibre cement. It is similar to aluminium in durability and light weightness. These panels offer flexibility in terms of design as they allow custom printing. For this project, a timber pattern print was adapted to get the feel of natural wood contrasting with the metal cladding for highlight, while being suitable for the site, as timber would rot under the weather conditions.



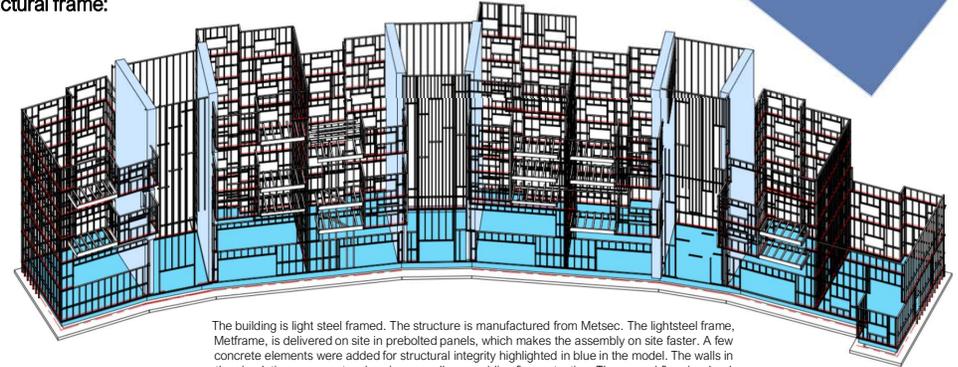
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## Internal floors treatment:

The internal floors are light steel joisted. Fire protection and acoustic performance is ensured with the use of the appropriate materials such as fire resisting plasterboard, acoustic insulation, resilient metal bars etc...

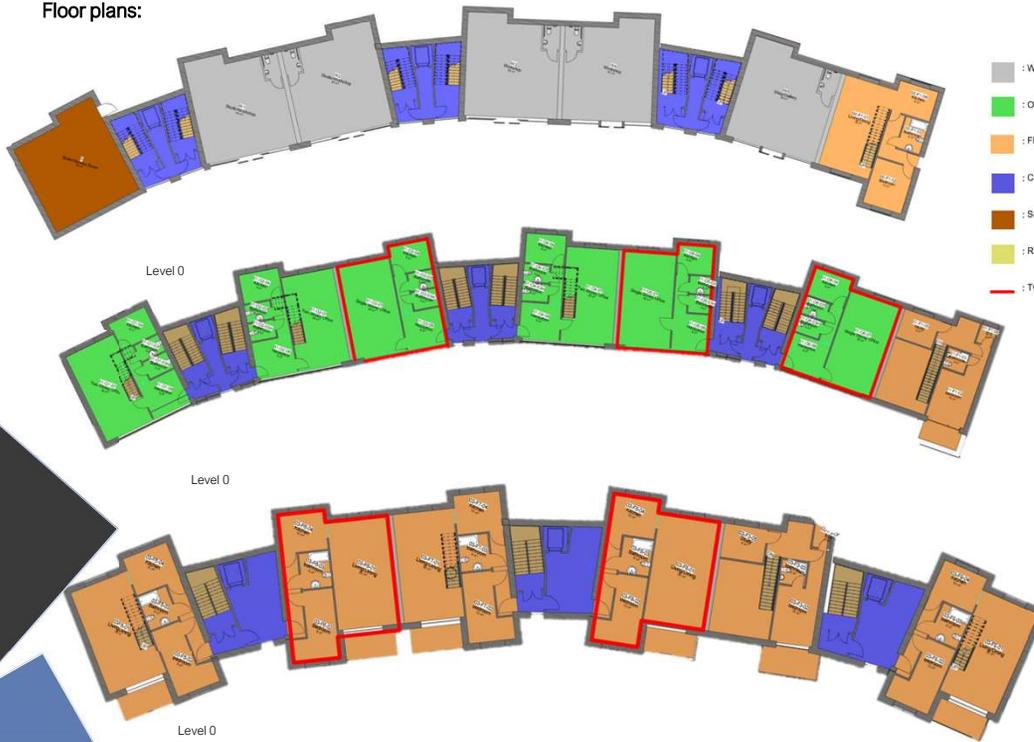


## Structural frame:



The building is light steel framed. The structure is manufactured from Metsec. The lightsteel frame, Metframe, is delivered on site in prebolled panels, which makes the assembly on site faster. A few concrete elements were added for structural integrity highlighted in blue in the model. The walls in the circulation space act as bracing as well as providing fire protection. The ground floor is a load bearing concrete floor

## Floor plans:



- ◻ : Workshop
- ◻ : Office
- ◻ : Flat
- ◻ : Circulation space
- ◻ : Services
- ◻ : Roof terrace
- ◻ : Two-storey flat/Office

