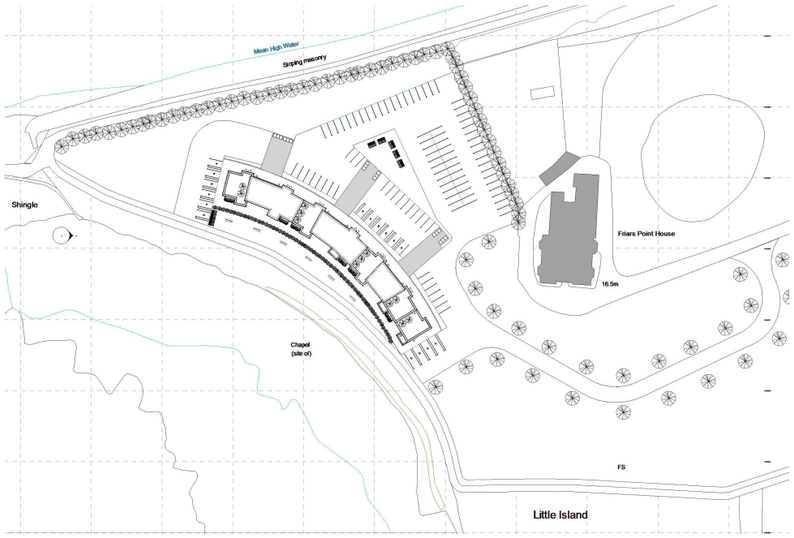
Friars Point Waterfront

Friars Point Waterfront is a mixed-use development located on the headland Little Island, located to the west of Barry Island between Watch House Bay and Whitmore Bay. The proposed scheme will bring a mix of workshops, offices and residential flats to the area. The building design is curved, similar to the shape of the site boundary, making full use of the uninterrupted sea views available.



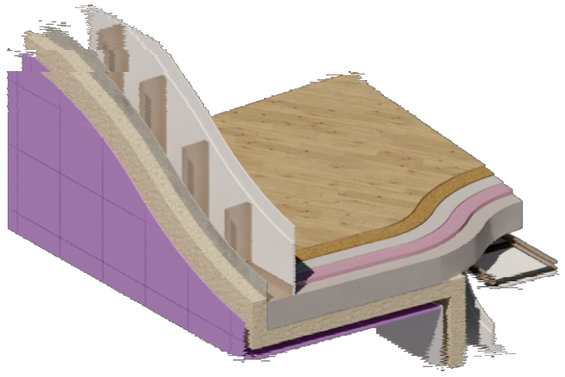
The site and building orientation has been designed to make the most of the sea views to the south-west. Resident and office parking is located to the rear of the building, which is where the entrances are. The flats and offices have the same entrance, however have separate stairs cases and fire exits.

A concrete frame has been used for its high thermal mass properties. Thermal mass can help to store solar energy during the day and re-radiate it at night, moderating the temperature inside the building and creating a more comfortable indoor environment, whilst reducing the reliance on mechanical heating and cooling systems.

The building has been clad with Ceramic Granite Cladding which is resistant to UV radiation, is impermeable and does not support the growth of algae, making it ideal for the marine environment.

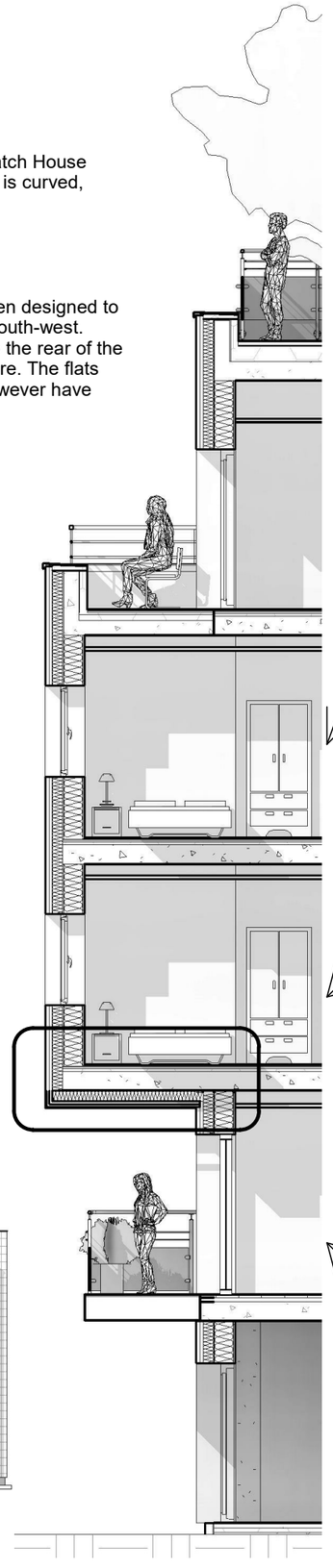
The panels are largely in white, which gives a clean and sleek appearance. The panels have a level of glossiness, which will reflect the colours of the sea, sun rise/set.

Projecting parts of the building are colourful, giving the building a fun and striking appearance.



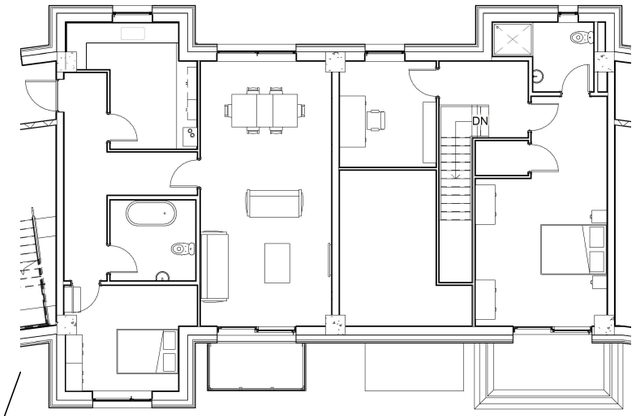
3D Detail of cantilevered floor

Rear of building. Glazed double doors are the main entrance for the residents and office occupants. Large amounts of glazing from the curtain walling will allow the north-east facing lobby/lift area to be filled with light.

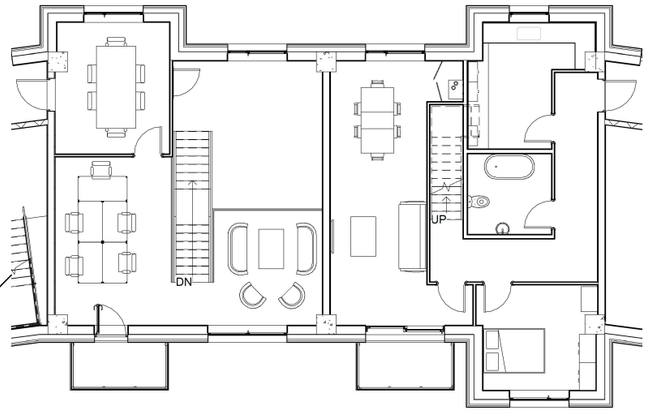


Friars Point Waterfront has 5 Workshops, 3 one-storey offices, 3 two-storey offices, 10 one-bedroom flats and 7 two-bedroom flats.

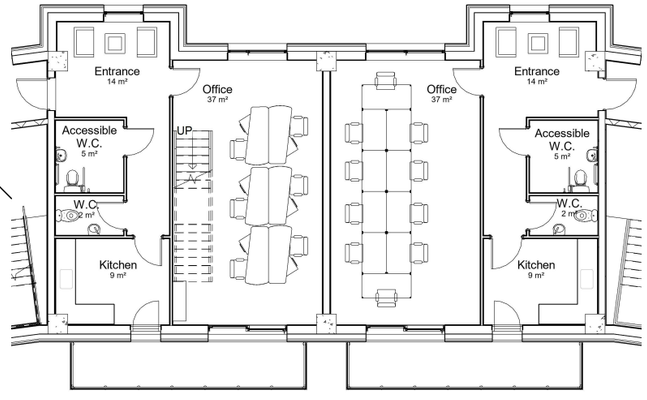
All offices and flat types have the same general arrangement. An example of each can be seen below:



Level 3 GA: 1 Storey Flat/2 Storey Flat (Upper)



Level 2 GA: 2 Storey Office (Upper)/2 Storey Flat (Lower)



Level 1 GA: 2 Storey Office (Lower)/1 Storey Office

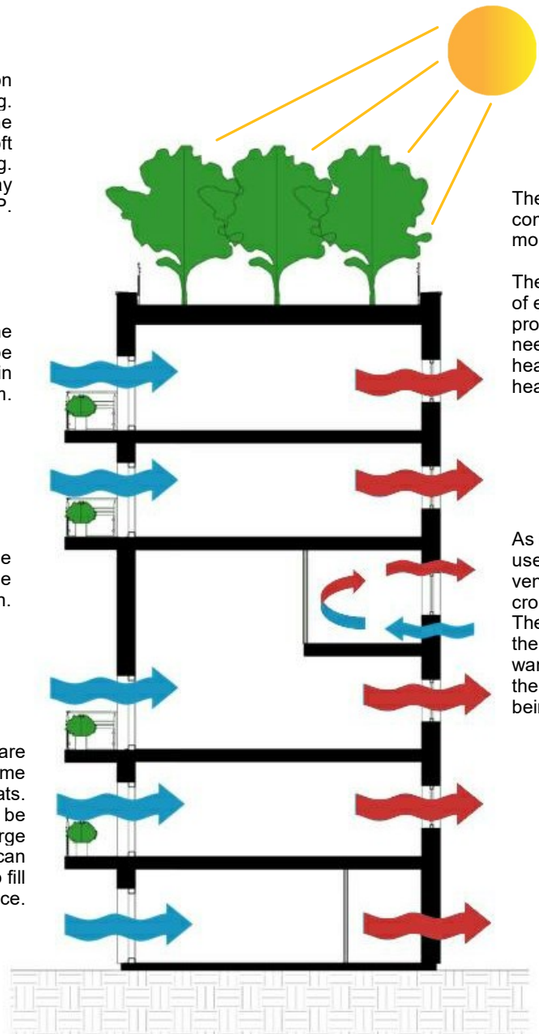
Front of building facing south-west making use of the uninterrupted sea views.

There are two roof types on the building.
Roof terraces for use by the residents, with hard and soft landscaping.
Green roofs for the PV array and ASHP.

Due to the design of the building, all flats can be naturally cross ventilated in the main living/dining room.

Prevailing winds against the building will help to drive the natural ventilation.

The offices and workshops are naturally ventilated the same way as the flats.
The ground floor can be ventilated by opening the large 4 pane bi-fold doors, which can fully open to allow fresh air to fill the space.



The PV array on the roofs comprises of 100 PV modules, mounted at an angle of 30%.

The array will supply 2205.8kWh of energy per year per flat, providing 47.4% of the energy needed to power the underfloor heating system (ASHP), hot water heating and lighting.

As tilt-and-turn windows are being used, it allows the effective ventilation of rooms that cannot be cross ventilated.
The window can be tilted open at the top which allows the rising warm stale air to be let out through the top of the window, with fresh air being drawn into the room.

Two-storey office

Apartment living/dining room