



Case Study

Maes Y Mor, Aberystwyth



Case Study

Project Name

Maes Y Mor

Location

Aberystwyth

Project Type

Residential & Commercial

Materials

Timber Frame





The Project

The £9m extra care scheme was built in Aberystwyth by main contractors Anwyl Partnerships for Wales and West Housing Association. The building will provide 24 hour on site care and support for those needing more assistance.

Lowfield's supplied and erected the timber frame kit for the 4 storey 5690m² project located at Pen yr Angor, Trefechan, with magnificent views over the town and harbour. The project started just as the world was about to enter a global pandemic, this meant communication between contractors and sub-contractors was vital in the success of the project.

The project included 50 one bedroom apartments and 6 two bedroom apartments. The kit was made up of 140mm studs with 18mm OBS3 sheathing, with 100mm factory fitted rigid insulation. The party walls were constructed to robust detail to aid both fire and acoustic requirements and floor cassettes were used to speed up the build and reduce the potential falls from heights.

The Details

50

One Bedroom
Apartments

6

Two Bedroom
Apartments

4

Storeys

5690 m²

Size of Build





Scope of Services

Timber frame construction offers a range of benefits, improving the overall efficiency and speed of construction while increasing the sustainability of the build. Our client wanted to take advantage of these benefits, which is why they tasked us with this exciting project.

Timber frame also offers more flexibility in regards to design requirements, making this an excellent choice in style of construction for this project.

The development is situated in a coastal location, positioned on a cliff face prone to encountering adverse weather. Timber frame construction was utilised to combat this and to accelerate the build programme. Prior to commencement of the new build, a site-wide reduced level dig back to the rock bed was completed, to level out the site's footprint.

In addition to the apartments, the development also features a restaurant/bistro, pamper bathroom suite, guest bedrooms, television lounge, activity rooms, carers' suites and a residents' garden area.

Specification

For this project Lowfield Timber Frames used a 140mm x 38mm frame with a 18mm OSB sheathing. The panel features a 100mm rigid insulation which was centrally fitted.

The 5690m² project utilised floor cassettes which reduces the amount of time needed working at height.



"Working alongside Lowfield, we chose to go with a timber frame on this development due to the speed of build and the fact the site was in a remote coastal location.

We were able to quickly reach water tight stage, allowing our trades working on the internal fit-out to start much earlier than if we had used other construction methods.

The factory-installed insulation assisted us in meeting our client's requested u-values, which we would have struggled to meet should we of used a different method".

- Jack, QS at Anwyl Partnerships



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Client

Wales and West Housing

Main Contractor

Anwyl Partnerships

Architect

Lovelock Mitchell



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