



Case Study

Bluestone Resort Wales



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Project Name

Bluestone Resort

Location

Narberth

Project Type

Leisure





The Project

The platinum lodge project was carried out across two phases in 2023, with the first 50 lodges being completed in time for the busy summer season. The remaining 30, were handed over in the early Autumn. Setting a new standard in luxury, the lodges all boast sunrooms, a private entrance and 20% more space than the existing lodges at Bluestone. They're heated via air source heat pumps.

With all parties maintaining a keen eye on developing sustainably, the use of timber frame construction meant that the luxury lodges could be delivered within a condensed timeline, thereby reducing the impact to the rest of the resort and local community.

A lightweight build method was imperative as it was being constructed alongside a live

holiday resort, noise and dust pollution were a key driver in the discussion to use timber frame.

It was vital in the development and delivery of the new luxury lodges, that they not only boasted a low carbon footprint and could be run on an ongoing basis in a manner that had minimal environmental impact, but that they were designed in such way as to complement their surroundings.

The Details

80

Lodges

18

Months to Complete

£24m

Overall Project Cost

140mm
x 38mm

Timber Frame Stud Size





Scope of Services

The specification of timber technology as the primary construction method for the Bluestone project stemmed from the extensive benefits timber has over traditional materials. Timber was chosen as it is a sustainable and renewable material. Unlike traditional materials such as concrete and steel, timber has the lowest levels of embodied carbon meaning its production requires less energy, resulting in fewer greenhouse gas emissions. All our timber is sourced from responsibly managed forests and is PEFC certified. Sustainability was extremely important for this project as it aligns with the client's eco credentials.

Speed of timber construction also played a big part in the specification. Timber frame kits are pre-manufactured off-site allowing for higher quality control and quicker assembly on site. This was important as it allowed the project to be completed within a condensed timeline, minimising disruption to

guests and the local community while also reducing construction-related emissions and waste. The project was also completed earlier than originally planned which allowed holiday rental streams to begin sooner.

Timber frame construction also offers design flexibility and aesthetic appeal. They can accommodate various architectural styles and interior designs, allowing for the creation of stylish and visually appealing lodges. This will play a role in enhancing the overall guest experience and aligning with Bluestone's brand image as a luxury holiday destination.



Outcome

The project has provided a unique and innovative solution by prioritising timber technology over competing materials due to off-site construction having rigorous quality checks conforming to numerous external audits. Lowfield is a STA Assure Gold member which is the highest standard ensuring the highest quality is achieved. The quality of off-site timber frame manufacture is monitored at every step, reducing site defects in turn saving both time and money.

Pre-manufactured kits are assembled quickly and efficiently on-site, reducing construction time and minimising disruption to guests and the local community. This streamlined installation process sets timber technology apart from traditional construction methods, offering

a more efficient and cost-effective solution. Pre-insulated roof cassettes with a factory fitted membrane reduced time on site and minimised the risk of durability issues due to moisture ingress during construction.

Timber is a renewable resource that can be recycled or repurposed at the end of its life cycle, aligning with circular economy principles. By choosing timber technology, the project promotes a more sustainable approach to construction and reduces waste generation, contributing to a circular economy model. This project not only took into consideration the circular economy of the timber structure but additionally the paths which connect the lodges have been constructed utilising revolutionary nappy recycling technology, a world first.



“When we embarked on our expansion plans, it was imperative we kept our commitment to sustainability front and centre of every aspect of that work.

“The end result is not only a collection of awe-inspiring luxury lodges that showcase some very progressive sustainability practices but also an expansion to Bluestone that has been delivered quickly and with minimal external impact.”

-Marten Lewis, Director of Sustainability at Bluestone



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Client

Bluestone Resort

Main Contractor

SJ Roberts Construction

Architect

Acanthus Holden Architects



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