

Wates in partnership with The Housing Forum, are pleased to invite you to visit our Cardiff modular projects

Date: 3rd December

Meeting Point:

Cardiff Central Station

Please attend with your own site boots and PPE

Programme:

10.30am: Arrive at Cardiff Central Station

10.45 – 11.00: Drive by Gasworks – completed site

11.30am – 12.30: Ty Ephraim – site in progress

13.00 – 15.00: Cherrydale – site in progress & lunch/presentation

15.30: Drop back to Cardiff Central Station



INTERACT
INFORM
INFLUENCE





Gasworks – project overview



Brief: Cardiff Council asked Wates to respond to an initial brief to provide emergency housing for up to 4000 refugee families in temporary accommodation on the Gasworks site, the site itself only being available for this purpose for 3-5 years. Cardiff's initial expectation was for either 200 static caravan or temporary "portacabin" type accommodation given that the need and site were all perceived as temporary. The key driver for Cardiff was speed, both to get families out of unsuitable temporary accommodation but also to control the huge operational costs of using hotels and other short-term accommodation.

Solution: Our modular, or accelerated homes provide a speedy, high-quality, cost-effective transitional solution to the immediate need for more homes, helping councils such as Cardiff City to tackle the housing crisis and house people in urgent need.

Under the Welsh Government's Transitional Accommodation Programme, we are working with Cardiff Council to deliver 155 homes for the provision of emergency housing.

Key Benefits

- ✓ Delivery of high-quality accommodation at speed and pace
- ✓ Collaborative working at its best
- ✓ Application of modular construction at scale.



Project: Ty Ephraim



Client : Cardiff City Council

Project Overview:

The scheme forms part of Cardiff Council's transitional accommodation programme, with the timeframe for the building occupying the site being circa. 5 years.

The site is within the confines of the car park of the existing supported accommodation building 'Ty Ephraim'

Total area: 1220m² (net internal).

Development consists of 35 flats (33 single occupancy flats two single occupancy wheelchair adaptable flats).

Modular manufacturer - @Home.

Energy strategy

- PV's on roof
- Air sourced hot water cylinders
- Electric radiant panel heaters.

Infrastructure

- Combined site drainage discharge
- No S104 required, SAB agreement
- New services
- Removal of existing car park lamp columns and entrance barrier furniture

Project: Cherrydale



Client : Cardiff City Council

Project Overview

7 New Build affordable bungalows and associated external works. The site is located 4 miles west of Cardiff City Centre, in the Ely area of the city, nestled in between the back gardens of existing dwellings and a care home on 3 sides with adopted road and footpath on the south side.

Former green space with mown grassed area & overgrown hedges to the perimeter.

Modular manufacturer - @Home. Home include factory assembled pitched roofs.

- Energy strategy
- PV's on roof
- Air sourced hot water cylinders
- Electric radiant panel heaters
- Infrastructure
- Separate foul and surface water discharge to adopted sewers located in adopted highway off south end of site

