



CASE STUDY: HOUSING
CAE GAFNA





Sustainability Strategy

The new homes in Gwernaffield were built with high consideration to sustainable solutions and green technologies in line with the requirements set out by the Welsh Government for new affordable housing.

The homes are built from a traditional cavity wall construction with either a render finish or an outer layer of random rubble limestone. High levels of insulation and air tightness are combined with efficient heating and lighting solutions which has resulted in thermally efficient homes with low running costs anticipated for the occupants.

The homes have been designed to be enjoyable places to live with high levels of natural daylight internally and generous garden spaces to the front and rear. The roof profile has been designed to permit the installation of fully integrated photovoltaic panels to generate electricity for use within the building and to take advantage of the Feed In Tariff.

Sustainability Overview

- Occupying a convenient brownfield site within the heart of the village
- Roof-mounted photovoltaic panels
- Energy efficient heating and hot-water systems
- High levels of insulations and air-tightness
- Native species planting to promote biodiversity
- Designed with traditional detailing to complement the local vernacular
- Locally sourced materials where possible
- Low maintenance robust facing materials to reduce running costs

CASE STUDY: HOUSING

CAE GAFNA

Name of Project

Cae Gafna General Needs Housing

Date Completed

March 2012

Project Cost

£660,000 approx.

Building Type

Affordable Housing

Location

Gwernaffield, Flintshire

Client

Pennaf Housing Group

Employers Agent

Davis Langdon

Main Contractor

Lovell Partnerships

Building Overview

Located within the Flintshire village of Gwernaffield, this affordable housing project for Pennaf Housing Group provides five new family homes providing accommodation for residents from the local community. Sitting on a former disused garage site within the heart of the small village, the development provides a mix of semi-detached three bedroom properties and a larger detached four bedroom home.

As the homes occupy a prominent position within the centre of the village, the new homes were carefully designed to take inspiration from the local vernacular. The homes are a mix of an off-white render finish combined with limestone walls which are sympathetic to the building traditions of the locale. Details such as smooth render window surrounds, stone cills and the design of the front porches take their lead from details found in the local area and combine to create a modern, attractive development which provides a valuable local housing resource.

The landscaping and the layout of the houses was designed to complement a number of existing trees on the site which were retained throughout the construction period. The new homes have generous front and rear gardens which have been planted with new trees and low level planting helping to soften the impact of the new development on the village.

Low level limestone walls announce the entrance into the site from the village and create a cohesive overall appearance for the development. Each of the homes have off-road parking for two cars and are accessed from a private drive.

