DEVELOPMENT AT

THE NEW FLEURS PUBLIC GOUSE

PORTMANMOOR ROAD

CARDIFF

FOR

CARDIFF COMMUNITY HOUSING ASSOCIATION

JOB NUMBER : S.8106

ENGINEERING STRATEGY

1.0 DEVELOPMENT PROPOSALS

The development site currently comprises of the former New Fleurs Public House, which is a two-storey detached building situated to the junction of Portmanmoor Road and Walker Road, in Splott. The site is adjacent to the Splott Industrial Estate to the south, with residential properties to the north, east and west respectfully.

Following demolition of the existing building, it is proposed that a four storey block comprising 15 one and two-bed self-contained residential units to be constructed. No off street parking is proposed, however, dedicated cycle parking is proposed to the ground floor, along with refuse storage and amenity space

2.0 FOUNDATION SOLUTION

Further to the Geotechnical and Geoenvironmental Report carried out by Messrs Terra Firma ( Wales ) Limited, report reference TF-24-516-CA-GGR-01, it is recommended that for the proposed four storey building, a piled foundation solution, using a rotary bored or CFA piled foundation socketed into the bedrock will be most appropriate.

3.0 SUPERSTRUCTURE PROPOSALS

It is anticipated that a timber frame system would most likely be utilised for the superstructure, however, as this scheme will be tendered on a design and build contract, an alternative construction could be adopted. All detailed design will be carried out appropriately to accord with the final construction, inclusive of support for the green / blue roof system.

4.0 OFF SITE HIGHWAY PROPOSALS

It is understood that due to the potential impact on highway safety, Cardiff CC highways require improvement works including tightening the bellmouth, tactile crossing improvements, parking restrictions and footway resurfacing. A Section 278 Agreement will be progressed with Cardiff CC highways.

5.0 FOUL AND SURFACE WATER DRAINAGE

Refer to the drainage strategy for further details of the foul and surface water proposals for the development site.

SMART ASSOCIATES

32 LAMBOURNE CRESCENT

LLANISHEN

CARDIFF

CF14 5GG

JOB NO. S.8106

February 2025