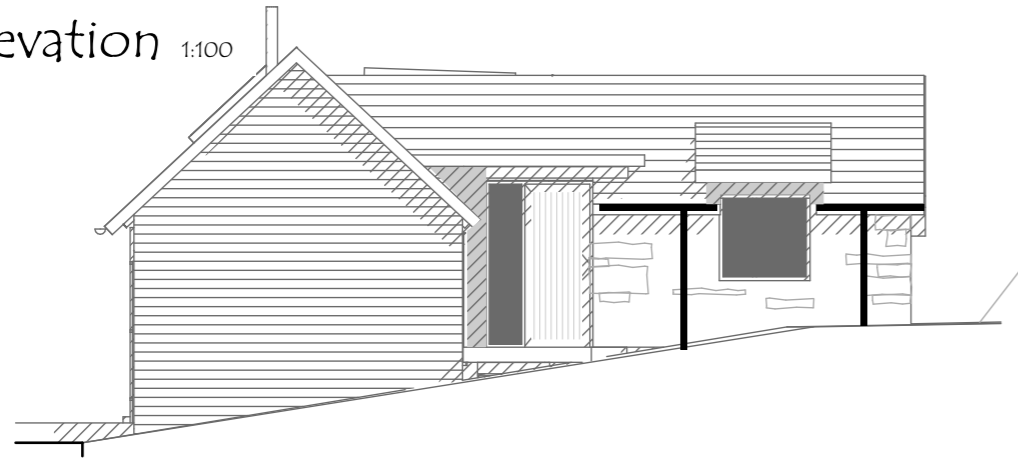
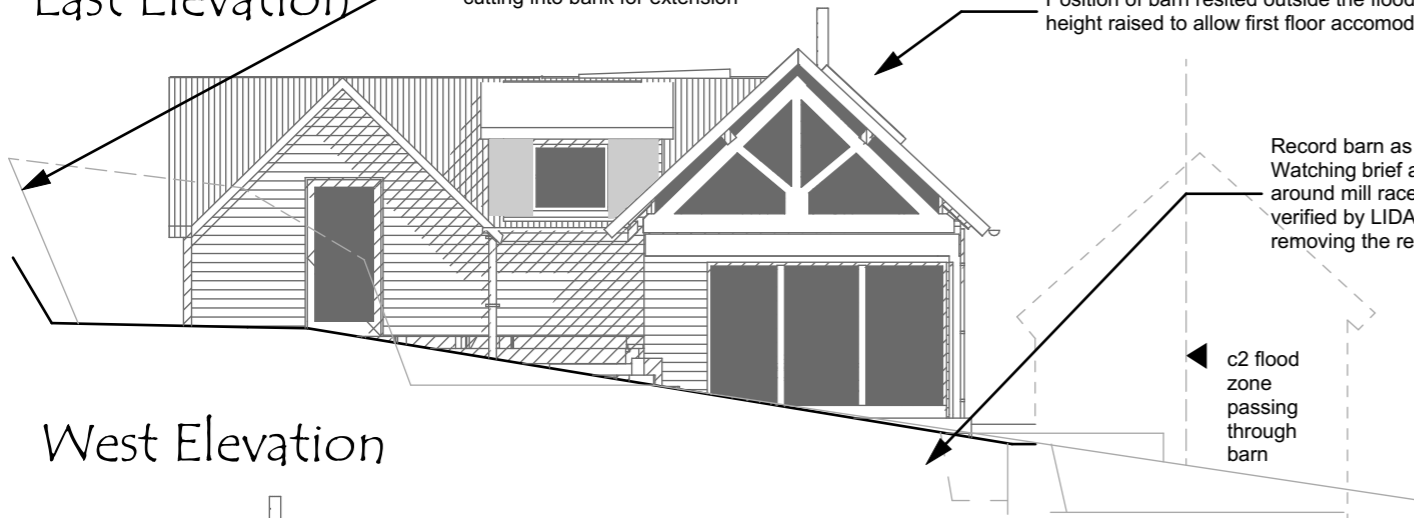


South Elevation 1:100



East Elevation

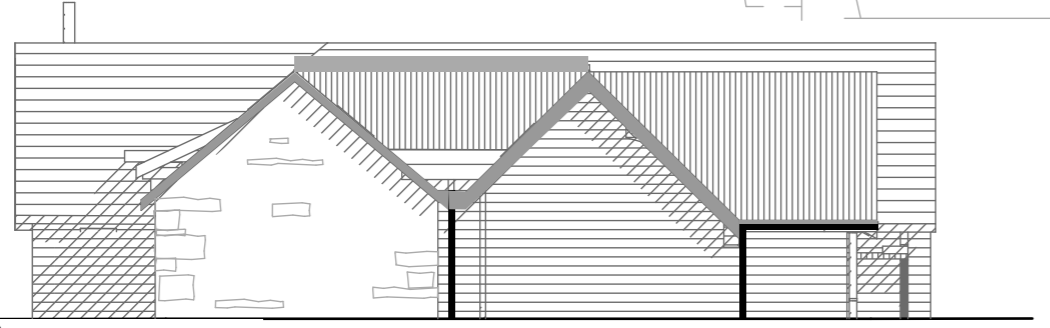
cutting into bank for extension
Position of barn resited outside the flood zone height raised to allow first floor accommodation



West Elevation

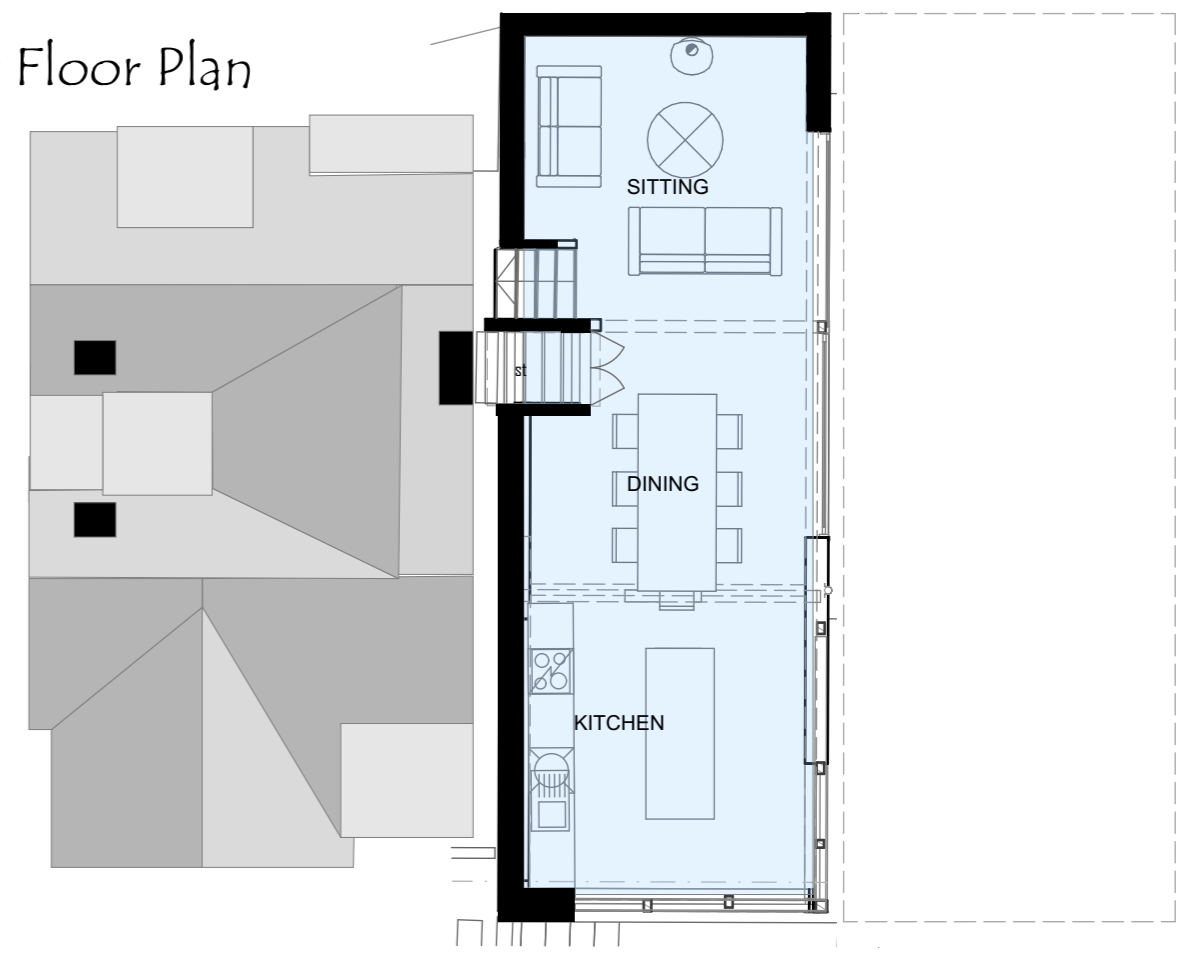
Record barn as existing Level 3
Watching brief agreed for excavation of footings around mill race - Incorrect OS marking of Roman road verified by LIDAR mapping confirmed by CPAT removing the requirement for re-siting accommodation

c2 flood zone passing through barn

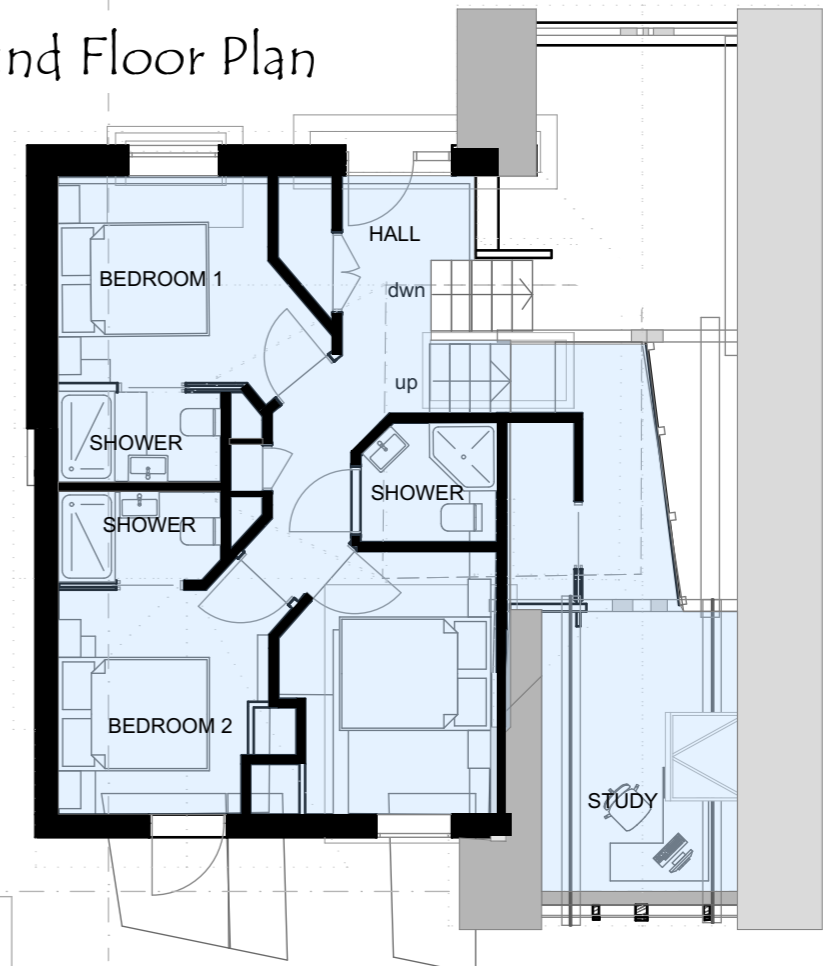


North Elevation

First Floor Plan

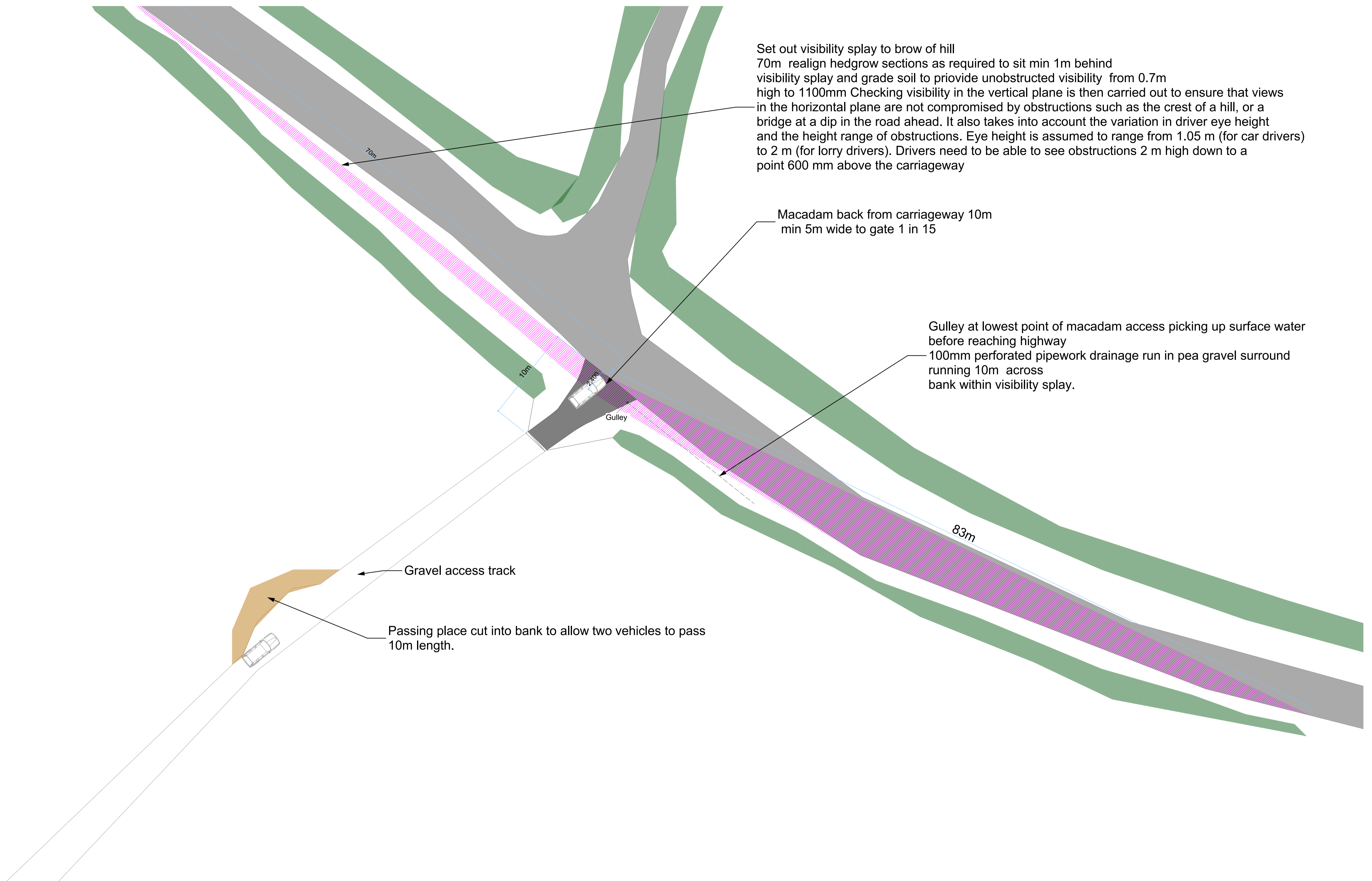


Ground Floor Plan



PROPOSED ACCOMMODATION BUILDING FOR CORPORATE RETREAT/ EVENTS DEVELOPMENT, RHYD Y CARW MILL, TREFEGLWYS.

DATE	1/8/2020	DRAWN	FC	DWG No	P/2020/50/01	A
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Set out visibility splay to brow of hill
 70m realign hedgrows sections as required to sit min 1m behind
 visibility splay and grade soil to provide unobstructed visibility from 0.7m
 high to 1100mm. Checking visibility in the vertical plane is then carried out to ensure that views
 in the horizontal plane are not compromised by obstructions such as the crest of a hill, or a
 bridge at a dip in the road ahead. It also takes into account the variation in driver eye height
 and the height range of obstructions. Eye height is assumed to range from 1.05 m (for car drivers)
 to 2 m (for lorry drivers). Drivers need to be able to see obstructions 2 m high down to a
 point 600 mm above the carriageway

Macadam back from carriageway 10m
 min 5m wide to gate 1 in 15

Gully at lowest point of macadam access picking up surface water
 before reaching highway
 100mm perforated pipework drainage run in pea gravel surround
 running 10m across
 bank within visibility splay.

Access Improvement details 1:200

Plant 'marginal' plants and shrubs on intermediate and ground level to selected according to ground conditions.

Suitable species : Calthus palustris, Butomus umbellatus, Myosotis Corpiodes, Ranunculus Hammula, Pontederia Cordata, Iris psedocorus, Mentha aquatic, Cyperus longus.

Additional supplementary planting Ligularia, Astilbe Hosta, Filipendula etc

2 no oaks for autumn colour
Quercus Rubra, Quercus

2 no hedgerow trees Acer Campestre
half-standard

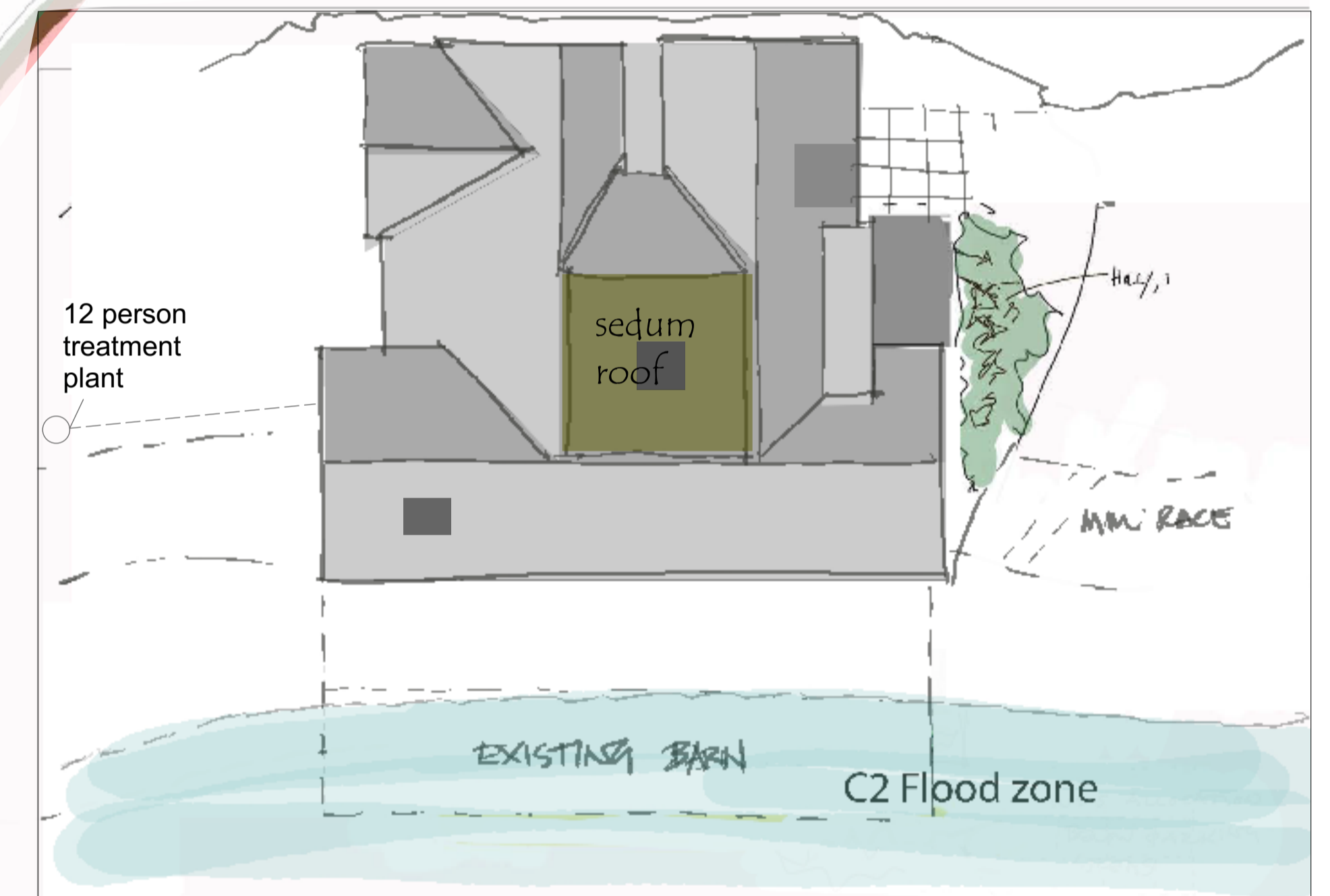
EXISTING ACCESS
IMPROVED

External lighting: Lighting positioning set 3m max from ground level angled downwards to areas marked with ribbon solar LED to perimeter of decking and pedestrian routes . bollard lights marking edge of parking bays (solar)

Block Plan 1:100 @A1

over-seeded/drilled with approved wildflower mix and maintained by relaxation of grass cutting regime. Mix EM3 Special General Purpose Rate-5g per M2

5 No birdboxes to be positioned to wooded areas and structures around the site to encourage wildlife. Bat slates fitted to Events building roof and barn.



Fragrant mix - planting to entrance and window openings- Lavander , Rose , Jasmine etc.

Larger shub set against blank wall areas - Cotoneaster, Box hedgerow, Ivy, Holly and Witchhazel species.

New events building

12 Person treatment plant 5m from building

Barn repositioned outside the C2 zone

Block Plan 1:500 @A1

Proposed Corporate Events
Development Rhyd Y Carw Mill
Trefeglwys

P2021/1/50/03

Revision B - Separate applications for
Events building and Accommodation