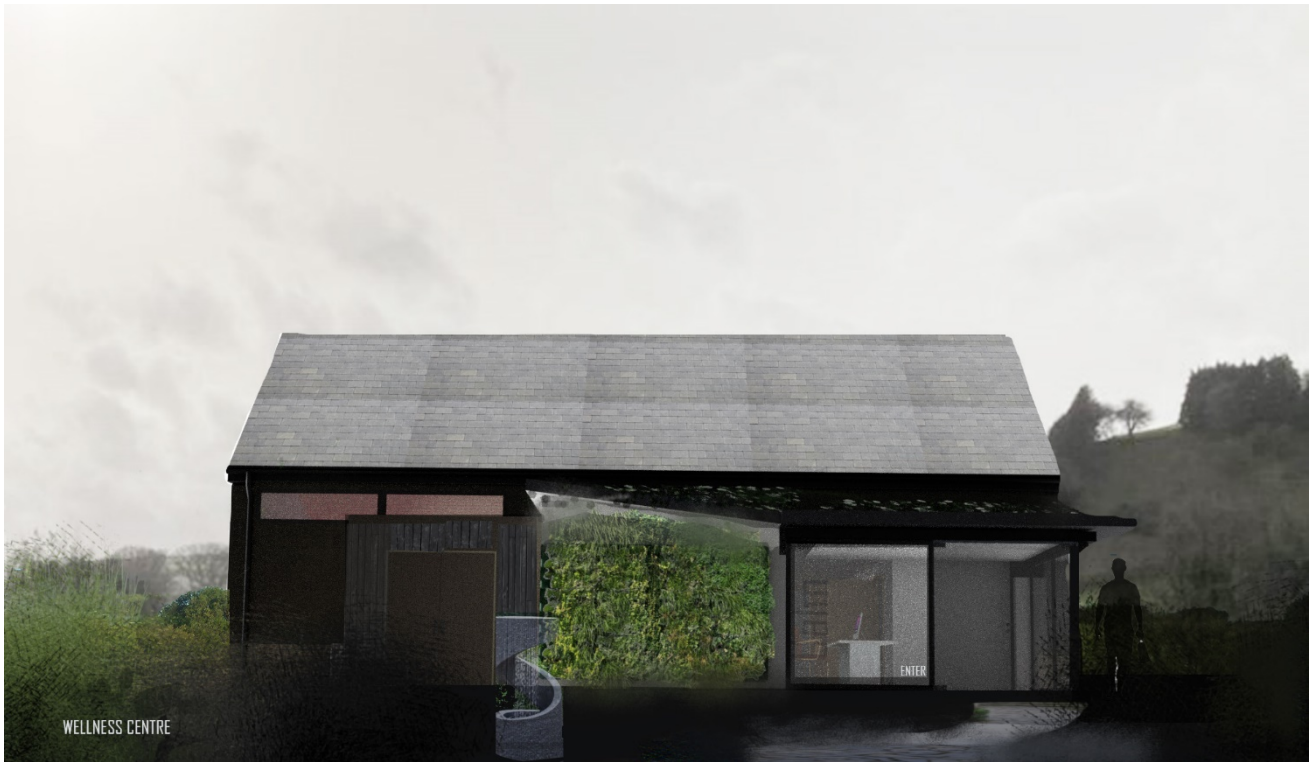


DESIGN ACCESS STATEMENT

Proposed Corporate Retreats Development, Rhyd Y Carw Mill and Barns
Rhyd Y Carw, Trefeglwys.



a



b

1.INTRODUCTION

The existing buildings on site consist of one vacant stone and timber barn and a brick and timber barn currently used for storage and kennels. The application relates to the proposed construction of an activity wellbeing centre (a) for workshops such as yoga, cookery, team building exercises etc. Initially planned for the brick building (c) the flood potential at this level has led to siting a new building further up the site and the second barn (d) being recorded and dismantled then moved further up the bank outside of the C2 flood zone to form the accommodation for the site for visitors to stay whilst attending the event.



c



d

Biodiversity and Local Environment

The existing buildings have been inspected for protected species. All mitigation forms part of the proposals. Positive biodiversity measures have been included with additional shrub planting and birdboxes as shown on plan.

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Energy efficiency strategy/carbon reduction strategy

The new building will exceed regulations requirements, with solar voltaic panels and heat pump to provide a percentage of the energy required to run the development.

Sustainable Materials

Sustainably sourced materials will be used in the construction of the building with minimising concrete content where possible.

Waste Management

The proposal will improve areas for storage and recycling for waste management in the kitchen and external storage areas.

Physical, Social, Economic and Policy Context

The proposal will have no impact on strategic settlement hierarchy.

Natural, Historic and Built Heritage.

The proposal has no impact on natural heritage or a listed building and therefore complies with current policy.

Economic and employment development- The construction will be carried out using locally sourced materials and labour. Once operational the development will provide employment for hosting, bookings and cleaning to manage the day today running of the business. The wider implications for the community could range from providing additional accommodation for visitors, local tourism and trade and links to activity centres to support a wider development aim.

Development and transport-

The buildings can be accessed via a gravel track access from the main access road.

3 Movement to, from and within the Development

Explanation

The proposed will have no impact on the existing buildings access. It is anticipated that the development may increase traffic movements. This will generally be limited to those staying at the retreat as such parking has been allocated to allow for this.

Physical, Social, Economic and Policy Context

The site is large enough to sustain development of this scale.

4 Character

Explanation

Scale

The extension to the barn is greater than 50% however this is to achieve the accommodation needed for the business to function, the re-siting will allow for adapting the frame height to provide first floor accommodation. The new events development has been designed to mimic a traditional barn in its form and scale with modern low level glazed entrance to reflect its purpose.

Layout

The arrangement has been designed to retain an open plan layout for the existing barn with exposed trusses and frame internally, the bedroom block had been moved to the side of the barn following Archaeological concerns given the positioning of the Roman road and mill race to the north. Since this time CPAT have undertaken a site visit and examined LIDAR maps that support the position that the path of the Roman road on the Ordnance survey plan had been incorrectly marked. This allows for the initial layout for the barn conversion and siting of the wellbeing/events centre to proceed with the agreement that excavation works are carried out under a watching brief.

The events unit will come into view first when approached from the road, this will keep any day visitors away from the residential setting of Rhyd y Carw Mill. Those visiting the site who have booked accommodation can continue and park alongside the barn, the brick building intended for conversion will remain for storage usage and will provide a buffer between the converted barn and the Mill.

Appearance

The new events building will from a distance reflect a traditional barn in form scale and material, only on closer inspection when approached from the road will it be clear with the use of large areas of glass and metal below a sedum roof the appearance will be clearly for a commercial use. This is purposely to reflect the setting in which the building will be constructed. Barely visible from historic assets that surround the site it is intended for the form will reflect traditional character and

read as just another barn when seen from a distance, with the rising gradient the lower half of the building (see shaded section of image (e)) will be obscured by the bank opposite having less impact to its setting than a more modern metal clad agricultural building.

The barn for conversion will not be visible on approach, it will sit close to its original position set higher up the slope outside of the C2 area. The proposal will look to retain the feel of the original form reusing the existing truss scale and form and the buildings linear outlook. The intention is to keep with mixed materials of slate for the original bar form with a metal roofing contrasting 'extension' to give clear definition of the old and new.

The barn will hold much of its open plan form, stonework will be rebuilt reusing the existing stone available on site, timber repairs will be carried out to the frame where it can be salvaged for reuse to retain a feel of the original form.



e

Amount

The extent of extension reflects the requirements for a venture of this kind, it is relatively small when viewed collectively as a development. The barn extension had to exceed the limitations of planning for a domestic extension (50%) to provide enough accommodation for a commercial venture. The event development building increases the built amount from the intended conversion of the brick barn. This is required to allow the venture to continue following the flood risk assessment, the scale is comparable to the original proposals for conversion and should therefore be acceptable.

Landscaping

The site will have landscaping surrounding patio areas using native species shrubs and trees to support wildlife.

Physical, Social, Economic and Policy Context

Relevant policy:

DM1 – Planning Obligations

DM2 – The Natural Environment

DM4 – Landscape

DM5 – Development and Flood Risk

DM6 – Flood Prevention Measures and Land Drainage Policy

DM7 – Dark Skies

Policy DM13 – Design and Resources

Policy DM15

Policy E2 - Employment Proposals on Non-Allocated Employment Sites

Proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where at least one of the following criteria is met:

- 1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.*
 - 2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.*
 - 3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.*
- 4.4.5 Given the dominance in the Plan area of micro and small businesses dispersed over a large geographic area it is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy E2 therefore supports the economy by enabling, in both urban and rural areas, the provision of economic opportunities on non-allocated sites, including the development of new small businesses and in so doing it will address any local need for neighbourhood employment accommodation.*

DM6 – Flood prevention policy- The re-siting of the barn outside C2 meets this policy.

DM13- Design and Resources

DM15 – Waste within Developments –

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5 Community Safety

Explanation

The buildings are accessed via a private track, all doors will have 5point locking system and windows will be lockable where not required for escape egress.

Physical, Social, Economic and Policy Context

The existing building is covered by natural surveillance from neighbouring properties and enclosed within the existing surrounding plot boundary.

6.Accessibility

The proposal follows the adopted policy where possible improving disabled accessibility within the constraints of the site.

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