

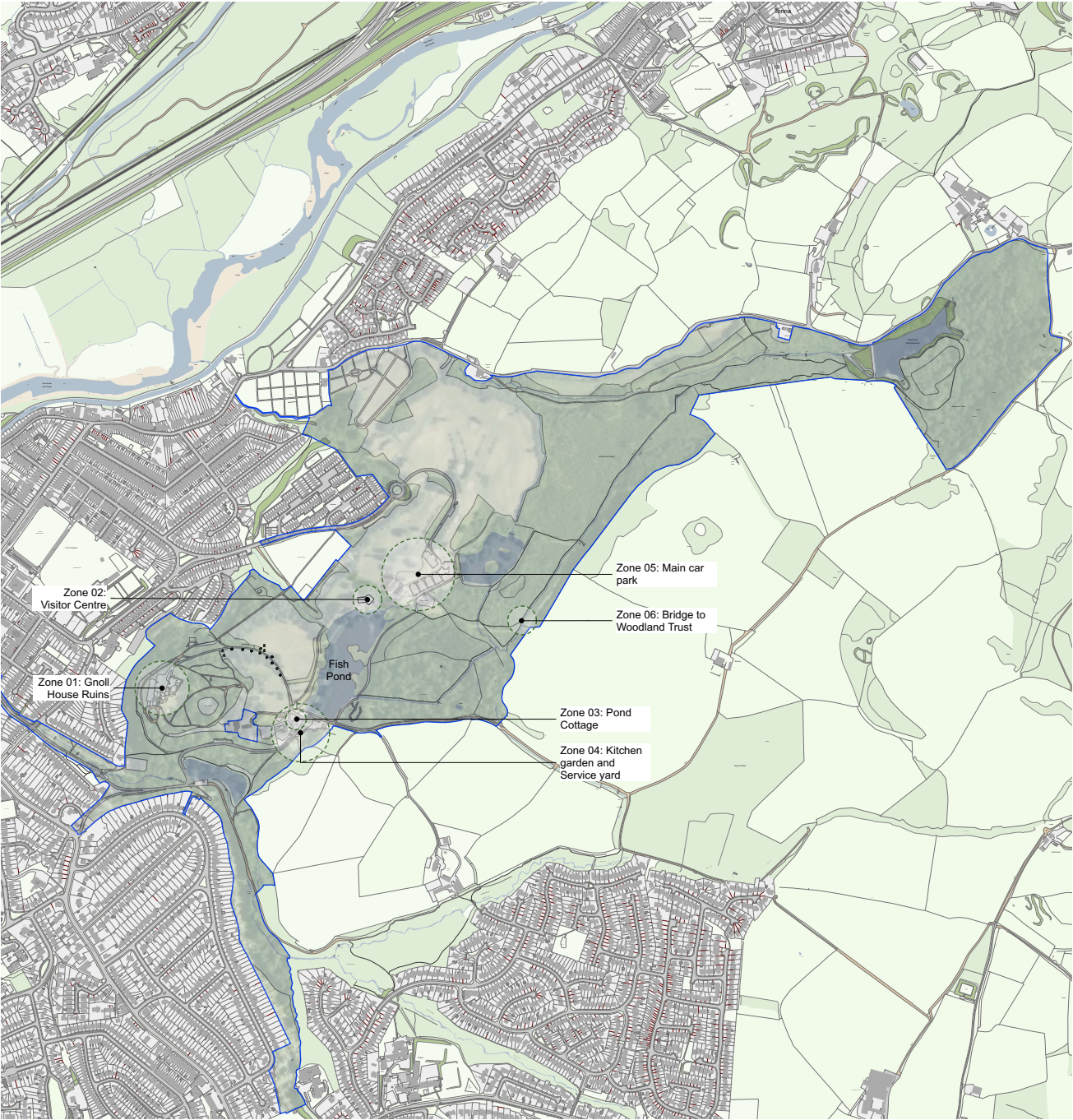
For the contemporary audience, the park looks to incorporate interpretation and provide information on a plethora of activities such as walking, cycling, events, local groups, dog walking groups and many more in the surrounding area, together with linking with other facilities and activities within the Vale of Neath. It will also provide an excellent location for the potential provision of social prescribing programmes. The existing Visitor Centre is to be demolished as it is felt that it currently does not deliver the required accommodation and would be challenging to adapt whilst maximising the opportunities of its site. The new Visitor Centre will provide toilets for those taking part in activities and be fully DDA compliant, including the provision of a dedicated Changing Place and wheelchair accessible seating indoor and outdoor. It will incorporate an education/meeting and associated room hire providing a perfect location for learning or meeting within a natural environment.

The location of the site of the existing building will enable stunning views over the Fish Pond providing an experience for residents and visitors to absorb the excellent landscape of the parkland. Together with the conversion of Pond Cottage into a tea room, the promotion of sustainable seasonal food and showcase local producers will build a stronger more resilient local economy and progress towards a shorter supply chain as well as contributing to the resilience of habitats and communities in the Vale. It will also ensure that the food provided at this location is grounded in local ecologies and is responsive to local conditions and seasons. This will reconnect communities with producers supporting wellbeing and helping to sustain the local/foundational economy. Local producers can add value to their produce and contribute to the local economy and increase the potential of the multiplier effect.

In addition to the above, the park will introduce overnight visitor accommodation. This will enable visitors from further afield to stay in the parkland – a unique experience that will serve to draw people to the area again with the potential for the multiplier effect to develop in terms of the surrounding economy.

The park will ultimately be a flagship development and demonstrate ‘Best Practice’. New construction will incorporate the latest renewable technologies including air source heat pumps, sustainable insulation, solar technology and integral ecology measures. This will ensure the long-term sustainability of the building for future generations and the enhancement of biodiversity across the park.

It will be important to ensure that the ‘offer’ responds to the needs of the market. The investment in the project will also make the wider area a more attractive place to live. The interpretation incorporated into the park land will ultimately help to tell the story of this important site. This ‘eco’ design will form part of the interpretation story which is told within the visitor centre. Together with the visitor centre, it is also be important to consider the visitor facilities within the wider park itself such as play, seating, picnic areas, car parking, supporting infrastructure for events such as toilets and storage requirement, service buildings and landscape improvements. All will serve to make the park a vibrant, diverse and exciting hub of activity with community benefits that transcend beyond its boundaries.



00004.1 SITE PLAN ZONES
SCALE 1:5000 @ A1, 1:10,000 @ A3

Gnoll Park is a Grade II* registered parkland. As a consequence of this designation it is statutorily protected. Extreme care should therefore be taken not to cause any unspecified damage to any fabric or part of structures and landscape on or within the site when undertaking any construction works.

General Notes
Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

All details are to be read in strict accordance with GA drawings and construction notes

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

SERIES		EXISTING
SUITABILITY		S2 - ISSUED FOR INFORMATION
REV	DATE	NOTE

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job number

Zone

2325 00

Neath Port Talbot CBC
GNOLL PARK

Site Plan Zones

UPRN	Zone	Originator	Role	Type	Sheet number	S Code	Rev
2080	00	HIR	A	DR	00004	S2	

do not scale from this drawing | all dimensions to be verified on site | not liable for all discrepancies | copyright hiraeth architecture

THE BRIEF

The aspirations of the project extend much further than simply repairing existing structures and developing new buildings on the site. The Well-Being of Future Generations (Wales) Act 2015 places a duty on public bodies to apply the sustainable development principles in everything they do. This is similarly matched by the duty to maintain and enhance biodiversity as established by the Environment (Wales) Act. The Levelling Up Fund looks to maximise the economic benefits and by association, contribute to the well-being goals. Through actively engaging with the opportunities and constraints of the site the proposals look to address the output criteria to the right of page.

These proposals are summarised in the first phase of the strategic development plan shown on the facing page, derived from the evolution of the brief and contextualised by the Conservation Management Plan of April 2022, by Ian Baggott, of CFP, informed by an overview condition survey of the site, and summarised as follows:

Facing page: Strategic diagram showing the proposed Phase 1 interventions at Gnoll Estate Country Park derived from an overview condition survey of the site and associated business planning proposals by Planning Solutions Consulting

- Provide high-quality and multipurpose interventions that engage positively with the existing natural environment
- Deliver an identifiable proposal that is an exemplar of its type
- Reinterpret the ruins of Gnoll House, reinstating them as an identifiable focus in the parkland and beyond
- Improve visitor reception facilities and signposting through the rebuilding of the existing Visitor Centre and opening up of Pond Cottage to the public
- Provide flexible community and education spaces that can be used by a variety of community and educational groups and initiatives, and that may evolve and change in the future
- Improve accessibility to the parkland through dedicated infrastructure such as toilets, bike washing areas, and administrative areas, together with inclusive design
- Physically respond to the immediate environment of the site, considering factors such as siting and orientation, direct solar gain, thermal mass and air tightness
- Undertake a holistic sustainable approach that minimises the ongoing running and maintenance costs of the park so that it is economically sustainable in the future
- Enhance the experience of the park by incorporating interpretation of the wider site, together with facilities that help to increase dwelltime, and the number of repeat visits
- Importantly, engage with people who may not currently visit The Gnoll
- Deliver a viable mix of visitor accommodation that will be economically, environmentally and commercially sustainable in both the short and longer-term operation of the estate
- Provide an equally high-quality landscape approach to the parkland environs that enhances the local flora and fauna and associated habitats.