



Rheola, Neath, South Wales

Pre App

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The design is subject to the following:

- Land registry confirmation
- Topographical information
- Planning approval
- Building Regulations approval / fire engineering
- Rights of lights Issues
- Review of easements and covenants
- Full structural review

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INTRODUCTION

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1.1 Introduction

The following document has been produced to help inform the emerging masterplan proposal, through interrogating the site context and constraints to arrive at the best solution.

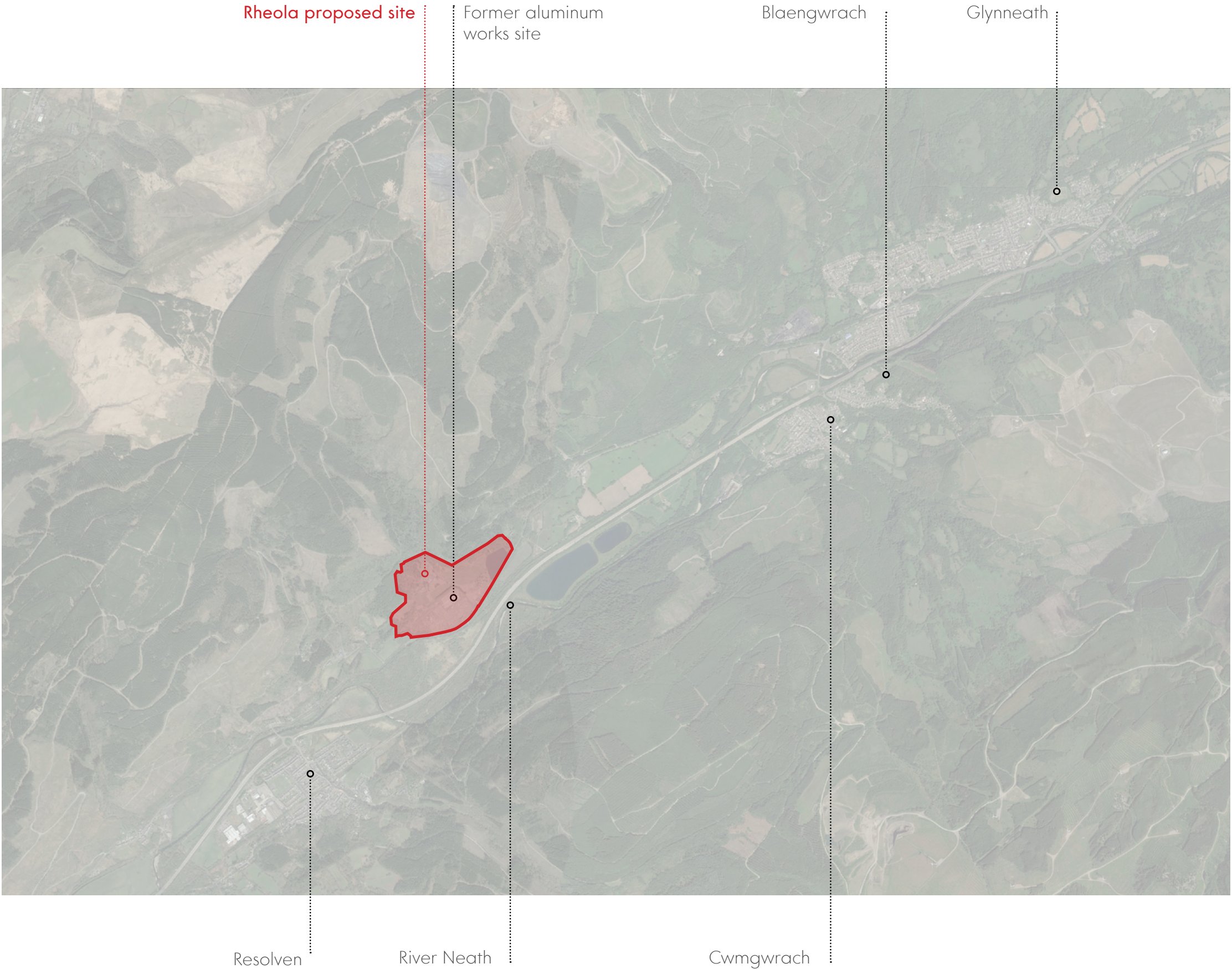


PROJECT SITE

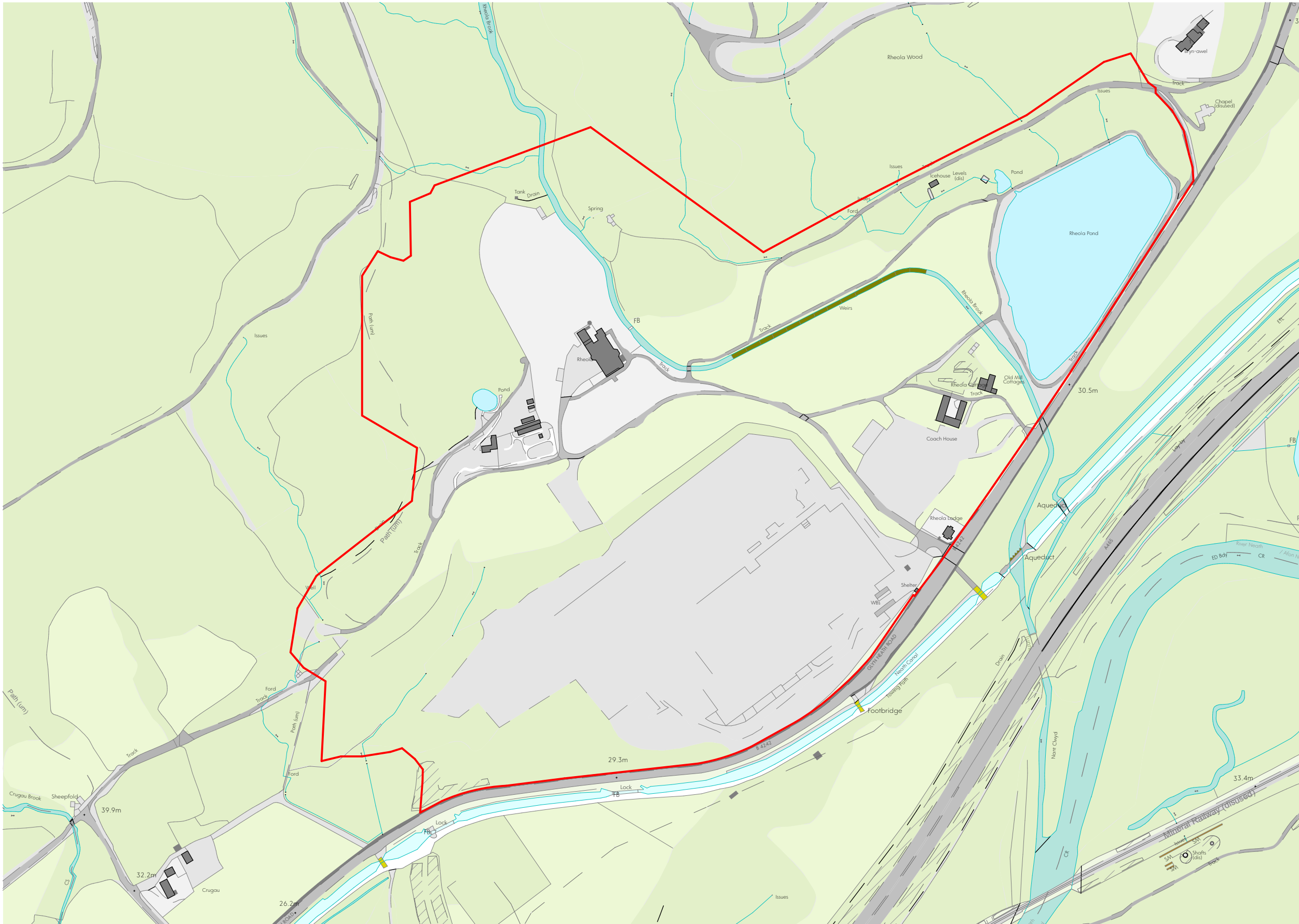
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2.1 SITE LOCATION



2.2 EXISTING SITE



2.3 SITE ANALYSIS - LISTED BUILDINGS

Country House

Rheola House is a Grade II* listed country house, designed by John Nash and built between 1812 and 1814. The site is situated on the Rheola Estate in the Neath Valley, South Wales. The estate originates from 1800, when John Edwards of Belvedere House, Lambeth, Surrey, an engineer with family links to the area, was able to buy 120 acres of land, including Rheola farmhouse, to provide himself with a Welsh estate. His Son, John Edwards, took on the task of developing the farmhouse into a picturesque villa. By 1809, when the Edwardses were looking to re-build Rheola farmhouse, they turned to architect John Nash.

Included at a higher grade as an important early C19 country house in the picturesque tradition.

Stables and Coach House

Grade II listed buildings probably built in the early 19 century and contemporary with Rheola House.

Included for its special architectural interest as a substantial well designed stable block and coach-house, an important component of the range of estate buildings at Rheola and for its group value as part of the designed landscape at Rheola House.

Icehouse

Probably early C19 and contemporary with Rheola House, the country house of 1812-18 designed by John Nash for his cousin John Edwards. The parkland at Rheola is by Nash and the Edwards family and is designed to be compact, picturesque and rural. The icehouse would have been built as part of the parkland as well as to provide ice for Rheola House and its estate.

Included for its special architectural interest as a well preserved icehouse, important as a good example of this type of structure and for its group value as part of the designed landscape at Rheola House.



Grade II*
Listed Building
Country house

Grade II
Listed Building
Ice house

Grade II
Listed Building
Stables and Coach
House



Grade II* Listed Building- Country House



Grade II Listed Building-Stables & Coach House



Grade II Listed Building-Icehouse

2.3 SITE ANALYSIS - LISTED BUILDINGS

2.3.1 COUNTRY HOUSE - EXISTING PHOTOGRAPHS



2.3 SITE ANALYSIS - LISTED BUILDINGS
2.3.2 COACH HOUSE & STABLES - EXISTING PHOTOGRAPHS



2.3 SITE ANALYSIS - LISTED BUILDINGS

2.3.3 ICEHOUSE - EXISTING PHOTOGRAPHS



MASTERPLAN DEVELOPMENT

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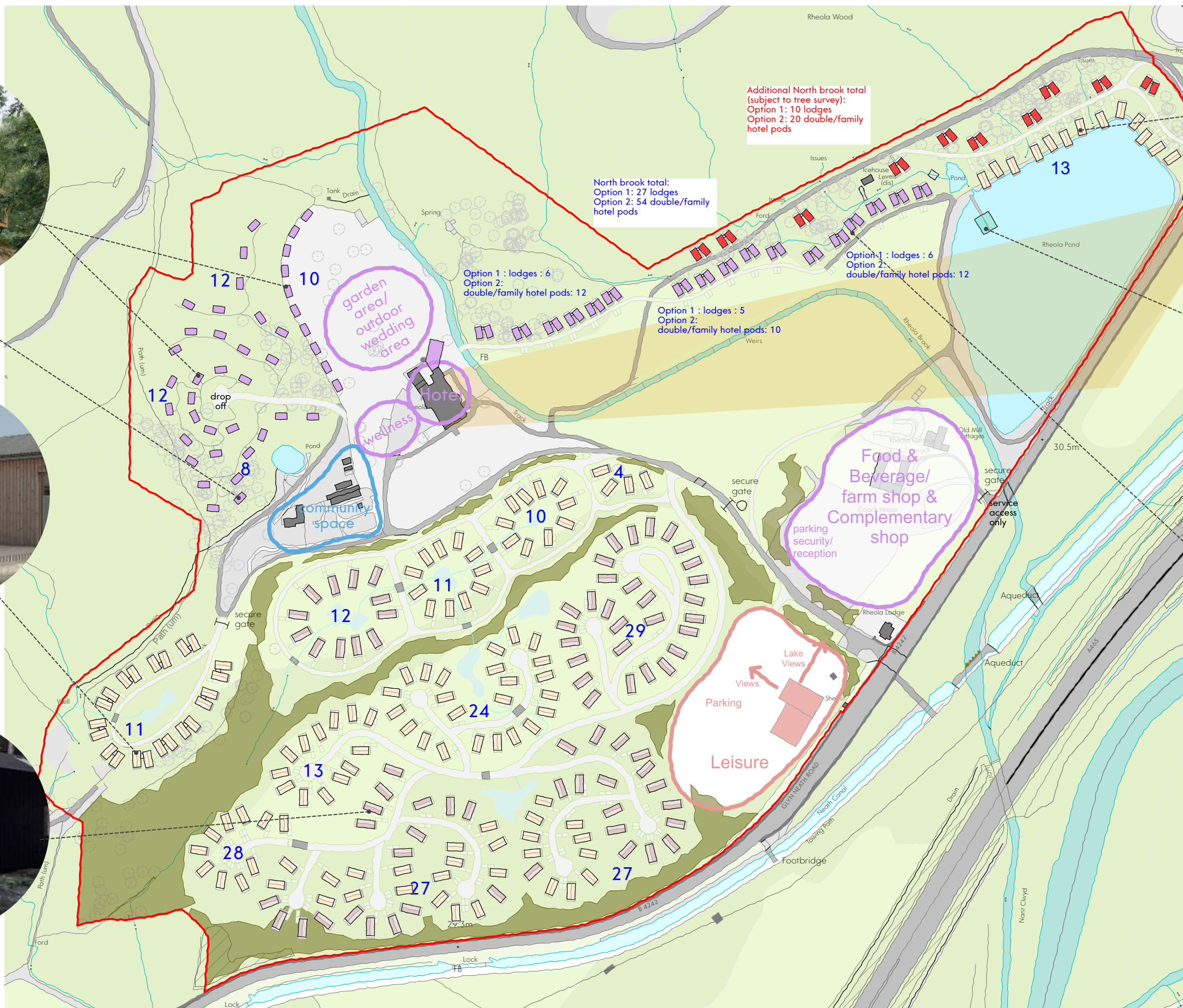
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- Application site boundary
- Secure gate line
- Lodge access
- General access service

Screening

3.2 MASTERPLAN PROPOSAL



Pods within located the woodland, subject to detailed tree survey.



Schedule of Accommodation	
High end lodges	11
Mid range lodges	37
General Lodge (cul de sac)	138
Hotel pods	42
Water lodges	13
Option 1	
North brook: lodges	27
Total:	268
Option 2	
North brook: double/ family hotel pods	54
Total:	295



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