



View of the proposals from the approach to the village along Pontneathvaughan Road

Siting

The proposed siting of the buildings balance a number of major constraints to achieve the elements defined in the schedule of accommodation underpinning the scheme; this schedule has been further refined through client instruction and in response to input from stakeholders in the scheme.

The location of the development has been carefully established due to its relationship with the entrance to the Waterfall Trail and to improve on existing visitor facilities in the village centre, while minimising as far as possible the visual impact on the natural landscape setting.

The proposals respond sensitively to the opportunities and constraints presented by different areas of the site, while ensuring a coherence and unity of the overall design which knits together:

- necessary parking facilities, screened by the natural topography, proposed planting and existing and proposed buildings;
- new public square for the village;
- community and visitor facilities.

Layout

The buildings have been carefully laid out to respond to opportunities, needs and constraints to provide:

The Community Shop

The shop is positioned to sit adjacent to Sgwd Gladys - allowing these two food/ beverage offers to form a hub of activity and welcome entrance to the new public space from the village.

Locating the shop at the heart of the development between the formal courtyard and the unstructured wildflower meadow trail maximises potential footfall through and engagement with the building. Encouraging a series of interactions and activity through: the external serving hatch from the coffee kiosk easily accessed from the public square; covered seating and overhang providing sheltered views to the playpark; and interpretation/way finding signage at the entrance of the site.

The internal central space within the shop is a large flexible volume with the capacity to open up to both the landscaped meadows and structured courtyard, with large doors and windows creating visual connection to these external spaces.

The Welfare Building with Warden's office and WC's

The welfare building sits tucked behind the south east elevation of Sgwd Gwladys, with the warden's office occupying the north east gable of the new block and forming a coordinated and legible gathering space with the coffee kiosk opposite.

The block also contains the WCs, accessed via a covered waiting area overlooking the central courtyard. This was moved away from its position adjacent to the river to the east of the development site, and integrated into the layout of the central courtyard next to the key thoroughfare through the site, serving the play park, shop and visitors to the area.

Its location here provides a natural point of contact where the majority of visitors will pass as they move from the car park, through the development, and towards the waterfall trail or village beyond. The Warden's Office and WC building is set in a linear arrangement effectively forming the north west edge of the new central courtyard. It is self contained and could therefore be separately managed.

The Accommodation

The accommodation building required the greatest footprint and height and was therefore positioned in the area of the site most appropriate for a single, self contained building. In addition, placing the largest block behind Sgwd Gladys was carefully considered so that it would be partially screened by the existing bistro buildings.

The Accommodation is intended to compliment the offer provided by Sgwd Gwladys and overlooks the new courtyard formed behind the proposed Shop, which is aligned with the south west edge of this new main square.

Its position also creates a legible site layout - where it is clear to visitors where they are to head from the parking. It also forms the southern edge of the play park, again reinforcing that this is a family oriented offer. Entry to the accommodation building aligns with the central carpark axis, leading visitors towards this key route from carpark to the village centre.

Amendments to boundary of Sgwd Gladys

A doorway between the existing indoor seating of Sgwd Gladys will be created on the north east facade, reinstating an historic opening to provide access out into the newly landscaped environment, and to connect with the development generally. This will immediately open onto a dedicated seating area, to enable this existing food offer to take advantage of the redeveloped context and expand its potential covers.

The landscape design around this space incorporates a planted barrier between this seating area and the main road adjacent. This will increase the safe use of the area and again direct visitors to the dedicated crossing point.



Birdseye view of the proposals in context from the Eledir Trail

Access in Building Environment

The public facilities of the new buildings are to be accessed via level thresholds to ensure the free movement of all people. The circulation spaces within the buildings are oversized to accommodate the presumed movement of people within the building. All doors are in accordance with accessibility requirements and the buildings aim to largely cater for all abilities. This is facilitated by accessible toilets and an oversized cubicle to accommodate unisex baby changing facilities in the welfare block. A dedicated 'changing place' was reviewed as part of the offer, however it was determined to be not viable in the context of the site and financial constraints.

The accommodation is similarly developed to serve a variety of needs. Generous corridors, level thresholds and a lift ensure easy movement within the building and a further communal accessible WC is provided at ground floor level. All rooms have en-suites and have been developed on a common footprint, this footprint is then adapted to accommodate accessible rooms and adjoining rooms to allow flexibility in the use and capacity of the spaces.

The proposal, covering both landscape and building, fundamentally improves visitor movement within the village even at peak times, significantly reducing both risk and inconvenience to people and traffic.

Scale/ Massing

Sitting at the edge of the village, the scale of built intervention has been carefully considered to ensure it is appropriate to the immediate built fabric and wider landscape.

The accommodation building is a two-storey volume, read together with the proposed shop the buildings step gently higher across the site as the mass moves south away from the existing Sgwd Gwladys building, the scale is measured and responsive to the context.

In comparison to the massing of the existing agricultural barn adjacent to Sgwd Gwladys, the proposed shop feels like a respectful replacement subservient to the scale of this existing building. The shop acts as a transition in scale between old and new by stepping gently upwards towards the higher volume of the accommodation building.

The scale of the welfare buildings are also thoughtfully designed to present a single storey mass tucked mostly out of site from the main road behind Sgwd Gwladys, with a pitched roof sheltering a screened covered area the massing is modest and thoughtful within the context.

The depth of plan on the accommodation building means that the roof volumes on this block are the most substantial of the development, but still appropriate to the scale of the public realm they define, and reflective of the status the gateway building should command as a visitor destination landmark.