



DESIGN PRINCIPLES

- Red Line Boundary
- Indicative building area
- Indicative building footprint (illustrative only).
- Approximate assumed routing of HV (11kv) cable. Refer to utilities plan.
- Potential requirement to divert HV cable in part depending on building footprint.
- Maximising views
- Gateway arrival space
- Main hotel entrance
- Hotel amenity zone
- Primary access point
- Potential servicing access point
- Existing footpath
- Potential extension to footpath

FLEXIBLE LAND USE AREAS

- Existing crossing
- Potential new crossing
- Indicative footpath
- Indicative circulation route for vehicles.
- Turning area
- Drop-off area
- Dedicated space for vehicle turning and drop-off, including coaches, taxis, and cars.
- Access & parking area
- Flexible area for access and parking, accommodating accessible parking and electric vehicle (EV) near building.
- Servicing & delivery zones
- Flexible zone for servicing, waste/recycling, and delivery, overlapping with back-of-house operations.
- Retain existing vegetation where possible / Replant with woodland
- Retained existing landscape where possible & New Landscape planting
- Flexible landscaping zones providing green buffers, overlapping with other development areas for enhanced aesthetics and environmental value.
- Primary flood risk line
- Secondary flood risk line
- Non-built development (e.g. parking, landscaping) allowed, with ground levels aligned to existing topography where possible to avoid affecting flood risk.
- Drainage connection
- Run off to be directed towards the southeast corner where it can connect to an existing ditch.

ECOLOGICAL MITIGATION

- Existing woodland retained (EW)
- Retained vegetation / replant with woodland (RW)
- Broadleaved Woodland (BW)
- Standard trees (ST)
- Native Scrub Mix (NS)
- Priority MG5 grassland (PG)
- Grassland enhancement to species rich neutral grassland (GE)
- Reptile receptor site (RR)
- Scrapes (SC)
- Potential provision for otter crossing

Refer to the table for maximum footprint, height and massing principles.

Consider building placement and orientation to capitalise on long-distance coastal/scenic views, enhancing guest experience and visual connection to the natural landscape.

Primary pedestrian and cyclist access, designed as a high-quality public realm. Promotes active travel with shared space crossings and bicycle parking. Emergency/service vehicle access across space possible.

Flexible location for the main entrance positioned at a key corner/gateway for prominence. Adaptable based on circulation and layout.

Southerly-facing leisure/event area within a landscaped setting, offering flexibility for guest amenities and aesthetic appeal.

Main access via B4304 for vehicles and pedestrians.

Secondary access via Pentre Nicklaus Avenue for delivery/servicing vehicles only.

Run off to be directed towards the southeast corner where it can connect to an existing ditch.

Drawing notes

- The drawing incorporates flexible, overlapping areas to allow for future adjustments in line with the detailed design, hotel operator requirements, and guest preferences.
- Hotel building to incorporate green roof and photovoltaics (PV).
- Sustainable drainage systems (SUDs) such as rain gardens and swales to manage stormwater can be incorporated within all areas as required.
- Existing/proposed utility corridors to be accurately determined and routed through flexible zones if required, allowing for adjustments as the design evolves.
- Refer to flood constraints mapping for accurate flood line.

Mapping based on OS Base provided by CCC/Arup
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CLIENT Carmarthenshire County Council	SCALE @ A3 1:1500	DATE September '24	DRAWN BY GB	REV.	DESCRIPTION	DATE
JOB TITLE Machynys Hotel OPA	JOB NO. 2475	DRAWING NO. MH_PP 01	REVISION D	D	Ecology Mitigation	24/10/24
DRAWING TITLE Indicative Development Framework Plan	© Hammond Architectural Limited 2024 Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.					
				C	Red Line Boundary + Legend + Drawing	11/10/24
				B	Red Line Boundary + Mitigation	8/10/24
				A	Key updated	3/10/24



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