



**DESIGN PRINCIPLES**

- Red Line Boundary
- FLEXIBLE LAND USE AREAS**
- Indicative building area
- Flexible zone for the main hotel structure(s). Refer to the table for maximum footprint, height, and massing principles.
- Indicative building footprint (illustrative only).
- Refer to the table for maximum footprint, height and massing principles.
- Gateway arrival space
- 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.
- ★ Main hotel entrance
- Flexible location for the main entrance positioned at a key corner/gateway for prominence. Adaptable based on circulation and layout.
- ★ Hotel amenity zone
- Southerly-facing leisure/event area within a landscaped setting, offering flexibility for guest amenities and aesthetic appeal.
- ↓ Primary access point
- Main access via B4304 for vehicles and pedestrians.
- ↓ Potential servicing access point
- Secondary access via Pentre Nicklaus Avenue for delivery/servicing vehicles only.
- ⋯→ Potential extension to footpath
- ||||| 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.
- Retained 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.
- ⋯→ Drainage connection
- 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.

Parameter	Minimum Dimensions	Maximum Dimensions
Building width	5m	60m
Building Length	30m	80m
Building Height	4m	20m (5 storey)

**ECOLOGICAL MITIGATION**

<span style="background-color: #4f7942; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Existing woodland retained (EW)	<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Priority MG5 grassland (PG)
<span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Retained vegetation / replant with woodland (RW)	<span style="background-color: #fff2cc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Grassland enhancement to species rich neutral grassland (GE)
<span style="color: green;">●●●</span> Broadleaved Woodland (BW)	<span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Reptile receptor site (RR)
<span style="color: yellow;">●●●</span> Standard trees (ST)	<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Scrapes (SC)
<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Native Scrub Mix (NS)	<span style="color: purple;">●</span> Potential provision for otter crossing

Mapping based on OS Base provided by CCC/Arup  
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CLIENT Carmarthenshire County Council	SCALE @ A3 1:1500	DATE October '24	DRAWN BY GB	REV.	DESCRIPTION	DATE
JOB TITLE Machynys Hotel OPA	JOB NO. 2475	DRAWING NO. MH_PP 01	REVISION B	B	Ecology Mitigation	24/10/24
DRAWING TITLE Parameter 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.					
				A	Red Line + Drawing + Legend	11/10/24



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