

SITE STRATEGY

Energy

- Reduce consumption by building and refurbishing buildings to be as energy efficient as possible
- Consider potential for a ground source heat pump district system to supply hot water to the whole or part of the site
- Alternatively a piecemeal approach could be considered with air source heat pumps provided to each building as developed / refurbished
- Aim to remove gas requirements from the site

Electricity

- Reduce consumption by building and refurbishing buildings to use as little electricity as possible - e.g. energy efficient fittings, movement sensors etc
- Install PV's to suitable roofs as buildings are developed / refurbished, subject to conservation & AONB requirements
- Consider opportunities for ground mounted PV's
- Purchase remaining electricity from a sustainable supplier

Water

- Explore potential for a reed bed waste water treatment plant
- Install water efficient fittings when constructed / refurbished

Biodiversity

- Plant wildflower meadows and native species rich areas

BRAICH Y GWYNT - COTTAGE

- New accommodation
- Approximately 4 bedrooms

EXISTING HERITAGE SITE ENTRANCE

- Restoration of heritage carriage driveway

REED BED WASTE WATER TREATMENT PLANT

- Reed Bed Waste Water Treatment plant in tandem with Bio Digester.
- Specialist designer required to advise on viability and design constraints.
- Operates naturally without the need for power, and not susceptible to failures or maintenance issues
- Water could then be pumped back to shower block to flush toilets or discharged into a soakaway

TERRACED GARDENS

- Restoration of CADW Listed formal gardens

NEUADD BRYNTYSILIO HALL

- Removal of existing sub-standard conservatory
- Construction of new wing to replicate the original building footprint, and reconfiguration of internal layout.
- Creating a centre which accommodates users in 4-person rooms each having their own sanitary and washing facilities.

BUS/TRUCK TURNING AREA

- Allowing large vehicles to safely turn on site, and exit via Entrance A

ENTRANCE DRIVE PARKING

- Spaces to be created off the existing track
- Blue spaces indicating temporary/weekend parking
- Black spaces indicating permanent parking



NEW ACCOMMODATION CABIN

- Detached staff accommodation
- Approximately 4 bedrooms
- To be accessed from the gateway off the public road

PERIMETER ACCESS TRACK

- New path to be installed for small vehicles, quad bikes, pedestrians to enable full site connectivity

PV FARM

- Position to be agreed with LPA
- To be used to generate power for the site, and as an educational tool for visitors

WIND TURBINE

- Position to be agreed with LPA
- To be used to generate power for the site, and as an educational tool for visitors

REINSTATE VICTORIAN WELL

- Re-using existing water supply system

NEW WORKSHOP BUILDING

- 50m² footprint space for holding educational classes.

WOODLAND VILLAGE PARKING

- Spaces to be created off the existing track
- Blue spaces indicating temporary/weekend parking
- Black spaces indicating permanent parking

NEW EXTERNAL STAIRS

- To aid visitor movement across the site and between levels

UPPER MINIBUS PARKING

- Designated for 3 minibuses without trailers
- 3 staff car parking spaces

THE HUB

- First floor extension to provide 6 twin-bedrooms with Jack-and-Jill en-suites, accessed from the north at first floor level
- Including Social space (lounge) and drying area
- Undercroft storage space below cantilevered extension

POTTING SHED

- Existing Listed shed restored to original standard to create Staff Drying Room

TOP LODGE

- Repair the fire and water damage in the current building
- 8 new bedrooms for 2-4 people each (32 people total)
- 1 teacher/supervisor bedroom
- All rooms to have an en-suite
- Large foodhall space with communal kitchen and dining
- Social space for after hours relaxation & drying Room

LODGE GARDEN

- Social-space for lodge residents

LOWER MINIBUS PARKING

- Designated for minibus and trailers
- 3 staff car parking spaces

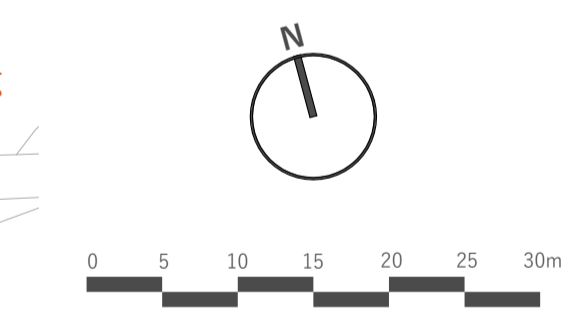
HOUSE

- Minor alterations/replacement of existing extensions
- Installation of modern services

IMPROVED ACCESS FOR COACHES & DELIVERIES

- Increase road width by 1m, allowing coaches to drop-off & pick-up on site

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P1 MASTER PLAN	17/07/2024 TJ DP
P2 ADDITIONAL NOTES	23/07/2024 DP DP



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