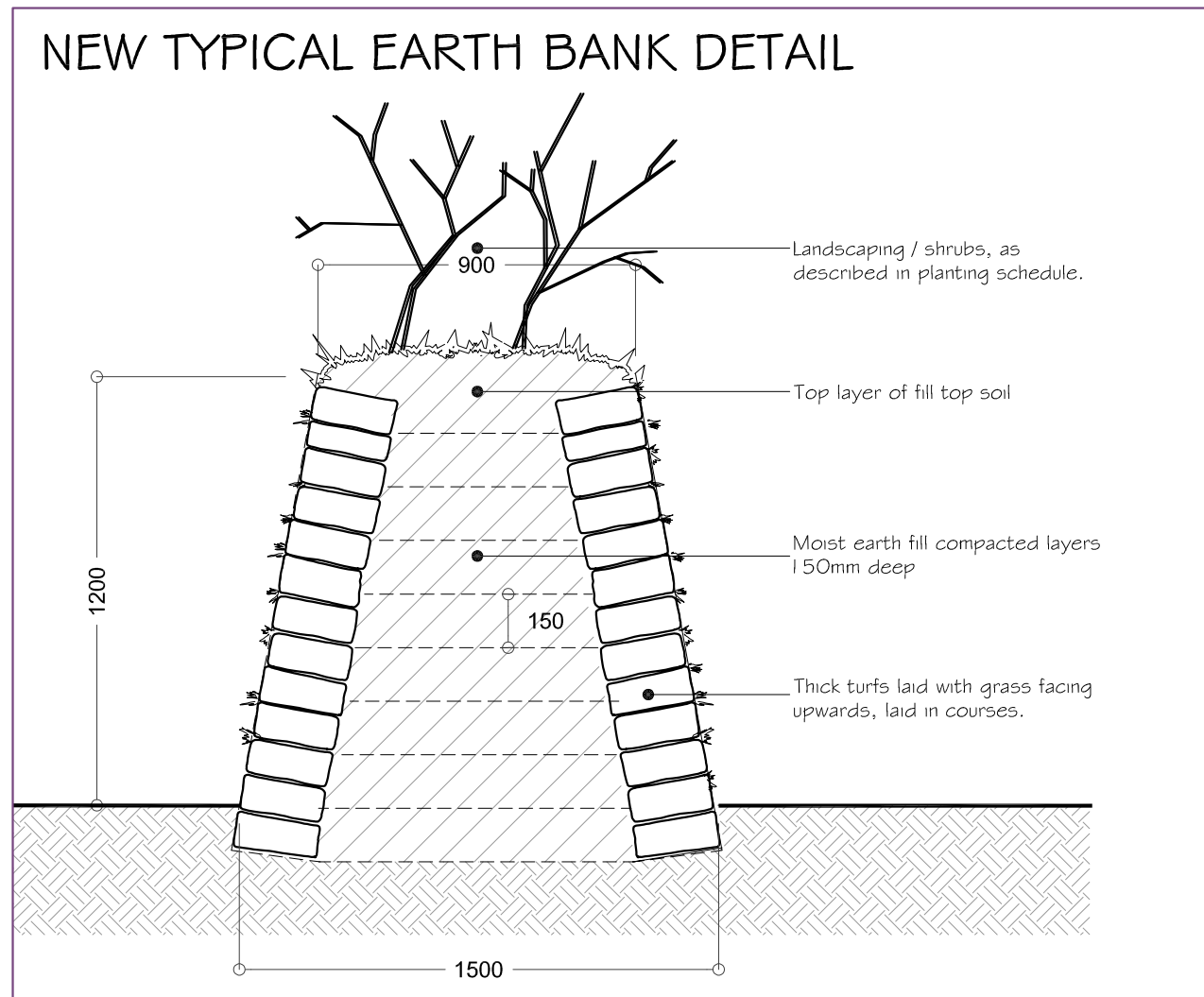


ADJACENT FIELD
(In same ownership)



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(In same ownership)



- Existing pedestrian cross-over point linking to Public transport Bus shelter
- Pedestrian Link routes shown dotted, for Site access from Main Village
- Existing site access location maintained and re-formed, providing 6m radii, with 1.0m footpath links to new cross-over, with additional improvements to Highway width & alignment.
- Proposed Electric Vehicle charging bays. Final locations to be agreed.
- Proposed new public footpath along grass verge, linking pedestrian access to East side of Building.
- Existing Public Transport Bus Shelter
- Proposed New pedestrian cross-over points, linking from 'The Gate' Proposed Development to existing public footpath.
- PROPOSED NEW COMMERCIAL DEVELOPMENT - COUNTRY SHOP / BISTRO / CONFERENCE ROOMS
- Single lane access, to Drive thru takeaway
- Visibility splays indicated 2.4m x 120m subject to PCC Highways approval.
- Proposed new Vehicle access onto Main Road (Vehicle exiting only)
- Existing site access leading to Residential Housing site.
- Over-spill parking area - Final parking provisions to be further agreed with PCC Highways dept.
- Proposed Community garden - Approx. area shown allocated for the Introduction of a community garden open to all, including being offered out to local playgroups and schools for learning and development in the outdoors.
- Suggested area of Landscape screening / Buffer zone + Wildlife & ecology enhancement SEE DRAWING G06 FOR LANDSCAPING DETAILS

Schedule of Areas	
Main Building - Shop + Post office	= 178sqm
Conference area (inc. stores/lobby)	= 132sqm
Bistro restaurant	= 139sqm
Kitchen (inc. store rooms + takeaway area)	= 112sqm
Rental unit/hot desk accommodation	= 37sqm
Plant room	= 6sqm
Sundry areas (inc. toilets / office / staff room / lobby's / circulation spaces)	= 280sqm
Overall Ground floor building internal area	= 900sqm
Overall First floor building internal area (Managers accommodation/storage)	= 125sqm
Commercial units - Overall building external area	= 182sqm
Individual units, internal area	= 50sqm
Lodges - Overall land area	= 1,590sqm
Lodges - Approx. internal area	= 50sqm
Type A	= 75sqm
Type B	= 70sqm
Type C	= 70sqm
L.E.A.P. Play area zone	= 300sqm
Bio-Mass Boiler-Facility Building	= 82sqm
Community garden	= 350sqm
Swale area (indicative area to be further agreed/designer)	= 1,630sqm
SITE AREA (Outlined in Red)	= 27,885sqm



PROPOSED SITE LAYOUT - 1:500

A1 ORIGINAL DRAWING SIZE

Revision	Description	Date
G05	Final Design	MARCH 2021

Client: Mr. N. Neumann
 Project Title: Redevelopment of former Rochgate Motel site, plus new tourism development at Roch, Haverfordwest, Pembrokeshire.

Scale: 1:500
 Date: MARCH 2021

Hayston Developments & Planning Ltd
 The Planning Studio, Haverfordwest, Pembrokeshire SA42 3UJ
 01307 891811
 07513 851706
 info@haystondesign.co.uk
 www.planningstudio.co.uk