



**Elan Valley Visitor
Centre**

FINAL DRAFT

**Landscape and Visual
Appraisal**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Dwr Cymru

August 2024

Report Reference
edp8869_r002

Document Control

DOCUMENT INFORMATION

Client	Dwr Cymru
Report Title	Landscape and Visual Appraisal
Document Reference	edp8869_r002_FINAL DRAFT

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
r002_FINAL DRAFT	VPo	NHa	MDu	GLe 300824

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Section 1

Introduction, Purpose and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Dwr Cymru ('the applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to redevelop Elan Valley Visitors Centre, Rhayader ('the site'). The site falls within Powys County Council (PCC) administrative area and is briefly described in **Section 2** of this LVA. Full site details are given in the Design and Access Statement (DAS) (**Appendix EDP 1**) accompanying the planning application.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute⁽¹⁾ specialising in the assessment of the effects of proposed development on the landscape.

THE SITE AND THE PROPOSED DEVELOPMENT

- 1.3 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is located within the Elan Valley approximately 3 miles from Rhayader on the southern edge of the Cambrian Mountains in Mid Wales.
- 1.4 The site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**. The Visitor Centre is set within a remote and scenic landscape which has strong historic and cultural associations.
- 1.5 This LVA is part of a suite of documents accompanying a full planning application for the proposed development summarised in Section 6 of this LVA. The proposed development is for the *"Renovation and redevelopment of the Elan Valley Visitors Centre building, combined with the widening of vehicle access to the Site, provision of new public footpaths and enhancement/relocation of existing features including play areas and boundary treatments."*
- 1.6 The proposals are illustrated on the plans within the DAS contained at **Appendix EDP 1**.

PURPOSE AND STRUCTURE OF THIS LVA

- 1.7 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then

¹ LI Practice Number 1010.

provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.

1.8 In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
- Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development;
- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);
- Provided an analysis of the likely landscape and visual effects of the proposed scheme in **Section 7**, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible) and assessed the landscape and visual effects in accordance with the approach described below; and
- Reached overall conclusions in **Section 8**.

METHODOLOGY ADOPTED FOR THE ASSESSMENT

1.9 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.

1.10 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, Local Planning Authority (LPA) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as National Landscapes, conservation areas and parks and gardens listed on Cadw's 'Register of Historic Parks and Gardens of Special Historic Interest' (RPG).

1.11 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect in sunny and clear conditions in July 2024.

- 1.12 **Acknowledgement of any shortcomings:** The site visit was undertaken during the summer months, when vegetation is in full leaf. Therefore, there were some limitations to assessing the extent of views which might be available during winter months.
- 1.13 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.
- 1.14 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
 - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude and significance which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
 - As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
 - Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

- 1.15 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:
- First, a broad 'study area' of 3km was adopted, based mainly on desk-based study, allowing the geographical scope of the assessment to be defined based on the likely extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
 - Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2 The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is located in the Elan Valley approximately 3 miles from Rhayader on the southern edge of the Cambrian Mountains in Mid Wales.
- 2.2 The site's character and context are illustrated on the aerial photograph, which is shown on **Plan EDP 2** with its topographical relief shown at **Plan EDP 3**.
- 2.3 The site is located within the Elan Valley Estate which was created in 1892 by an Act of Parliament. Its boundaries were defined to encompass the watersheds of the Elan and Claerwen rivers. This secured the water supply for a series of reservoirs in the heart of the Cambrian Mountains in order to provide the city of Birmingham with fresh, clean water.
- "The estate includes a significant portion of the Elenydd uplands as well as five reservoirs in the Elan and Claerwen valleys. The juxtaposition of the wild, open spaces of Elenydd against the designed, engineered landscapes of the valleys is quite unique in a Welsh context. The reservoirs are today a major attraction, annually drawing tens of thousands of visitors into the Elan Valley."* (Elan Links: People, Nature & Water Landscape Conservation Action Plan Draft 2 June 2017).
- 2.4 The site is located within the Elan Valley Landscape Of Outstanding Historic Interest (EVLOHI), an historic landscape area defined by the Register of Historic Landscapes in Wales (illustrated on **Plan EDP 4**). The EVLOHI is separated into Historic Landscape Character Areas (HLCAs) with the site located within HLCA 1131 Elan Valley Reservoirs. Greater detail regarding the site's character is included within **Section 4**.

Section 3 Findings of EDP Data Trawl

- 3.1 The findings of EDP’s data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 4** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 3.2 The following documents are relevant and will be discussed as appropriate later in this report:
- Powys County Council Local Development Plan (LDP) 2011-2026 (adopted April 2018) and evidence base documents;
 - Powys County Council Supplementary Planning Guidance (SPG) Landscape – Adopted April 2019; and
 - LANDMAP Landscape Character Assessment.

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

- 3.3 Landscape-related designations and policy considerations within 3km of the are shown on **Plan EDP 4**. In summary:
- National Landscape Designations - the site lies outside of any National Parks or National Landscapes;
 - Local Landscape Designations - the site lies outside of any locally designated landscape; and
 - Other Landscape-related Designations – the site lies within the EVLOHI which is a non-statutory heritage register.

EVLOHI

- 3.4 The Register of Landscapes of Historic Interest in Wales is a non-statutory heritage register of 58 landscapes of outstanding or special historic interest published in two volumes (1998 and 2001). The site is located within the EVLOHI, which is separated into HLCAs with the site located within HLCA 1131 Elan Valley Reservoirs.
- 3.5 The historic character of the HLCA is summarised by Clwyd Powys Archaeology Heneb (CPA) as comprising a:

“Diverse landscape within, around and below the Victorian and Edwardian reservoir scheme, including dams, reservoirs and ancillary structures, remains of features

associated with construction, the flooded landscape in the valley bottoms exposed periodically when the water level is low, together with conifer plantations, remnant natural and semi-natural broadleaved woodland, fields and farms around the valley sides.”

3.6 In accordance with Paragraph 6.1.21 of Planning Policy Wales:

“The register should be taken into account in decision making when considering the implications of developments which meet the criteria for Environmental Impact Assessment or, if on call in, in the opinion of the Welsh Ministers, the development is of a sufficient scale to have more than a local impact on the historic landscape.”

3.7 And that: *“An assessment of development on a historic landscape may be required if it is proposed within a registered historic landscape or its setting and there is potential for conflict with development plan policy.”*

3.8 In this regard Policy SP7 of the Powys LDP states that development proposal must not have a ‘an unacceptable adverse impact’ on the EVLOHI.

3.9 Given the limited scale of the proposals, which would result in the alteration of only a single, already modified non-designated heritage asset (that is limited to part of the building comprising the original workshop part of the visitor centre), it is considered that there is no potential for any impacts on the historic landscape that would be any greater than at a local level.

Heritage Matters

3.10 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Heritage assessment (prepared by EDP, report reference: edp8869_r001).

3.11 Within the wider study area, the following heritage assets are components of the contemporary landscape:

- There are numerous Scheduled Monuments within the study area (refer to **Plan EDP 4**), however there are none with 1km of the site boundary;
- There are numerous Listed Buildings in the study area. A cluster of listed buildings is found at Elan Village, which was built for maintenance workers associated with the dam scheme. It was constructed as a permanent replacement for the wooden ‘navvies’ village used to accommodate those who built the dams. The village was built in the Arts and Crafts style and was designed by Buckland, Haywood and Farmer, architects, of Birmingham.

Ecology Matters

3.12 A separate Ecology Assessment considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- Coetiroedd Cwm Elan/Elan Valley Woodlands Special Area of Conservation (SAC) lies c.28m to the south of the site at its nearest point. It is considered important for its old sessile oak wood as well as the presence of Tilio-Acerion or ash woodland on slopes, screes and ravines;
- Elenydd – Mallaen Special Protection Area (SPA) lies c.235m to the south-east at its nearest point, as well as to the south and west;
- Carn Gafallt Site of Special Scientific Interest (SSSI) lies c.35m to the south and east of the site at its nearest point. Elenydd SAC/SSSI lies c.252m to the north at its nearest point. It is valued as the largest tract of blanket mire, or bog, within the upland block of central Wales; and
- Caban Coch Geological Conservation Review Site lies c.530m to the west at its nearest point to the site.

Arboricultural Matters

3.13 A separate Arboricultural Assessment by Mackley Davies has been prepared to accompany this application. This report considers the arboricultural assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- There are several areas of Ancient Woodland present within the study area. The nearest to the site is situated c.35m to the south and is Ancient Semi-Natural Woodland (ASNW); and
- The majority of tree stock within the site appears to be in relatively fair condition, and in landscape terms, provide green infrastructure features within the site.

Public Access, Open Access Land and Rights of Way

3.14 A review of the PCC definitive map identifies a number of Public Rights of Way (PRoW) within the study area, as illustrated on **Plan EDP 2**. There are several PRoW immediately surrounding the site discussed below, and there are numerous more within the wider context. Those that afford views of the site are:

- The nearest public rights of way (PRoW) to the site with clear, open views of the site are footpath 144/249/1, 144/250/1, 144/249/2, 144/262/1 (refer to **Plan EDP 2**). Collectively, these routes provide access immediately from the north and south of Elan Valley Visitors Centre to National Cycle Route 81 (north) and Caban Coch Dam and footpath 060/13/3 (south-west) which follows the edge of the Caban Coch Reservoir;

- Receptors using footpath 060/13/3 as it travels in land from the Caban Coch Reservoir the route joins bridleway 060/14/3 which extends to the east. and bridleway 060/14/2 which extends to the west;
- Receptors using footpath 060/13/1 and 060/12/1 which provide access across the Afon Elan to the south towards Cwm yr Esgob;
- Receptors travelling on National Cycle Route '81' on an east-west axis, c.1.45km north of the site, adjacent to a single carriage road which provides access to the Elan Valley Estate from the B4518. The route extends from Rhayader in the east through the Elan Valley to the north;
- Receptors within the 'Elan Valley Estate' (also Open Access Land) is situated to the north-west and south-west of the site; and
- Receptors within areas of Registered Common Land (2014) which cover land to the north, south and east of the site.

PLANNING POLICY

Emerging Replacement Local Development Plan

- 3.15 PCC has begun work on a Replacement LDP (2022 - 2037) which once adopted would replace the LDP 2011-2026. At the stage of this LVA report, the consultation process is still ongoing.

Adopted Local Plan (Published)

- 3.16 The Powys LDP 2011-2026 (adopted in 2018) includes overarching development policies, to which the development proposals would be tested. Policies that are relevant to the site in landscape and visual terms are listed below.

- **Policy DM2 The Natural Environment:**

“Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site. Development proposals which would impact on the following natural environment assets [European Sites, European Protected Species, important site designations, locally important site designations, the Water Framework Directive’s overarching objectives and trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage] will only be permitted where they do not unacceptably adversely affect.”

- **Policy DM4 Landscape:**

“Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or

cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

- 1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and*
- 2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas. Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.”*

- **Policy DM7 Dark Skies and External Lighting:**

“Development proposals involving external lighting will only be permitted when a lighting scheme has been provided that demonstrates that the lighting will not individually or cumulatively cause:

- 1. Unacceptable levels of light pollution especially in the countryside.*
- 2. An unacceptable adverse effect on the visibility of the night sky.*
- 3. A nuisance or hazard to highway users including pedestrians, and local residents.*
- 4. An unacceptable disturbance to protected species.”*

- **Policy DM13 Design and Resources:**

“Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. Proposals will only be permitted where all of the following criteria, where relevant, are satisfied [underlined where relevant to the site]:

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.*
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.*
- 3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council. 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.*

4. *The layout of development creates attractive, safe places, supporting community safety and crime prevention.*
5. *It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.*
6. *It is inclusive to all, making full provision for people with disabilities.*
7. *It incorporates adequate amenity land, together with appropriate landscaping and planting*
8. *The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.*
9. *The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.*
10. *The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.*
11. *Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.*
12. *It demonstrates a sustainable and efficient use of resources by including measures to achieve:*
 - i. *Energy conservation and efficiency.*
 - ii. *The supply of electricity and heat from renewable sources.*
 - iii. *Water conservation and efficiency.*
 - iv. *Waste reduction.*
 - v. *The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.*

13. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km²."

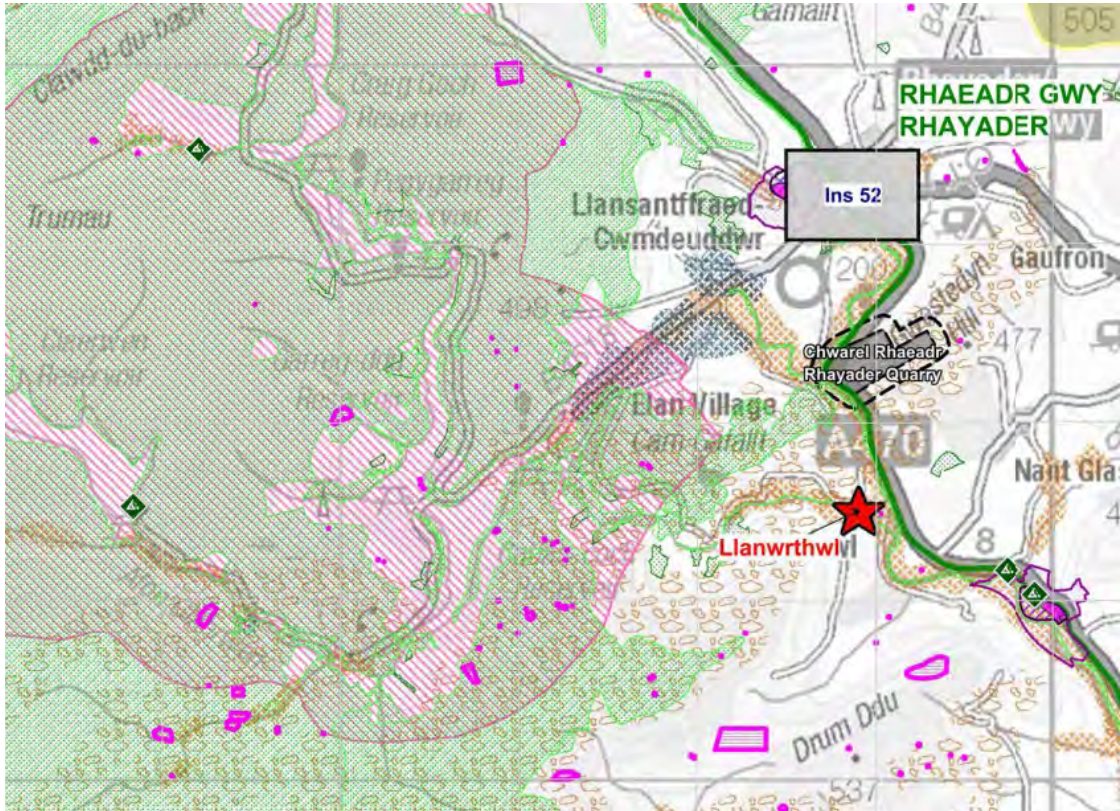


Image EDP 3.1: Extract from Powys LDP Proposals Map (PR11). Registered historic landscape covering the reservoirs is denoted by the pink hatch.

SPG Landscape – Adopted April 2019

- 3.17 Policy DM4 refers to the Powys County Council SPG Landscape and this SPG has been referred to and followed throughout the preparation of this LVA.

Section 4

Existing (Baseline) Conditions: Landscape Character

- 4.1 This section provides an assessment of the ‘baseline’ (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is included in this section.

NATIONAL CHARACTER ASSESSMENT

- 4.2 At the national level, the character of Wales has been described and classified in the National Landscape Character Area (NLCA) profiles published by Natural Resource Wales (NRW). NRW has produced a landscape character map for the whole of Wales, with 48 national landscape character areas. NRW has also provided detailed descriptions of each NLCA (NRW, 2014). The site is within the 26 Upper Wye Valley National Landscape Character Area (NLCA) described as:

“This deep, narrow valley carries the River Wye between the adjacent Pumlumon and Radnorshire Hills upland areas. Many of the lower slopes are clothed in woodland. Higher hillsides are open moorland, sometimes with rocks and scree. The unusual NW-SE valley alignment conveniently carries the main north-south A470 road.”

- 4.3 While the NLCA 26 is broadly representative of the site’s landscape context, it is likely to be too broad a scale to warrant assessment given the scale of the proposals in landscape terms on a site of this size. Therefore, the LANDMAP evaluations and local area assessments (where available) are described below.

LANDMAP

- 4.4 In order to assess the acceptability of development, in landscape terms at any specific location, it is important to understand the landscape and visual amenity circumstances against which any decisions are made, based on both published LCAs and more site-specific landscape assessment undertaken through field studies and site appraisal.
- 4.5 The landscape character of the site and the surrounding area is defined within the LANDMAP resource managed by National Resources Wales (NRW). LANDMAP is the national information system used to undertake an assessment of the landscape character at a local scale.
- 4.6 LANDMAP data is the key tool recommended for use in decision-making in relation to landscape character. *Planning Policy Wales* (PPW) (Welsh Assembly Government, 2024) Section 6.3.19 states:

“LANDMAP is an important information resource, methodology, and monitoring baseline for the landscapes of Wales, which can help inform planning for the sustainable management of natural resources in an area. LANDMAP describes and evaluates the physical, ecological, visual, cultural and historic aspects of the landscape of Wales, and provides the basis of a consistent, quality assured national approach to landscape assessment. LANDMAP assessments can help to inform green infrastructure assessments, SPG on landscape, development management decisions, landscape character assessment, special landscape areas (SLAs), local distinctiveness, design, and landscape sensitivity studies.”

- 4.7 LANDMAP is a digital mapping landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. Data is defined by five layers or themes, the Geological Landscape. Landscape Habitats, Visual and Sensory, Historic Landscape and Cultural landscape, forming the key landscape guidance for Wales.
- 4.8 LANDMAP is a whole landscape approach that covers all landscapes, designated and non-designated. It identifies key landscape characteristics and qualities that can be used to aid planning policy and decisions. The accompanying guidance states that is the use of all five layers of information that promotes sustainable landscape decision-making, giving all five layers equal consideration.
- 4.9 The site is composed of a number of LANDMAP ‘aspect areas’, as summarised in **Table EDP 4.1** and illustrated on **Plan EDP 5**. Each LANDMAP theme/layer is described, assessed, and assigned one of four overall grades of value: low, moderate, high, or outstanding. Summary LANDMAP descriptions are provided on the NRW website.

Table EDP 4.1: LANDMAP Assessment and Evaluation

Aspect	Area Name	Classification	Evaluation
Geological Landscape	Caban Coch	Mountain and upland valley/Undulating upland terrain and dissected plateau/Upland plateau	Outstanding – Western and southern boundaries defined by reservoir; north-east boundary is geological with little topographical expression (e.g. contact of Gafalt Flags with "Rhyader Pale Shales" of PWYSG932 (Crugun-Ci).
Landscape Habitat	Not named, within region	Dry (Relatively) Terrestrial Habitats/Mosaic	High – The area contains SAC. SPA. SSSI. Local wildlife sites. The land is predominately used for stock grazing.
Visual and Sensory	Cambrian Mountain valley with forestry	Upland/upland valleys/ Open/Wooded Mosaic Upland Valleys	High – Steep sided mountain valley with high degree of naturalness, and diverse vegetation and wetland mosaic, plus remoteness and tranquillity justify high status.

Aspect	Area Name	Classification	Evaluation
Historic Landscape	Elan Valley	Built environment/ Other built environment/ designated	Outstanding – Defined by extent of reservoir scheme and surrounding fieldscape and woodland.
Cultural Landscape	Cambrian Mountain valley with forestry	Upland/upland valleys/ Open/Wooded Mosaic Upland Valleys	N/A

4.10 Within LANDMAP, each aspect area is typically described, assessed, and assigned one of four overall grades of value: low, moderate, high, or outstanding. Summary LANDMAP descriptions are provided on the NRW website. With respect to the findings relevant to the site, all of the LANDMAP areas with evaluations were found to score an overall evaluation of high to outstanding.

4.11 Typically, the most pertinent aspect area to landscape and visual matters is the visual and sensory theme. The summary description for the Cambrian Mountain valley with forestry is:

“Two areas forming sides of upland narrow Elan and Claerwen valleys with very steep, craggy slopes in places. Mix of semi-natural rough vegetation, sparse woodland, forestry plantations and grazing fields with stone walls. These areas form an attractive backdrop to the lower Elan Valley Reservoirs and the village and thus are an important component of popular scenic route views.”

4.12 The Claerwen Valley lies to the south-west, and insofar as it forms part of the setting to the Visitor Centre, comprises steep sided valleys which LANDMAP identifies as providing an “attractive backdrop” to the reservoir and having a “high degree of naturalness”.

4.13 The Geological Landscape LANDMAP aspect describes the geological and topographical character of this area as “Effectively now a promontory of early Silurian (Llandovery) rocks, with steep and high valley sides rising to a narrow plateau. Forms part of the Rhiwnant Anticline.” The justification for elevation is due to it being a “Classic area for coarse facies of the Llandovery turbidite sequence in the region, including GCR site/SSSI.”

4.14 With regards to the Historic Landscape aspect area, the site again forms part of a much wider expanse which is defined by the extent of reservoir scheme and surrounding fieldscape and woodland. LANDMAP describes this area as a “Victorian and Edwardian reservoir scheme including associated conifer plantings, water processing works and small nucleated settlement at Elan Village. Submerged relict agricultural and settlement landscape of late medieval and post-medieval date. The area also includes residual areas of ancient broadleaved woodland and remnants of the late medieval and post-medieval fieldscape around the valley margins associated with farmsteads of medieval and post-medieval date.” Its outstanding evaluation is owing to the engineered landscape constructed around the Elan Valley Reservoir complex.

- 4.15 The key features that define these aspect areas include the character and biodiversity value of the Upper River Wye, fine upper river, with many interesting woodlands, some good meadows. No evaluation of 'value' is provided for the Cultural Landscape Services aspect areas covering the site.

DARK SKIES

- 4.16 The International Dark-Sky Association (IDA) started the Dark Skies program in 2001. Under this program, the majority of the Elan Valley area has been recognised as an International Dark Sky Park (IDSP) since July 2015.
- 4.17 This designation is given to a landscape possessing an exceptional, or distinguished, quality of starry nights and a nocturnal environment that is specifically protected for its scientific, natural, educational, cultural heritage, and/or public enjoyment. The Elan Valley Trust has taken steps to secure the sky quality with a lighting plan. They also raise awareness of the importance of the quality of the darkness at night in the area.
- 4.18 The site lies within the darkest (< 0.5 NanoWatts/cm²/sr) level of the Dark Skies. Night-time effects have not been included within this assessment. The visitor centre is a daytime attraction, and it is assumed that no additional light sources would be included beyond those that are already part of the baseline; therefore, the effects of the proposals at night-time are not considered further in this report.

POWYS LANDSCAPE CHARACTER ASSESSMENT

- 4.19 The site falls within the 'Elan Valley Reservoirs' Landscape Character Area 41 which is described as:

"An upland valley landscape located in the west of the Powys Local Development Plan (LDP) area, comprising a series of reservoirs which are fed from the surrounding upland areas in which the valley lies. Elan Village is located at the easternmost end of the LCA. The northern valley runs north to south, dissecting the Elenydd Uplands LCA, whilst the western valley sits between the Elenydd Uplands to the north and Bryn Glas Uplands LCA to the south. The easternmost tip of the LCA borders the Dulas Valley LCA and Wye Valley (Rhayader to Builth Wells) LCA, where Caban Coch Reservoir drains eastwards into the River Elan. To the south there is a transition to the Bryn Glas Uplands."

- 4.20 The landscape surrounding the upper reservoirs is described as "...simple, dominated by unenclosed coarse grassland and grazed by sheep. Where enclosure is required, boundaries are defined by post and wire fencing, and occasional drystone walls."
- 4.21 Woodland is concentrated in the lower valleys, with some areas of ancient woodland on the lower slopes of Caban Coch and Garreg Ddu reservoirs, much of which is designated as part of the Elan Valley Woodlands SAC. No ancient woodland is contained within the site boundary itself.

- 4.22 Regarding cultural influences *“There are many late 19th/early 20th century reservoir structures and associated buildings including dams and valve towers, many of which are listed.”* The assessment notes that much of the LCA is within the Elan Valley Registered Historic Landscape. *“The designation is focused around the larger part of the catchment of the River Elan and its tributary, the River Claerwen, and notable for encompassing the construction of a series of massive dams and ancillary works undertaken between the end of the 19th and the middle of the 20th centuries.”*
- 4.23 Settlement is noted as being *“...sparse, and aside from properties at Elan Village, is limited to occasional scattered farmsteads.”* There is a Conservation Area at Elan Village containing a cluster of listed buildings, most of which are early 20th century Arts & Crafts style houses, built by the Birmingham Corporation for workers at the reservoir scheme.
- 4.24 Regarding the Visitors Centre, the assessment states that:
- “The Elan Valley attracts large numbers of visitors annually. Facilities to accommodate this include a visitor centre at Elan Village, car parks, picnic benches and waymarked walking and cycling trails. The landscape can be accessed via a minor road which follows the floor of the valley alongside the reservoirs. Public Rights of Way (PRoW) allow access to the landscape within the valleys, with a small number of tracks and paths traversing the valley slopes, connecting the valley floor to the adjacent uplands.”*
- 4.25 Perceptually, *“the valleys provide a sense of containment as a result of the steeply sloping landform and woodland coverage on the valley sides. To the north of the LCA the landscape opens out onto upland grassland and there is a greater sense of remoteness and exposure away from activity around Elan Village and the lower reservoirs.”*
- 4.26 Lastly, the assessment notes a number of visual qualities including:
- *“Reservoirs and enclosing uplands combine to create a sense of place.*
 - *Scenic views of reservoirs enclosed by steep upland valleys sides, which generally contain outward views.*
 - *An important tourist hub with a visitor centre, several car parks and picnic spots located along the valley road.*
 - *Part of the Elan Valley International Dark Sky Park due to the exceptionally dark night skies experienced in the area.”*

HISTORIC LANDSCAPE CHARACTERISATION

- 4.27 A total of nine HLCA have been defined for the Elan Valley Historic Landscape. The site falls into HLCA: 1131 ‘Elan Valley Reservoirs’. The HLCA is described as:
- “Diverse landscape within, around and below the Victorian and Edwardian reservoir scheme, including dams, reservoirs and ancillary structures, remains of features associated with construction, the flooded landscape in the valley bottoms exposed*

periodically when the water level is low, together with conifer plantations, remnant natural and semi-natural broadleaved woodland, fields and farms around the valley sides.”

ELAN LINKS: LANDSCAPE CONSERVATION ACTION PLAN

- 4.28 Supporting the EVLOHI is the ‘Elan Links’. Elan Links is a Heritage Lottery funded Landscape Partnership for the Elan area. During its development phase, a Landscape Conservation Action Plan (LCAP) was created to assess the current threats and opportunities for the landscape and all aspects of heritage within it. The LCAP serves as a manifesto for the scheme, pulling together key information about the landscape and informing plans. It includes the overall vision for the scheme, a Landscape Character Assessment, various projects responding to the needs of the landscape and local communities, and considerations for long-term management and sustainability.

EDP SITE ASSESSMENT

- 4.29 While the above published assessments provide a helpful contextual appreciation of the wider landscape, none provide a site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. In particular, published assessments tend to miss more localised influences on the landscape, such as the effect of traffic or existing development on tranquillity and visual character. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, which EDP has undertaken and is described below.
- 4.30 A site visit took place in July 2024. Weather conditions were dry and clear although owing to the south-facing views required, the sun and glare made the site difficult to discern particularly from mid-morning to early afternoon. The visit was complemented by a review of aerial photography, mapping, and field assessments from publicly accessible locations (e.g. from local roads, PRow and identified viewpoints).
- 4.31 A series of images has been included below to illustrate the types of landscape features on-site, including the perceptual connection with the wider landscape. Photoviewpoints (PVPs) have also been captured to demonstrate viewpoints in the wider landscape and these illustrate the type and extent of views towards the site. The PVPs are contained at **Appendix EDP 4** and the PVP locations are shown on **Plan EDP 6**.
- 4.32 Elan Valley Visitors Centre was built in 1985 and sits to the north-east of the Caban Coch Dam with an associated car park to its immediate east. Afon Elan lies to the immediate south of the site. The site is accessed via the B4518 which follows the floor of the valley alongside the reservoir.
- 4.33 The site photos contained at **Appendix EDP 5** have been included to aid this next section of the report. Key features around the visitor centre (and within the site boundary) include rights of way and parking facilities in front of the existing entrance which is demarcated by some birch and rowan trees, and there is an overflow carpark with poor surface treatment which is set back from the building. Adjacent to the overflow carpark is a bike hub, which looks to be an attractive new wooden building which offers bikes for hire – a cycle route

abuts the boundary edge (on-site) and passes the bike hub. There is also a nature garden which is wild in appearance and evidently in need of some maintenance, but it was suitable functioning as a hub for biodiversity at the time of the site visit.

- 4.34 To the rear of the building (external), there is a deck area which overlooks the river, a large grassed picnic area and an enclosed play area containing a series of wooden play equipment pieces and mostly bark chippings under foot. There is also a stone sculpture piece which was created in 2000 to mark the millennium and there are a series of stones engraved with Radnorshire placenames. This is set within mown grass. The views towards the dam are best from the play area and the stone sculptures as these views are uninterrupted and the feature can be seen in all its glory.
- 4.35 The boundary of the site is largely demarcated by a change in contours and the post and wire fencing to the north and wooden fencing on the riverside. Aside from the nature garden, the site is mostly open and contains a limited amount of vegetation which is more in keeping with the elevated land to the north although bracken, heather and grasses are found beyond the scree and plateau areas outside of the site.
- 4.36 Settlement is sparse, and aside from properties at Elan Village, is limited to occasional scattered farmsteads. There is a Conservation Area at Elan Village containing a cluster of listed buildings, most of which are early 20th century Arts & Crafts style houses, built by the Birmingham Corporation for workers at the reservoir scheme.
- 4.37 There are areas of woodland surrounding the site on the lower valleys, with some areas of ancient woodland on the lower slopes of Caban Coch, much of which is designated as part of the Elan Valley Woodlands SAC. Small blocks of conifer plantation on the valley sides and upper slopes reinforce the upland character. In the north of the area, woodland cover is sparse, with occasional small deciduous trees on the lower slopes and open upland grassland making up much of the landcover, with some scrub/gorse encroaching on steeper slopes.

INTERIM CONCLUSIONS: LANDSCAPE CHARACTER

Overall Sensitivity of the Site Character

- 4.38 In summary, the main character and valuable fabric of the visitor centre is to be found to be sparsely vegetated – there is more hard landscape areas around the visitor centre which enable access etc. From a sensory perspective, the wildlife garden is a nice feature for visitors to enjoy as are the picnic areas and the play area. The built form on-site is consistent with the built form within Elan village in terms of the materiality used. The surrounding landscape is sparse in places although woodland is common along waterways and on the slopes to the south. The site has a remarkable landscape setting due to the dramatic backdrop provided by the dam. The site sits in the valley bottom, built form is generally limited to these contours within the valley. The existing visitor centre in its current form does not form a prominent, or important part of the appreciation of the wider landscape, but it is a key nodal point/gateway for visitors coming to appreciate the vast and remote

broader landscape. The site is built for visitors currently and it attracts over 150,000 visitors a year. This publicly accessible site and visitor destination is valued and although the currently layout of the building and external components are not the highest quality, nor visually impressive, it serves as an important anchor point for locals and visitors in a high value, large scale landscape, therefore the value of the site is considered high.

4.39 The landscape character receptors to be assessed within this LVA have been summarised here for convenience:

Table EDP 4.2: Landscape Character Receptor Summary

Receptor	Value	Susceptibility	Overall Sensitivity
The Site and its Context	High	High	High
LCA 41 Elan Valley Reservoirs	High	High	High

Section 5

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below:

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV shown on **Plan EDP 6** is derived using digital landform height data only and therefore it does not account for the screening effects of intervening trees, structures or the dam, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a Chartered Landscape Architect in July 2024 in clear and dry weather conditions and therefore predicts the extent of summertime views of the proposed development.
- 5.5 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.
- 5.6 **Appendix EDP 4** illustrates **Photoviewpoints EDP 1-7**. From this it can be seen that, as a result of the valley formation and the site’s position below the Cadan Coch Dam, as well as areas of woodland and vegetation in the surroundings, the ZPV forms two areas, including:
- Medium distanced, elevated and open locations on the valley sides to the north and south which permits expansive views over the valley, including views in the direction of the site; and
 - Discreet areas in the immediate vicinity of the site, typically on, within, or adjacent to the site boundary, including the PRow footpaths, dwellings and NCR 81 to the north.

STEP TWO: DEFINING RECEPTOR GROUPS

- 5.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups. The extent of the ZPV is greatly reduced from the ZTV as a result of the wooded valley sides and the placement of the dam.

Rights of Way Users

- 5.8 Recreational users of PRoW refers to users of bridleway, local and promoted footpath users. Public paths often cross over with areas of Open Access Land (OAL) and these have also been considered herein in their own right. Users of right of way which are likely to have some perceptible view of the site and future development are likely to be limited to:

- Footpaths 144/249/1, 144/250/1, 144/249/2 and 144/262/1 immediately surrounding the site to the north and south;
- Footpath 060/13/3 as it travels in land from the Caban Coch Reservoir the route joins;
- Bridleway 060/14/3. and 060/14/2 to the south;
- Footpath 060/13/1 and 060/12/1 to the east and south;
- Receptors using National Cycle Route 81; and
- Receptors within the 'Elan Valley Estate' (OAL) to the north-west and south-west of the site.

- 5.9 Users of these PRoW routes are likely to be slow moving and using the routes for the purpose of enjoyment of the surrounding landscape (scenic quality and recreation etc.). Given the frequency and distribution of the network and their position within the extent of the EVLOHI designation, these routes are considered to be afforded a very high level of value. Some routes are fully enclosed while others are open, some routes are influenced by the existing presence of farms, rural roads, or other infrastructure. Therefore, the overall sensitivity of receptors using routes within the Elan Valley is considered to be very high.

Road Users

B4518

- 5.10 The Elan Valley area is viewed as being remote but is relatively well served by the road network. The single carriageway road, B4518, provides access to the Elan Valley, with a main east-west route from Rhayader. There are also routes passing from the Wye Valley, along the upper Elan Valley into the Ystwyth Valley in Ceredigion. These roads are popular with day trippers from a wide area and in the summer months can be exceptionally busy.

Residential Dwellings/Groups

- 5.11 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning

policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change.

- 5.12 The settlements of interest to this appraisal are Elan Village. The roads and routes discussed above and included within the photoviewpoints were selected to capture publicly accessible views from areas where views within or adjacent to these settlement may be available.

Visitors to Elan Valley/Elan Valley Visitors Centre

- 5.13 The LCAP 'Statement of Significance (Chapter 3) states that:

“Over 154,000 people a year visit the Elan Valley Visitor Centre. Visitors come from a variety of places and for a variety of reasons. Most stay close to the dramatic scenery of valleys and reservoirs. Some venture into the more remote areas, to explore the stunning landscapes and rich natural and human heritage of the district. It is landscape well-suited for hill-walking, mountain biking and pony-trekking and the Elan Estate organise a programme of guided walks and activities throughout the year.”

- 5.14 Receptors visiting the Elan Valley/Elan Valley Visitors Centre are doing so for the purpose of enjoyment of the surrounding landscape (scenic quality and recreation etc.) and therefore their sensitivity is considered to be very high.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

- 5.15 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the site boundary and up to distant viewpoints at 1km and more from the site; and
- Viewpoints from all the above receptor groups.

- 5.16 The representation of views is supported by seven PVPs. Their location is illustrated on **Plan EDP 6**. Photographs from the selected viewpoints are contained in **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP Location	Grid Reference	Reason(s) for Selection
Photoviewpoint EDP 1: View from National Cycle Network and area of open access land looking east towards the site	292574, 264627	Visitors to Elan Valley and visitor centre, national cycle network users and users of open access land.
Photoviewpoint EDP 2: View from public path looking east towards the site	292598, 264564	PRoW users, and visitors to Elan Valley and visitor centre.
Photoviewpoint EDP 3: View from National Cycle Network looking south towards the site	292849, 264739	Visitors to Elan Valley and visitor centre, national cycle network users and users of open access land.
Photoviewpoint EDP 4: View from public path looking south-west towards the site	292960, 264797	PRoW users, and visitors to Elan Valley and visitor centre.
Photoviewpoint EDP 5: View from public path looking south-west towards the site	292996, 264816	PRoW users, and visitors to Elan Valley and visitor centre.
Photoviewpoint EDP 6: View from public path looking north towards the site	292565, 264501	Visitors to Elan Valley and visitor centre.
Photoviewpoint EDP 7: View from public path looking north-east towards the site	292484, 264390	PRoW users, open access land users and visitors to Elan Valley and visitor centre.

Section 6 The Proposed Development and Mitigation

- 6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

- 6.2 The proposed development is illustrated in **Appendix EDP 1** and **Appendix EDP 3**. The Design and Access Statement (DAS) supporting this application provides full details of the development proposals. To summarise, these comprise:

“The project proposes to renovate and modify the visitors centre building, combined with the widening of vehicle access to the Site, provision of new public footpaths and enhancement/relocation of existing features including play areas and boundary treatments.”

- 6.3 The landscape general arrangement shows that the majority of the existing tree stock will be retained. Car parking has been reconfigured to enable better use of space and new tree planting is proposed to strengthen the quality and appearance of the tree stock, particularly around the central parking area in front of the visitor centre. The play area has been relocated to allow clear views from the terrace. The wildlife garden is retained, and surface treatment is proposed to improve the overflow parking area.

PROPOSED LANDSCAPE PRINCIPLES

- 6.4 EDP’s early engagement with the design process has allowed for an iterative process which has informed the design of the submitted scheme. In particular, landscape advice from EDP has informed the relationship between the proposed development and the existing vegetation on-site. The layout has considered landscape features of note and potential on the site’s redevelopment on the existing tree stock has been taken into account, all of which contribute to the character of the site.
- 6.5 Landscape design principles which are embedded into the overall design of the proposed scheme are as follows:
- Responding to the sense of place in terms of the character of the site and it’s setting;
 - Improving the direct line of sight from the visitor centre to the dam by moving the play area (in external and internal views);
 - Retain and enhance as much vegetation on-site as possible, particularly the better quality features;

- Maintain public access through the site via the rights of way that traverse the site and consider how movement and accessibility could be improved while redesigning the outside areas. For example, amalgamating routes may provide an improvement for users to avoid clashes with vehicular routes;
- Consider the materiality of the proposed roofline and its silhouette to ensure it is harmonious with its setting and sense of place;
- Consider cyclists who come to and from the bike hub on-site and maintain the route adjoining the Afon Elan to the bike hub;
- Light spill from the building as well as external lighting if required should take into account the dark skies policies and lighting should be kept to a minimum to minimise light pollution; and
- In line with *Planning Policy Wales 12*, the site proposals must have a holistic approach to all environmental constraints to deliver a biodiversity net benefit and should and trees or woodland groups be lost on-site, suitable replacements should be planned for to meet PPW's requirements.

Section 7 Summary of Effects

INTRODUCTION

- 7.1 In this section, the predicted effects on landscape character and visual amenity are summarised. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

CONSTRUCTION EFFECTS

- 7.2 Construction activities, movement of site traffic, lighting, noise and sounds will be ever-present during the construction process. This is not unusual and will be carefully controlled by a conditioned construction method statement. Recommendations for protection of retained vegetation, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees are not adversely affected by the construction process. The magnitude of change will, however, be very high (on both the site itself and immediate context) and when combined with the high sensitivity of the site, will result in a **major** adverse level of effect. The effect will, however, be temporary and extend only for the duration of the construction process.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE (YEAR 1 AND OPERATION)

- 7.3 Following construction/establishment of the landscape strategy, the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.
- 7.4 It is a consequence of the nature of the development proposed that the building footprint will increase in size and the visual and sensory character of the site would be altered, but this would be minimised in part as the visitor centre is already recognised as built form in the valley bottom and the plans proposed seek to renovate the existing building and make improvements to the surrounding public realm. The magnitude of change is not an indication of bad design but is expected as a result of a variation of scale, character and appearance whereby the built form and the landscape framework perceived within the receiving landscape are altered. Overall, the site's existing use and location, as well as its setting indicates that it is of high sensitivity and high susceptibility to change.
- 7.5 This high sensitivity, coupled with the high magnitude of change, implies that the effect on the character of the site itself will be major/moderate with both adverse and beneficial effects. The increased footprint is considered adverse but the improvements to the landscape and the building in terms of the provision and amenity that would be delivered

would be of benefit for the tourist attraction. Despite this, the proposals are sensitive to existing site landscape features by allowing for the retention and enhancement of existing vegetation on-site through habitat creation – reconfiguring the play area and moving it north will also increase the visitor’s appreciation of Caban Goch dam which will offer an improvement to the existing baseline.

7.6 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall.

7.7 Predicted effects on landscape character have been broken down as follows:

- The physical landscape: the physical landscape of the site would not be fundamentally altered by the proposals as much of the external components will be retained or relocated to improve the movement and use of the public open space surrounding the building. The footprint of the building would increase, and the roofline in particular will be a notable change in terms of architectural flare however, the majority of the area surrounding the building comprises hard standing already therefore very little greenspace or vegetation would be subject to removal as a result of the proposals. In terms of improvements, the landscape masterplan has incorporated additional tree planting which would offer a benefit to the physical makeup of the landscape. This in turn would deliver habitat creation as well as providing a host of ecosystem services including shade and shelter, soil stabilisation and hydrological functions in terms of slowing water runoff;
- The site’s visual and sensory character: the footprint of the visitor centre will increase and for all intents and purposes the appearance of the building will be modernised, however, the two-storey building would not result in any increased heights for roof pitches as a result of the wrap around extension and renovation proposed. The increase in mass would not result in a wholesale change to the visual and sensory character of the site as the change is likely to be limited to areas of public open space located between the existing building (where there is currently a service area and inactive frontage) and the dam. The current edge is not visually attractive and from a placemaking perspective, a reconfiguration of the building would lead to a beneficial effect and a better user experience;
- Landscape fabric and habitats: overall, the proposals would result in a net benefit by introducing more tree and native shrub planting within the footprint of the site. The planting palette sensitively reflects flora which is commonly found on or adjacent to the site – ornamental planting would be kept to a minimum;
- Historic landscape character: The site is within the Elan Valley Landscape of Outstanding Historic Interest. The main components of this non-statutory heritage designation relates to the reservoirs, dams and ancillary structures as well as the diverse landscape within which they sit. These main landscape features will remain unaffected as a result of the proposals and views to the dam from the visitor centre would be improved. The visitor building would change from a traditional style building which mirrors the architectural style found in the village. The proposals include a modern curved façade and an increased footprint. This change in character would not

have a widespread effect of the designation from a landscape and visual perspective although the change would be experienced from certain points within a 1km study area; and

- Cultural connections: the historic building use has already evolved to incorporate the visitor centre and the proposal include an expansion to the museum to increase the educational benefits currently provided by the visitor centre. The rights of way on-site are proposed to be consolidated as there are areas of overlap by the entrance for example that are unnecessary and removal of one will allow for additional soft landscape proposals to be incorporated, therefore the effect would be beneficial in the round.

7.8 On balance, therefore, the overall magnitude of change on each of the respective landscape map aspect areas covering the site is considered to range from high for visual and sensory, to low for landscape habitat. The site will remain as a tourism destination with a building at its centre. Public access will be maintained and the overall user experience will be improved as a result of the proposals internally and externally. The landscape habitat on-site should see a net benefit overall with the addition of the new planting and the cultural and historical connections will also remain as part of the fabric. This appraisal finds that the level of effect on the character of the site is moderate overall and the nature of the effect is beneficial in the round.

PREDICTED EFFECTS ON THE LCA 41: ELAN VALLEY RESERVOIRS

7.9 The area immediately surrounding the site will be subject to the greatest change to the defined LCT and this is predicted to diminish due to the valley formation and the placement of the site within it. Effects on the immediate surroundings and the wider area are described below. The overall sensitivity of the LCA examined in the baseline was judged to be high.

The Site's Immediate Surroundings

The Wider Area

7.10 The host LCA 41 is a large character area and the proportion of the LCA affected as a result of the proposals is very small (almost nominal) and limited to the immediate setting of the site which is very localised in its context due to the nature of the valley formation which limited any visual appreciation of the wider landscape.

7.11 Overall, the proposals are expected to result in no more than a low magnitude of change upon the characteristic features of LCA41. The level of effect has been downgraded to no more than a minor neutral.

Predicted Effect on EVLOHI

7.12 Generally, the proposed enhancements for the site is considered to be in appropriate when considered alongside the characteristics identified in relation to historic landscape. The diversity within the area benefit from the proposals, and the key features of this landscape remain unaffected physically such as the hydrology or the Victorian and Edwardian reservoir scheme. The perceived change to the character of the area will largely result from the

alterations proposed to the building, even with that the effects would be highly localised, and it is unlikely to result in any more than a minor adverse effect overall. The nature of the affect is a result of the modernisation of the building, and the materials proposed offer a deviation from the traditional palettes found in the Elan Valley.

PREDICTED EFFECTS ON VISUAL AMENITY

Right of Way Receptors, OAL and Users of National Cycle Network

- 7.13 As seen within the majority of the viewpoints contained at **Appendix EDP 4**, the scale and appearance of the existing visitor centre is modest and unremarkable architecturally, and views are contained to within 500m. The visitor centre is a key nodal point for visitors to the Elan Valley, however the building in its current state is understated and poorly laid out with non-active interfaces on key aspects of the building (namely the elevation facing the dam. Rights of way users, as well as users of open access land are highly sensitive, and those in the vicinity of the site are no exception as the rarity and scenic quality of the wider landscape draws thousands of visitors to the area each year. Existing and retained vegetation softens the appearance of the building and the carpark in its current state.
- 7.14 Generally, the magnitude of change for the visual receptors identified in the baseline is considered medium as the majority of views show, existing vegetation intervenes in views of the building, either vegetation on-site and or that in the surrounding landscape.
- 7.15 While proposals would still be identifiable and recognisable as a change within the view, direct views are less common from the affected PRow, views tend to be oblique and filtered for short distances only as those routes running perpendicular to the dam traverse passed the visitor centre. Most views are only available from elevated locations (**Photoviewpoint EDP 1, 4 and 7**) where users of the routes would have to drop their gaze to glimpse views of the Elan Valley Visitor Centre. Users of National Cycle Route 81 are less likely to perceive this change at operation due to the orientation of the cycle route in juxtaposition to the visitor centre (**Photoviewpoint EDP 1 and 3**). In all elevated and available views from the valleys sides, the roofscape and parking bays are the most apparent features in the view. The northern edge of the valley is more open and less vegetated than the south, where views tend to be almost completely screened and limited to the very short distance.
- 7.16 **Photoviewpoint EDP 6** is the exception whereby the only slightly elevated PRow crosses the weir bridge in front of the dam, and only oblique views are available. The change to the view would include a reconfiguration of the external sculpture area and the play area, and the proposed extension would be seen in a filtered view. The view would not be too dissimilar from the baseline, however additional roof pitches and more glass on the facade is likely to be seen which in turn is likely to reflect the vegetated surroundings. One tree (birch) to the rear of the existing building is proposed for removal to facilitate the increase floor area.
- 7.17 Overall, receptors travelling on open access land, along PRow and on National Cycle Route 81 within 500m would experience a localised major/moderate neutral level of effect at

year 1 reducing to moderate neutral at year 15. Users of PRow beyond 500m from the site would experience no change due to intervening landform and vegetation.

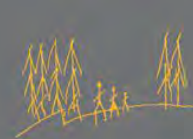
Section 8 Conclusions

- 8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2,3,4** and **5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 4** coupled with professional judgement.
- 8.3 The following effects are likely:
- An increase in building footprint and the removal of a select number of trees to accommodate the built form proposals will have an effect on the character of the site itself but the effects are mostly limited and perceptible within the site area;
 - The reconfiguration of external areas which comprise a mix of hard standing in variable condition would result in an overall benefit to the arrival space and areas available for public enjoyment in the immediate setting of the site;
 - The wider study area is almost exclusively unaffected by the proposals as the existing roof pitch levels will remain unaltered by the proposals. More tree planting proposed on site is likely to soften and filter views available from PRow within 500m over time, particularly by year 15 of operation. Host LCA 41 and the EVOLHI would not experience any unacceptable levels of harm as a result of the scale and proportion of the proposals themselves which are nominal in scale when compared against the extent of the LCA and EVOLHI boundaries. There would be a minor beneficial effect to the landscape fabric of the site, which in turn provides beneficial effects to the host area; and
 - There is a very limited number of visual receptor groups affected by the proposals – those affected are users of rights of way, users of open access lands and visitors to the tourist attraction. The effects are extremely localised and generally considered neutral or beneficial with improved facades, improved lines of site to the dam and improved amenities.
- 8.4 A review of national and local policy, landscape character and visual amenity has been undertaken, and the findings confirm that the site sits in a settled valley which is already characterised by built form. The scheme appraised sits very well both in landscape and visual terms and the receiving landscape is capable of some change in the form of a more diverse architectural form such as that proposed. The scheme represents a logical extension of the existing visitor centre and one which would be easily assimilated into the settled valley bottom without extensive or widespread landscape and visual effects, due to

the dramatic landscape and contours within 500m of the visitor centre. For the reasons outlined within the report, the enhancements on-site development offer beneficial effects in landscape and visual terms in the round. The redevelopment of the visitor centre represents a well-designed reconfiguration of the external site area, which is appropriate in the receiving landscape and local context. Generally, more effects were found to be neutral or beneficial as opposed to adverse. The findings herein do not consider there to be any adverse effects of significance to result in any landscape or visual effects which would warrant a refusal.

Appendix EDP 1

Pre-application Design and Access Statement



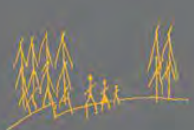
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Elan Valley Visitor Centre Re-development

Pre-Application Design and Access Statement

Hybrid New Build and Refurbished Existing Building

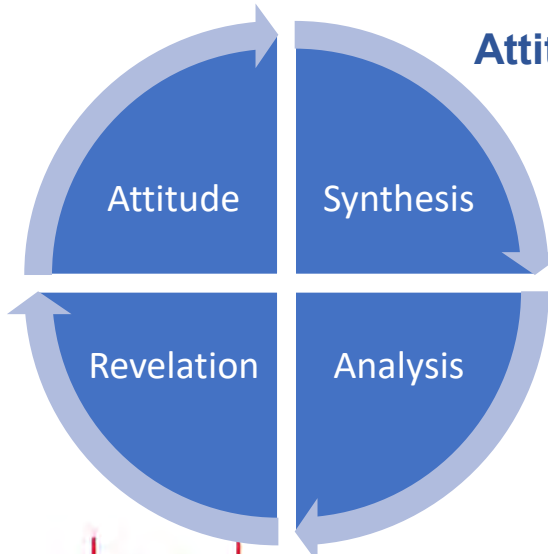
****the following information to be read in conjunction
with the comprehensive Pre-Application Document*



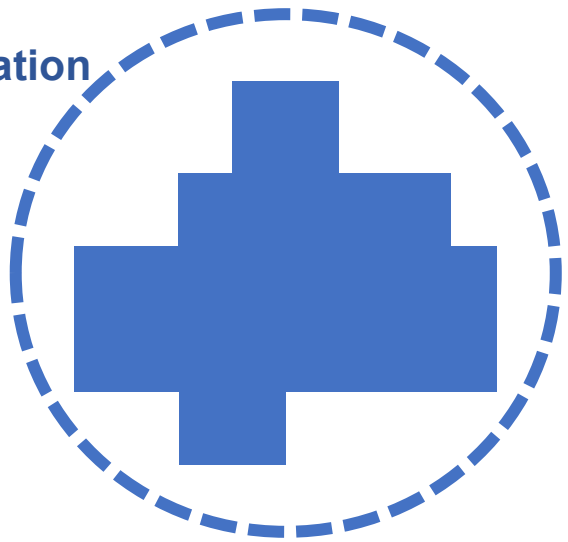
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Design Process

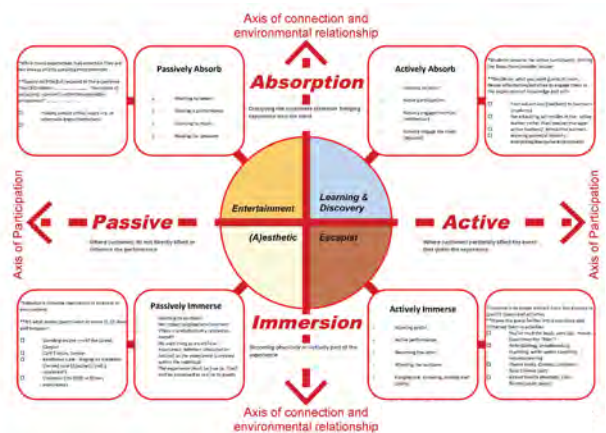
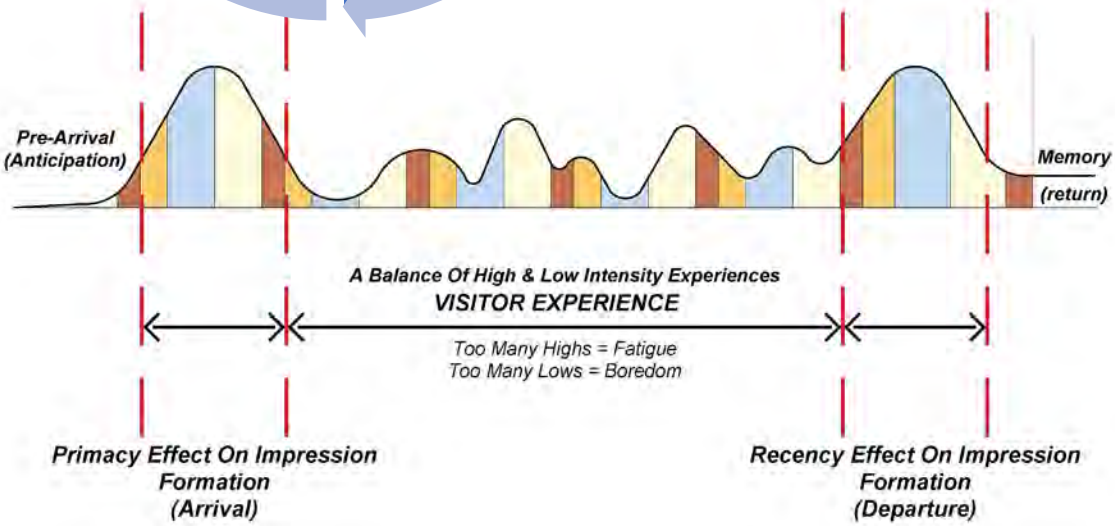
Attitude/Synthesis/Analysis/Revelation



Envelope : Internal Area Ratio



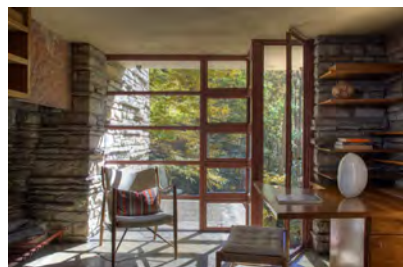
Visitor Experience Journey



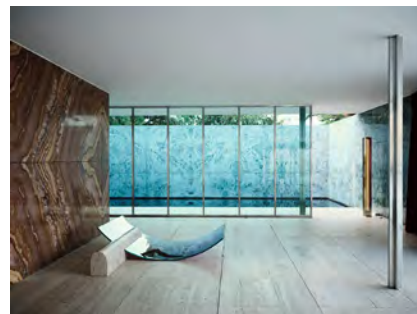


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Design Process – Attitude (Primary Precedent Studies)



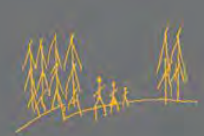
Falling Water, Frank Lloyd Wright



Barcelona Pavilion, Mies van der Rohe



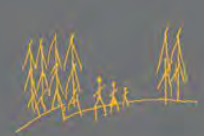
Ronchamp Chapel, Le Corbusier



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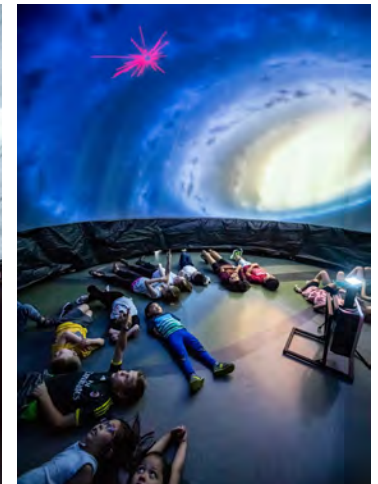
Design Process – Attitude (Supplementary Precedent Studies) (Architectural Experiences)





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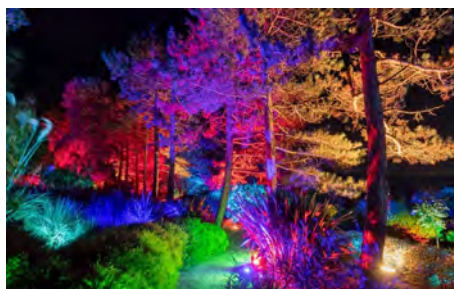
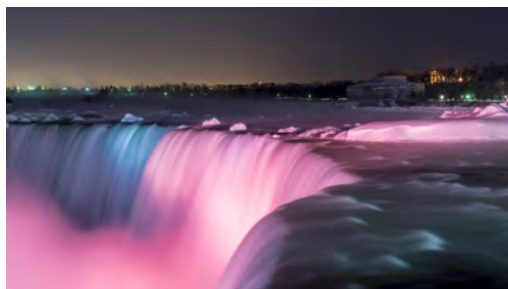
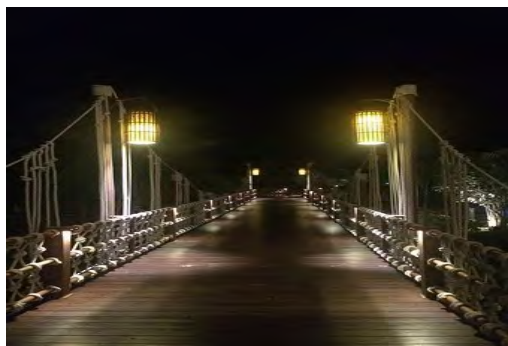
Design Process – Attitude (Supplementary Precedent Studies) (Planetarium/AV)





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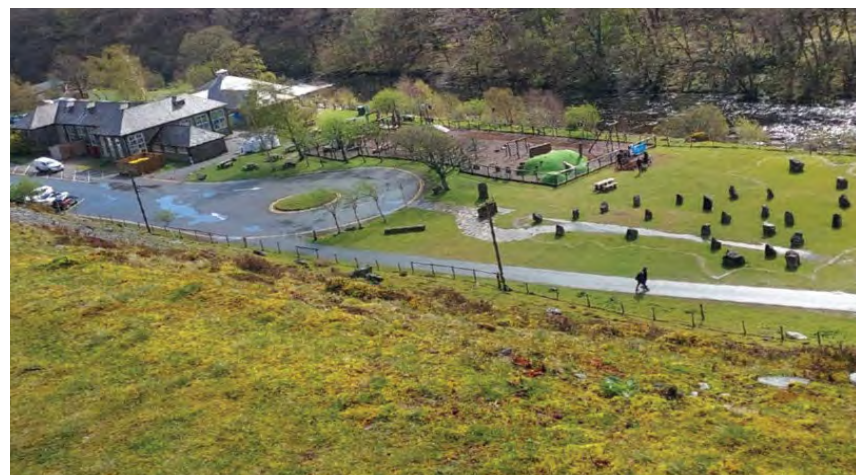
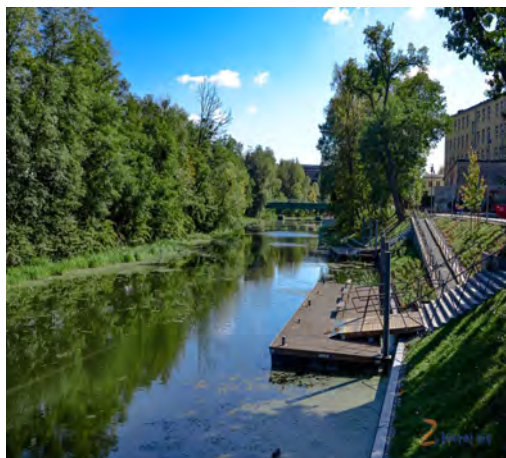
Design Process – Attitude (Supplementary Precedent Studies) (External Experiences)

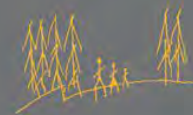




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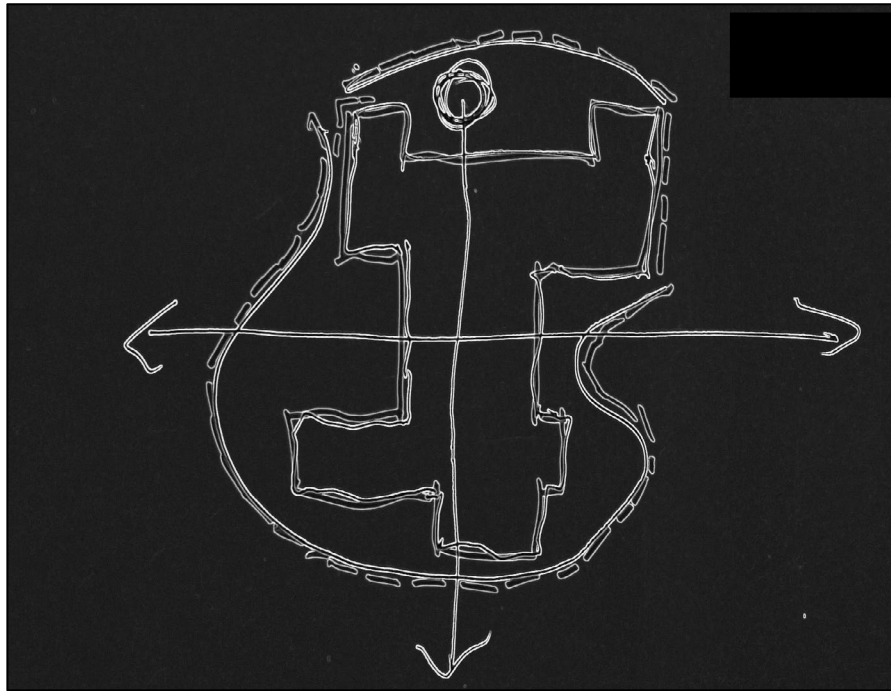
Design Process – Attitude (Supplementary Precedent Studies) (Terraced Experiences)





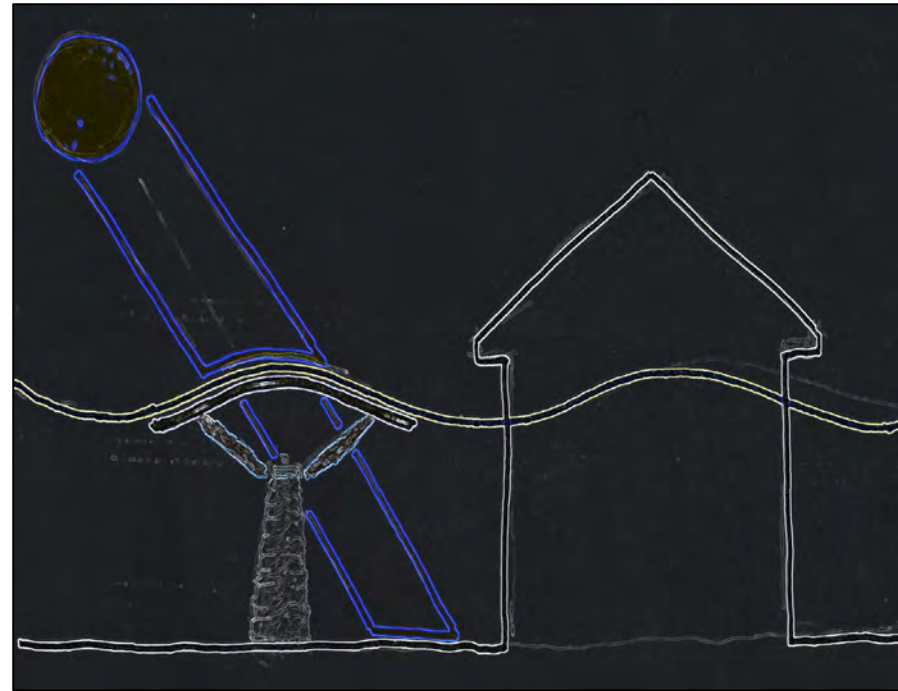
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Design Process – Concept Approach



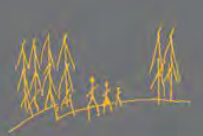
Strategy

- Optimal Expansion
- Environmental/Weather Protection
- Building/Energy Performance (Improve)
- Heritage Sensitivity
- Exploit Site Assets (views)



Materials/Experience

- Local Stone and Timber (Craftsmanship)
- Water Associated Metaphor (Place)
- Natural Light and Renewables
- Maximise Vistas
- Weather Enhanced Experience (Internal/External)



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Design Process – Synthesis (Visitor Flow/Experience and Operations)

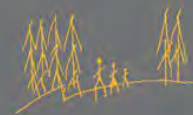




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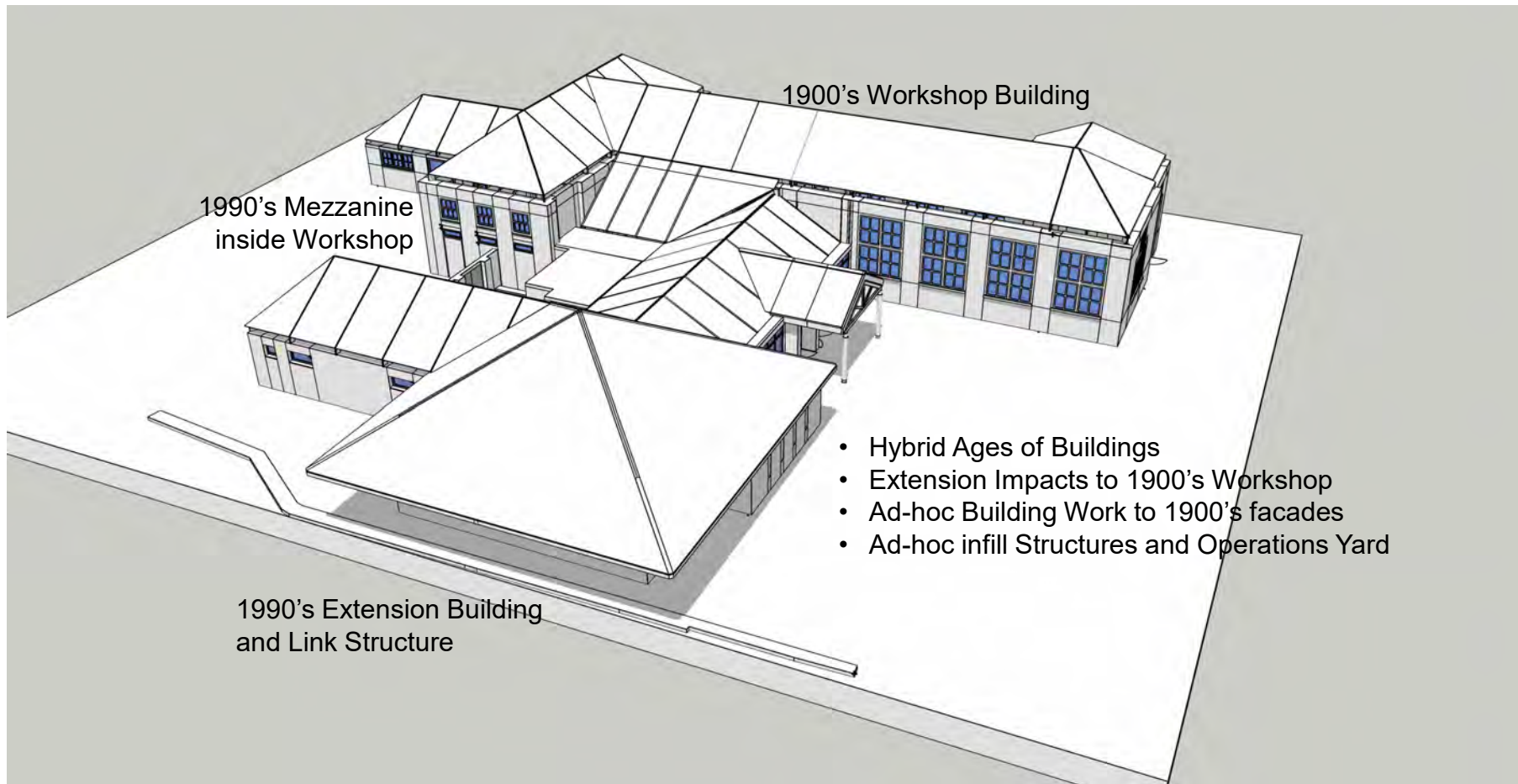
Design Process - Site Proposals and Landscape Setting

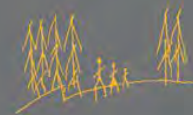




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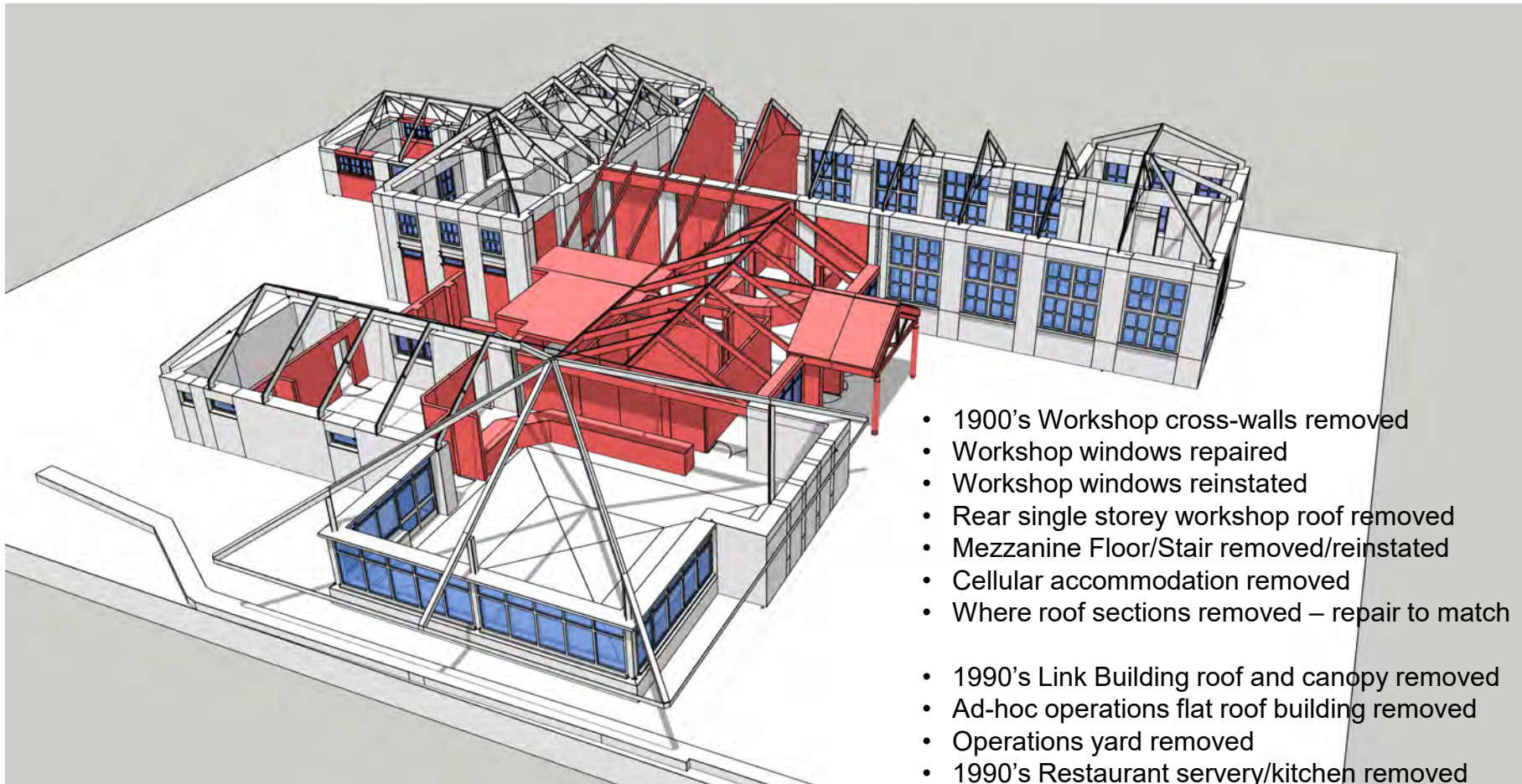
Design Process - Existing Visitor Centre Building





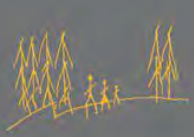
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Design Process - Existing Visitor Centre Building (Remove/Repair Elements)



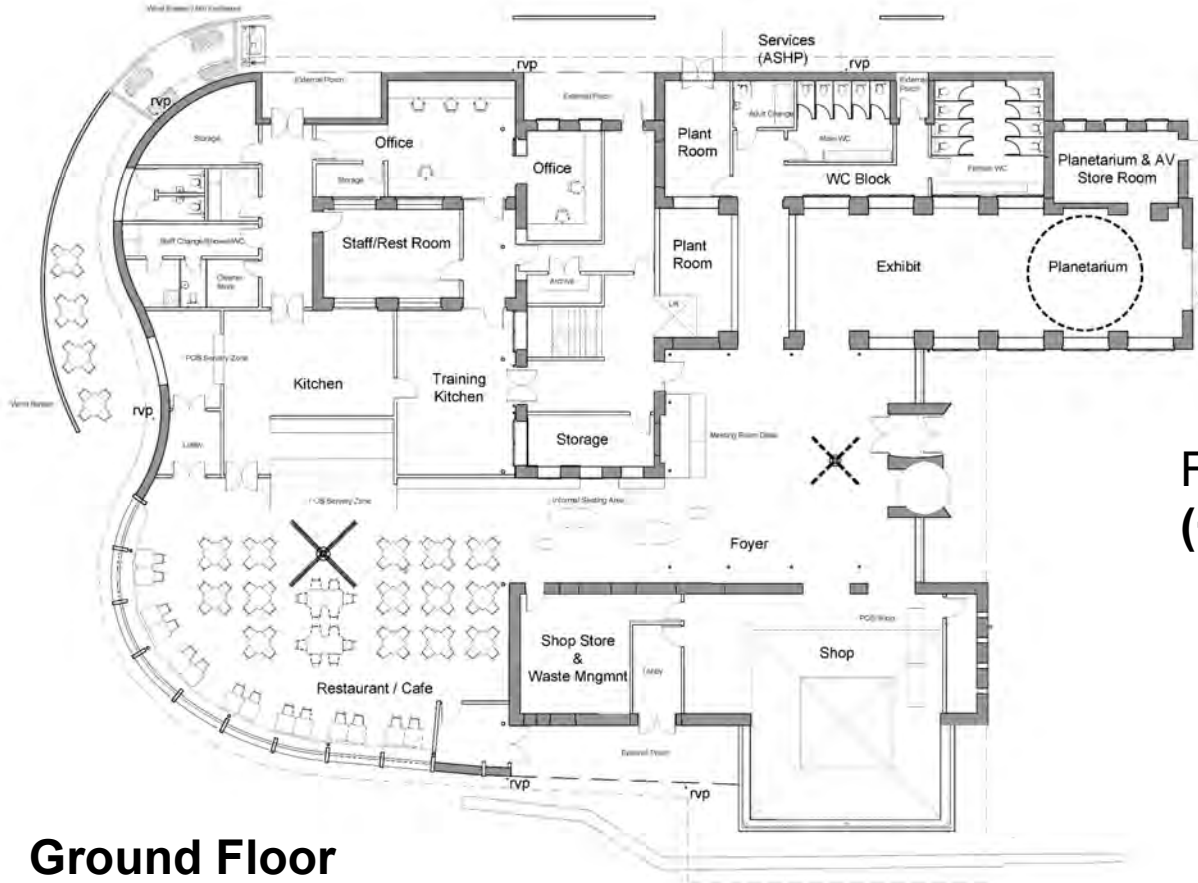
- 1900's Workshop cross-walls removed
- Workshop windows repaired
- Workshop windows reinstated
- Rear single storey workshop roof removed
- Mezzanine Floor/Stair removed/reinstated
- Cellular accommodation removed
- Where roof sections removed – repair to match

- 1990's Link Building roof and canopy removed
- Ad-hoc operations flat roof building removed
- Operations yard removed
- 1990's Restaurant servery/kitchen removed
- 1990's WC block removed



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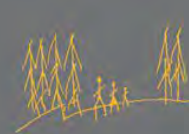
Design Process – Proposals (Ground Floor Plan)



Finish Ground Floor Level
(+214.870)

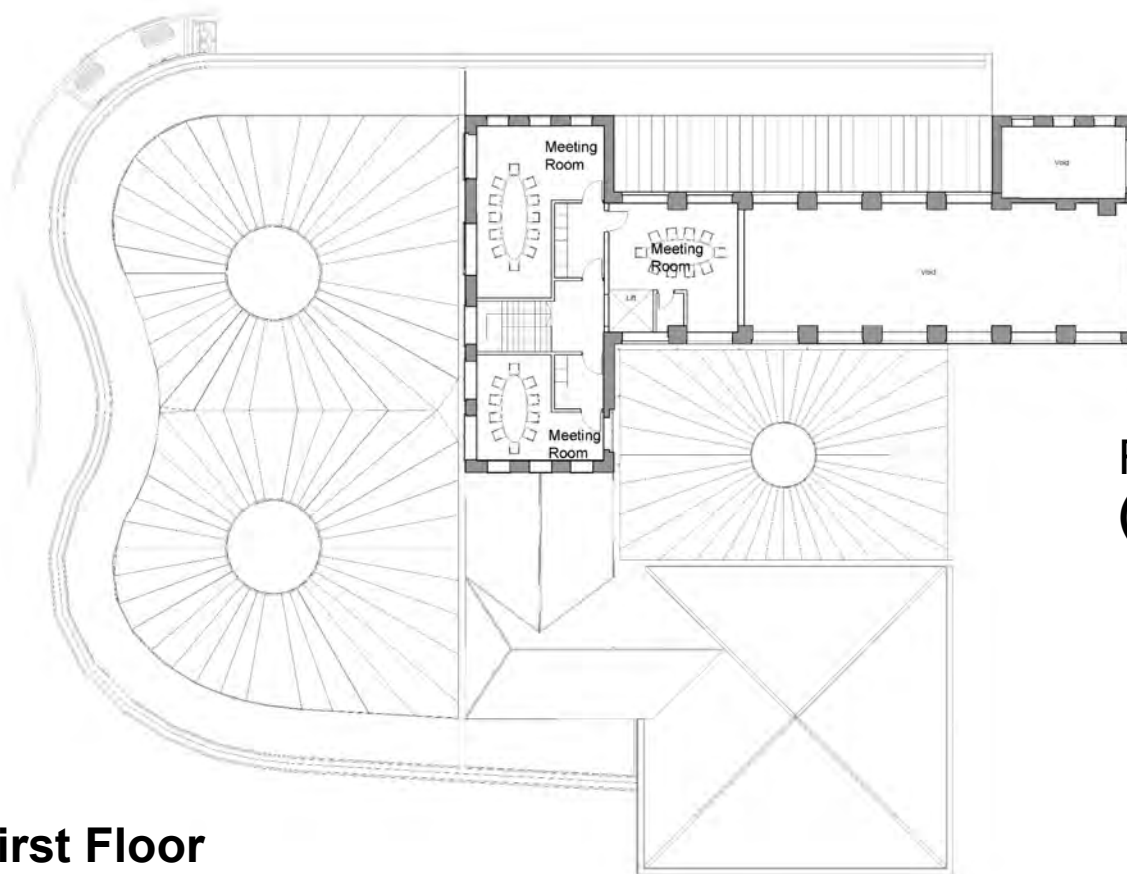
Ground Floor





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Design Process – Proposals (First Floor Plan)



Finish First Floor Level
(+217.520)

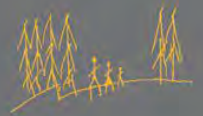
First Floor

1

PLAN
FIRST FLOOR

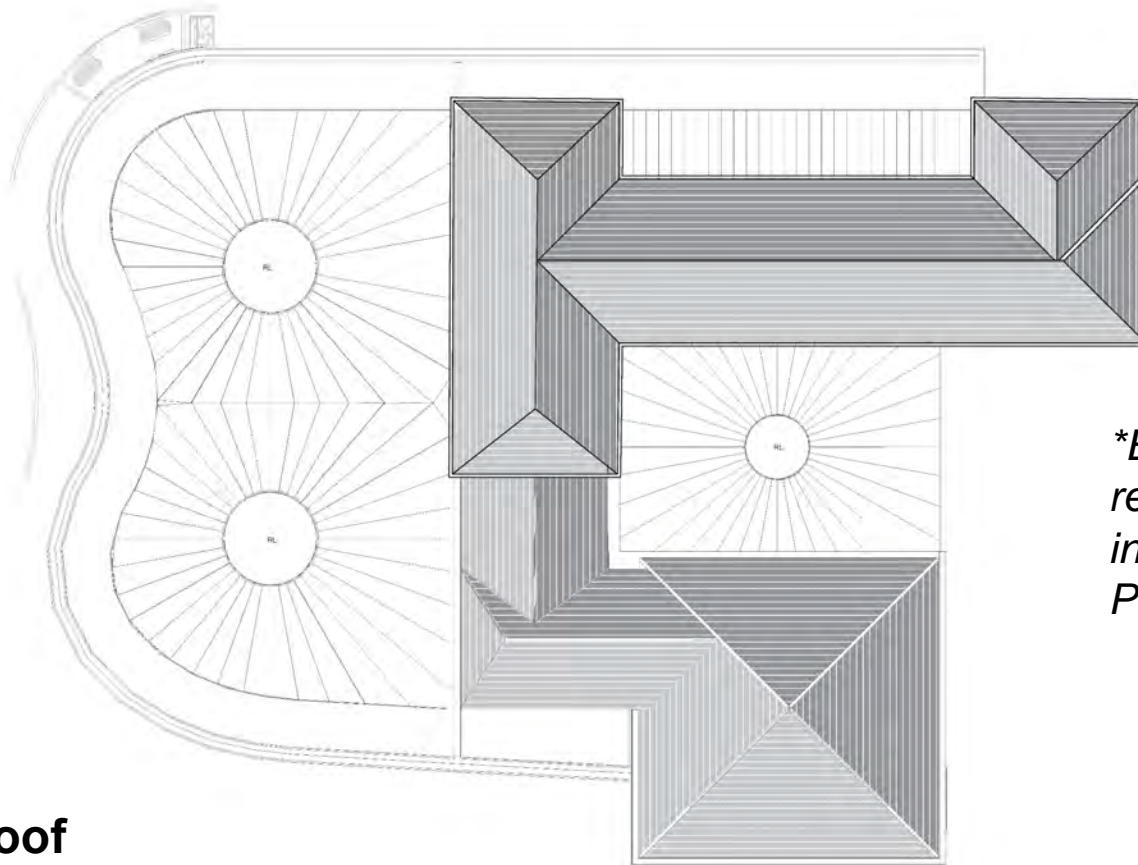
SCALE 1:100





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Design Process – Proposals (Roof Plan)



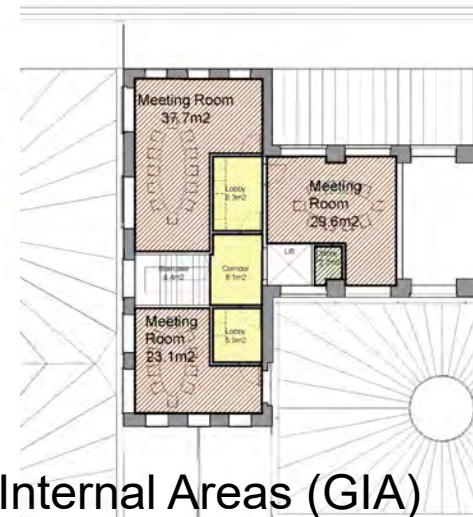
**Existing Roof Vents to be retained, repaired and incorporated into the MEP Proposals where relevant*

Roof



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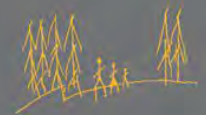
Design Process – Proposals - Ground + First Floor Plans (Use Plan and GIA Analysis)



Gross Internal Areas (GIA)	
Ground Floor	1,257m²
First Floor	134m²
Total	1,391m²
Net Additional GIA	693m²

N.B. Former external mass structure wall footprints that are encapsulated by new envelope included within GIA calculations





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Design Process – Proposals (Elevations – Eastern and Northern)



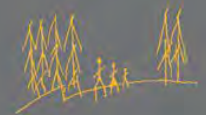
2 ELEVATION (FRONT)
NE PROPOSED SCALE 1:100



1 ELEVATION (NORTHERN SIDE)
NW PROPOSED SCALE 1:100



- Finish Ground Floor Level (+214.870)
- Finish First Floor Level (+217.520)
- Existing Roof Vents to be retained, repaired and incorporated into the MEP Proposals where relevant



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Design Process – Proposals (Elevations – Southern and Western)



4

ELEVATION (SOUTHERN SIDE)
SE PROPOSED

SCALE 1:100



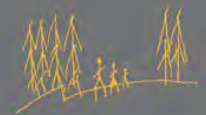
3

ELEVATION (REAR)
SW PROPOSED

SCALE 1:100



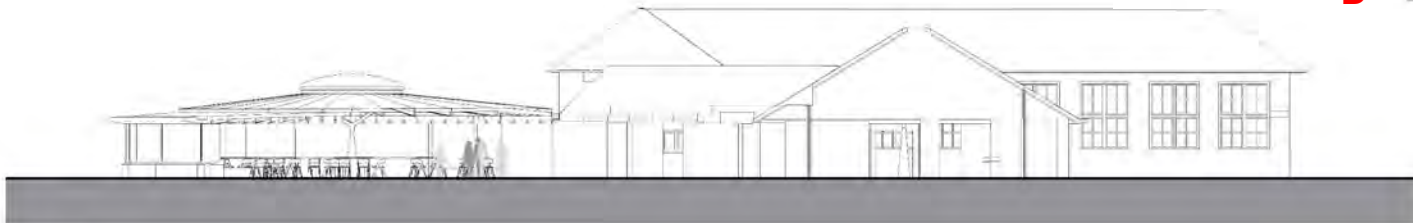
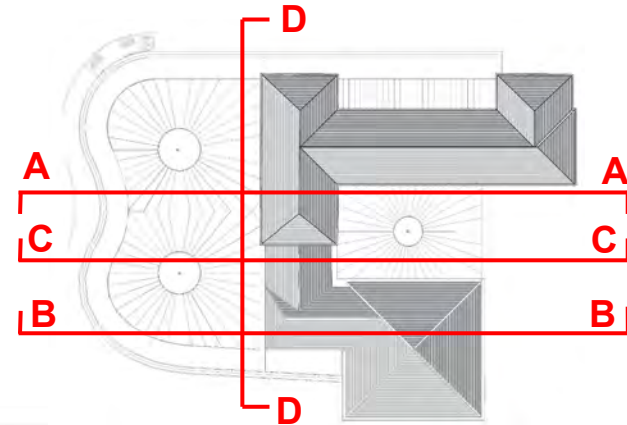
- Finish Ground Floor Level (+214.870)
- Finish First Floor Level (+217.520)
- Existing Roof Vents to be retained, repaired and incorporated into the MEP Proposals where relevant



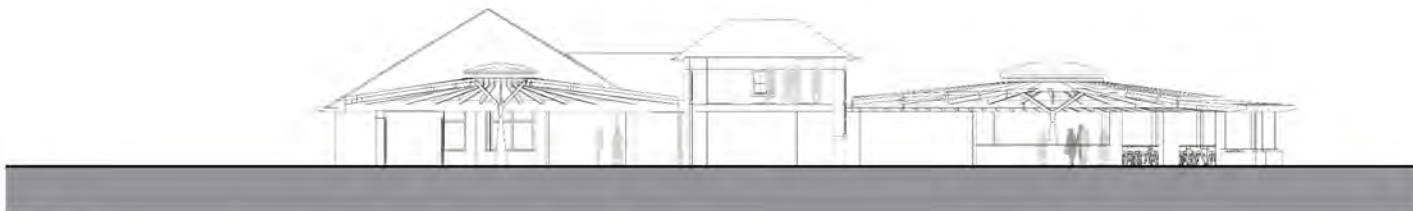
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Design Process – Proposals (Sections)

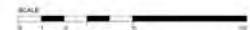
- Finish Ground Floor Level (+214.870)
- Finish First Floor Level (+217.520)
- Existing Roof Vents to be retained, repaired and incorporated into the MEP Proposals where relevant

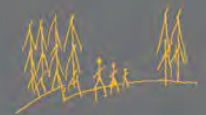


2 SECTION
BB PROPOSED SCALE 1:100



1 SECTION
AA PROPOSED SCALE 1:100

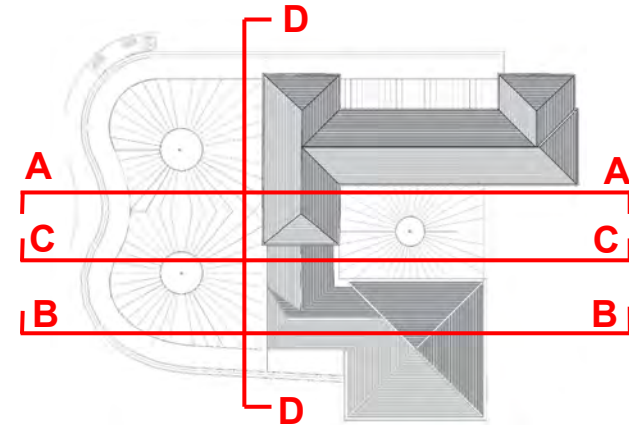




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Design Process – Proposals (Sections)

- Finish Ground Floor Level (+214.870)
- Finish First Floor Level (+217.520)
- Existing Roof Vents to be retained, repaired and incorporated into the MEP Proposals where relevant



4 SECTION
DD PROPOSED
SCALE 1:100



3 SECTION
CC PROPOSED
SCALE 1:100





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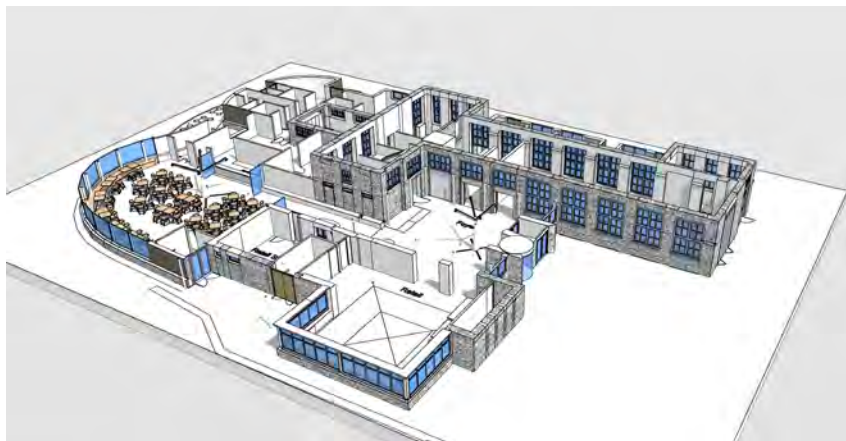
Design Process – Proposals (Aerial View – Ground Floor)





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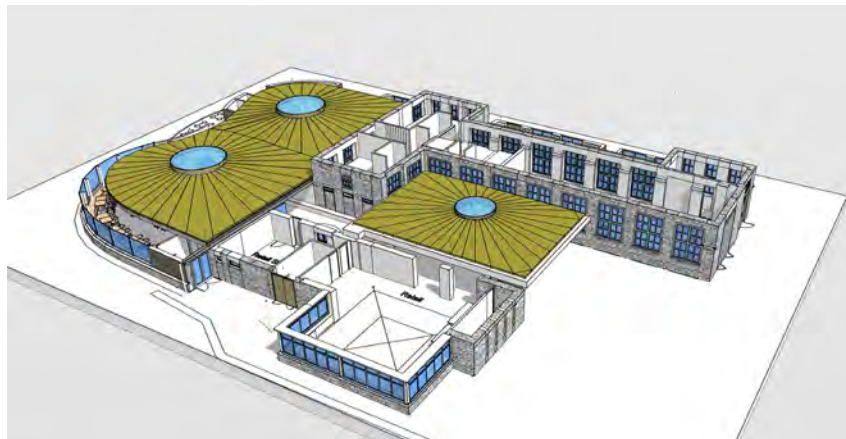
Design Process – Proposals (Aerial View - Roof Sequence)



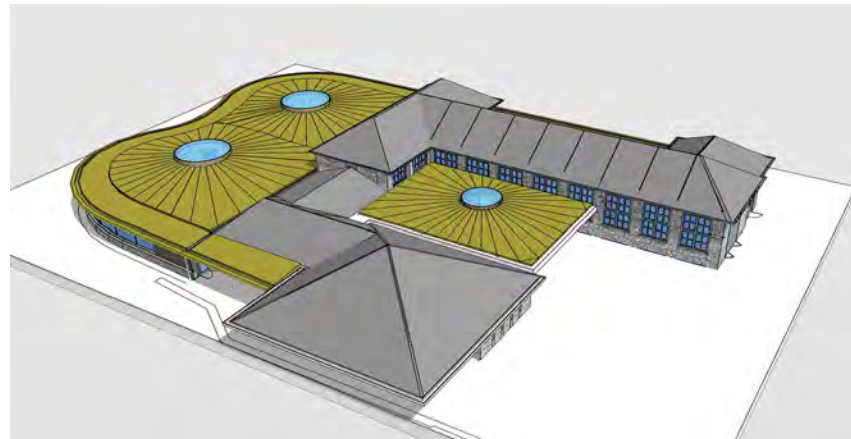
Ground Floor and Roof Support Trees



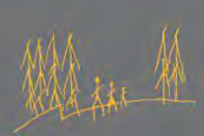
First Floor Added



Proposed Roof Added



Existing Retained Roofs and Link Roof Added

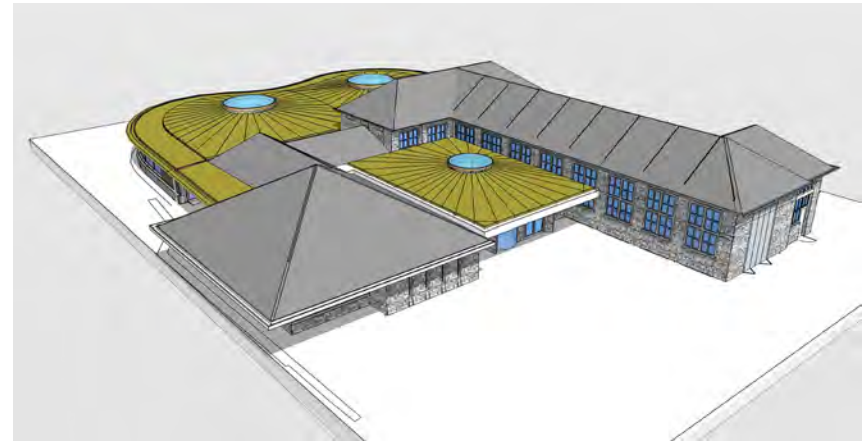


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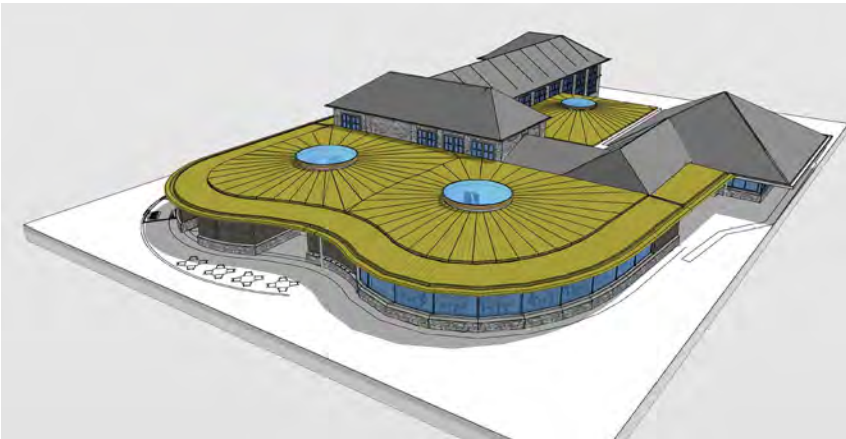
Design Process – Proposals (Aerial View from Primary Vantage Points)



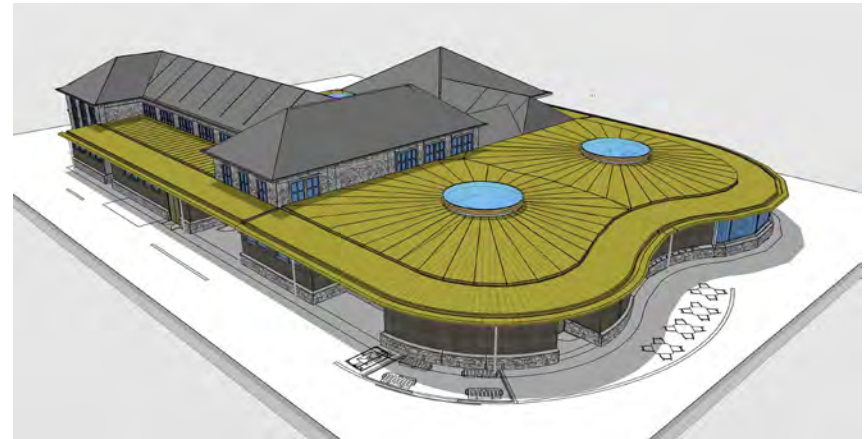
View from North-East



View from South-East



View from South-West

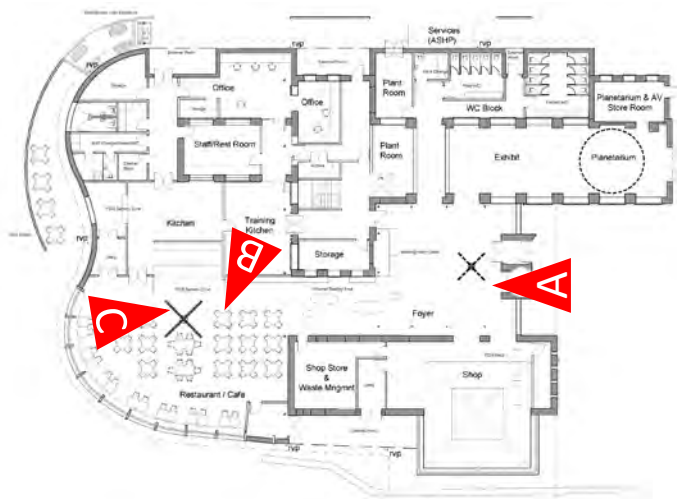


View from North-West



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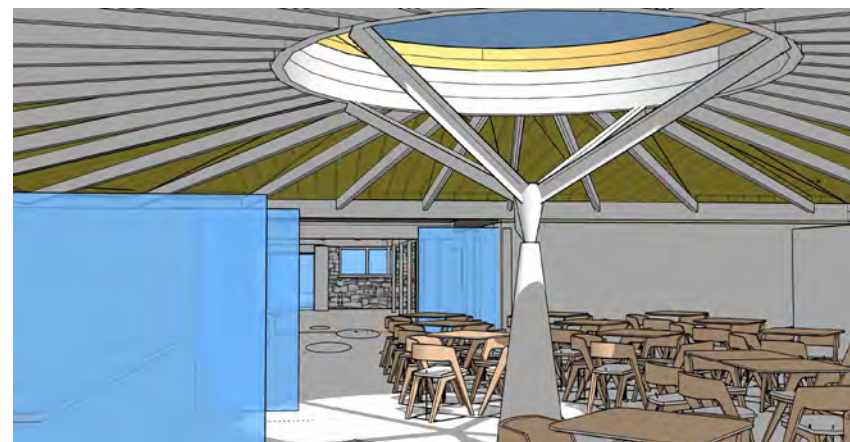
Design Process – Proposals (Primary Internal Views)



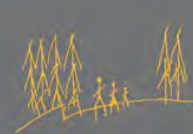
View A - Foyer towards Restaurant



View B – Restaurant (Panoramic Window)

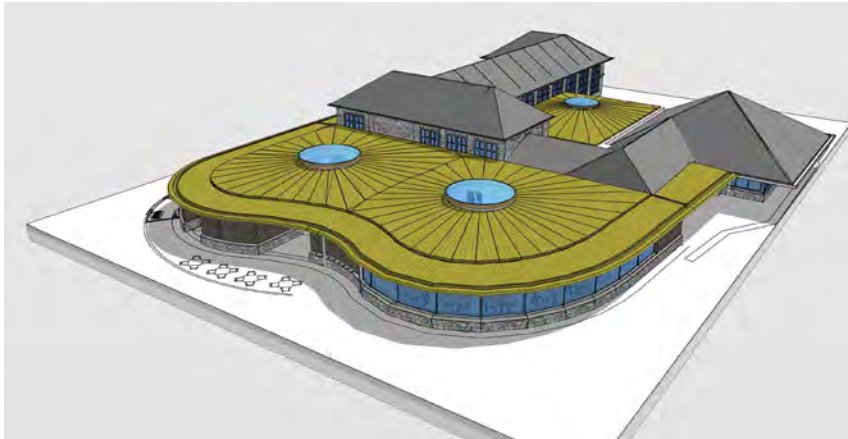


View C – Restaurant towards Foyer



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Design Process – Proposals (External Materials Palette)



View from South-West



David Mellor Factory Roof
(Standing Seam Metal Roof)



David Mellor Factory Skylight /Ceiling



Skylight Camera Shutter Blinds



Elan Valley Dams Kiosk Roof
(Standing Seam Patinated Metal Roof)



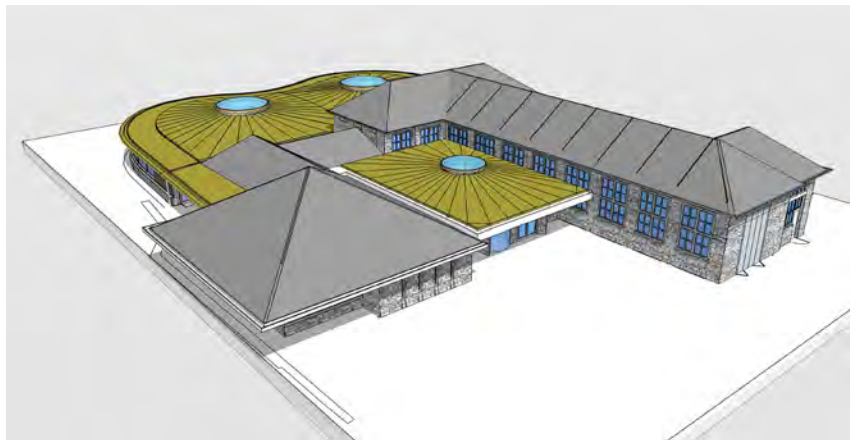
Existing Restaurant Windows, Low Wall/Sill and Eaves Overhangs





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Design Process – Proposals (External Materials Palette)



View from South-East



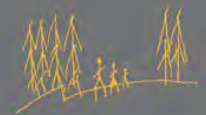
View from North-East



Stone/Timber Façade



Existing Stone/Window Detailing



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3.0 Design and Access Statement

Vision

3.1 The Elan Valley Visitor Centre (EVVC) should be a Nexus to introduce, connect and act as the **place** which visitors journey to and/or return from exploring the 70 square miles of Dams, Reservoirs, Dark Skies and unique Welsh Landscapes that comprise the Elan Valley Lakes.

3.2 Metaphorically, the EVVC could be defined as the “*unifying clasp of a beautiful string of pearls*” – elevating a separate collection of individual objects of beauty into a greater unified asset of wonder.

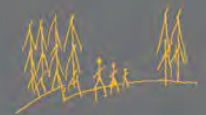
3.3 The EVVC’s primary function aims to provide a **place** to; Attract, Welcome, Shelter, Orientate, Share local stories about Elan Valley’s past, present, future and importantly - its Community, whilst creating new Memories before bidding a fond Farewell to its Visitors departing, either to travel home or to explore further around the Elan Valley Lakes.

3.4 The EVVC also aims to become an inclusive place for all to; *Learn and Discover, Relax, Play, Eat and Drink,*

Formally Meet or Informally Gather, Obtain Local Information, Purchase Local Products and Memorabilia - effectively, offering a very special **place** to spend time individually, with friends and family or as a group - and if required “*spend a penny*”. The EVVC also functions as a work**place** for the Staff who operate at and around the EVVC, in addition to the surrounding Elan Valley Lakes built environment, landscape and infrastructure.

3.5 The EVVC’s principal objective is to attract local, regional or far travelling, first-time and repeat visitors – transforming everyone that visits, whether they dwell for a short period or linger for an extended visit, through compelling experiences and the warm hospitality delivered with authentic community pride, whilst explaining the regionally vital function of the Elan Valley Lakes and their National/Global environmental role and responsibilities.

3.6 The Elan Valley has itself been transformed over time through its; *natural, social and industrial history, lineage and legacy of community habitation and activities, and relatively recent custodianship by Welsh Water and the Elan Valley Trust.*



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3.0 Design and Access Statement

Strategic Needs

3.7 Likewise, the EVVC has also developed incrementally over time – through the combination of a repurposed early 20th century industrial building, 1980's adaptation and 1990's extension. But the current facility is now experiencing challenges – most significantly from the sporadic periods of operational peak-time stress imposed upon the available space, services, operations and infrastructure – and conversely the seasonal or daily periods of under-utilisation impacting the business model.

3.8 These stresses express themselves in a variety of ways;

- Capacity (defined Peak on site)
- Carpark arrangement/management
- Under provision and wrong location of Amenities - WC, disabled/changing places (internal/external)
- Undersized Cafe/Restaurant
- Lacking External Servery
- Limited external visitor facilities
- Playground location blocks the iconic view
- Play experience (place related active/passive)
- Meeting rooms hire - supply/demand/types/size
- Dark Skies - requires complementary experiences

- Shop location, visitor interface and aspect ratio
- Interpretation story needs updating and enlarging
- Staff workspace and support facilities require optimisation, improvement and vertical circulation
- Operations spaces internal/external located/sized
- Building Services to be upgraded and operationally located to avoid compromising visitor experience
- Building environmental performance outdated

Design Strategy

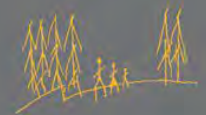
3.9 So how can the EVVC mitigate its current weaknesses, enhance the range and quality of the visitor experience and sustainably satisfy anticipated future demands ?

We have adopted 3no. Primary Strategies;

- Space/Use Relationships
- Building Envelope
- Visitor Experience Journey

Visitor Experience Journey

3.10 The Visitor Experience starts way before Arrival (Welcome) – anticipation should be heightened by an enhanced website and multi-social media channels which would build greater awareness and promote the program of events and activities.



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3.0 Design and Access Statement

3.11 Equally, post-Departure (Farewell) - the relationship between Visitor and Elan Valley Lakes should be further developed and deepened.

3.12 The Visitor Experience Journey between Arrival and Departure should be carefully managed and orchestrated to create an overall Sweet-Spot sensorial experience comprising; *Learning and Discovery, Aesthetic, Escapism and Entertainment – connecting emotionally through Immersion and Absorption and through Active or Passive Participation.*

3.13 These experiences should be staged, delivered and facilitated by the Built Environment, Landscape and Infrastructure (Architecture) and the multi-sensory interpretive mediums deployed/employed – stimulating; *sight, sound, smell, taste and touch.*

3.14 High quality visitor attractions are characterised by the enjoyment also experienced by the staff. This spirit naturally conveys to the visitors creating an authentic sense of wanting to be there – but equally, a vital criteria for attracting, retaining and inspiring a loyal and committed local workforce.

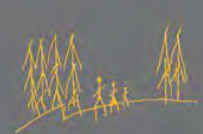
3.15 The current activities and spatial requirements will need to be enhanced and expanded to fulfil the new Visitor Experience Vision and supporting Business Model, comprising;

3.16 Foyer/Entrance, Café/Restaurant, Shop, Meeting/Conference Suite, Museum/Interpretation Experience, Playground, Dam View Lawn and Riverside Terraces – in addition to a new Planetarium/Audio-Visual Experience.

3.17 Collectively, these should provide the diversity, choice and dwell time to satisfy both the Visitor Experience Vision and Economic Sustainability.

Design Concept

3.18 Design Development has been informed by **place**, history, climate (change) and biodiversity (status), materiality, construction methodology and supply chain sourcing, local architectural influences (particularly early to mid-20th Century influences), sustainability (environmental and economic) and the satisfying of the needs of a contemporary visitor attraction (visitor experience and operations) – effectively a blurring of ALL influences to create a “Sweet-Spot” design solution.



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3.0 Design and Access Statement

Approach Road, Car Park and Pathways

3.19 Vehicular access into the site is currently provided by a narrow track road and cattle-gridded entrance gate. This will require a number of additional passing places and waiting lay-bys to create adequate flow (particularly at peak-times) for arriving/departing vehicles.

3.20 Walking/Cycling visitors use a bypass gate to enter the site. The current pathway needs to be fully joined up to provide a continuous safe and separated route - which would run alongside the river edge directly to the EVVC and Bike Hub. Communicating the number of free spaces available in the car park is critical in managing the number of vehicles within the site and avoid the circulation of excess vehicles. A digital sign is normal practice with sensors to count vehicles in/out.

Parking

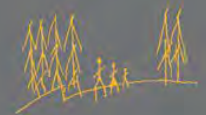
3.21 The number of visitors on site is primarily determined by the available capacity of the car park, coach spaces and walking/cycling visitors. Using industry and actual operator statistics an instantaneous number of 600no. Visitors on site has been adopted. This comprises an average of 3no. visitors per vehicle, 3no. 50 seat coincident coach arrivals – occupying 125no. car spaces and 3no. coach spaces,

plus an assumption of 75no. walking/cycling visitors. In addition, an average dwell time of 2 hours has been adopted. These assumptions have also been informed by the actual recorded visitor arrival/departure data/statistics – demonstrating where internal capacity stress and general under-utilisation occurs throughout the year and each day.

3.22 An optimal arrangement and organisation of spaces is essential to creating an efficient and safe environment for vehicles and visitors, therefore a management strategy of car and coach arrivals/departures is fundamental to mitigating potential ad-hoc entering and circulation of vehicles when no spaces are available.

3.23 This will require good communication of real-time, essential information from the operator to prospective visitors so that they can deter surplus arrivals from approaching/entering the site – allowing visitors to re-route to other locations around the Estate.

3.24 Equally, creating a program of activities, experiences and events that encourages an optimal spread of visitor arrival/departure times and alternative days is critical to both optimisation of parking infrastructure and the future business model.



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Entrance/Foyer

3.25 Entrances/Foyers should engender a sense of a welcoming embrace on arrival and a farewell wave as visitors depart.

3.26 It is also an important transition zone from Anticipation into “WOW” – I’ve arrived.... Look-up, down and all-around – smells and sounds – wanting to touch and taste....

3.27 It should also orientate and assist in choosing which experience to try (intuitive and prompted); *Entertainment, Learning and Discovery, Aesthetic, Escapist – Active or Passive, Absorptive or Immersive?*

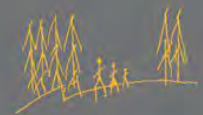
3.28 It should shelter BUT not separate visitors from the weather outside; *Sun, Wind, Rain, Cloud, Snow, Hailstones....*

3.29 Integrating intuitive and multi-Lingual Wayfinding and Graphic signage – the EVVC will adopt Bi-Lingual and other international languages to engage with international visitors. Sub-Naming of spaces could take inspiration from the EVVC Primary Name (as we adopted for the Snowdon Summit VC which is now known as Hafod Eryri). This could be evocative or literal.....

3.30 Streamed information could be introduced (even live feed from the satellite places around the Elan Valley - to visit later), encouraging deeper engagement at the EVVC or across the whole Lakes Estate, thereby Marketing experiences today (within and outside the EVVC) and “coming soon”...

3.31 The opportunity to Analogue/Digitally Register/Record “Your Discovery” (Birds, Insects, Plants, etc, etc...) would provide scientific and experiential benefits.

The existing elevation that greets the Visitors will be maintained but improved by repairing the original stone façade that incorporated the original railway entrance doors. The existing entrance arrangement is improved to create an effective storm lobby whilst maintaining visitor flow in/out and disabled/assisted entry. Equally, arriving visitors will once again see the original windows without the ad-hoc interface impacts of the 1990s extension.



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3.0 Design and Access Statement

Museum/Interpretation Experience

3.32 The Museum/Interpretation Experience has a vital role at the EVVC as it should provide a centralised, fully inclusive story-telling environment expressing the local and industrial history of the Elan Valley Lakes, employing a full range of content/mediums including; *graphics, images, narrative, physical objects and interactives in addition to an audio-visual presentation area*. However, the Interpretation strategy should create a broader site-wide network of curated installations and experiences to engage with visitors as they enter and/or move around the site during their visit - encouraging visitors to explore the full extent of the site (and beyond) and complement the existing external art installations.

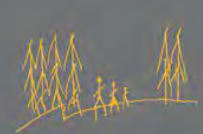
3.33 The Museum/Interpretation Experience would be well suited to be located within the oldest part of the EVVC in order to add authenticity to the story being told - including presenting a number of large scale industrial props positioned/hung within the full volume of the double height space.

3.34 The aspect ratio of the room would lend itself to a natural circulation route with a purpose equipped AV suite (housed in a new extension) located at the half-way point - with the loop duration helping to pace the dwell time within the whole experience. If for any reason the AV suite is not operating, the route is easily adapted to prevent flow disruption.

3.34 The aspect ratio of the room would lend itself to a natural circulation route with a purpose equipped AV suite (shared within the new Planetarium) located at the end of the double height space - with the loop duration helping to pace the dwell time within the whole experience. If for any reason the AV suite is not operating, the route is easily adapted to prevent flow disruption.

3.35 Refurbished original full height windows would line the room, providing controlled natural light at high level into the space and drawing the eye up towards the original roof trusses soaring above.

3.36 Importantly, visitors should enter from the Foyer and exit in proximity to the Shop, thereby promoting the opportunity to purchase a memento of a visit.



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Planetarium/Audio-Visual Experience

3.37 The Planetarium/Audio-Visual Experience would be a specialist black-box environment which can deliver presentations related to the; *Universe, Solar System, Astronomy, Space Travel and Cosmic events* with a capacity of approximately 30no. visitors at each session - with overall capacity dependent on the frequency and pulse-rate of sessions being offered.

3.38 In addition to a general range of Planetarium content presentations - special events could be staged to coincide with Eclipses, Cosmic phenomena, moon landings and explorations, etc. in addition to hosting supplementary pre/post-Dark Skies Experiences viewed at other locations around the Elan Valley Lakes. It goes without saying that when weather hinders/denies a programmed Dark Skies event - the Planetarium could deliver high quality associated content regardless of the weather.

3.39 The normally adopted circular domed space would be deliberately versatile and therefore, could be adapted to provide a variety of alternative formats; *45no. person event, large meeting room, corporate launches, 360degree cinema, etc.* with adaptable digital content to suit the event anticipated.

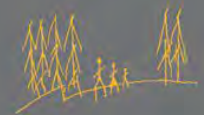
3.40 This would augment the Museum/Interpretation Experience and overall Visitor Experience Strategy.

3.41 Ideally located directly adjacent to the Entrance, the signature domed silhouette viewed through the large existing windows would give visual awareness of the facility within but also would emphasise the Elan Valley Dark Skies accreditation program.

3.42 If the reinstated railway doors were openable, this would also provide not only greater visual awareness but also an alternative queue line/entry into the Planetarium.

3.43 The adaptable space should be self-contained, served by environmental management infrastructure and content delivery systems - with adequate storage for the specialist and general seating and other support equipment. Specialist raked seating could be deployed and stored rapidly into the adjacent space. The sound control within the space would need to be controlled to avoid leakage into and out from the presentation space.

3.44 Pulsed entry and exit should be managed by having separate sound-controlled door lobbies – with visitors exiting into the adjacent exhibition space.



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Shop

3.45 The Shop fulfils an important role as a primary part of delivering the Business Model. The requirements for scale, product presentation, height, aspect ratio, location and dual access for both arriving/departing visitors through either the Foyer or from the Riverside Terrace makes the location of the Shop critical. The repurposing of the current Cafe/Kitchen could be an obvious choice for its location, as the existing large windows create a stunning, framed panoramic backdrop of the River and Ancient Celtic Rainforest beyond - reconnecting the visitor with the place – whilst selecting a physical object as they shop.

3.46 All visitors should have to pass by the Shop (internal/external) - but equally, awareness of the Shop and the range of products should be promoted elsewhere within the EVVC and beyond at the other Elan Valley Lakes sites and of course on-line.

3.47 Storage should be built within the presentation racks in addition to a secure storeroom for certain products and waste management operations. This storeroom should be easily accessible even during operating hours. The sales desk should be located adjacent to the Foyer entry/exit point alongside a Duty Managers Office.

Café/Restaurant

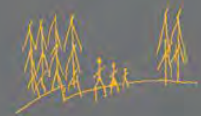
3.48 The Café/Restaurant should be a destination in its own right, offering great local food and drink PLUS an ambience and visual setting connecting place with the culinary experience.

3.49 The overall facility should have the ability to transform from; *day-visitor servery counter-offer into fine-dining table-service into event buffet service, etc...*

Equally, the Menu should have a local connection, with a story about provenance and sourcing. The Menu also should align visitor demographics and affordability. The Menu should differentiate from other local offers.

3.50 The Kitchen could be presented as part of the theatre (visual and acoustic) of the Food and Beverage experience. Whereas, the Training Kitchen (offering key skills training such as apprenticeships) could build local talent capacity, but could also provide an additional visitor experience offer and when required, an integrated in-house, large scale event capability.

3.51 An External Servery would serve the visitors enjoying the outside spaces (Dam View Lawn and Riverside Terrace) and could incorporate a Grab+Go offer.



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Meeting and Conference Rooms

3.52 The Meeting and Conference Rooms should provide valuable facilities for external hirers – but also satisfy in-house requirements to host meetings.

3.53 The range of Rooms distributed across the first floor would require vertical circulation provided by stairs and a centralised lift.

3.54 The Rooms should be able to be fully IT/Media equipped and adapted in size by deploying room dividers to suit.

3.55 The First Floor activities would utilise the toilet facilities at Ground Floor level.

3.56 The upper floor Rooms should benefit from views of the River and Dam and perhaps a Break-out Room with a view over the Foyer and/or Museum/Interpretation Experience.

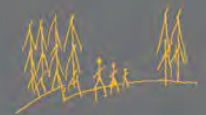
3.57 The Meeting Rooms should be entered from the Foyer with a Concierge at the entry point and perhaps an adjacent Cafe area for users to wait prior to entering their assigned Room.

Playground

3.58 The space/location identified for a new play provision is smaller than the existing play area. The adjacent steep scree slope is unsafe to utilise for play and is separated by the access route towards the dam. The current turning circle/roundabout takes up a lot of potential play space even after being shifted closer to the building – a hammer-head arrangement would be smaller and more appropriate/adequate.

3.59 The river is fast-flowing and therefore, needs to be separated from the visitor centre (currently by a fence). However, the current playground is penned in and segregated from the rest of the external visitor experience – therefore, any relaxation of a secondary enclosure must ensure safety is maintained with regards to river, vehicles and general security of younger participants.

3.60 The current playground blocks views over the dam and the existing stone sculpture installation, therefore any new play provision must not block these views but should be visible from within the visitor centre and around the external space. If possible, repurposing of the existing play equipment should be explored.



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3.61 This could be either as part of the new play installation or relocated to other parts of the Visitor Centre site and/or other satellite sites around the Elan Valley Estate.

3.62 Learning through play could be incorporated through; *the site's rich history, natural and man-made environment, water, engineering, etc.* amplifying the uniqueness of the location and linking memory creation with place.

3.63 The Playground should encourage play in all weather types adopting RHA's Weather Enhanced Visitor Attractions (W.E.V.A) Principles: where weather should be considered as a beneficial asset, not a burden exploiting the four distinct seasons, utilising accurate weather forecasts and social media to market flexible programs – particularly, on low attendance days/periods.

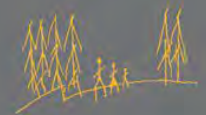
3.64 Water (Dwr) and Rain (Glaw) should be celebrated through play - in the same way it is considered a blessing in Welsh Folklore and recognising the profound significance of the natural landscape as well as the industrial and man-made water infrastructure.

3.65 In addition to the information provided in the Introduction, the following information expands upon the Client's Strategic Brief and Statement of Need (aligned with the Site Plans, Plans, Sections, Elevations and Model Visuals) - specifically in the following categories;

- Character
- Access
- Movement
- Environmental Sustainability
- Community Safety
- Response to Planning Policy

Character

3.66 The Character of the EVVC site (landscape, infrastructure and built environment) has been established over time from; the extraordinary natural context, the requirements for an industrial support facility related to the construction of the Dams/Flooding of the Lakes and the subsequent Operational activities (water supply and energy generation)... upto its present day use as a Visitor Centre.



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3.67 Guests will immerse themselves in the setting (natural and manmade), participate in the range of activities (passive/active) and learn about the story of the amazing engineering and experience the dark skies environment, whilst enjoying the local food and beverage and/or purchasing mementos of their visit.

3.68 Therefore, this intrinsic and developed character (setting and facility) through the implemented proposals aim to improve and present these assets to maximise the visitor experience - safely, efficiently, inclusively, experientially and sustainably.

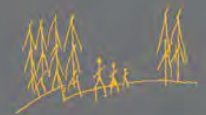
3.69 The EVVC location within the site naturally organises the masterplan, with Arrival/Departure to the East, Riverside engagement to the South, Dam View Lawn to the West and Operational activities to the North. Equally, the landscape character reflects these interfaces also.

3.70 Equally, the proposed new internal organisation also follows this arrangement - with all serviced areas located to the North, Main Entrance to the East, with the primary Experiential opportunities to the South and West.

3.71 As the site can be viewed from an elevated position from the North, West and South - the Roof design (sometimes referred to as the 5th elevation becomes important).

3.72 Furthermore, night-time character, because of the site's Dark Skies accreditation, means that artificial light must be carefully managed (from inside and externally) requiring all windows to be able to be blacked-out and external lighting limited and highly controlled.

3.73 The scale of this proposed expansion is directly related to the strategic needs of the Visitors, Staff, Business Model and relevant legislation and regulations. However, the expansion is both organic in nature (single storey in the main – retaining a small area at first floor) - and is directly wrapped around part of the existing building(s) - meaning that the sense of expansion is minimised. Exposing the Eastern elevation, the North-East corner and the high-level roofs provides a visual demonstration of the historic sequence of use and adaptation (1900's, 1990's and the new 2020's proposals).



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3.74 The higher elements (upper levels and roofs) of the existing buildings also still retain their visual predominance and therefore any change to the silhouette is minimised also.

3.75 The materials proposed for the new proposals also borrow from the dual ages of the site's/estate's development; Stone walls and structure, Steel Trusses, Framed glazing and Timber, Standing-seam patinated roofing (dam kiosks), etc.

3.76 The detailing at door and window openings also mimic the existing buildings – with high quality timber facades between the stone detailing. The roof finish is a low pitch, standing seam, patinated metal to mimic the standing seam roofs of the dam kiosks. The low-pitched construction avoids obstructing the views to the existing roof silhouettes (1900's and 1990's).

3.77 The proposed setting and landscape proposals (hard/soft) are intended to reinforce the character of the site whilst creating intuitive flow for visitors - entering, exiting and bypassing the building. These visitors arrive by Car, Coach, Foot and Bicycle but importantly create new ways that they experience the site through their activated senses; Visual, Audio, Smell, Taste and Touch from the moment they arrive to when they leave.

3.78 The intended sense of arrival/departure will therefore, be delivered through the landscape design and will “frame the visitor experiences” whilst immersed on site (internally/externally).

3.79 The programmed content in turn will exploit the character of the landscape and built environment.

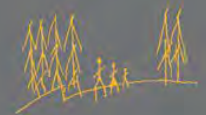
3.80 The overall intent is therefore, to augment and reinforce the character of the destination - which will engender greater awareness and visitation.

3.81 Landscape character is covered fully elsewhere.

Access

3.82 All attractions strive for a Safe, Efficient and Experiential environment. But all visitors are not the same and have varying needs and desires which if delivered upon, makes their visit a transformational experience.

3.83 Access for all is a fundamental requirement - but should be unnoticeable. The site at Elan has a number of advantages in that the site is relatively flat. Therefore, traversing the external areas requires limited intervention with gradients almost eliminated.



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Internally, the ground floor is set at a single level with level thresholds - and the ability to access the upper level is satisfied with an appropriately sized lift.

3.84 The expanded facilities will incorporate not just disabled WC's but will include Changing Places specification facilities. Likewise, the car parking provision will include a range of spaces with bay sizes to suit vehicles with special needs abilities. Equally, proximity and safe pathways - from vehicle to entrance is provided - separating vehicles and visitors in concert with excellent crossing locations.

3.85 However, access provision is not limited to physical access. Lighting (natural/artificial), Acoustics, Space allocation, Colour contrast and Signage clarity, etc are equally considered to ensure that all visitors (including Neuro-divergent) can be confident of an enjoyable visit.

3.86 From Retail displays to the Restaurant Menu, Exhibition interpretation mediums to Legibility of entrances – the Design will ensure total accessibility.

3.87 We recognise at this planning stage we cannot claim to be comprehensive in our considerations and design proposals (despite Client and Design Team interaction and consultations) - however in subsequent stages the “gaps” will be answered.

3.88 The design also ensures that employees have a similar considered environment with Equality and Employment Acts fully satisfied.

Movement

3.89 The EVVC is remote. Therefore, in order to get the very most out of one's visit - planned journeys are essential.

3.90 But once at the EVVC extending the travel experience around the whole of the Lakes is both encouraged and equally valuable (walking, cycling and driving). Cars will be a predominant feature of any travel plan but as society transitions from carbon fuel to EV – “car spaces” will convert into “charging points”.



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Not only will this provide a valuable revenue stream opportunity but mitigates any visitors fuel anxiety - thereby, extending the visitor market travel distances. In parallel, the need for EV infrastructure and terminals will increase, as demand for such support facilities increases.

3.91 The Landscape Architects Site Plan provides additional information regards the parking strategy and vehicular circulation.

Environmental Sustainability

3.92 The lead input in terms of the overall setting of the site is by the Landscape Architect. This will be informed by the Ecology Study and other influences.

3.93 Environmental considerations for the built environment starts with Orientation. The building sits roughly East/West, North/South and therefore benefits from the Winter Sun. But equally, dramatic sunsets behind the Dam are an experiential wonder.

3.94 The individual room uses/arrangements equally respond to this orientation and benefit from good natural light from the roof lights. Although the new installation has a relatively low profile, the undulations in the new

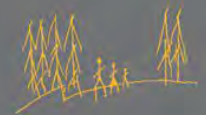
roof provides natural internal convection assisted by the abundant wind which will assist natural ventilation.

3.95 The shaping of the Western Elevation not only provides an extraordinary panorama of the Dam, River and Ancient Celtic Rainforest but alleviates the wind forces and frequent horizontal misting when the Dam capacity tops over.

3.96 The energy strategy relies on the immediately available renewable sources and therefore adopting an entirely electrically powered building and environmental management system should become an exemplar.

3.97 Allied to a natural light and ventilation strategy - the heating strategy is to adopt an underfloor heating system which will also assist in drying the inevitable ingress of visitor borne wet as they enter the building.

3.98 All external openings are storm lobbied and the main entrance arrangement comprises revolving/lobbied doors to satisfy the high rate of arrivals/departures - thereby limiting energy loss through all external fabric penetrations.



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3.99 The existing building envelope has challenges in maintenance and energy performance. The new high performance envelope “wraps” the existing buildings - creating a thermal buffer and weather protection. The organic form of this envelope also creates a reduced external wall area improving the enclosed volume to external wall ratio which reduces energy loss further.

3.100 The facades and roof will have high performance characteristics which will improve the overall energy targets – and benefit from the internalised thermal mass provided by the existing internalised external masonry walls.

3.101 Many of the existing windows become internalised – but where the existing windows are still externalised - a new high performance jointless glazing system will be installed adding an additional layer which will improve the performance but also internalise the vulnerable and high maintenance windows.

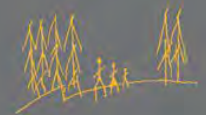
3.102 The overall construction approach aims to reduce embodied carbon impacts through material choice and supply chain criteria.

3.103 The strategically targeted “wrapping” philosophy (even with allowing the East Elevation to be exposed) will provide a robust protection against the extreme weather increasingly experienced in this location (particularly from the West) - thereby, limiting future maintenance demands.

3.104 Water from the roof and external hard landscape will be directed towards a network of SUDS and various water gardens/water play installations - which will add to the on-site biodiversity gain strategy. In the north side, where all the services (entry and discharge) spaces are located - a grey-water retention strategy will be adopted.

3.105 Due to the limiting drainage macro-infrastructure the proposals are adopting an on-site phosphate treatment and removal strategy and methodology.

3.106 Operational waste will be mitigated through considered sourcing and minimising waste accumulation - thereby reducing quantum, type and volume. Equally, local sourcing of products and food/beverage ingredients will mitigate environmental impacts.



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Community Safety

3.107 The site although remote has constant daytime and operational attendance.

3.108 Night-time however creates a degree of vulnerability to the site, buildings and late leaving staff. Allied to the requirement for very low levels of artificial lights means that surveillance will need to cope with low light levels.

3.109 The external openings will have security shutters deployed during non-operational times and sensors monitoring throughout. External sensors monitoring is more challenging due to the attendance of sheep accessing the site.

3.110 The challenge in the landscape design proposals will be to create a safe and secure environment whilst providing an attractive setting for visitors.

3.111 During operational hours the internal spaces have good sight lines within and across/between spaces. Externally, the ability to view out across the River and Dam Lawn Terraces plus towards the Playground means that observation can be maintained for younger visitors.

3.112 The intended increased visitation across the whole day inherently creates a safer environment.

3.113 Visitors are not encouraged to frequent the Operational areas to the north of the building - which will have active vehicles throughout the day. Equally, all servicing takes place on this side - inherently separating operations from visitors.

3.114 The building and setting is designed to inherently create a sense of welcome and farewell incorporating intuitive wayfinding towards, within and around the building using the appropriate routes and pathways.

Appendix EDP 2

EDP LVIA Assessment Methodology

INTRODUCTION

A2.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

METHODOLOGY

A2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
- An Approach to Landscape Character Assessment (Natural England 2014); and
- Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).

A2.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

A2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary, and is based on clearly defined terms.

Landscape Assessment

A2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.

A2.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

A2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

A2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A2.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area that may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

A2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these

features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A2.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*². Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

A2.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A2.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

Table EDP A2.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Condition/Quality				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
Scenic Quality				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Rarity and Representativeness				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.
Conservation Interests				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.

Landscape Character Area Value				
Recreation Value				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual Aspects				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	Low value – receptor largely reflects low value criteria above.	Medium value – receptor largely reflects medium value criteria above.	High value – receptor largely reflects high value criteria above.	Very High value – receptor largely reflects very high value criteria above.

Table EDP A2.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Experiential Susceptibility to Change to the Proposed Development				
<p>A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/-infrastructure.</p> <p>A landscape that contains many light sources and essentially suffers from widespread light pollution.</p>	<p>A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure.</p> <p>A landscape that contains frequent light sources and suffers from light pollution.</p>	<p>A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.</p>	<p>A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains few light sources.</p>	<p>A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion.</p> <p>A landscape that contains very few light sources and provides dark skies.</p>
Overall Judgement of Susceptibility to Change to the Proposed Development				
<p>Very Low susceptibility – receptor largely reflects very low criteria above.</p>	<p>Low susceptibility – receptor largely reflects low criteria above.</p>	<p>Medium value – receptor largely reflects medium criteria above.</p>	<p>High susceptibility – receptor largely reflects high criteria above.</p>	<p>Very High susceptibility – receptor largely reflects very high criteria above.</p>

A2.16 **Table EDP A2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A2.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.18 **Table EDP A2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.4: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	<p>Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation.</p> <p>Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.</p>
High	<p>View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents.</p> <p>Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land</p>

Category	Visual Receptor Criteria
	and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A2.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A2.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A2.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change.

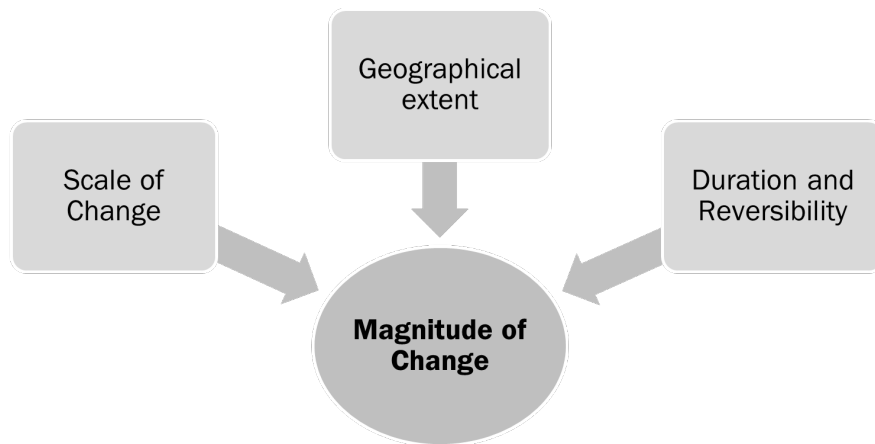


Figure EDP A2.1: Assessing the magnitude of change.

A2.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A2.23 **Table EDP A2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A2.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A2.26 With consideration of the judgements set out above, **Table EDP A2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A2.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

A2.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

"The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".

A2.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.8.**

Table EDP A2.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/- Moderate	Moderate
High	Substantial	Major	Major/ Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible

A2.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A2.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A2.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.

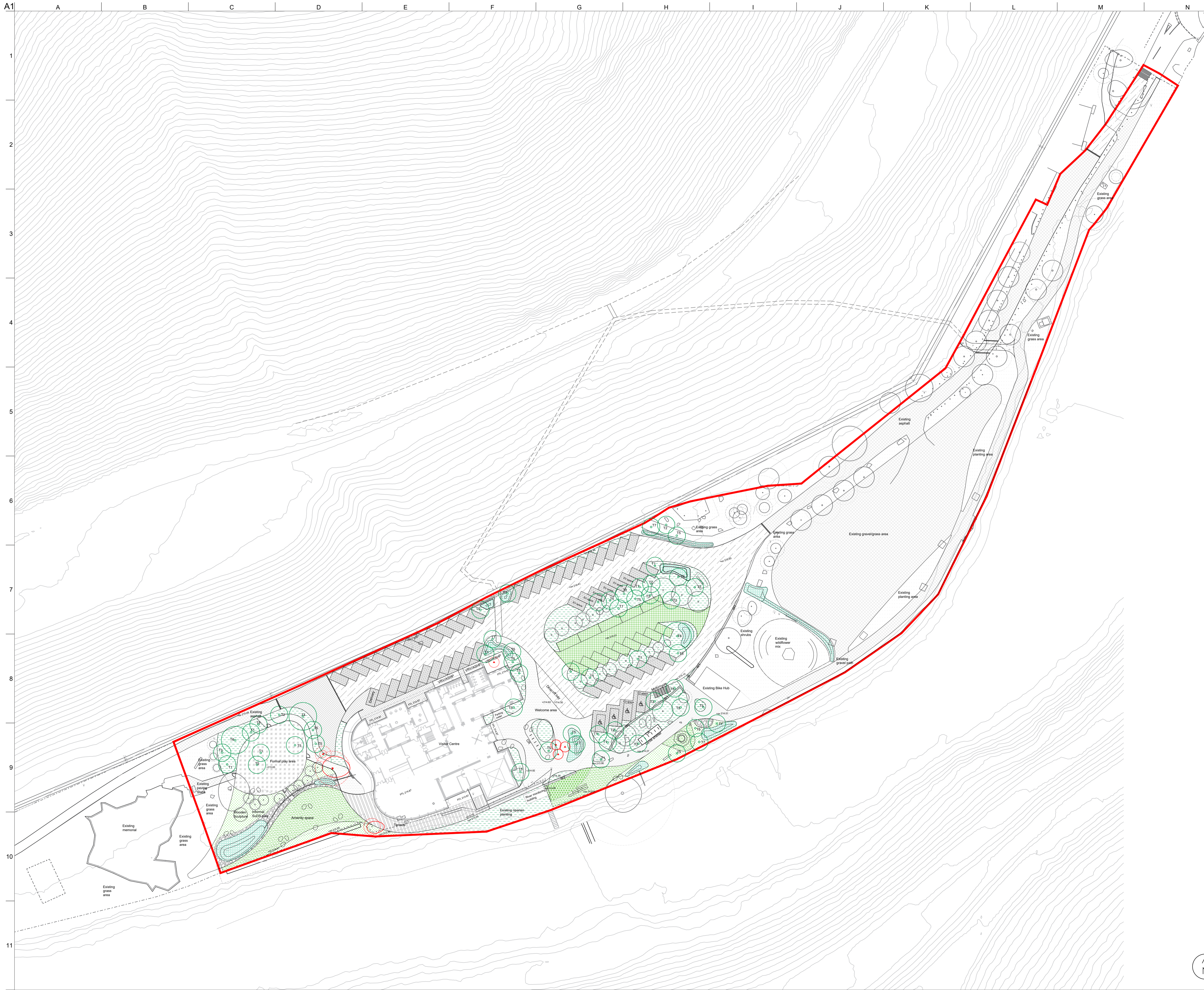
Category	Definition of Adverse Effects	Definition of Beneficial Effects
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A2.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A2.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects

and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

Appendix EDP 3
General Arrangement Plan
(FINAL 303909-ARP-XX-XX-DR-L-0100)



- Planning boundary
 - Retained existing trees (with root protection area)
 - Proposed trees
 - Existing grass
 - P1- Amenity grass
 - P2- Native wildflower/grass
 - P3- Native mixed planting (Shrubs, perennials and grass)
 - P4- Swale/ditch planting
 - Proposed grasscrete
 - Proposed grassgrid
 - Proposed permeable block paving
 - Proposed pebbled surface
 - Proposed resin bound gravel
 - Proposed gravel to match with existing
 - Proposed asphalt
 - Proposed coloured asphalt
 - Proposed gravel
 - M8- Proposed timber decking
 - W1- Existing retaining stone wall
 - W2- Proposed retaining wall
 - Retained existing material
 - Proposed play area
 - Proposed slab paving to match with existing
 - IB Relocated information board
 - CR Cycle rack
 - +214.00 Proposed levels
 - +ex214.00 Existing levels
- Proposed trees**
- T1 Betula pendula
 - T2 Sorbus aucuparia
 - T3 Crataegus monogyna
 - T4 Quercus robur
 - T5 Prunus avium
 - T6 Tilia cordata
 - T7 Salix caprea

Rev	Date	By	Chkd	Appd
P01	28/08/2024	NP	BF	LB

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Client
Welsh Water/Dwr Cymru

Project Title
Elan Valley Visitor Centre

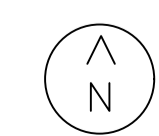
Drawing Title
General Arrangement Plan

Scale at A1
 1:500

Role
 Landscape Architecture

Suitability
 For coordination

Arup Job No 303909-00	Rev P01
Name 303909-ARP-XX-XX-DR-L-0100	



Appendix EDP 4 Representative Photoviewpoints (edp8869_d012 31 July 2024 RBa/MDu)

Photoviewpoint EDP 1: View from National Cycle Network and area of open access land looking east towards the site

Photoviewpoint EDP 2: View from public path looking east towards the site

Photoviewpoint EDP 3: View from National Cycle Network looking south towards the site

Photoviewpoint EDP 4: View from public path looking south-west towards the site

Photoviewpoint EDP 5: View from public path looking south-west towards the site

Photoviewpoint EDP 6: View from public path looking north towards the site

Photoviewpoint EDP 7: View from public path looking north-east towards the site

Photoviewpoint EDP 1: View from National Cycle Network and area of open access land looking east towards the site



To be viewed at comfortable arm's length

Photoviewpoint EDP 2: View from public path looking east towards the site



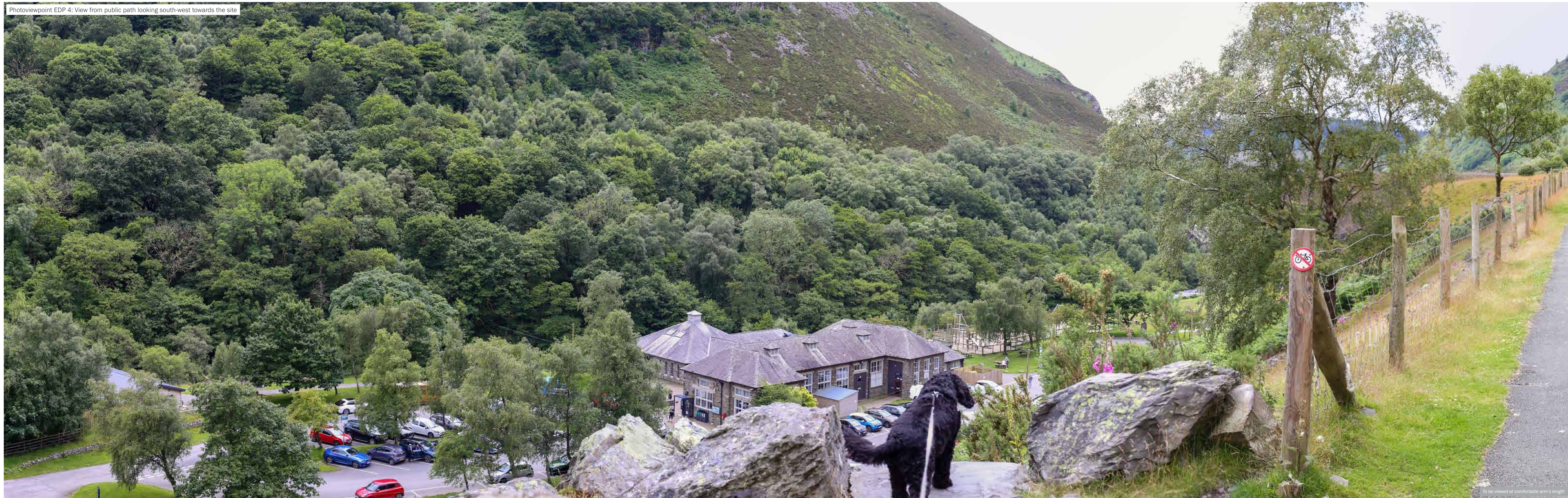
To be viewed at comfortable arm's length

Photoviewpoint EDP 3: View from National Cycle Network looking south towards the site



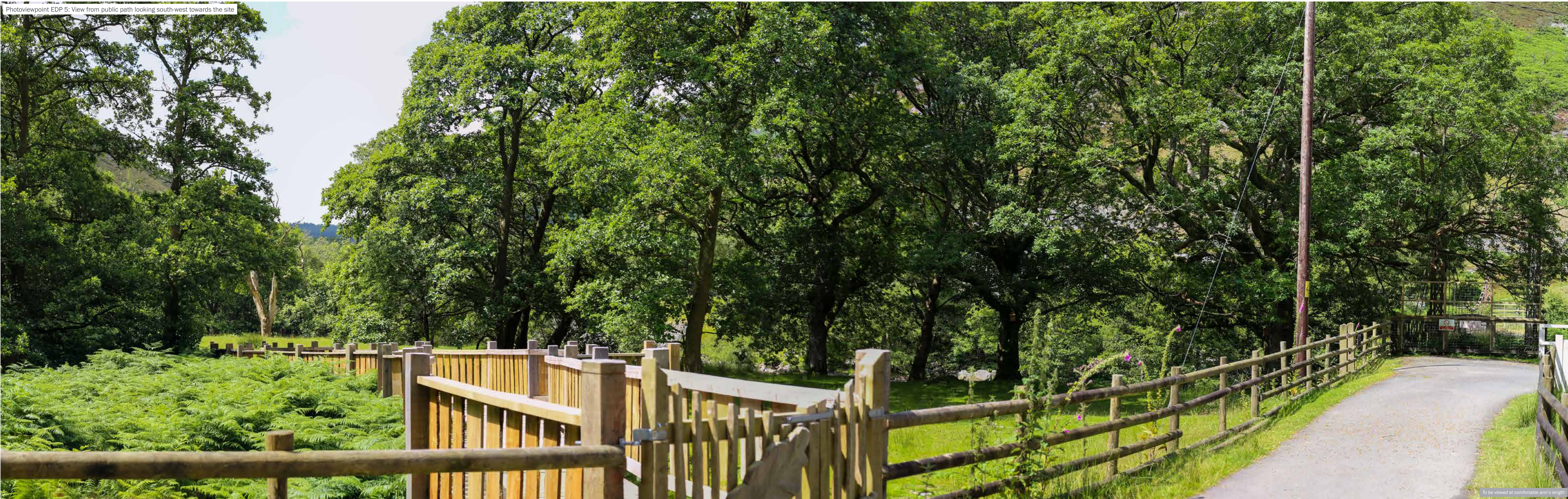
To be viewed at comfortable arm's length

Photoviewpoint EDP 4: View from public path looking south-west towards the site



To be viewed at comfortable arm's length

Photoviewpoint EDP 5: View from public path looking south-west towards the site



To be viewed at comfortable arm's length

Photoviewpoint EDP 6: View from public path looking north towards the site



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: **292565, 264501**
Date and Time: **17/07/2024 @ 11:37**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 6D MK1**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **199m**
aOD: **223m**
Focal Length: **50mm**

date **31 JULY 2024**
drawing number **edp8869_d012**
drawn by **RBa**
checked **MDu**
QA **JFr**

client **Dwr Cymru**
project title **Elan Valley Visitor Centre**
drawing title **Photoviewpoint EDP 6**

Photoviewpoint EDP 7: View from public path looking north-east towards the site



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: 292484, 264390
Date and Time: 17/07/2024 @ 11:45
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 6D MK1
Enlargement Factor: 100% @ A3

Direction of View: NE
Distance: 333m
aOD: 257m
Focal Length: 50mm

date: 31 JULY 2024
drawing number: edp8869_d012
drawn by: RBa
checked: MDu
QA: JFr

client: Dwr Cymru
project title: Elan Valley Visitor Centre
drawing title: Photoviewpoint EDP 7

Appendix EDP 5 Site photos



Photo 1: View from site entrance showing PRow gate to the left of the vehicular route.



Photo 2: View of Centenary Stature at the entrance to the existing visitor centre.



Photo 3: View from existing decking overlooking Afon Elan.



Photo 4: Existing entrance to play area with dam in the background.



Photo 5: View opens up towards the dam at the rear of the play area.



Photo 6: View of stone Radnor placename sculpture, constructed to commemorate the millennium.



Photo 7: Overflow carpark (gravel) and wildlife garden beyond the fencing. The wooden structure in the centre of the frame is the bike hub.



Photo 8: Main carpark area in front of building entrance is demarcated by a stand of mainly birch trees.

Plans

Plan EDP 1: Site Location and Site Boundaries
(edp8869_d002 28 August 2024 GYo/VPo)

Plan EDP 2: Site Character and Context
(edp8869_d003 28 August 2024 GYo/VPo)

Plan EDP 3: Topographical Relief
(edp8869_d004 28 August 2024 GYo/VPo)

Plan EDP 4: Landscape Designations and Other Considerations
(edp8869_d005 28 August 2024 GYo/VPo)

Plan EDP 5: LANDMAP Aspect Areas
(edp8869_d006 28 August 2024 GYo/VPo)

Plan EDP 6: Findings of EDP's Visual Appraisal
(edp8869_d007 28 August 2024 GYo/VPo)



- Site Boundary
- Range Rings (1km intervals)
- 1km Detailed Study Area

client
Dwr Cymru

project title
Elan Valley Visitor Centre

drawing title
Site Location and Site Boundaries

date **28 AUGUST 2024** drawn by **GYo**
drawing number **edp8869_d002** checked **VPo**
scale **1:25,000 @ A3** QA **RBa**



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Site Boundary
- 1km Detailed Study Area
- Contours (at 10m intervals)
- Open Access Land
- National Cycle Network
- B Road
- Other Road
- Public Rights of Way**
- Footpath
- Bridleway

client

Dwr Cymru

project title

Elan Valley Visitor Centre

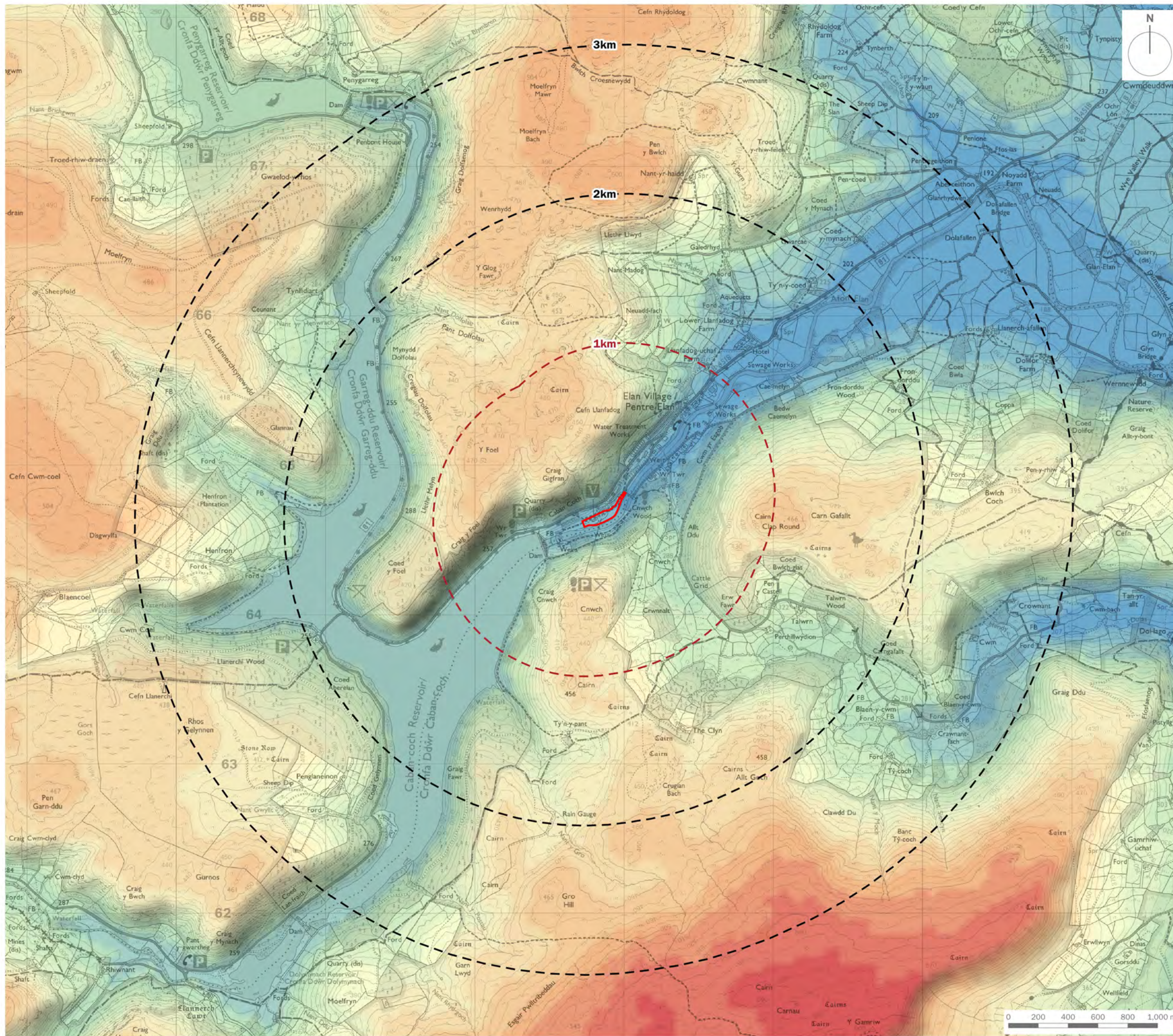
drawing title




Site Character and Context

date	28 AUGUST 2024	drawn by	GYo
drawing number	edp8869_d003	checked	VPO
scale	1:10,000 @ A3	QA	RBa

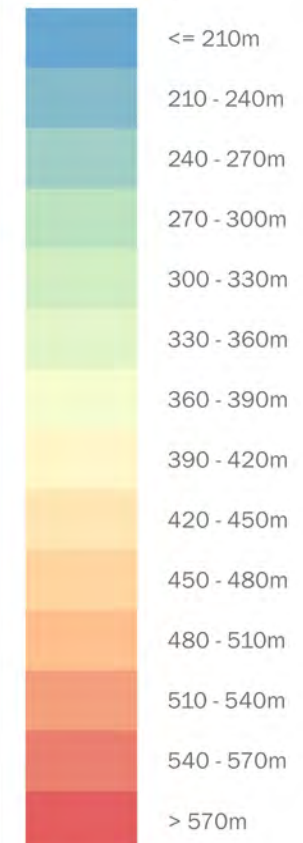


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-  Site Boundary
-  Range Rings (at 1km intervals)
-  1km Detailed Study Area

Elevation (aOD)



client

Dwr Cymru

project title

Elan Valley Visitor Centre

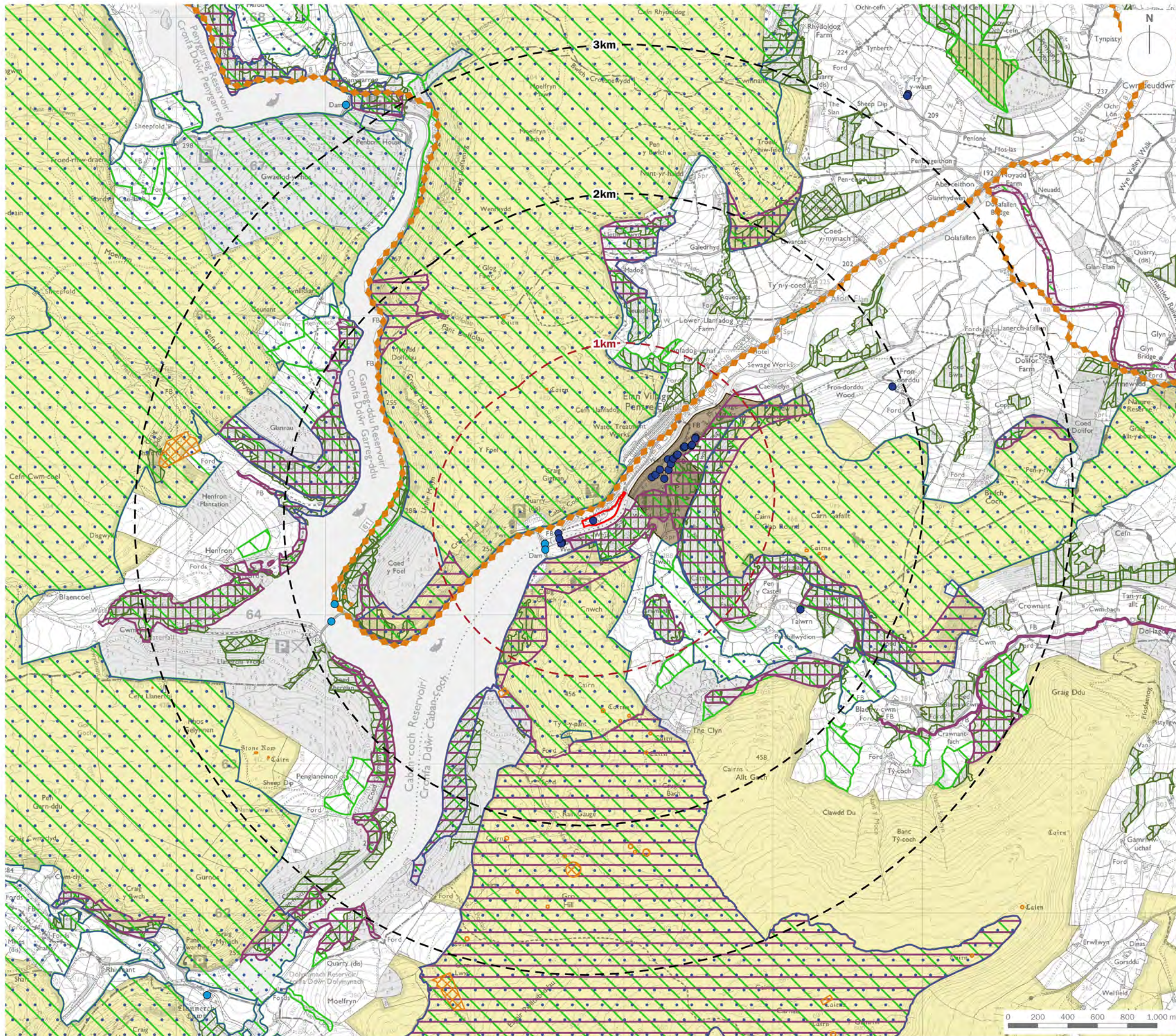
drawing title

Topographical Relief

date	28 AUGUST 2024	drawn by	GYo
drawing number	edp8869_d004	checked	VPO
scale	1:25,000 @ A3	QA	RBa



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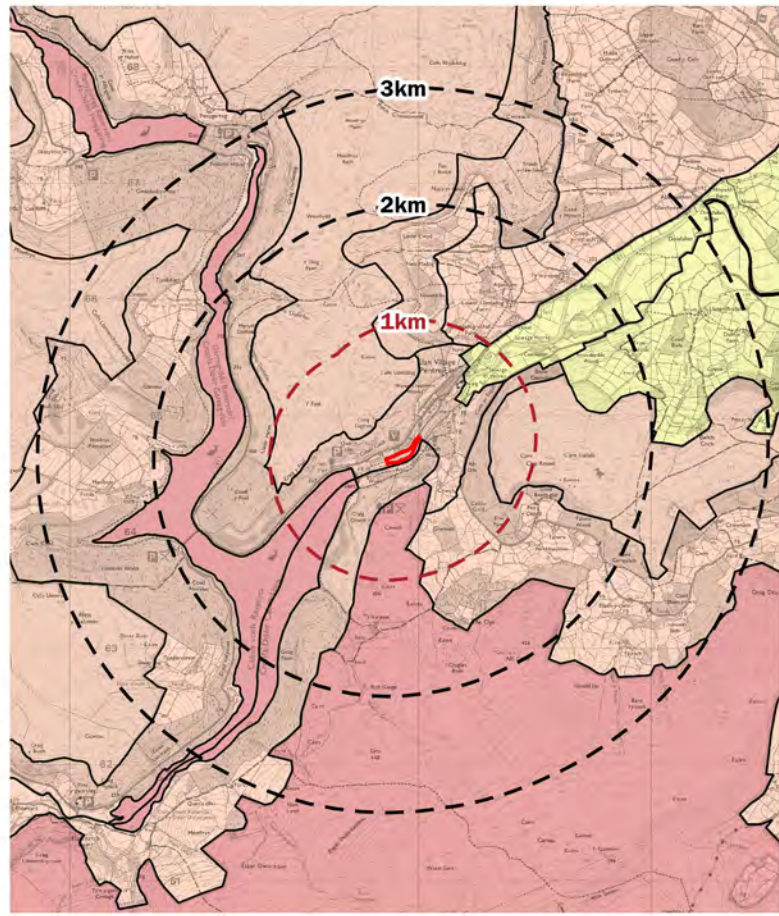
- Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- Landscape**
- Open Access Land
- National Cycle Network
- Ecology**
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Site of Special Scientific Interest (SSSI)
- Ancient Semi-natural Woodland
- Plantation on Ancient Woodland Site
- Restored Ancient Woodland Site
- Ancient Woodland Site of Unknown Category
- Heritage**
- Scheduled Monument
- Conservation Area
- Grade II* Listed Building
- Grade II Listed Building

client
Dwr Cymru

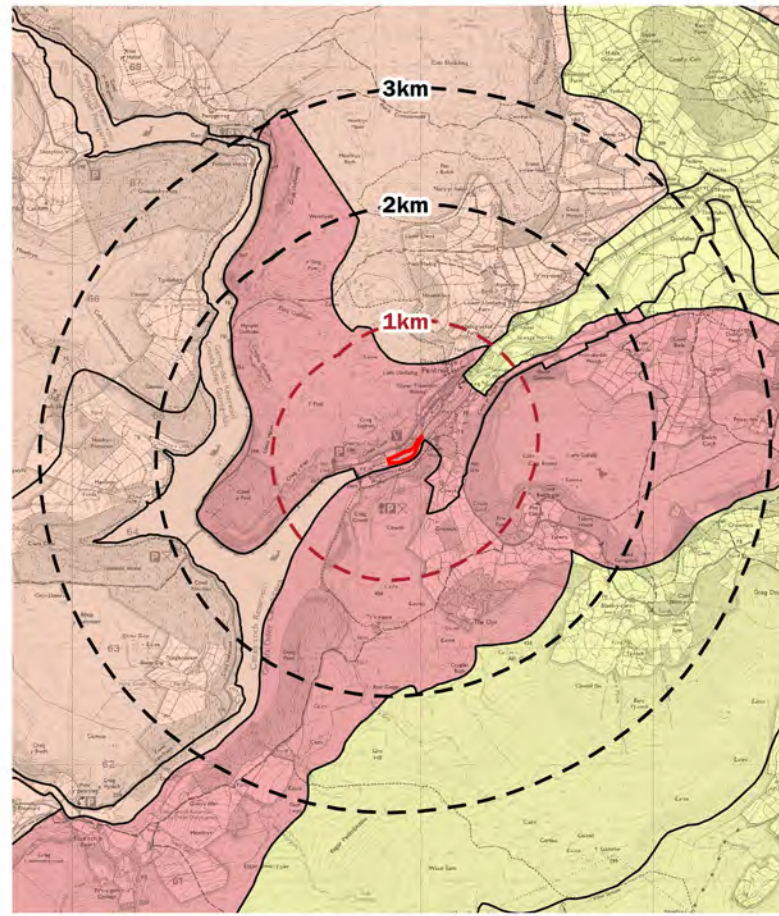
project title
Elan Valley Visitor Centre

drawing title
Landscape Designations and Other Considerations

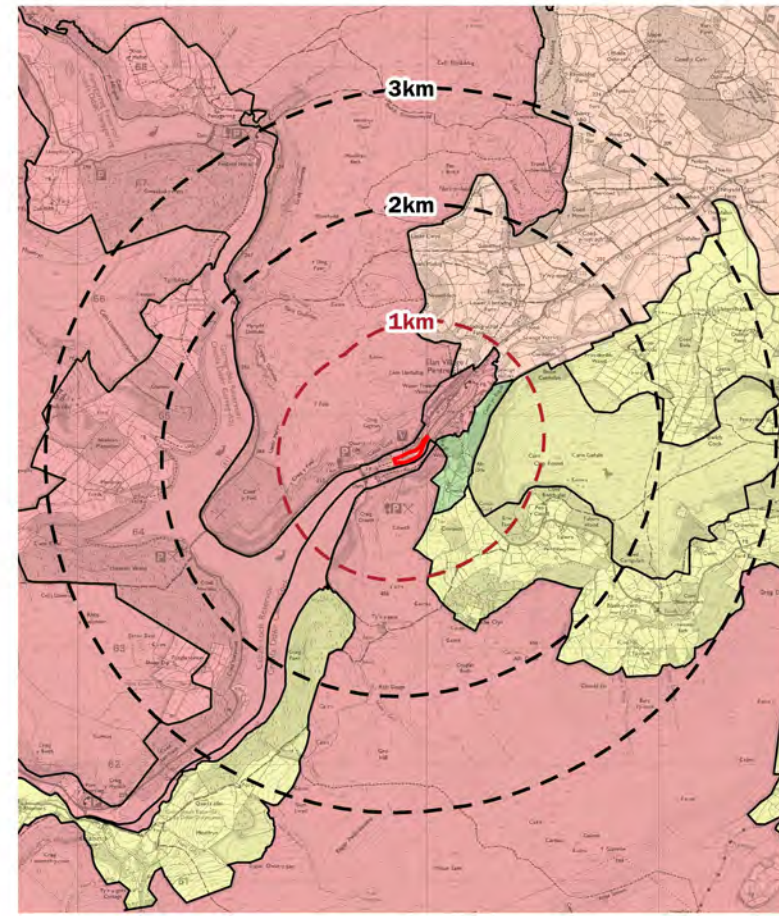
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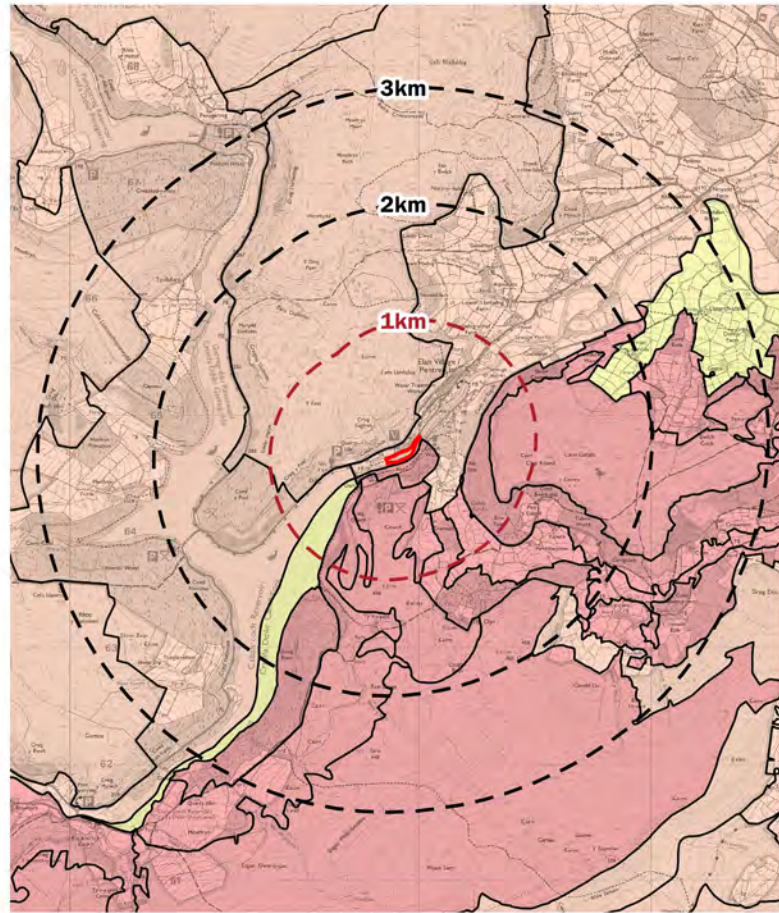
Cultural Aspect



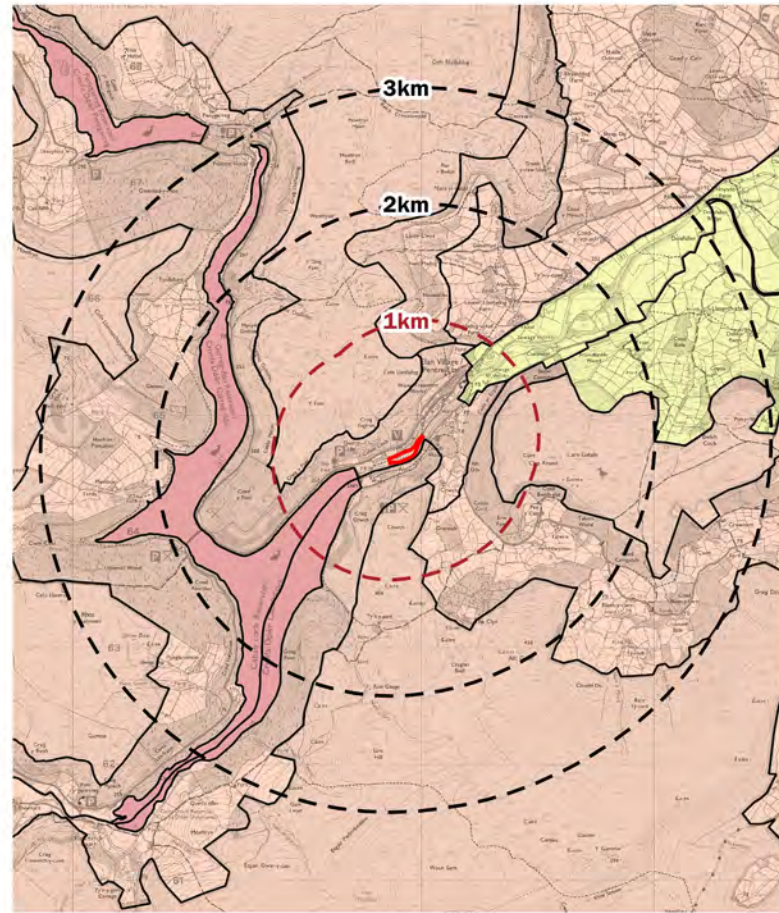
Geological Aspect



Historic Aspect



Landscape Habitats Aspect



Visual Sensory Aspect

Site Boundary
 Range Rings (at 1km intervals)
 1km Detailed Study Area

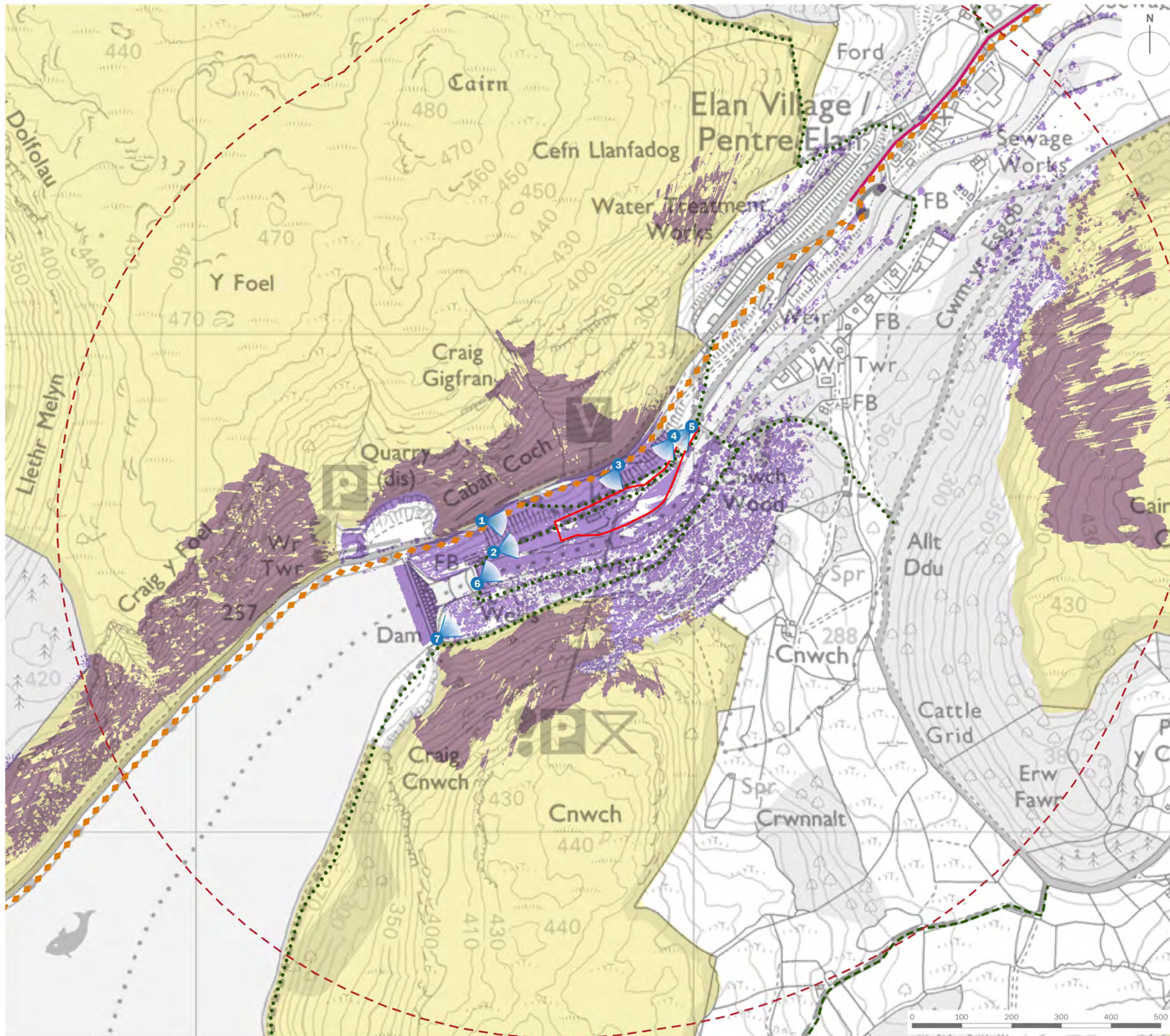
LANDMAP Evaluation

Outstanding
 High
 Moderate
 Low

client	Dwr Cymru	
project title	Elan Valley Visitor Centre	
drawing title	LANDMAP Aspect Areas	
date	28 AUGUST 2024	drawn by GYo
drawing number	edp8869_d006	checked VPO
scale	1:65,000 @ A3	QA RBa



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- Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- Zone of Theoretical Visibility (ZTV)
- Open Access Land
- National Cycle Network
- B Road
- Public Rights of Way
- Footpath
- Bridleway
- 7 ▶ Photoviewpoint Location

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 14m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- LiDAR 1m Digital Surface Model (DSM) (vertical accuracy of +/- 5cm)

client		
Dwr Cymru		
project title		
Elan Valley Visitor Centre		
drawing title		
Findings of Visual Appraisal		
date	28 AUGUST 2024	drawn by GYo
drawing number	edp8869_d007	checked VPo
scale	1:7,500 @ A3	QA RBa



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