

Design Development

Developing The Brief

The initial brief was to convert and extend Island House to create a Hotel, Bar and Restaurant. IHRL commissioned the following consultants to develop the proposed scheme and input the following information:

- Landsker Business Solutions
 - Preparation of Business Plan
- Wildwood Ecology - Ecologists
 - Ecological Surveys
 - Ecological Mitigation
- Scourfield Consultancy - Heritage Consultant
 - Laugharne Castle Setting Report.
 - Heritage impact statement for restoration, conversion & extension of existing house and coach house into hotel, bar and restaurant.
 - Statement of Significance
 - Room data sheets
- Davies Sutton Architects - Architects
 - Feasibility Studies
 - Concept Designs
 - Historical Technical Designs & Specifications
- Mann Williams - Structural Engineer
 - Structural Reports.
 - Structural Design Schemes
- Dyfed Archaeological Trust - Archaeologists
 - Archaeological digs
- SABA - Building Services Designers
 - Mechanical and Electrical designs
- Gown Engineers - Ground Investigations & Civil Engineering.
 - Ground investigations and design of foundations.
- Eden Vale Young - Flood risk (Initially undertaken by Francis Sant)
 - Flood risk & Consequences Assessment

Business Plan

Landsker Business Solutions have compiled a full business plan for the proposed scheme. To provide a sustainable development for the future.

Ecology

Locations for bat roosts have been incorporated into the final proposals. These locations were carefully considered during the design process.

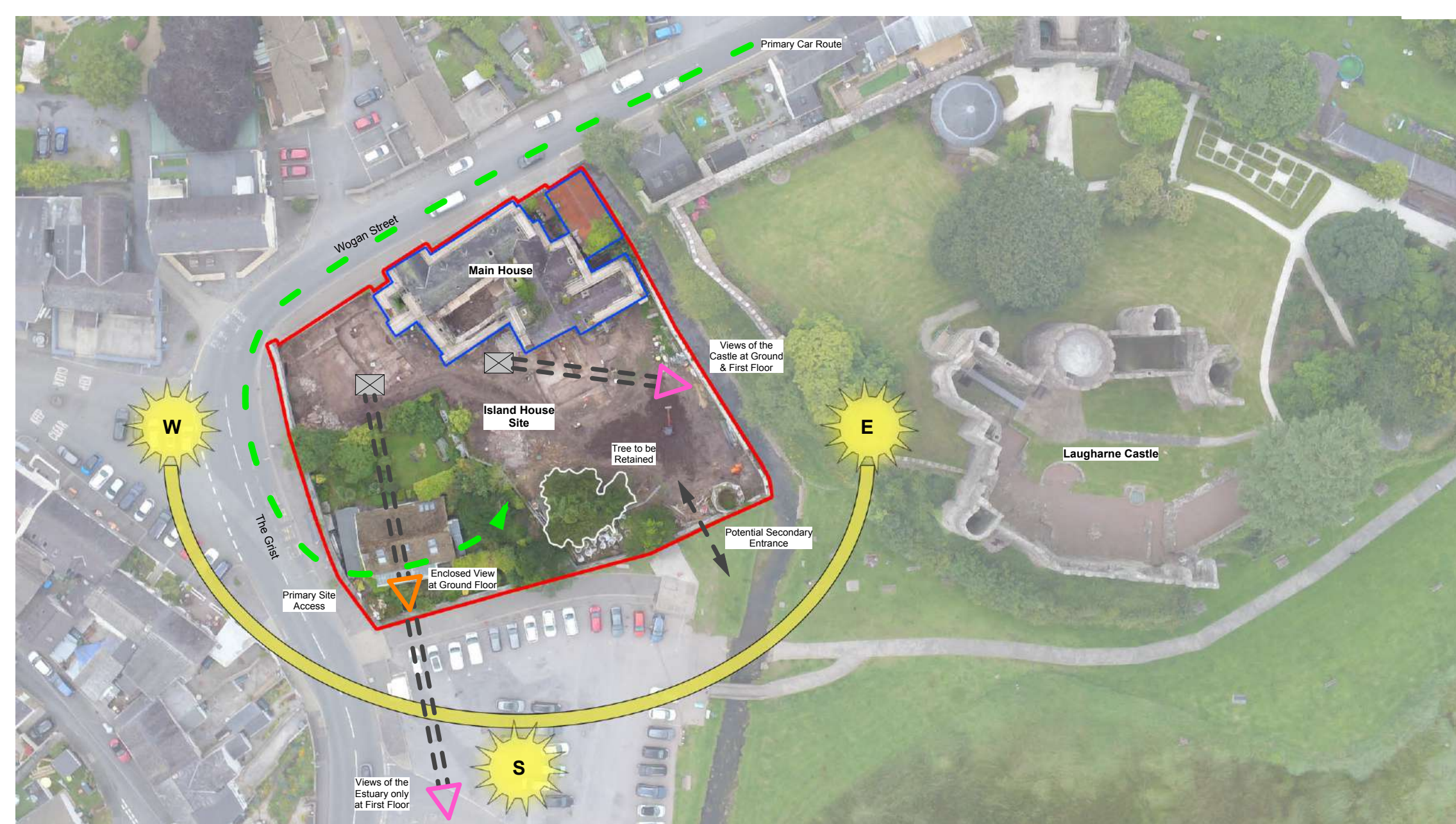
Heritage & Scheme Development

Scourfield Consultancy have prepared multiple reports for Island House. Working closely with all members of the team from feasibility through to detailed design stage, advising on how the building can be developed. Each of the ranges in Island House began its life at varying points in time with subsequent modifications in years gone by. The design has evolved much through the repair stages as we learned more about the building. Bad workmanship had been covered up, requiring remedial work. This is reflected in frequently updated reports or drawings. Our intention has always been the enhancement of Island House, creating a sustainable future for it and the surrounding area.

Laugharne Conservation Area



Site Analysis



Planning & Development Policy

Planning & Development Policy consulted during scheme development

Local Development Plan 2018 - 2033

- Strategic Policy – SP 14: Protection and Enhancement of the Built and Historic Environment
- Strategic Policy – SP 15: Climate Change
- Strategic Policy – SP16: Sustainable Distribution – Settlement Framework
- BHE1: Listed Buildings and Conservation Areas
- BHE2: Landscape Character
- CCH2: Electric Vehicle Charging Points
- CCH4: Flood Risk Management and Avoidance
- CCH5: Renewable and Low Carbon Energy in New Developments
- PSD1: Sustainable and High Quality Design
- VE1: Visitor Attractions and Facilities
- VE2: Permanent Holiday Accommodation

Carmarthenshire County Council: Ten Towns - Regenerating Carmarthenshire's rural towns

Extract from Carmarthen County Council Ten Towns Website

"... Our Ten Towns initiative is to support the economic recovery and growth of rural towns across the County. The initiative was established as a direct response to our Moving Rural Carmarthenshire Forward Plan, which sets out a number of key recommendations to support the regeneration of rural Carmarthenshire.

A key part of the programme is the development of Economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland:

- Cross Hands
- Cwmaman
- Kidwelly
- Laugharne
- Llandeilo
- Llandovery
- Llanybydder
- Newcastle Emlyn
- St. Clears
- Whitland

The development of the growth plans are part funded via the Welsh Government Rural Communities - Rural Development Programme 2014-2020, which is funded by the Welsh Government and the European Union. ..."

CCC (2021) Ten Towns Regenerating Carmarthenshire's rural towns
Available at: <https://www.carmarthenshire.gov.wales/home/business/development-and-investment/ten-towns/>

Laugharne Economic Recovery & Growth Plan

Island House is important part of Laugharne's history and is considered of great importance to the towns recovery and growth. The following is a direct section from the document

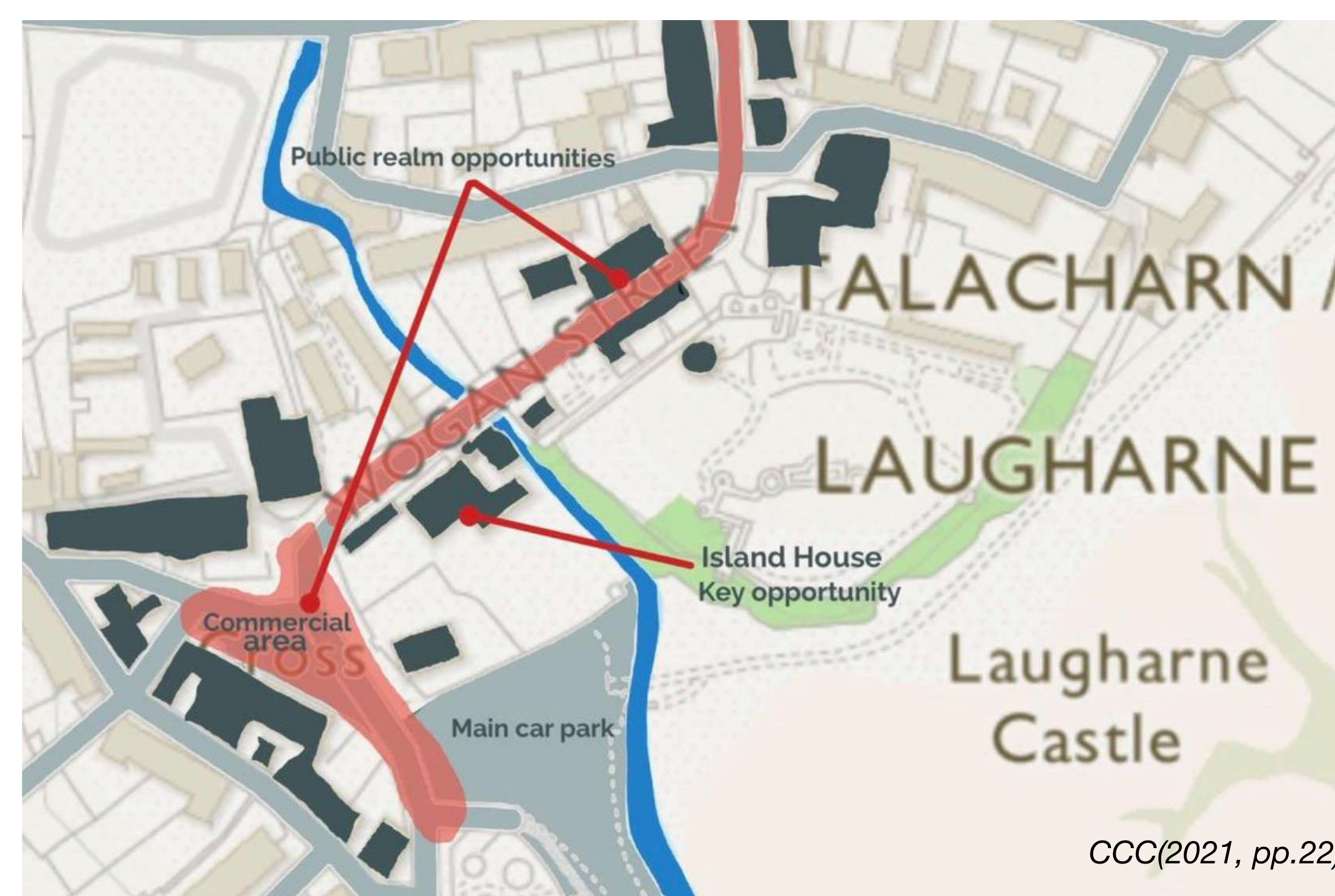
"... Island House was purchased by Island House Restoration Ltd in March 2020 following a period of 16 years dilapidation. The 16th century Grade 11* listed house has played a part in some of the most important chapters of Laugharne's past and treasured by the local community who have campaigned for it to be saved. Located next to the castle and at the heart of the town, the highly visible building is planned to be restored to its original condition and convert it into a boutique hotel, bar and restaurant. Carmarthenshire County Council and Cadw (the historic environment service in Wales) have been involved at various stages.

The Restoration and re-use of Island House is of national importance and has the potential to add a new commercial and heritage attraction to the town centre. The levels of investment necessary to fully restore the building require long term viable commercial uses.

Actions that would either directly or indirectly encourage the restoration of Island House include addressing the shortage of car parking spaces and public realm improvements addressing pedestrians and vehicle movement in the area that would help to enhance the setting of Island House as well as the commercial heart of the town.

CCC(2021) Laugharne Economic Recovery & Growth Plan, pp. 21-22)

Copies of the entire document are available here and on the Carmarthenshire County Council website.



CCC(2021, pp.22)