

STAGE 5

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***** interesting

MISS A. E. M. JONES, F.C.A.

Cyfrifydd/Chartered Accountant

Head of Planning Services,
Cyngor Conwy,
Civic Offices,
Colwyn Bay LL29 8AR

Date 11.09.2013

Annwyl Boneddigion,

11 Stryd y Castell, Conwy Stage 5 Application (Covering letter: part of Application papers)

I am the Applicant for the planning and listed building consent for the above application. I believe my proposals are amply detailed in the application documents and drawings, but I request that the following be regarded and treated as material considerations within the meaning of s38(6) of the 2004 Act.

By their own admission, Stage 1 application was certainly "amended" by Conwy Council officer(s) before being sent out to consultees (the Earth Designs colour plans of the proposed Car port/raised garden). Doubt has since also arisen that all the documents I attached to the application were actually forwarded to consultees. For example, two consultees have confirmed that the photograph of my BMW in the back yard is not with their copies of that application, and neither has a recollection of ever having seen it.

As the Stage 1 Application had been "altered" before being sent to the consultees, I will myself be providing the consultees with the Stage 5 Application, so that if the copies they receive from the council are "altered" (or indeed, deleted or added) then it will be apparent. I will ensure the council officers are aware of my intention, and so I imagine that this should ensure that accurate copies will be sent to the consultees this time.

Rightly or wrongly, I am left now with the concern that the very charming Peter Jones-Hughes will influence a few of the (again - my view) malleable consultees, to my detriment.

There is no room in professionalism for colleague loyalty.

With regard to registering applications, minor applications should be validated within 3-5 days, major applications within 10 days. I expect this timetable to be met with this Stage 5 application – not the nine months it took to register Stage 1. I want this to be dealt with formally – informal agreement is not an option as I do not trust the officer(s) not to change his/their mind(s).

Yr eiddoch yn gywir,

**Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning Act 1990**

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

1. REPLACE EXISTING METAL FENCE + GATE WITH
WOODEN FENCE + GATE + ^{automatic} REMOTE OPENER FOR GATE.
2. PROVIDE ^{automatic} REMOTE OPENER FOR EXISTING DOORS FROM
STREET TO PASSAGEWAY

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☐ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s)

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plan(s)/drawing(s):

SWEPT PATH ANALYSIS
1:200
01

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

| | Existing (where applicable) | Proposed | Not applicable | Don't Know |
|--|---|--|-------------------------------------|--------------------------|
| External walls | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roof covering | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Chimney | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Windows | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| External doors | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ceilings | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Internal walls | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Floors | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Internal doors | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Rainwater goods | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments (e.g. fences, walls) | METAL FENCE + GATE MANUAL OPENING | WOODEN FENCE + GATE AUTOMATIC OPENING | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and hard standing | ADAPT EXISTING MANUAL OPENING DOORS FROM STREET TO PROPERTY | ADAPT EXISTING DOORS TO AUTOMATIC OPENING | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others (add description) | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Are you supplying additional information on submitted drawings or plans? ☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

SWEPT PATH ANALYSIS

9. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

- | | |
|---|---|
| Grade I <input type="checkbox"/> | Ecclesiastical Grade I <input type="checkbox"/> |
| Grade II* <input checked="" type="checkbox"/> | Ecclesiastical Grade II* <input type="checkbox"/> |
| Grade II <input type="checkbox"/> | Ecclesiastical Grade II <input type="checkbox"/> |
| | Don't know <input type="checkbox"/> |

10. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

11. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

| |
|------------------|
| |
|------------------|

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

| |
|------------------|
| |
|------------------|

12. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☐ Yes ☒ No

b) Works to the exterior of the building? ☐ Yes ☒ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

2 LOCATION DRAWINGS
SWEEP PATH ANALYSIS

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

14. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

| |
|------------------|
| |
|------------------|

15. Authority Employee / Member

With respect to the Authority, I am:

- a) a member of staff
b) an elected member
c) related to a member of staff
d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

| |
|------------------|
| |
|------------------|

16. Ownership Certificates

One certificate A, B, C, or D must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate Of Ownership - Certificate A

Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant: ✓

Or signed - Agent:

Date (DD/MM/YYYY):

11/09/2013

Certificate Of Ownership - Certificate B

Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate Of Ownership - Certificate C

Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16. Ownership Certificates (continued)

Certificate Of Ownership - Certificate D

Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17. Agricultural Holdings

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11/09/2013

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

18. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012 and the guidance available on the Planning Portal website. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas:

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site

The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



19. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant

Or signed - Agent:

Date (DD/MM/YYYY):

11/09/2013

(date cannot be pre-application)

20. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

21. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

FINANCIAL VIABILITY ASSESSMENT

CALCULATION SUMMARY

| | £ | Source (see attached) |
|--|------------------|--|
| Purchase Cost | 233,403 | Completion Statement: Pritchard Jones Evans Lane 10.4.2008 |
| Conversion costs (excluding fees and VAT) | 217,550 | John Pidgeon Partnership 10.1.2012 |
| | - _____ | |
| | 450,953 | |
| Deduct Grants | nil | |
| | _____ | |
| | 450,953 | |
| Estimated Sale Price | 300,000 | Dafydd Hardy MRICS,FNAEA 1.6.2009 |
| | _____ | |
| NET DEFICIT (Increased by fees and VAT) | (150,953) | |

=====

10th January 2012

Suite 5 Noram House
Victoria Road Shifnal
Shropshire TF11 8AF
Telephone 01952-461881
Fax 01952-461882
Email enquiries@johnpidgeon.co.uk

also at Conwy, Aberconwy

JOHN PIDGEON PARTNERSHIP

wbj/439



Chartered Quantity Surveyors

CDM Co-ordinators

Mrs. Angharad Jones

Dear Angharad,

11 Castle Street, Conwy

My provisional budget for the repair and alteration of 11 Castle Street to provide domestic accommodation is £217,550 (plus fees). Value added tax is in addition, but I think that as you are seeking to convert the buildings from non domestic to domestic use, there may be tax relief on some of the work.

When the planning matters have been concluded, I will provide a full cost appraisal.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Wilf Jones'.

Wilf Jones
John Pidgeon Partnership

Pritchard Jones Evans Lane

Cyfreithwyr,
37 Y Maes,
CAERNARFON,
Gwynedd,
LL55 2NN

Tel: 01286 671167 Fax: 01286 675217

ADRODDIAD ARIANNOL

Ms A E M Jones

Ebrill 10 2008

Par: Prynant 11 Stryd y Castell, Conwy

| | | | | | | | | |
|-------------|-----|-----|-----|-----|-----|-----|-----|--------------|
| Pris Prynu: | ... | ... | ... | ... | ... | ... | ... | £ 230,000.00 |
|-------------|-----|-----|-----|-----|-----|-----|-----|--------------|

YCHWANEGU:

| | | | | | | | |
|-------------------------------|-----|-----|-----|-----|-----|-----|------------|
| Treth Stamp i'w dalu: | ... | ... | ... | ... | ... | ... | £ 2,300.00 |
| Ffi cofrestru i'w dalu: | ... | ... | ... | ... | ... | ... | £ 220.00 |
| Ein costau ni: | ... | ... | ... | ... | ... | ... | £ 595.00 |
| TAW: | ... | ... | ... | ... | ... | ... | £ 104.12 |
| Costau ymchwiliadau a dalwyd: | ... | ... | ... | ... | ... | ... | £ 184.74 |

£ 233,403.86

| | | | | | | | |
|--------------------------|-----|-----|-----|-----|-----|-----|-------------|
| LLAI: Blaendal a dalwyd: | ... | ... | ... | ... | ... | ... | £ 23,000.00 |
|--------------------------|-----|-----|-----|-----|-----|-----|-------------|

GWEDDILL SYDD EIN ANGEN:

£ 210,403.86

E&OE

VALUATION

We are of the opinion that the present market value of the subject properties are as follows:

11 Castle Street, Conwy:

| | |
|--------------------|------------------------|
| Present Condition: | £180,000 |
| Single unit | £300,000 when complete |

Valuations based on Market Value (MV) shall adopt the definition, and the interpretative commentary, settled by the International Valuation Standards Committee.

Definition

'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'

What is not included in our figures.

1. No allowance has been made in the valuation for the costs of realization, value added tax, capital gains, or development taxes, which might arise on disposal.
2. No plant or machinery has been included in these valuations other than normally considered to form a service installation for the benefit of the property in general. The contents of the building, tenant's fixtures, furnishings, vehicles and loose tools and goodwill have been expressly omitted from the valuation.
3. Our valuations do not take into account any rights, obligations or liabilities, whether prospective or accrued, under the Defective Premises Act, 1972.

Basic Assumptions.

1. We have not seen title deeds, leases, or any original documents. We assume that there are no material restrictions on the use, enjoyment, or disposal of this property.
2. Our valuations do not reflect the cost of redeeming or releasing any of the property from any charge or mortgage.

3. It is assumed that neither high alumina, nor blue asbestos, nor any other deleterious material was used in the construction of any buildings referred to in this report. Should you know the situation to be otherwise, please let us know so that we may reconsider our figures.

LIMITATIONS

No structural survey or detailed examination of the building fabric has been undertaken. No tests of any services have been undertaken. This valuation is undertaken solely for the use of the named clients and may not be relied upon by any other party, without or written consent being obtained first.

DATE OF INSPECTION

21ST May 2009

DATE OF REPORT

1st June 2009

Signed:.....Dafydd Hardy, MRICS,FNAEA
For and on behalf of Dafydd Hardy
Chartered Surveyors and Estate Agents



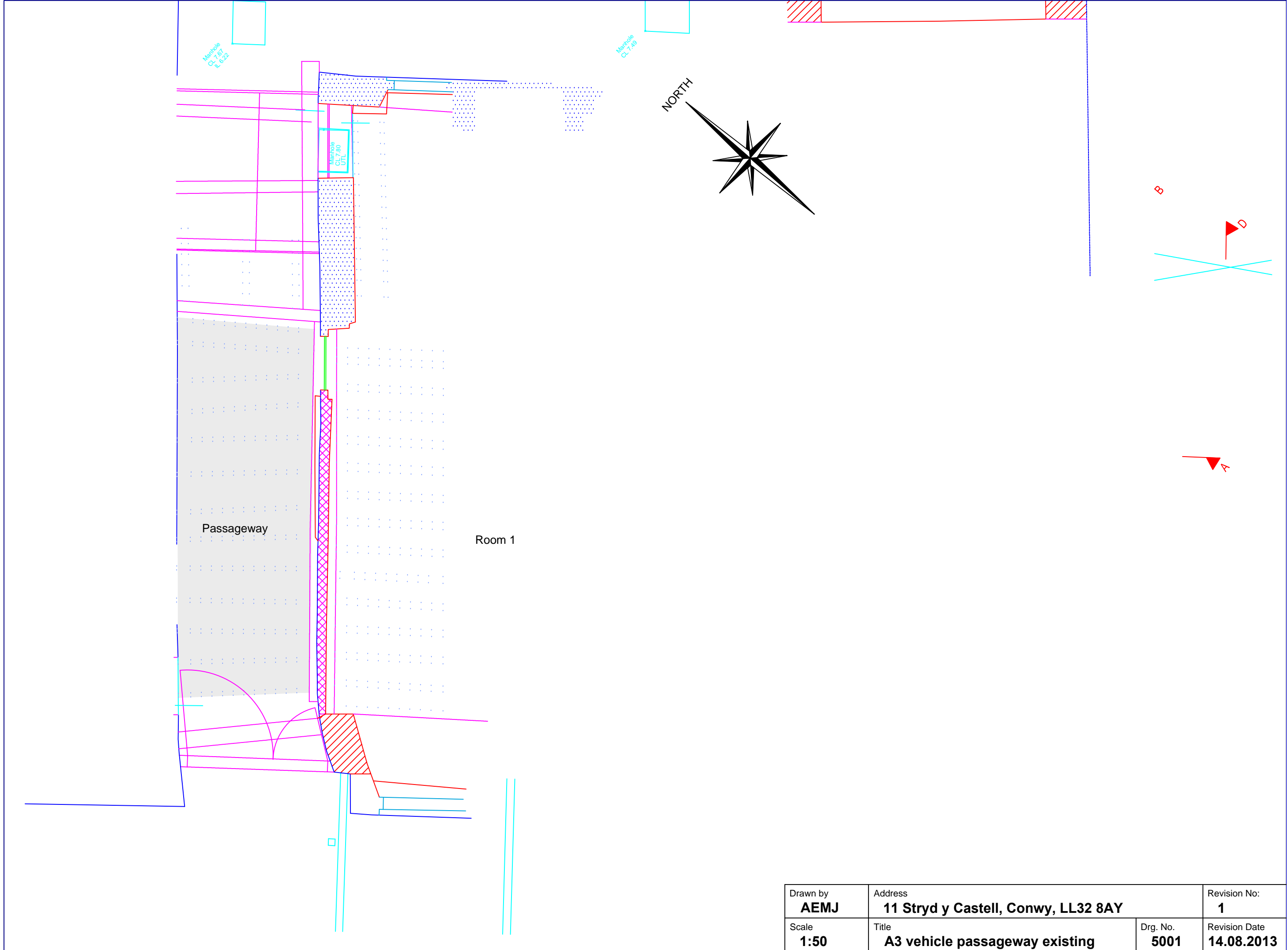
The Plan includes the following Licensed Data: OS MasterMap Crown Copyright © 2015. The Plan is the Ordnance Survey National Geographic Database and incorporating copyright material available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. All Crown copyright. All rights reserved 2015. License number 100002015.

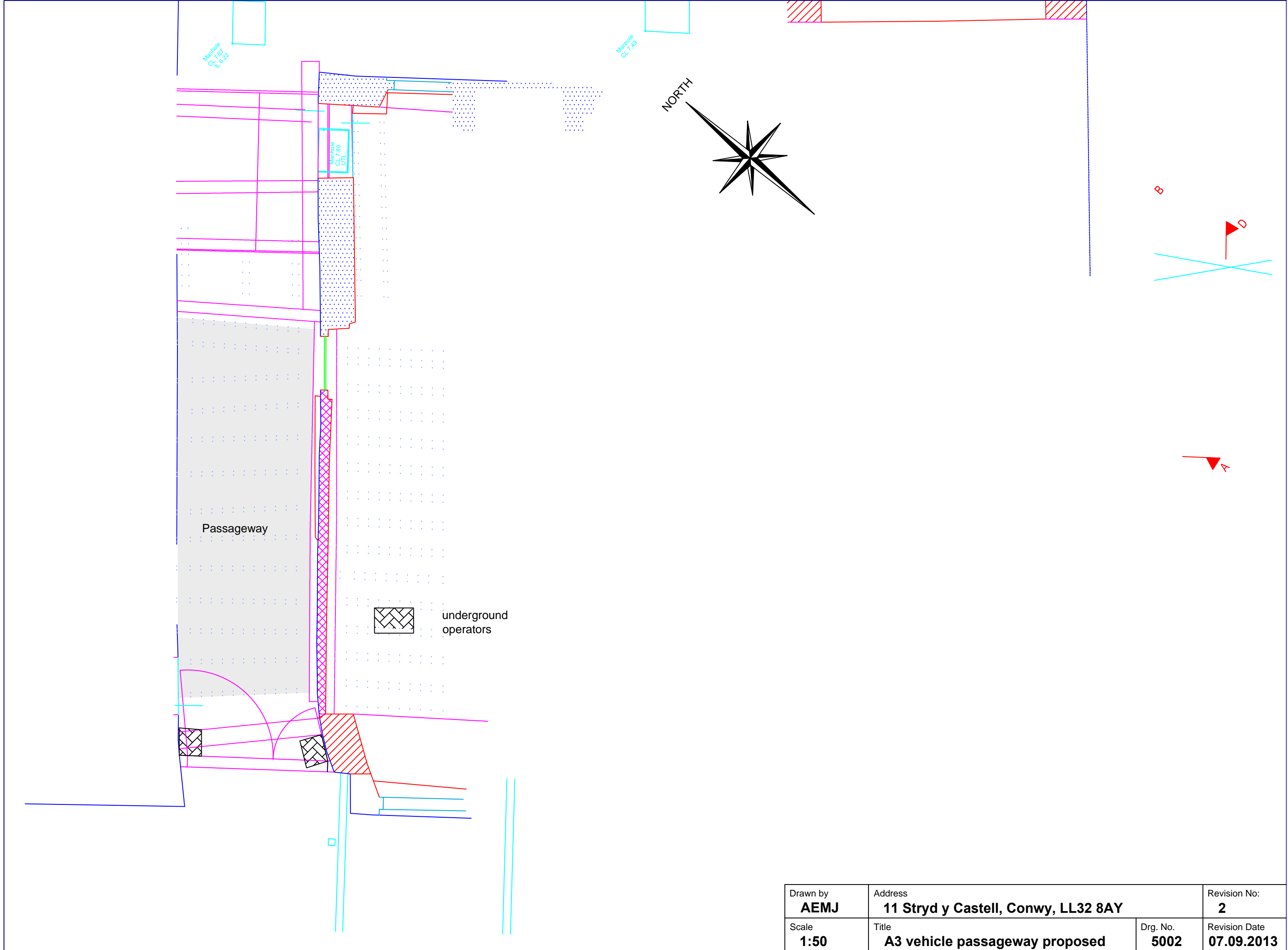
Scale: 1:1250, paper size: A4



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Scale: 1:500, paper size: A4

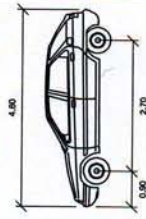




| | | | |
|-------------------------|---|-------------------------|------------------------------------|
| Drawn by AEMJ | Address 11 Stryd y Castell, Conwy, LL32 8AY | | Revision No: 2 |
| Scale 1:50 | Title A3 vehicle passageway proposed | Drg. No. 5002 | Revision Date 07.09.2013 |

Notes:

1. This drawing is based on Cymcelition Donald Inval Associates drawing number 4910 Rev G dated 18.06.10 showing the proposed new carport which is subject to an application for planning permission.



| | |
|-------------------|---------|
| Car | |
| Width | : 1.70 |
| Track | : 1.70 |
| Lock to Lock Time | : 5.0 |
| Steering Angle | : 32.6 |
| Vehicle Speed 1 | : 5 mph |

- The layout plans opposite show the tracking outlines of the above vehicle when maneuvering in a forward direction into the driveway. The analysis demonstrates that there is sufficient space to adequately maneuver two vehicles into and out of the proposed parking spaces within a parked car without coming into contact with any built structure including the other parked car, the house itself or the revised position of the proposed gate posts and fences.

| | | | |
|----------|--|-----|-----|
| 13.06.13 | Gates revised in line with client comments | MJB | CJM |
| 13.06.13 | Revised in line with changes to the layout | MJB | CJM |

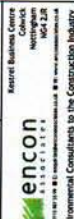
E M Jones

entry/Exit and Parking Plan
Stryd v Castell, Conway

**Weighted Path Analysis for Proposed
Car Parking in Support of Planning
Application**

Planning Status
FOR PLANNING APPROVAL

| Item | MJB | Checked | GM |
|----------|-----|------------|-------|
| 30.08.10 | | Scale (A1) | 1:200 |

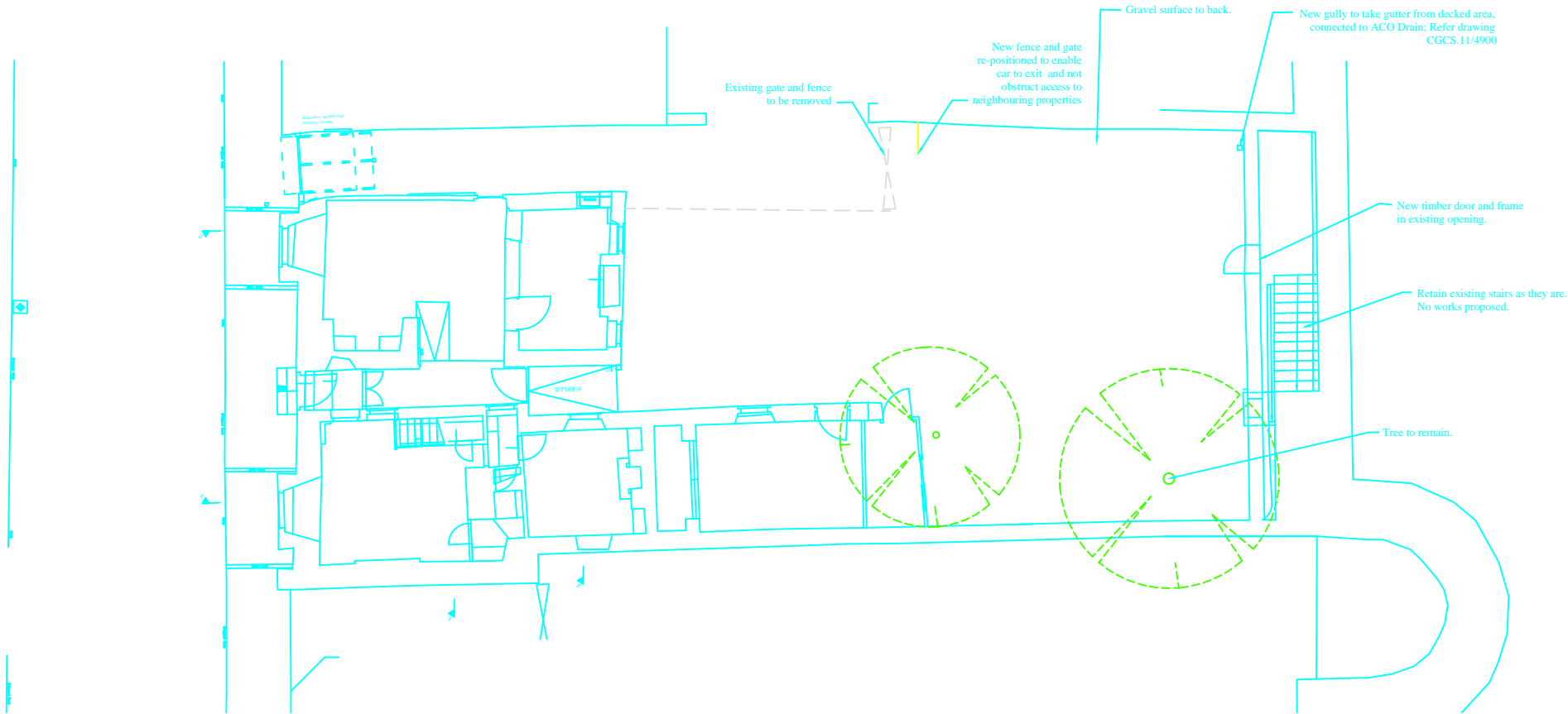


| | | |
|-----------------|----------------------|----------|
| Number A1453 | Drawing Number 01 | Rev B |
|-----------------|----------------------|----------|

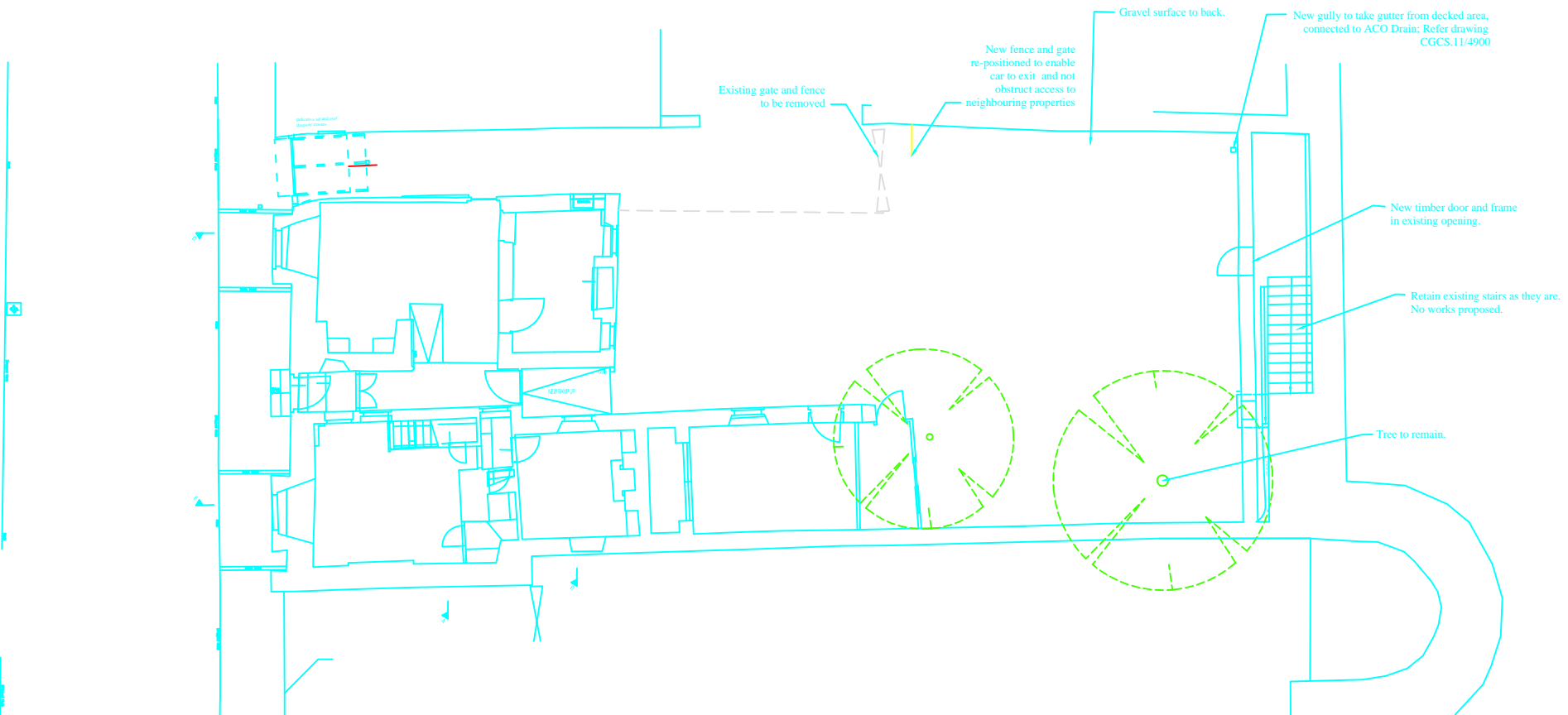
Swept Path Analysis for a car entering and exiting site for parking space number 2



Swept Path Analysis for a car entering and exiting site for parking space number 1



Swept Path Analysis for a car entering and exiting site for parking space number 2



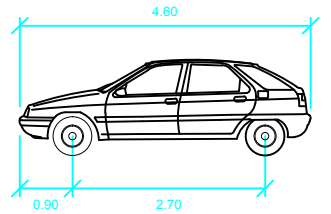
Encon Associates - DISCLAIMER:

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Notes:

This Swept Path Analysis has been produced in accordance with the following:

1. This drawing is based on Cymdeithion Donald Insall Associates drawing number 4910 Rev G dated 18.06.10 showing the proposed new carport which is subject to an application for planning permission.
2. The analysis has been carried out using the software program AutoTURN 6.1 with the following vehicle:



| | |
|-------------------|-----------|
| Car | meters |
| Width | : 1.70 |
| Track | : 1.70 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 32.6 |
| Vehicle Speed | 1 - 5 mph |

3. The layout plans opposite show the tracking outlines of the above vehicle when maneuvering in a forward direction into the driveway. The analysis demonstrates that there is sufficient space to adequately maneuver two vehicles into and out of the proposed parking spaces whilst there is a parked car without coming into contact with any built structure including the other parked car, the house itself or the revised position of the proposed gate posts and fencing.

| | | | | |
|-----|----------|--|-------|---------|
| Rev | Date | Description | Drawn | Checked |
| B | 14.06.13 | Gate revised in line with client comments | MJB | GLM |
| A | 13.06.13 | Revised in line with changes to the layout | MJB | GLM |

Client
A E M Jones

Project
Entry/Exit and Parking Plan
11 Stryd y Castell, Conway

Title
Swept Path Analysis for Proposed
Car Parking in Support of Planning
Application

Drawing Status
FOR PLANNING APPROVAL

| | | | |
|-------|----------|------------|-------|
| Drawn | MJB | Checked | GM |
| Date | 15.08.13 | Scale (A3) | 1:200 |

Kestrel Business Centre
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| | | |
|------------|----------------|-----|
| Job Number | Drawing Number | Rev |
| A1453 | 01 | B |

STAGE 5

DESIGN, ACCESS & JUSTIFICATION STATEMENT FOR DUAL PLANNING APPLICATION AND LISTED BUILDING CONSENT

ADDRESS: 11 Stryd y Castell, Conwy, LL32 8AY

11 Stryd y Castell, Conwy, is a Grade 11* listed building dated to 1441-42 with 16th, 18th and 19th century additions and alterations. It is situated on the east side of Stryd y Castell in the town of Conwy, which is a World Heritage Site and Conservation Area.

PROPOSAL

Stage 5 Application: Replacement of the existing metal gate and metal security fence at the rear of the property with a proposed wooden Medieval Entryway and wooden fence. Provision of remotely operated, underground positioned electrical opening mechanisms for the above Entryway and the existing wooden doors leading to the street.

The principles and concepts of the design have taken account of the building's setting, grading and position in a World Heritage site and Conservation Area.

.....

This Statement is based on the “Interim Guidance on Design and Access Statements May 2009” issued by the Welsh Assembly Government, and provided by Conwy Council.

Reference has also been made to Conwy Council policies at Conwy.leadpartners.co.uk, together with other documents – the applicant believes the application complies with and is not contrary to their requirements . (see below).

Gwynedd Structure Plan:

D21: the proposal respects the setting, form, scale, mass, materials and character of the listed building, as shown in the plans, perspectives, and other information attached to the application.

D22: the fence being in close proximity to a listed building simply replaces earlier fences and is sympathetic to the building (indeed a big improvement over earlier fences and gates (see photographs with the application)).

D25: as for D22.

D29: the proposed replacement fence and gate exhibit a high standard of design and are suitable for the situation.

FF15: the requirements of pedestrians, disabled, prams and wheelchairs have been provided for.

Llandudno/Conwy District Plans:

4G: Height, mass and form of the fence and gate will be in proportion to the building and to earlier walls/gates. Materials will be appropriate and will improve on the existing and earlier fences and gates and will compliment the building. No trees will be affected and the fence is invisible from the street and the quay.

4V: the proposed fence and gate are of historical interest and good design and will enhance the back yard of the building in spite of its being invisible on ground level from all sides. It will shield the yard, in part, from the ugly neighbour (sorry neighbour) – see picture of next door fire escape.





As can be seen from the picture above: it is barely possible to see the roof of No 11 from the quay, so there would be no chance of seeing the gate and fence.

Planning Policy Wales: this document has been considered during the formation of these proposals and it is considered that the proposals adhere to best practice as outlined in the document. In particular, **Ch6 Conserving the Historic Environment** The owner has commissioned an Archaeological Survey of the yard (2012) and the works will be overseen by the Consultant Archaeologist. The installation of the fence and gate will not damage the archaeology. The character of the medieval building is complimented by the use of the medieval entryway. The fence and entryway are freestanding and will not touch the building.

Welsh Office Circular 61/96: Again the proposals comply with the advice in this circular.

The guide states “The DAS does not need to duplicate other information that can be found in other assessments carried out to accompany the planning application or listed building consent application”.

The detailed archaeological importance and details of the site and setting are available on:

http://www.coflein.gov.uk/pdf/DD2013_001_01/

http://www.coflein.gov.uk/pdf/DD2013_001_02/

(the 2009 and 2012 Archaeological Reports commissioned by the owner).

Also detailed plans, visuals, photographs and detailed design principles are set out after this Statement in the succeeding schedules.

REQUIREMENTS

Planning Application

Accessibility

Character

Community Safety

Environmental sustainability

**Movement to, from and within
the development**

Listed Building Consent

Appearance

Environmental sustainability

Layout

Scale

ACCESSIBILITY

Vehicles have accessed the site via the vehicle passageway since the 18C and do so to this day. The only change proposed is that the existing street doors be automated (remote control). This will avoid delaying traffic on entry, and can only be an improvement. Technical details etc follow on the next schedules.

CHARACTER

It is believed that the proposed fence and gate are a major improvement, not only on the existing situation, but also the pre-2004 situation (see “Background” schedule, photos, plans and visuals in the next schedules to see the design principles, concepts and explanations).

COMMUNITY SAFETY

The kerb from the street to the vehicle passageway has already been dropped, but the owner is happy to work with the Highways department to provide radius kerbing and tactile slabs for the disabled (the owner to pay).

ENVIRONMENTAL SUSTAINABILITY

Recycled materials will be used (see Medieval Entryway, barn/court yard doors, on subsequent schedules). Local labour will be used to limit the carbon footprint.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Movement to, from and within the development will remain as at present.

APPEARANCE

The appearance of the entry will be vastly improved and will complement the historic building and curtilage. The impressive wooden medieval entryway and the architectural form, texture and features of the wooden fencing (see detailed photos, visuals etc in the following schedules), contribute to this historic building and its setting.

LAYOUT

The layout is shown on the Swept Path Analysis (see following schedules), and follows the existing fence except that the gate is angled. The situation is much the same as it has always been. It will stand independently of the walls of the building and the wall of the garden.

SCALE

The scale and dimensions of the fence are similar to the existing and earlier fences in that position. The Medieval Entryway is taller than the existing gate, but is absolutely stunning and majorly contributes to the historic site. (see following photos etc).

.....

FURTHER INFORMATION

ARCHAEOLOGICAL IMPACT:

The depth of the pillars, and the underground units will not impact on the archaeology, neither will the gravel surface of the yard, nor the shale within the passageway.

The Consultant Archaeologist, Dr. Ian Brooks has been involved in the project from the beginning, and will carry out a watching brief over the careful implementation of the programme.

DETAILED DESIGN COMPONENTS:

These are set out in attached schedules:

- (a) Vehicle Passageway Design and Door Opening Mechanisms:
BACKGROUND.**
- (b) Swept Path Analysis (Existing and Proposed)**
- (c) Iron Butterfly Designs' plans, elevations and visuals (2-10)**
- (d) Photographs (5)
Medieval Entryway, 2 pairs of oak courtyard doors, BMW in yard, Fiat in yard.**
- (e) Technical Data : remote control automatic gate openers.**

STAGE 5

Vehicle Passageway Design and Door Opening Mechanisms.

BACKGROUND

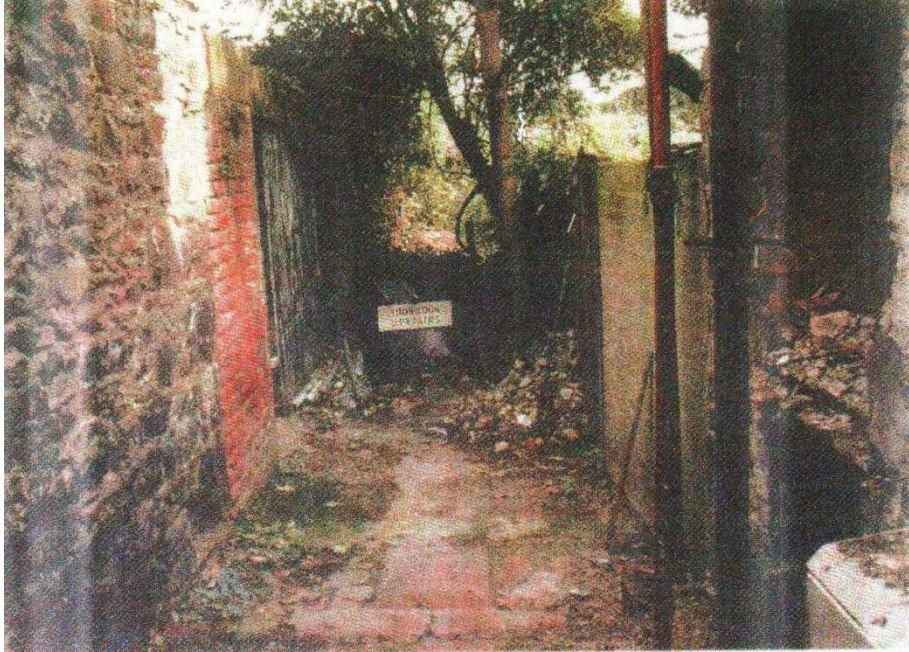
1. So why prepare Stage 5 after Stage 1 ??? Apparently, unless I do Stage 5 now, then I will not be allowed to put in drains! (Drains: part of application for Stage 1). No correlation between the two – but there you go. People climb mountains because they are there, and planners tell you what order to submit applications because they can. It will not be done any sooner (i.e. it will be the last thing to be done before occupation in order to avoid damage during the building renovation phase).

2. Fence: A History:

The garden of NO.11 has always been walled off from the passageway because No 7 and No 9 have a right of way along it. For privacy and security this has always been necessary. See picture (circa 2004: provided by courtesy of the previous owner) of the brick and corrugated iron effort at that time. This was demolished by him. In 2008 when I bought the property, I had to install a security fence because of vandalism. It is seriously ugly, but I was given permission to leave it there – the intention was for maybe a couple of years. However, since it has been over five years of battles with nothing happening, it has apparently become legal!! What a hoot. None the less, I have no wish to look at it ad infinitum and have always intended that it should be replaced prior to occupation.

3. Fence: the future:

So what replaces it. My proposal is an absolutely stunning medieval entryway which has both vehicle (in those days – carriages) and pedestrian doors. This would replace the metal gate. The metal fence alongside would be replaced by massive barn/courtyard oak doors which would be fixed. See pictures. The supports would be lime rendered solid pillars. The pillars would have climbing plants.



2004



2008

4. Remotely operated electric door-opening mechanisms.

The existing doors opening onto the passageway from the street are less than 10 years old. The previous ones were burnt when rubbish which neighbours had left against them was set on fire. (Picture courtesy of previous owner).



2004-2008



2004-2008 replacement

- 5. The conservation officer has a complete fixation on these modern, softwood (already rotting) doors and will not consider any replacements. The proposal is therefore to repair, strengthen and retain these (less than 10 years old) doors and install an underground mechanism with an arm attachment to the modern doors (no damage to “historic fabric” then). A similar system will be used for the medieval entryway doors. For details of system see attached information brochure.**
- 6. There is considerable daily traffic along the passageway. Currently it is very noisy whenever deliveries are made to No.7 and No.9 due to the metal wheels on the delivery cart, ditto the bins. Even footsteps are magnified by the enclosed space. The wall of No.11 at this point is only one brick thick and the people might as well be in the room. It is proposed to spread shale over the surface to deaden the sounds.**
- 7. For further designs/pictures for the passageway see Iron Butterfly Design’s plans, attached.**

Plan: Proposed
Scale 1:50 at A3

Shale surface to
passageway

Climbing plants with thorns
supported by pillars

Fence constructed from
oak panelled gates and
doors

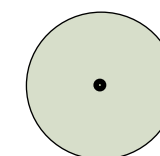
Vehicle and pedestrian
entryway constructed
from oak panelled doors

Entry to No. 9

Entry to No. 11



Rosa soulieana



Gravel surface

Existing Holly tree

*Please note measurements are not
exact and should be checked on site
by contractor.

DRAWN BY
Claire Pollard
DESCRIPTION
Existing Plan

PROJECT
A.E.M. Jones
11 Stryd y Castell

ISSUE
06.09.13

CLIENT
A.E.M. Jones
11 Stryd y Castell,
Conwy, Wales

IRON BUTTERFLY
design



Elevation: Existing
Scale 1:50 at A3

DRAWN BY
Claire Pollard
DESCRIPTION
Existing Elevation

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design



Elevation: Proposed
Scale 1:50 at A3

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DRAWN BY
Claire Pollard
DESCRIPTION
Existing Elevation

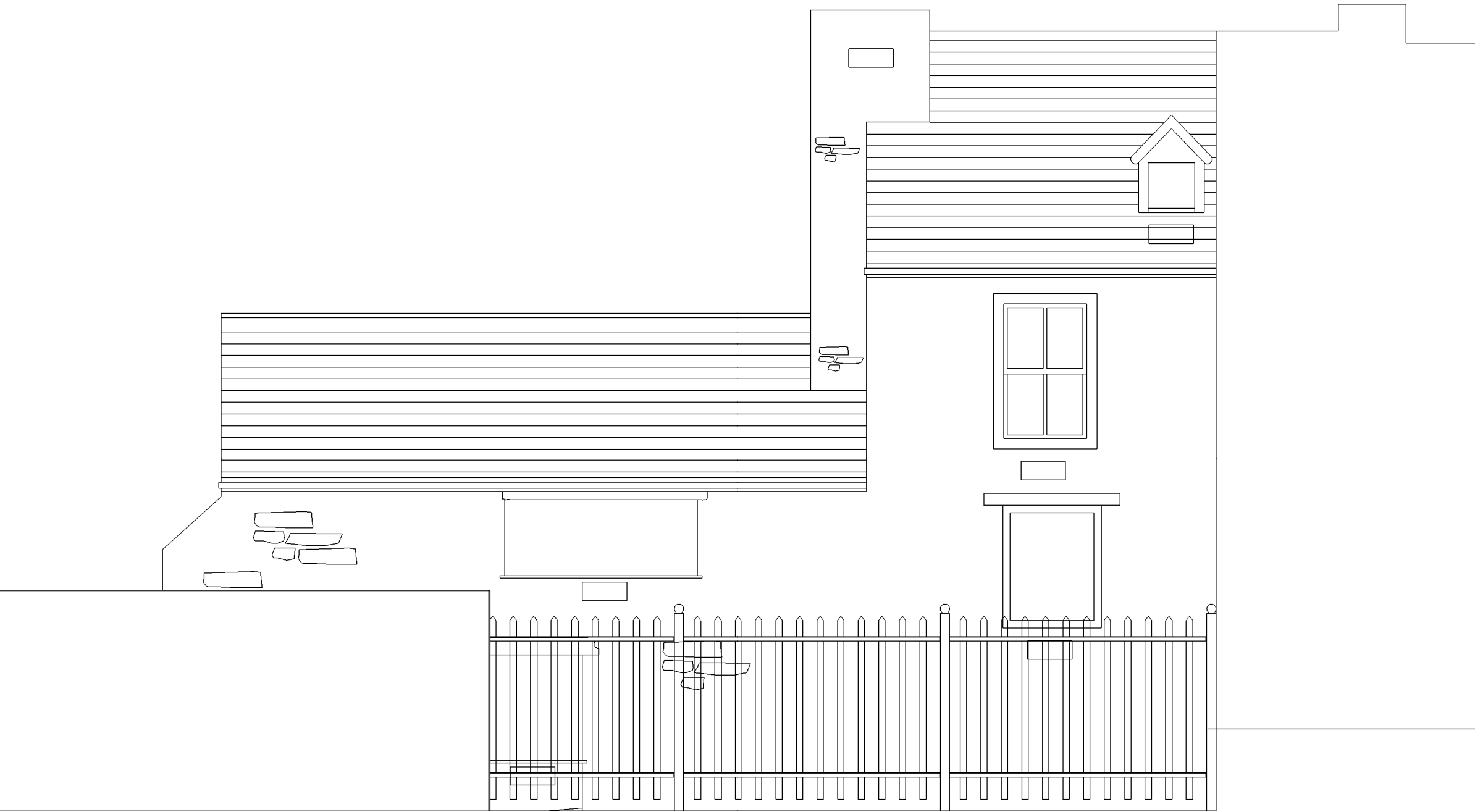
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11 Stryd y Castell

ISSUE
06.09.13

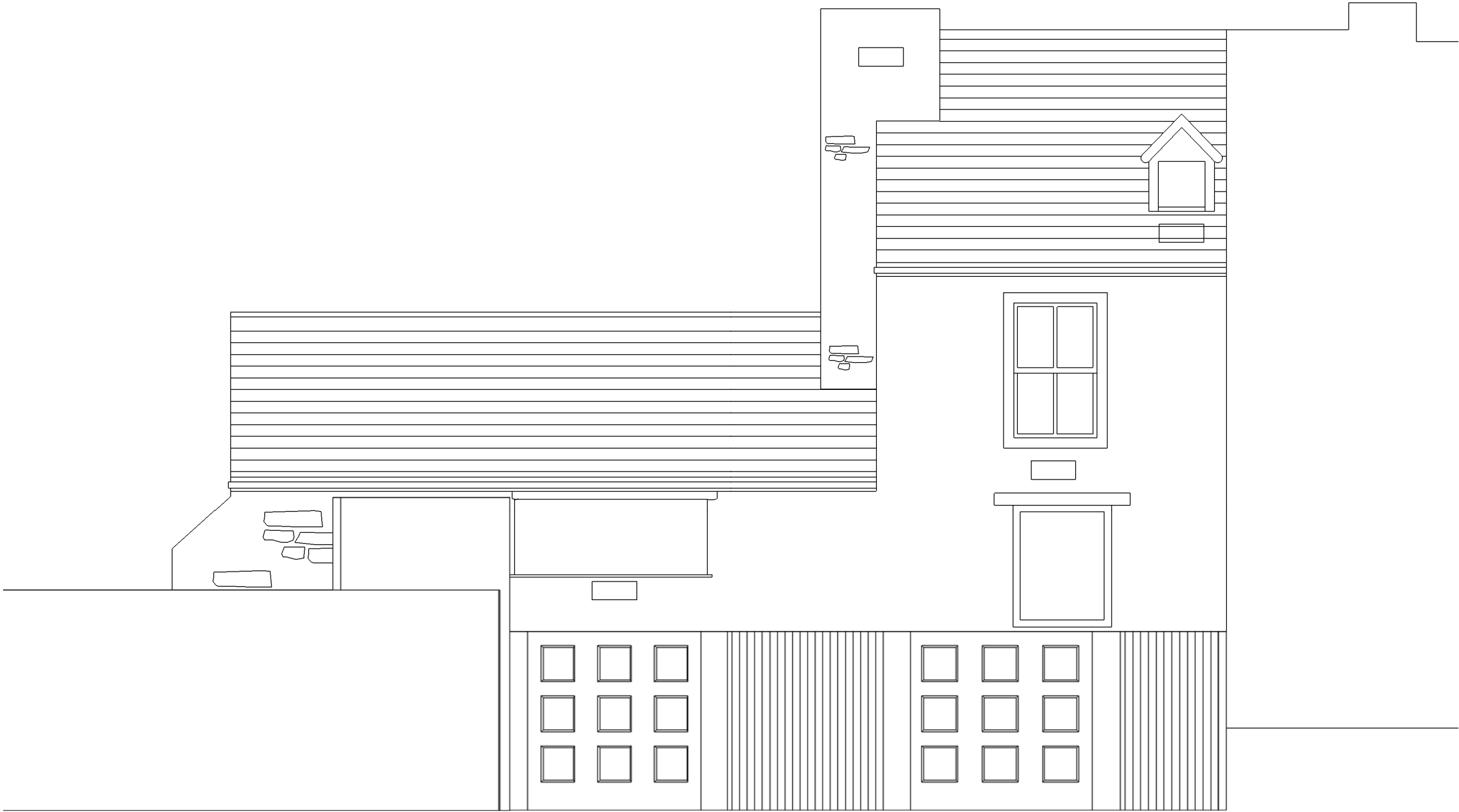
CLIENT
A.E.M. Jones
11 Stryd y Castell,
Conwy, Wales

IRON BUTTERFLY
design

Elevation: Existing
Scale 1:50 at A3

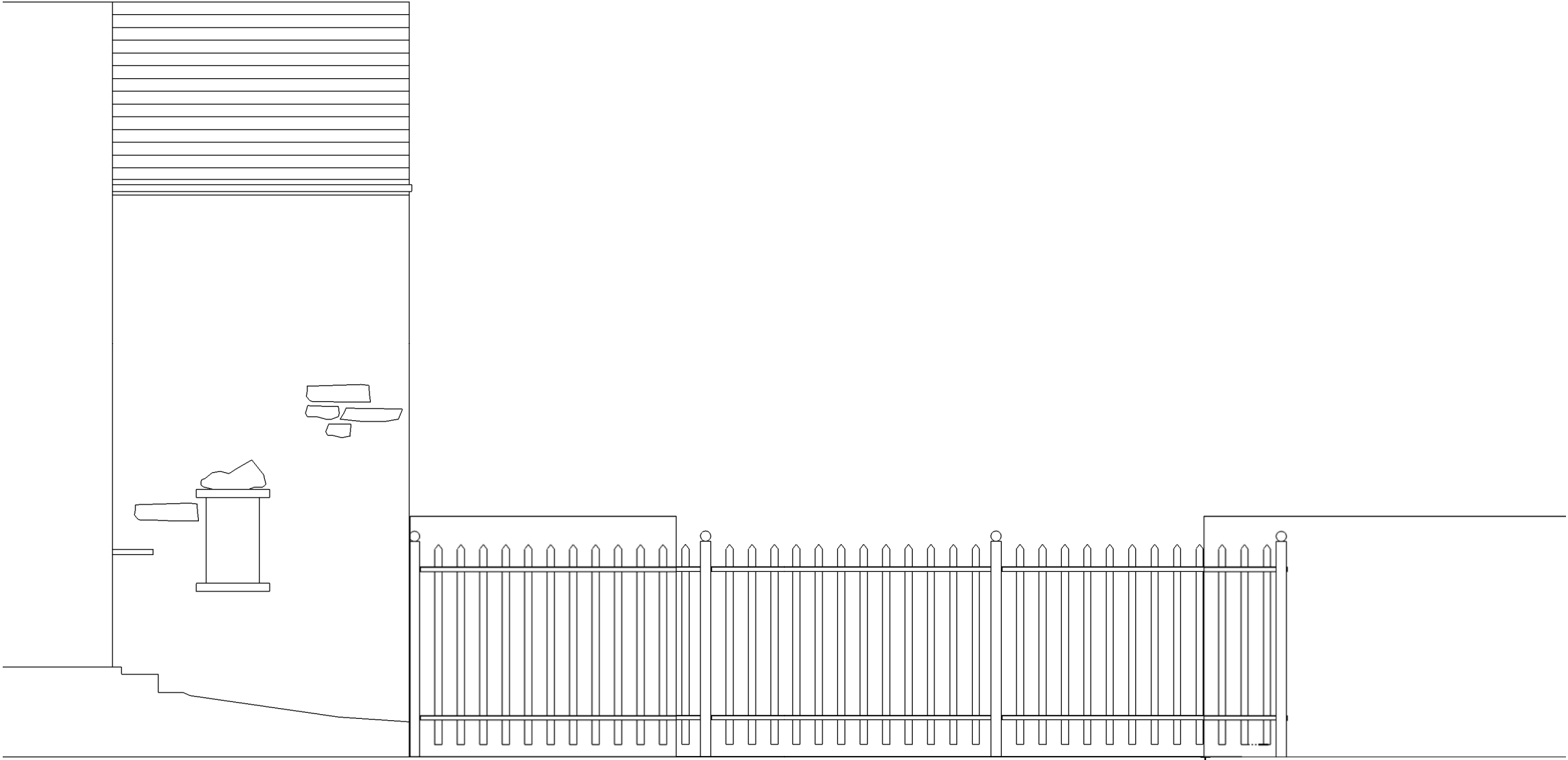


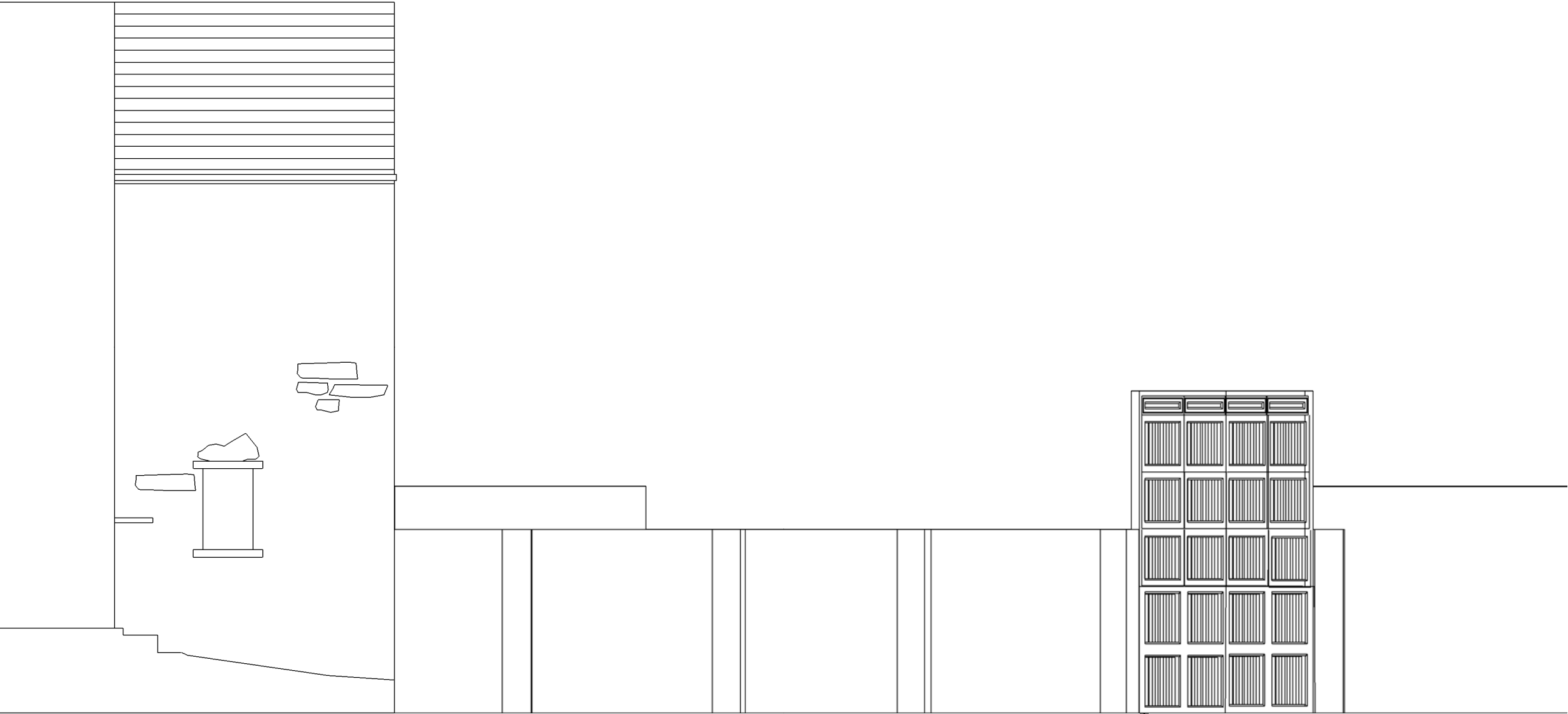
Elevation: Proposed
Scale 1:50 at A3



*Please note measurements are not exact and should be checked on site by contractor.

Elevation: Existing
Scale 1:50 at A3





Elevation: Existing
Scale 1:50 at A3

*Please note measurements are not exact and should be checked on site by contractor.



Aerial perspective - proposed



Perspective view of passageway



Perspective view from inside property



TO BE ADAPTED ON SITE



TO BE ADAPTED ON SITE



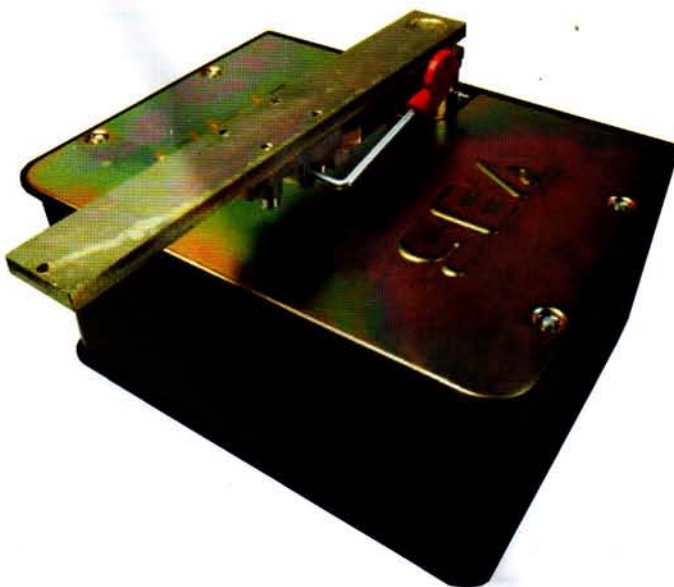




COMPACT 200/400/800

HYDRAULIC UNDERGROUND OPERATOR
AND SEPARATE GATE SUPPORT BOX

Compact 200 - max leaf width 2.0 m. weight 200 Kg. rotation 100
Compact 400 - max leaf width 4.0 m. weight 400 Kg. rotation 140
Compact 800 - max leaf width 4.0 m. weight 800 Kg. rotation 180



The strength and reliability of a hydraulic system

- Hydraulic underground operator for residential and commercial use.
- **SEA TOTAL QUALITY:** All main components are manufactured and tested in-house with brass and stainless steel internal parts, to ensure the highest engineering standards.
- The electric motor and all operational components sit in an oil filled bath providing continuous lubrication and rapid cooling of all moving parts.
- Robust internal physical stops available, replacing the need for ground stops.
- Adjustable electronic slow down at end of travel for a smooth and quiet system of automation.



Key release optional



In built physical stops



Pressure adjustment valves

Fast, reliable, safe, silent and secure

- Locking version available for gate leaf widths up to 2.0 m and non locking version for gate leaf widths up to 4.0 m.
- Duty cycles of 45 operations per hour and an opening time for 90° of 12 - 14 seconds, can cope with the busiest of commercial sites.
- Internal non return valves provide security against unauthorised access, with high security electromechanical and electro-magnetic locking systems available to suit any additional security requirements.
- Adjustable safety valves in both directions of travel.
- Manual release system with customised key incase of power failure.

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Rear of 28 The Grangeway,
London, N21 2HG
Tel: 020 8360 8022 / Fax: 020 8364 2516
sales@seaukld.co.uk /
www.seaukld.co.uk

COMPACT

Specifications

COMPACT 200/ 400 / 800

| | |
|-----------------------|---------------------------------------|
| Supply Voltage | 230Vac+5% 50/60Hz |
| Motor Power | 180 W / 220 W / 220W |
| Shaft Stroke | - |
| Cycles Hour | 45 |
| Operating temperature | -20°C + 55°C |
| Operator Weight | 11.6 / 11.6 / 13.8 Kg |
| Max leaf length | 2.0 mtr. locking 4.0 mtr. non locking |
| Opening Degrees | 100° - 140° - 180° |
| Angular Speed | 7° rotation per second |
| Protection class | Ip67 |
| Starting Capacitor | 8uF / 12.5 uF / 12.5uF |
| Max Rotational Torque | 56 daN |

CONTROL BOARDS

Technical Specifications

Gate 1 (for 1 leaf)

- Management of a 230 Vac motor with or without limit switch.
- Automatic logic (4 modes), semiautomatic and step by step.
- Electronic slow down in opening and closing.
- Motor run time and pause open time regulation
- Self-learning operating time.
- Self-test on photocells.
- Self-diagnostics system.
- Encoder speed management (Safety Gate for swing gates).
- Diagnostic Leds on all outputs/inputs.
- Extractable connectors for ease of wiring.
- Integrated 433 MHz receiver compatible with radio transmitters SMART, HEADROLL and HEAD ECOPY series (800 users).

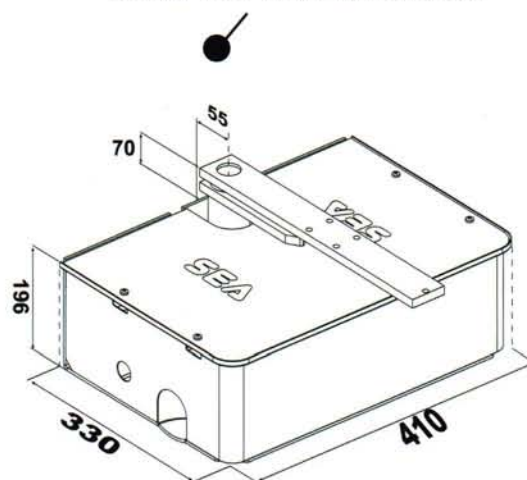
- Fully compatible with all SEA accessories.
- Compatible with all manufacturers of audio and video intercom equipment.
- Digital code pads.
- Card reader systems, stand alone and computer linked.
- Time clocks and hold open switches.
- Induction loop free entry, free exit and safety.
- Photocell free entry, free exit and safety.
- Patented rubber mechanical safety edges.
- Vehicle recognition systems.
- Biometric identification systems.

Gate 2 (for 2 leaves)

- Management of two 230 Vac motors with or without limit switch
- Four logic systems available semi-automatic, safety, step by step and standard automatic.
- Electronic slow down in opening and closing.
- Motor run time and pause open time regulation.
- Fully programmable leaf delay system in opening and closing.
- Self-test on photocells.
- Self-diagnostic system.
- Encoder speed management (Safety Gate for swing gates)
- Electric lock management.
- Diagnostic Leds on all outputs/inputs.
- Extractable connectors for ease of wiring.
- Integrated 433 MHz receiver compatible with radio transmitters SMART, HEAD ROLL and HEAD ECOPY series (800 users).
- Optional control devices as standard:-
 - Three different safety inputs as standard
 - Pedestrian gate inputs
 - Diagnostic functions
 - End of travel limits and encoder movement sensing
 - Stop circuits and flashing light system

- Fully compatible with all SEA accessories.
- Compatible with most manufacturers of audio and video intercom equipment.
- Digital code pads.
- Card reader systems, stand alone and computer linked.
- Time clocks and hold open switches.
- Induction loop free entry, free exit and safety.
- Photocell free entry, free exit and safety.
- Patented rubber mechanical safety edges.
- Vehicle recognition systems.
- Biometric identification systems.
- Electronic current sensors for electromechanical operators.
- Compatible with most manufacturers of automation equipment both hydraulic and electro-mechanical.
- Optional display system.
 - Alphanumeric LCD display 2 lines of 16 letters
 - Modify all program times
 - 10 event safety system fault recording
 - Customisation of logic functions
 - Full diagnostic functions

Foundation Box Dimensions in (mm) COMPACT 200 / 400 and 800



Accessories.

Loop detectors / Photocells / Key pads / Card readers / Transmitters & receivers/ Telephone entry systems / Audio and video intercom systems - wireless and cabled.
Vehicle recognition systems / Biometric recognition systems / Patented rubber mechanical safety edge/ Time clocks / Hold open switches.



SAFETY GATE

SEA patented reversing system for swing gates. Self learning movement sensor for additional safety.

AC = Lock in opening and closing, SC= Lock only in closing, SA= Lock only in opening, SB= Without lock
SB = Non locking for larger gate leaves and fail safe systems.

| OPERATOR | AC | SB | SC | SA |
|-------------------------|----|----|----|----|
| COMPACT 200 / 400 / 800 | • | • | • | • |

• = Lock available

• = Lock not available

Gate 2 Control Panel



Battery Photocells.