

STAGE 5

INDEX

1. Planning Application
2. Financial Viability Statement (and supporting Documents) (4)
3. Design, Access and Justification Statement (12)
4. Iron Butterfly Designs: Plans & Visuals (10)
5. Pictures: fence (2); Cars in yard (2)
6. Technical Details: door & gate opening mechanisms (2)
plus picture (1) and e-mail
7. Location Plans (2)
8. A3 Yard Plan (Swept Path Analysis): existing
A3 Swept Path Analysis: proposed
9. A3 Vehicle Passageway plan: existing
A3 Vehicle Passageway plan: proposed

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	2. Agent Name and Address
Title: <input type="text" value="MISS"/> First name: <input type="text" value="ANGHARAD"/>	Title: <input type="text"/> First name: <input type="text"/>
Last name: <input type="text" value="JONES"/>	Last name: <input type="text"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text" value="TAI COCHON"/>	House name: <input type="text"/>
Address 1: <input type="text" value="BRYNSIENCYN"/>	Address 1: <input type="text"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text"/>
County: <input type="text" value="YNYS MÔN"/>	County: <input type="text"/>
Country: <input type="text" value="CYMRU"/>	Country: <input type="text"/>
Postcode: <input type="text" value="LL61 6TP"/>	Postcode: <input type="text"/>

3. Description of Proposed Works

Please describe the proposed works:

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

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:

11

House

suffix:

House
name:

Address 1:

STRAD Y CASTELL

Address 2:

Address 3:

Town:

CONWY

County:

CONWY

Postcode
(optional):

LL32 8AY

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 ☐

Ecclesiastical Grade I ☐

Grade II* ☒

Ecclesiastical Grade II* ☐

Grade II ☐

Ecclesiastical Grade II ☐

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 (2)
VEHICLE PASSAGEWAY PLANS (2)
IRON BUTTERFLY PLANS + PERSPECTIVES (10)

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):

11.11.2013

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):

11.11.2013

(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:

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:



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

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

The original and 3 copies of the

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 the best of 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):

11.11.2013

(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):

as above

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
	<hr/>	
	450,953	
Deduct Grants	nil	
	<hr/>	
	450,953	
Estimated Sale Price	300,000	Dafydd Hardy MRICS,FNAEA 1.6.2009
	<hr/>	
NET DEFICIT (Increased by fees and VAT)	(150,953)	

=====

***Fees already in excess of £(64,000)**

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

RICS



CDM Co-ordinators

Mrs. Angharad Jones
Tai Cochion
Brynsiencyn
Gwynedd
LL61 6TQ

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,



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
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GWEDDILL SYDD EIN ANGEN:	£ 210,403.86
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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

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 gate and wooden fence. Provision of remotely operated, aboveground positioned electrical opening mechanisms for the above wooden gate 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.

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 at the rear of the property? (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: the 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 further on, the picture (circa 2004 provided by courtesy of the previous owner) of the brick wall. 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 for traditional oak courtyard doors, one used as a gate and three as fixed fencing. The supports would be lime rendered solid pillars. The pillars would have climbing plants. Detailed methodology and pictures follow.

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 burnt doors



2004-2008 replacement

5. The principal 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 overhead mechanism with an arm attachment to the backs of the modern doors (no damage to “historic fabric” then). For details of system see attached information brochure and methodology detailed later. The methodology for the unit for the yard gate is separately detailed.

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.

.....

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.

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:

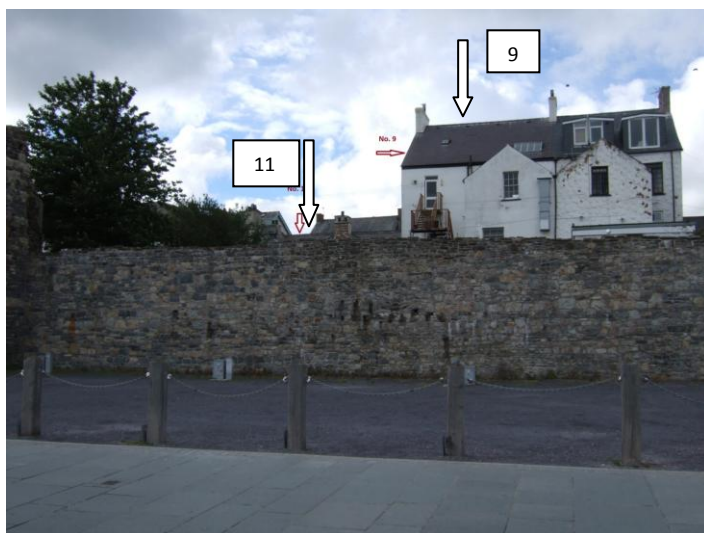
4G: Height, mass and form of the fence and gate will be in proportion to the building and to earlier walls/gates. Materials will be appropriate and will improve on the existing and earlier fences and gates and will compliment the building. No trees will be affected and the fence is invisible from the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

4V: the proposed fence and gate are traditional courtyard items of quality, 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, 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 proposed works will be overseen by the Consultant Archaeologist (watching brief). The installation of the fence and gate will not damage the archaeology. The fence and gate are freestanding and will not touch the building (see following methodology). The following photographs show the recent history of the yard:



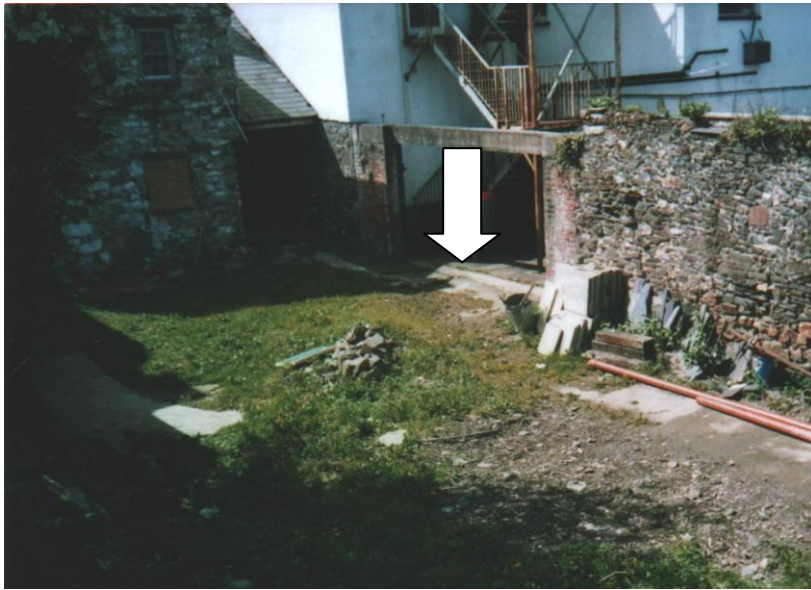
2004 view of yard (Blue Bell Inn to the left). House totally hidden. Photo by courtesy of the previous owner



2004 View of yard and house (Blue Bell Inn to the left) after work had begun. Photo by courtesy of the previous owner

The ground works and uprooting of the trees (including the one in front and the two to the right) might have affected the archaeology, but that is in the past, and I understand was carried out with full permission.

As far as the current security fence is concerned, the following photographs show that there was no excavation involved. The ground in fact was built up.



2008 view of the yard showing the level of next door's concrete yard (No.9) visibly higher than No.11's ground level.

When it rained the water poured out of the No.9's concrete yard in streams down into No.11's driveway. I therefore raised the level of the driveway – the water was then dealt with by their own drains and did not flood No.11.



2008 showing stone foundations and hardcore for driveway. The driveway was raised by between 9 – 12 inches. The fixings for the posts of the metal fence were in the new higher level and not excavated into the (already disturbed) previous level. (see earlier pictures).



2013 : As can be seen the driveway of No.11 is level with No.9 's yard.

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/

(2009: House)

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

(2012: 2 trenches: house & yard)

(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.

I have also set up a website : www.11-stryd-y-castell-conwy.co.uk

Stage 1 Application was altered without my consent by Conwy Council before being publicly issued, and Stage 5 (mark 1) had 10 pages removed from it without my permission !! I have, therefore, put the true and accurate version of Stage 5 (mark 2) on my website for all to access, in anticipation that the version issued in my name by the council may be “doctored”. Go to the website, go to Planning Applications, go to Stage 5 (mark 2).

WELSH ASSEMBLY GOVERNMENT D.A.S. 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 18th Century 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. Also the character of the courtyard doors (in a courtyard) is more in keeping than modern fencing would be.

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 pictures of 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 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. (see photograph of previous brick wall).

.....

FURTHER INFORMATION

ARCHAEOLOGICAL IMPACT:

The pillars, and the auto units will not impact on the archaeology (see methodology below), 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:

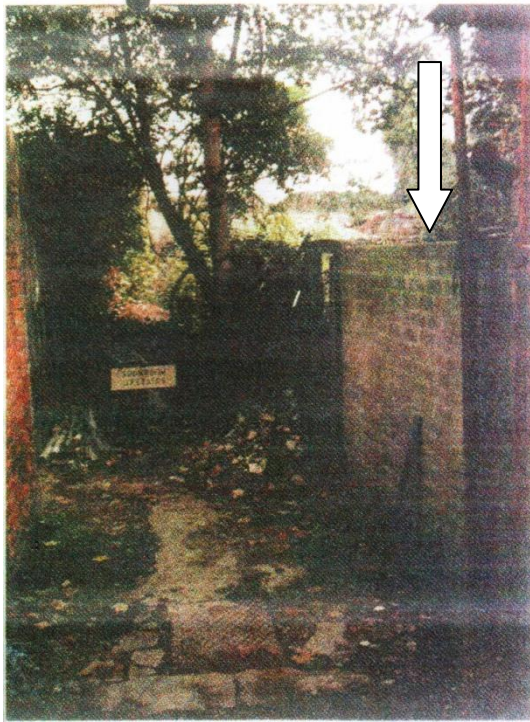
These are set out in attached schedules:

- (a) Swept Path Analysis (Existing and Proposed)
- (b) Iron Butterfly Designs' plans, elevations and visuals
- (c) Photographs (4)
 - 2 pairs of oak courtyard doors, BMW in yard, Fiat in yard.
- (d) Technical Data : remote control automatic gate openers (2), plus drawing and explanation of adaptation.

ANSWERS TO THE CONCERNS RAISED IN THE REFUSAL OF PLANNING PERMISSION FOR THE PREVIOUS STAGE 5 APPLICATION:

Quote: "The proposed wooden fence and gate to the rear of the property would by reason of their size, scale, mass and design have a detrimental impact ..."

Answer: The current fence and gate proposed are no higher or thicker than the pre-2004 brick wall, and no greater mass. They are traditional courtyard items in a courtyard.



2004 showing brick wall (and trees)

Quote: “ ... the proposed scheme involves works which would potentially have a significant, detrimental impact on the underlying archaeology ... “

Answer: As has been shown by earlier photographs, the ground was raised to support the posts for the existing metal fence. The first three metal posts closest to the building and the last (6th) metal post next to the garden wall, will be retained as the core for the brick pillars to be built around them. *There will be no excavation.* The foundations for the fourth and fifth pillars will be at the existing level of the ground (which falls away at this point) and the ground raised around them. *There will be no excavation.* The automatic opener for the gate will be positioned on the gate itself. *There will be no excavation.* There will therefore be no impact on any underlying archaeology, which will remain underlying.

Quote: “ The proposed automatic remote opener for the existing doors from Castle Street involves works which could potentially have a significant, detrimental impact on the underlying archaeology”.

Answer: The proposed unit will be above ground and cannot have any impact on underlying archaeology. *There will be no excavation.* See brochure, drawing and explanation of adaptation .



It should be noted that the council officers in refusing the previously submitted Stage 5 application demanded that two further archaeological digs be carried out and paid for by me. One: in the vehicle passageway only just the other side of the wall from the one I have already commissioned and paid for (2012), and the other in the yard, where, again, I have already commissioned and paid for a dig and report. Indeed, Gwynedd Archaeological Trust deemed the second one to be unnecessary and that a watching brief would be adequate.

I have made a number of official complaints about one council officer and, inevitably, I question whether an element of vindictiveness is involved.

As can be seen from the Financial Viability Statement, the loss predicted (excluding fees and VAT) was **£150,000. Fees paid have already exceeded **£64,000**, including the two archaeological investigations and reports. This figure far exceeds the amount budgeted for fees, and has eaten into the repairs/renovation budget. There can be no more expenditure on fees (other than watching briefs) – the rest of my funds must go to saving the fabric of the building.**

As I believe that I have demonstrated that these current proposals do not involve any excavation at all, there is no excuse to demand that I pay for further archaeological digs, as a condition of getting approval.

Conservation (involving preservation) and archaeology (often involving destruction - in order to record) are often in conflict, but **I am sympathetic to the interest that that others may have in the underlying archaeology and would be happy to discuss delaying my plans for the property (other than drains) in order for others to commission and pay for investigative digs. I am not receiving any grants of any kind for this project, so CADW (for example) would have that potential pot of money to do this. Similarly, I was offered (and refused) a grant from the council of £10,000 – the council could use this pot of money. Alternatively, Conwy Council could dig up their own land (in the street) as was**

done outside 23 and 25 Castle Street. I have NO more money for fees. (The words “bleeding” and “me” and “white” come to mind). The archaeology will still be there, undamaged, in 100 years time. The building, if not rescued soon, will not last even a fraction of that time. Money for the archaeological investigation can be raised immediately or any time in the next 100 years (or more) – the archaeology isn’t going anywhere. Of course this urgency to dig it up may have some hidden (no pun intended) reason and could not possibly involve personal vainglory could it ??

THE CHOICES ...

The effect of **APPROVAL** of this application would be:

1. The works would be carried out under the “Watching Brief” of the Consultant Archaeologist (Dr. Ian Brooks). There would be no damage to archaeology.
2. The auto unit means that vehicles can drive straight into the passage and to the back yard without waiting on the street.
3. The ugly security fence will be replaced by attractive, traditional courtyard wooden panels and gate and the area planted.
4. Most importantly – DRAINS can be laid to the rear of the property.

The effect of **REFUSAL** would be: the status quo would prevail i.e.

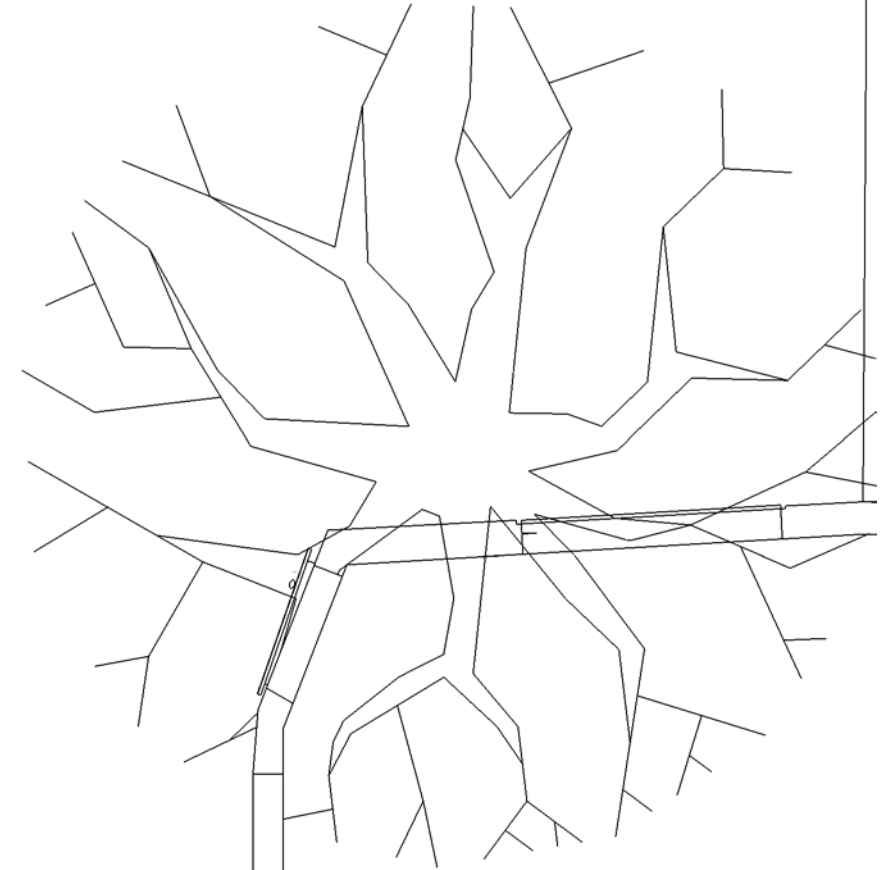
1. Without the auto unit, in order to have immediate access by car, the street doors will have to be LOCKED OPEN the entire time. I have done this once before when I was going back and forth frequently and it upset the neighbours, because if I could go up and down unimpeded, so could any Tom, Dick or Harry and the neighbours felt vulnerable to burglary as the rear of their properties are accessed via that passageway (shops, café and flats at No. 9 and No.7). Indeed, even the police contacted me and asked me if I would close the doors (which I did). But if I have no auto entry then I have no other choice in the future but to lock the doors open. The neighbours and police would be very unhappy if this became a permanent situation.
2. The ugly security fence and gate remain (with the doors locked open I will need the security fence). It is of course, the cheapest option for me (indeed it involves NIL cost), but it is not my first choice.
3. Most importantly, I cannot lay drains. (This is because of a perverse condition for Stage 1 application that I cannot lay drains until Stage 5 has been dealt with). Subsidence and the ultimate collapse of the rear of the property remains a possibility if I cannot deal safely with the disposal of rainwater by providing drains.

Plan: Existing
Scale 1:50 at A3

Entry to No. 9

Existing railing

Entry to No. 11



DRAWN BY
Claire Pollard
DESCRIPTION
Existing Plan

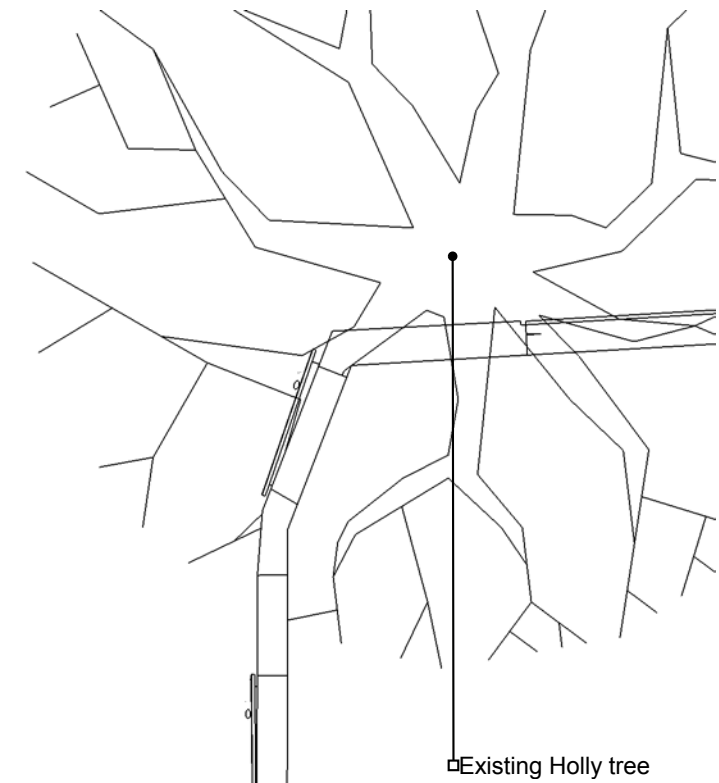
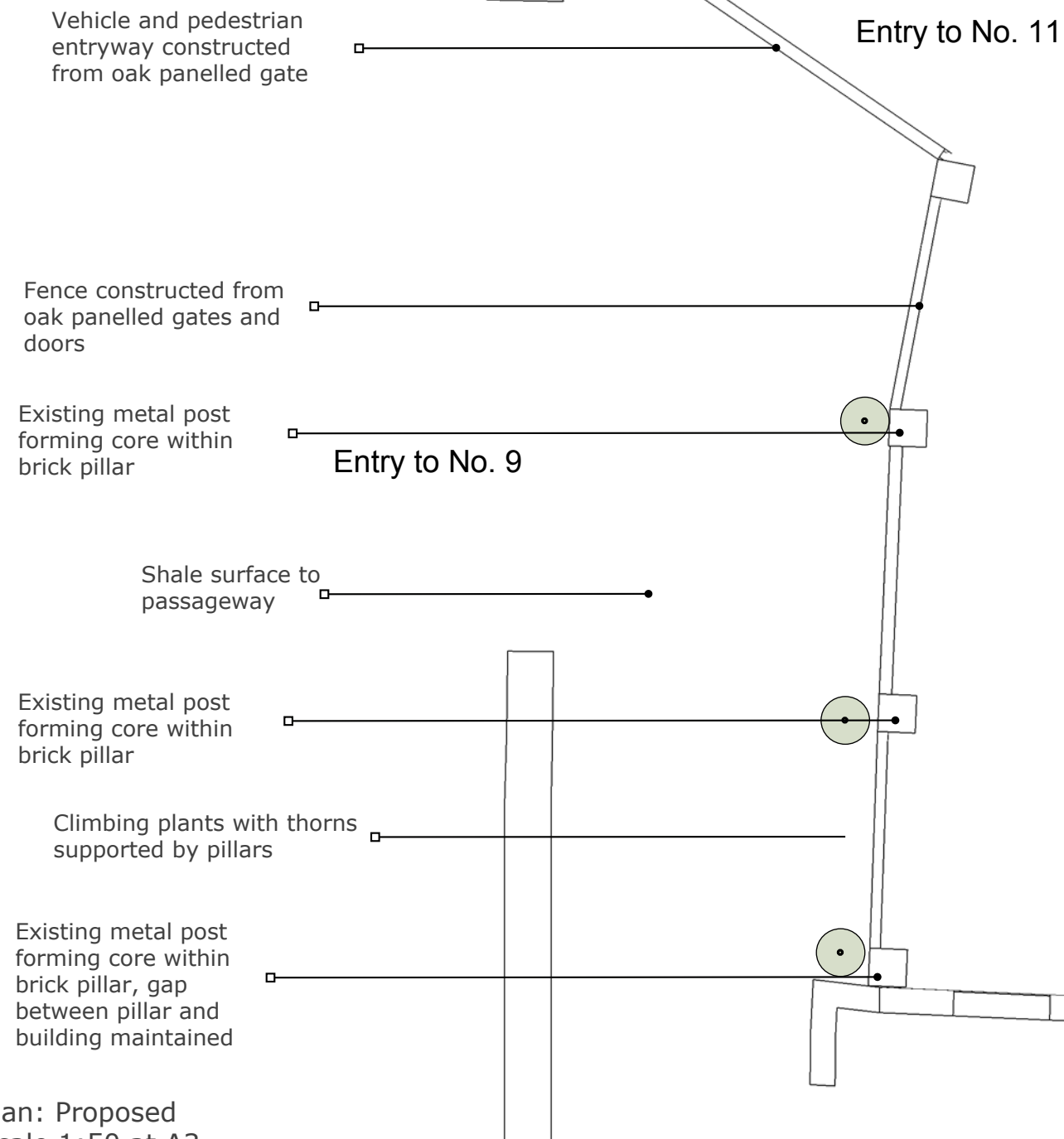
PROJECT
A.E.M. Jones
11 Stryd y Castell

ISSUE
30.10.13

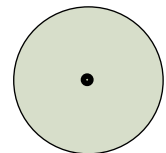
CLIENT
A.E.M. Jones
11 Stryd y Castell,
Conwy, Wales

IRON BUTTERFLY
design

Plan: Proposed
Scale 1:50 at A3



Rosa soulieana



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

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.

DRAWN BY
Claire Pollard
DESCRIPTION
Existing Elevation

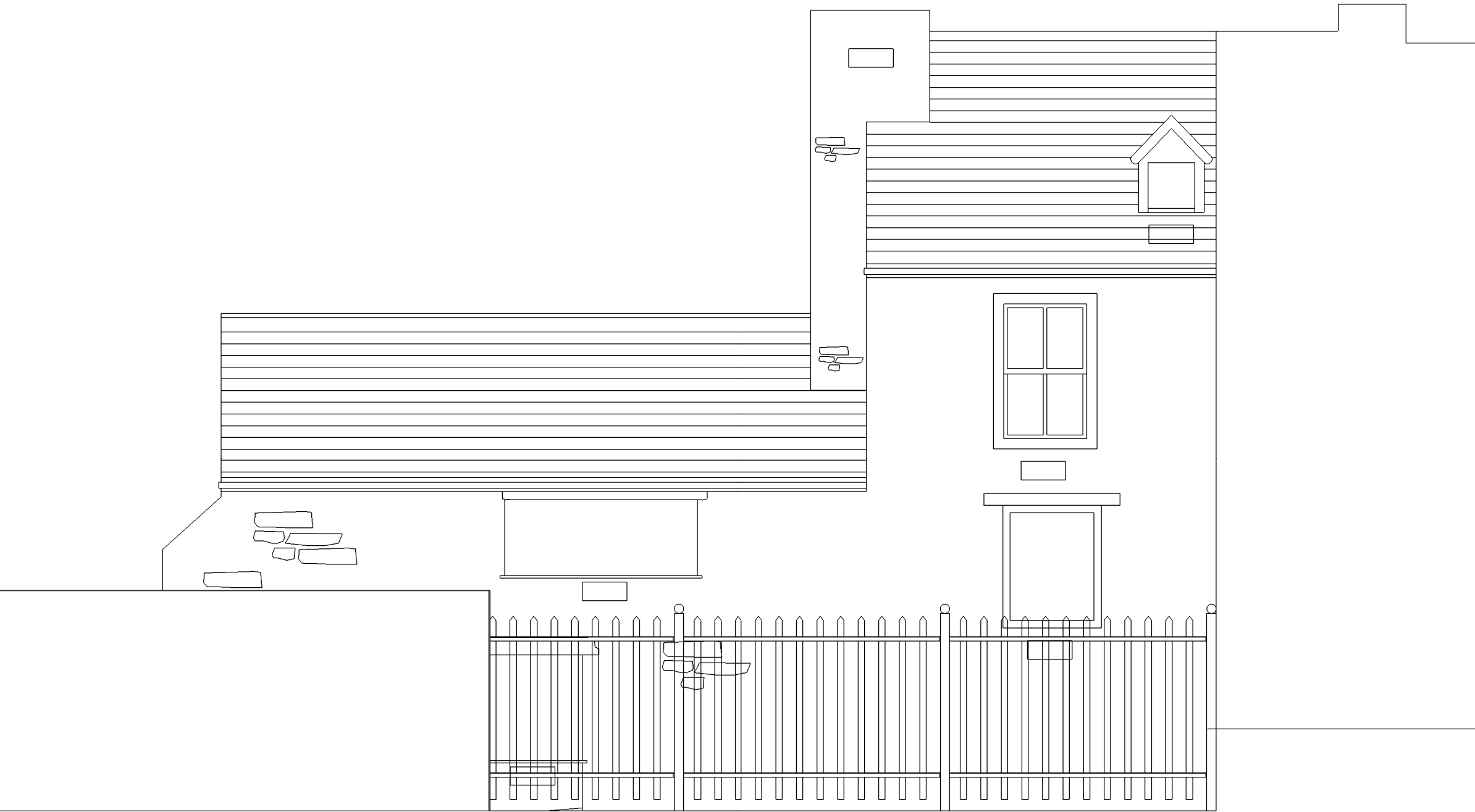
PROJECT
A.E.M. Jones
11 Stryd y Castell

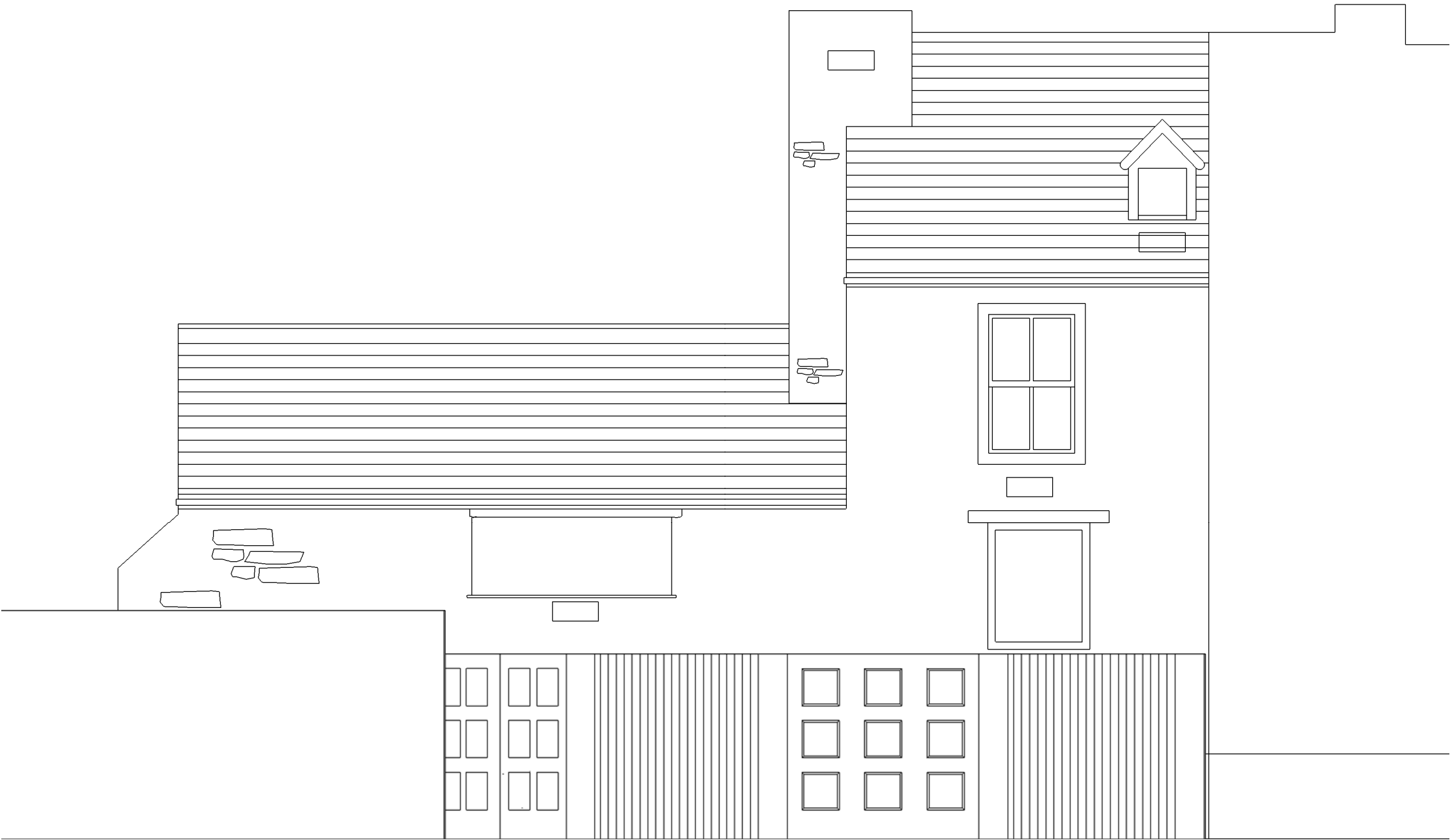
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30.10.13

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

IRON BUTTERFLY
design

Elevation: Existing
Scale 1:50 at A3

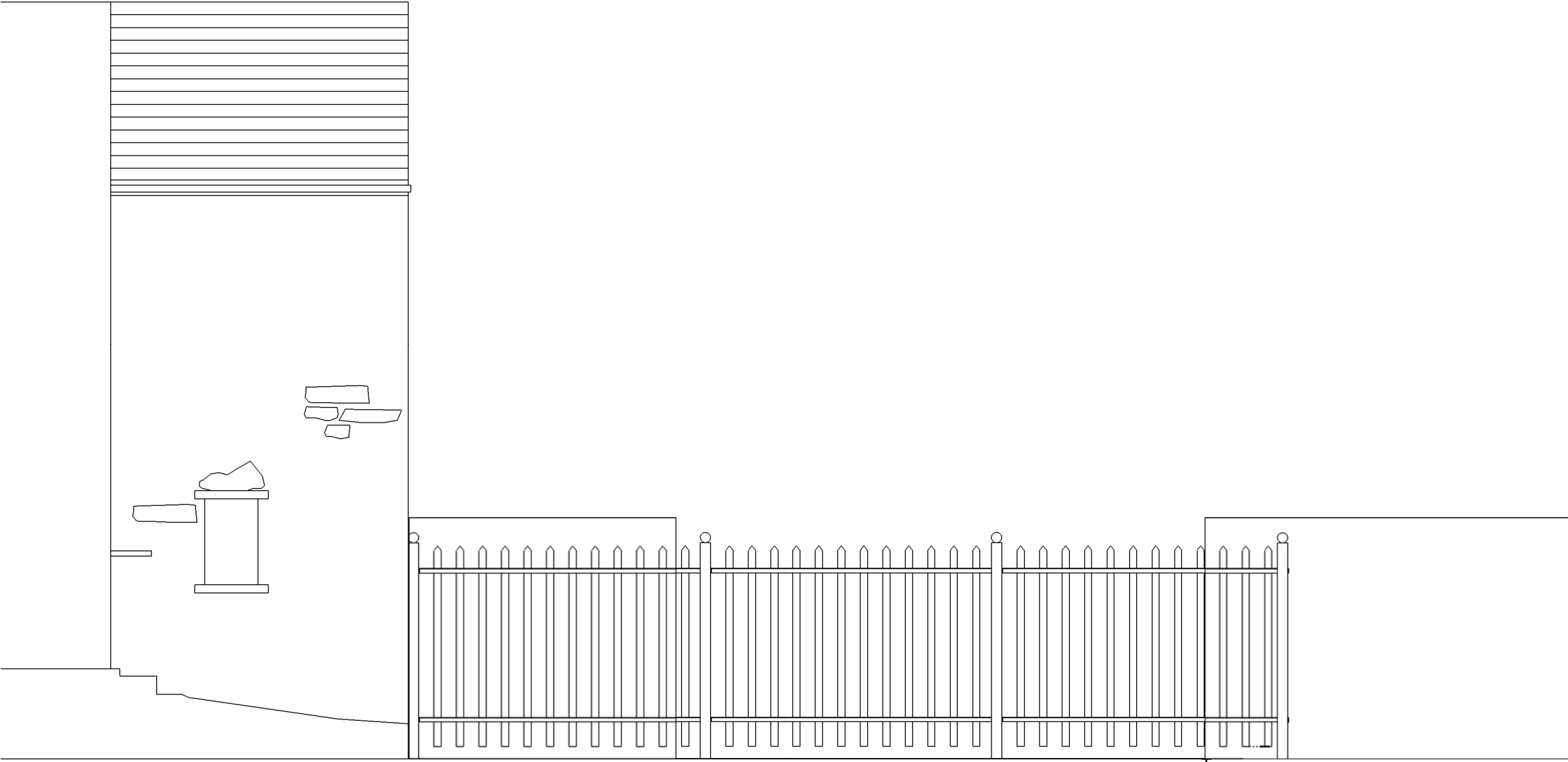




Elevation: Proposed
Scale 1:50 at A3

*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.

DRAWN BY
Claire Pollard
DESCRIPTION
Existing Elevation

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

ISSUE
30.10.13

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

IRON BUTTERFLY
design



Aerial perspective - proposed



Perspective view of passageway - proposed



Perspective view from inside property - proposed



TO BE ADAPTED ON SITE









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di Apertura Porte e Cancelli

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Tel. 0861 588341 r.a. Fax 0861 588344



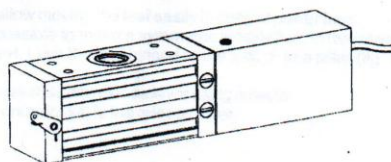
<http://www.seateam.com>
e-mail: seacom@seateam.com (Uff. Comm.le)
seatec@seateam.com (Uff. Tecnico)

CE

INSTALLATION

ARA

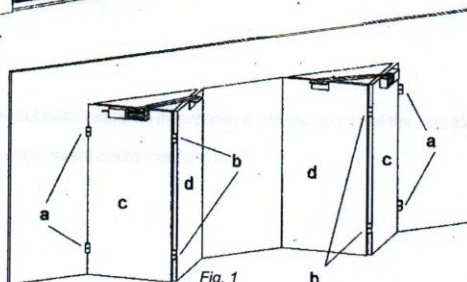
FOR AUTOMATING FOLDING DOORS



THE DOOR (Fig. 1)

ADAPTED: SEE DRAWING + E-MAIL

The door must have two leaves or four leaves (two leaves at each side).
The door can be made of any material on condition that the frame is rigid.
The hinges (a - b) must not have excessive friction or tolerance, necessary condition for a good operation of the unit.



UPPER GUIDE BEARING AND SLIDING ROLL (Fig. 2)

The door must have an upper or lower track (a) and a roll (b) that will have to guide and support the leaves, according to their dimension and weight, reducing the load on the hinges (a - b).
When the door is closed, the two leaves must always match on a upper ledge as wide as the door.

INSTALLING THE OPERATOR (Fig. 3)

The operator must be installed either on the leaf (fig. 1 - ref. c) hinged directly to the pillar or to the wall.
Position the door as in fig. 3.a (door closed); the length A, that is the distance between drive shaft plumb and hinges (fig. 1 - ref. b), must be between 14 cm and 16 cm.

When fixing the position of the operator, check that the by-pass valves (fig. 2 ref. c) are always visible.
Overturn the operator to execute a right-hand or a left-hand installation, always keeping the valves in a frontal position.

Weld the brackets (fig. 2 - ref. d) to the upper edge of the door in the right position, so to fix the measurement A established.

Fix the operator to the bracket using the screws (fig. 2 - ref. e).

Release the operator by turning the lever (fig. 2 - ref. f) anticlockwise, insert the splined (fig. 2 - ref. h), to which the arm is already fixed, (fig. 2 - ref. i) in the centre of rotation (fig. 2 - ref. g).

Act on the arm (fig. 2 - ref. i), turning it in the sense of opening of the door up to the stop, and then turn it back for about 5°.

Spot the position in the middle of the leaf (fig. 2 - ref. *) and fix in this position the angle iron (fig. 2 - ref. l) with the pin for the fixing of the telescopic arm (using a seeger ring).

Shorten the telescopic arm if necessary (both the elements for the same length) (fig. 2 - ref. m) so to install the telescopic arm on the pin (fig. 2 - ref. l). Leave about 5 cm as shown in fig. 3.d between the sheath and the edge of the telescopic arm.

Check that the door opens and closes completely and that the two parts of the telescopic arm are committed for a sufficient length (at least 20 cm) in the most disadvantaged situation, that is closed.

Grease the telescopic and the anterior pin.

Remove the breathing screw (fig. 2 - ref. n) from top of the operator and replace it with the filter provided. Release the lever (fig. 2 - ref. f) so that it goes back in the position of hydraulic lock; acting on the screw (fig. 2.a - ref. a) and the broaching (fig. 2.a - ref. b) turn the release lever for about 10° - 15° clockwise referred to the horizontal axis (shaft) of the operator.

Adjust the electric cable of the operator and proceed with the electrical connections.

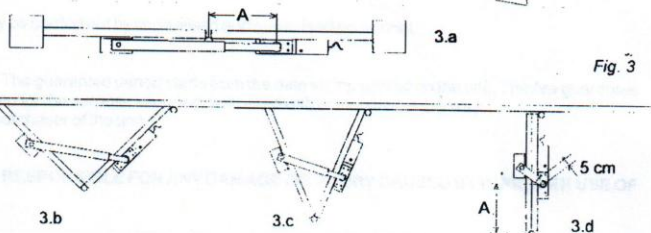
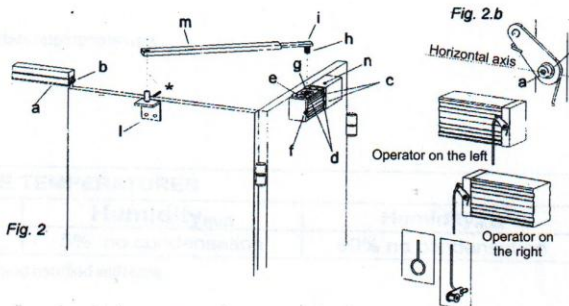
ADJUSTING THE BY-PASS VALVES (Fig. 2 - ref. c)

One screw regulates the closing thrust, the other the opening thrust; by turning clockwise the thrust increases, anticlockwise decreases. These very sensitive valves act only on the pressure of the operator (thrust) and don't regulate the speed, nor influence hydraulic lock.

Holding with the hands, control the thrust given by the operator and then proceed with the adjusting, to obtain a strong and continuous movement. (According to the UNI 8612 Ed. 89 Regulations, the door must stop with a pressure of 15 Kg).

The release system has a spring return so that by releasing the cable the operator automatically stops.

A key lock is available to control the release system from outside (box in fig. 2).



EN 12453
EN 12445
COMPLIANT

HALF TANK

HYDRAULIC SWING OPERATOR FOR RESIDENTIAL
& LIGHT COMMERCIAL APPLICATIONS
(INTENSIVE OPERATION)

Max gate leaf length - 2200 mm (self locking) & 7000 mm
Max gate leaf weight - 700 kg



Features

- **High strength locking system** provided by internal non return hydraulic lock valves on 2200 mm operator.
- **Manual release system** with customised key for use in the event of a power failure.
- **Electronic slow down** at the end of travel for a smooth and safe operation.
- **Oil filled bath** providing continuous lubrication and rapid cooling of all moving parts.
- **Adjustable safety valves** in both directions of travel providing added protection of Vehicles & Equipment.

Advantages

- **Engineered** to a very high standard and **tested** in-house to ensure reliability and durability.
- **Brass & stainless steel** valves and connectors make it one of the **strongest operators** available for the residential & light commercial markets.
- **Adjustable electronic slow down** in both directions of travel for smoothness of operation.
- **Built-in thermal overload** provides the highest level of protection for the motor allowing continuity of use.
- **New generation 220 watt motor** provides industrial strength & reliability.



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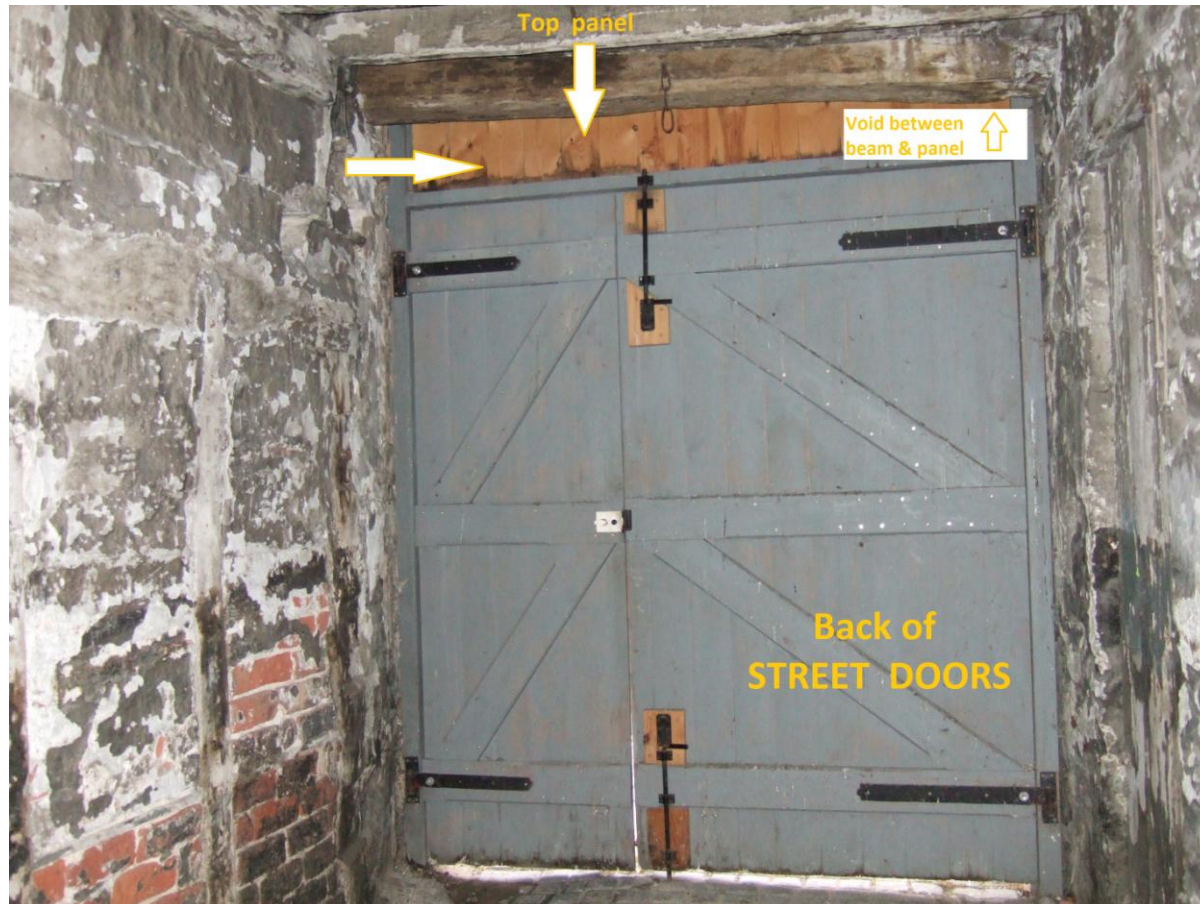
Midlands Head Office:-

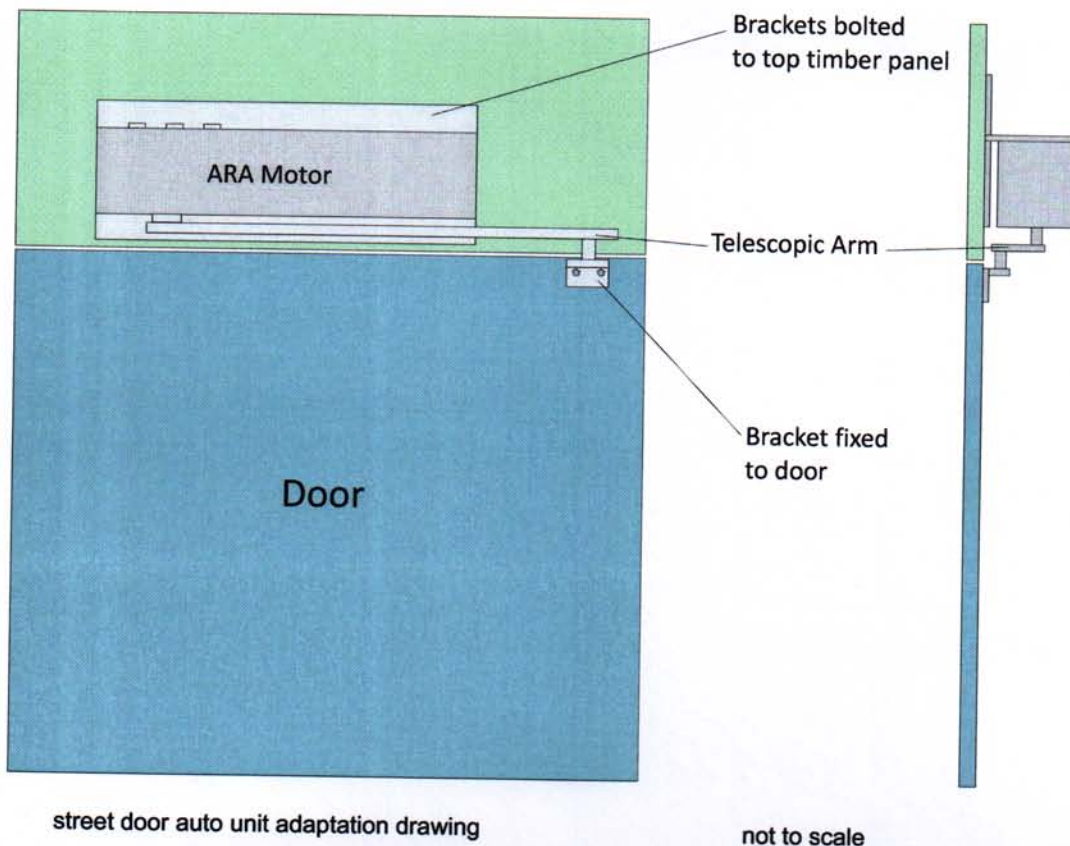
Unit 2 Ardath Road, Kings Norton,
Birmingham, West Midlands, B38 9PJ
Tel: 0121 433 3348 / Fax: 0121 433 5695

London Trade Counter:-

1-4 Grange Mews,
Rear of 28 The Grangeway,
LONDON N21 2HG
Tel: 020 8360 8022 / Fax: 020 8364 2516

sales@seauktd.co.uk / www.seauktd.co.uk





From: Jof Reynolds <jof@seaukltd.co.uk>
Sent: 04 November 2013 13:51
To: [REDACTED]
Subject: RE: auto units
Attachments: ARA_Rev_01_ENG.pdf

Good afternoon Angharad,

The attached motor would automate the garage door leaves.

The variation from the instructions would be to fit the motor above the door with the arm hanging underneath the motor attached to the door.

This would mean some additional brackets will be needed to fix the motor to the header above the door and the arm will need to be fitted with a Retaining ring to stop the arm dropping through the motor.

The other gate we can automate with a half tank long stroke operator, this can rotate 115 – 125 degrees depending on hinge and door arrangement.

Do you have an installer that can complete the installation / manufacture the necessary brackets.

Jof Reynolds
 SEA UK Ltd
 Tel 0845 233 8000 web site www.seaukltd.co.uk
 Automatic Gate systems and Traffic barriers
 Midlands 0121 433 3348 London 0208 360 8022



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Scale: 1:1250, paper size: A4

plans ahead by **emapsite™**

Prepared by: Angharad Jones, 26-04-2013



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Scale: 1:500, paper size: A4

plans ahead by **emapsite**

Prepared by: Angharad Jones, 26-04-201

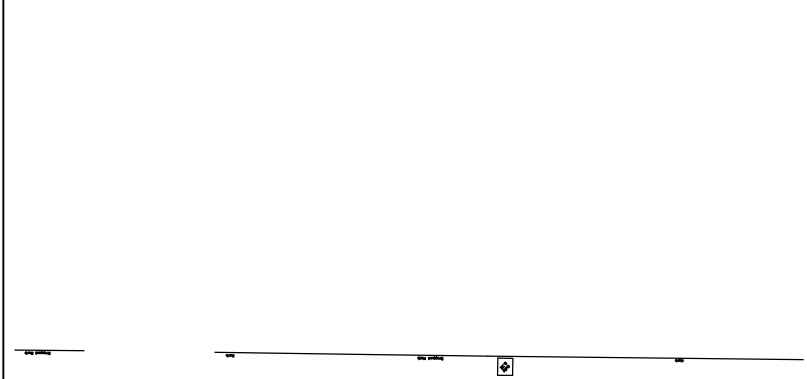


Gravel surface to back.

New fence and gate re-positioned to enable car to exit and not obstruct access to neighbouring properties

Existing gate and fence to be removed

New gully to take gutter from detached new connected to ACO Drain. Refer drawing CC/CS 11/4/906

[illegible]

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

-
- A technical line drawing of a car chassis, viewed from the side. The drawing shows the front and rear wheels, the engine compartment at the front, and the rear hatch. Dimension lines with arrows indicate the following measurements:
- A horizontal dimension of 0.90 at the front, spanning the width of the front wheel track.
 - A horizontal dimension of 2.70 along the bottom, spanning the length of the chassis from the front wheel to the rear wheel.
 - A vertical dimension of 4.60 on the right side, indicating the overall height of the chassis.

	meters
Car	
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 reversed position of the proposed gate posts and fencing.

A E M Jones

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

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

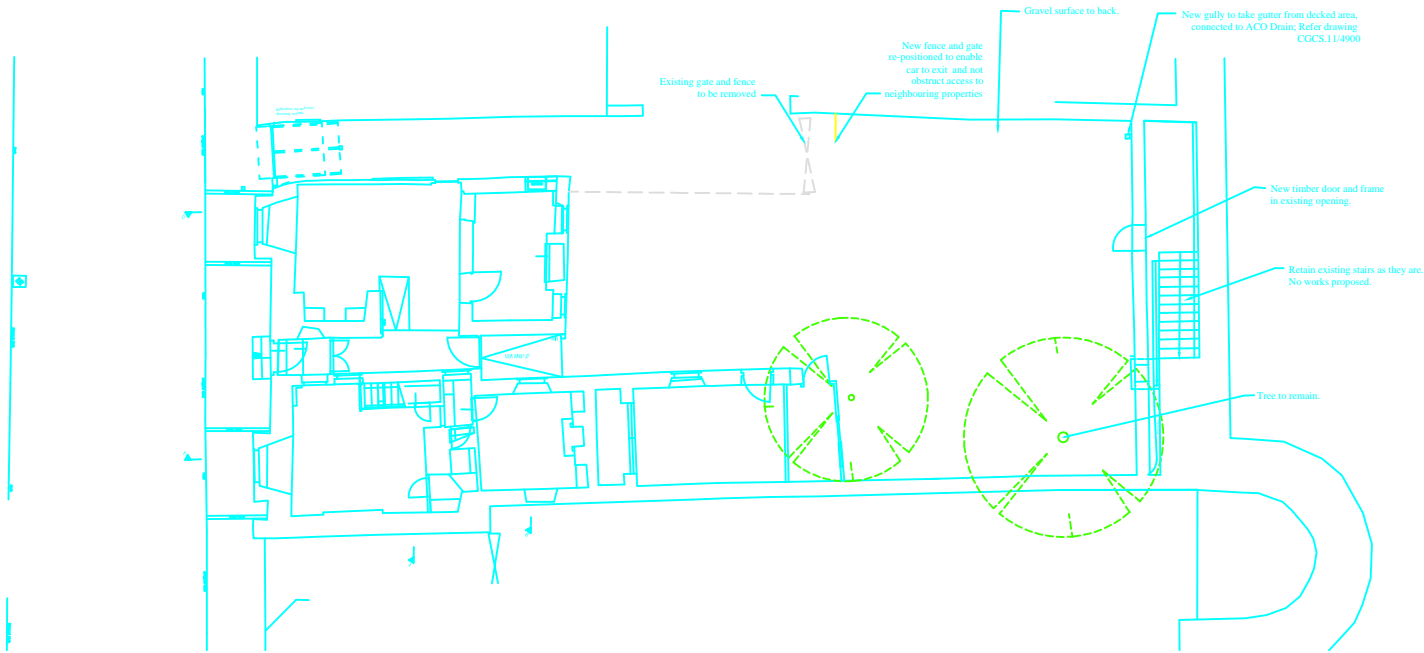
Drawing Status

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

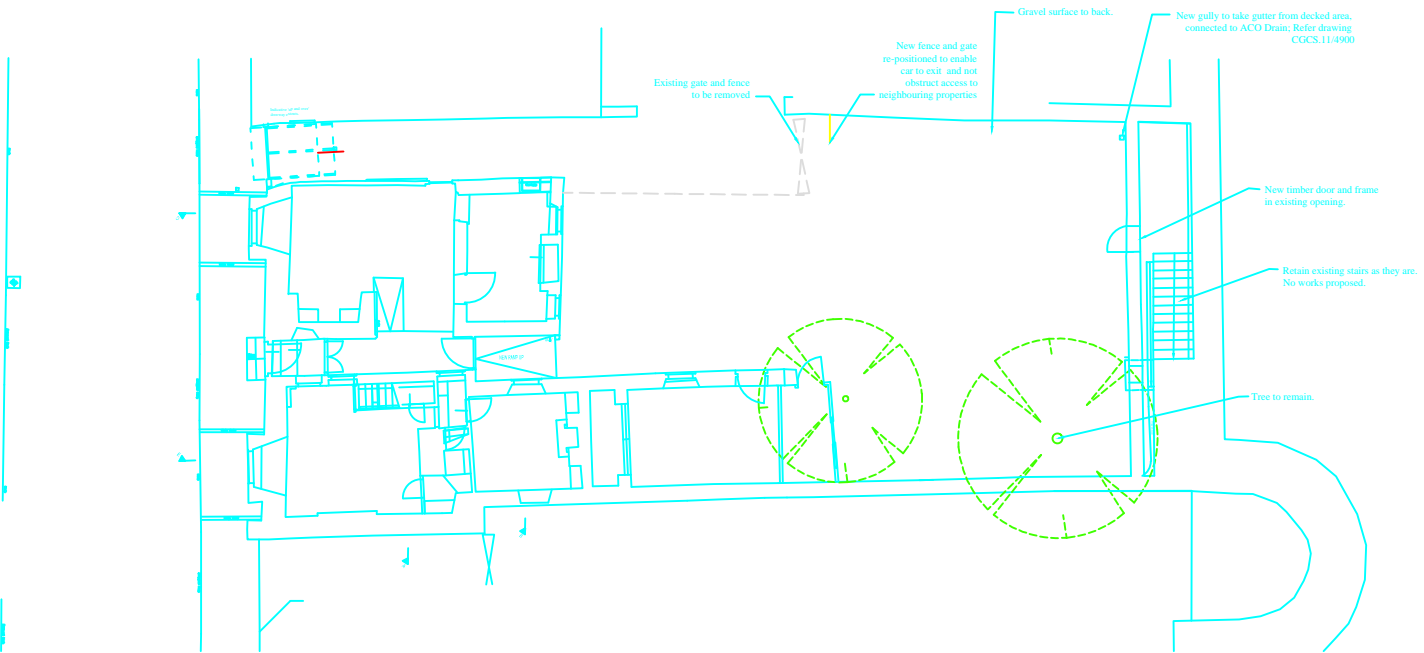
Colwick
Nottingham
NG4 2JR
■ T: 0115 847 55 99 ■ E: enquiry@environmental.co.uk ■ W: www.environmental.co.uk
Environmental Consultants to the Construction Industry

Job Number	Drawing Number	Rev
A1453	01	B

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



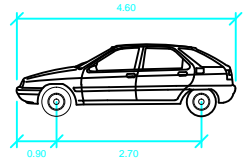
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Notes:

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

1. This drawing is based on Cymdeithion Donald Inshall 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 manoeuvre 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.

14.08.13 Date revised in line with client comments 14.08.13
15.08.13 Revised in line with changes to the layout 15.08.13

Rev	Date	Description	Drawn	Checked
-----	------	-------------	-------	---------

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
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Date	15.08.13	Scale (A3)	1:200
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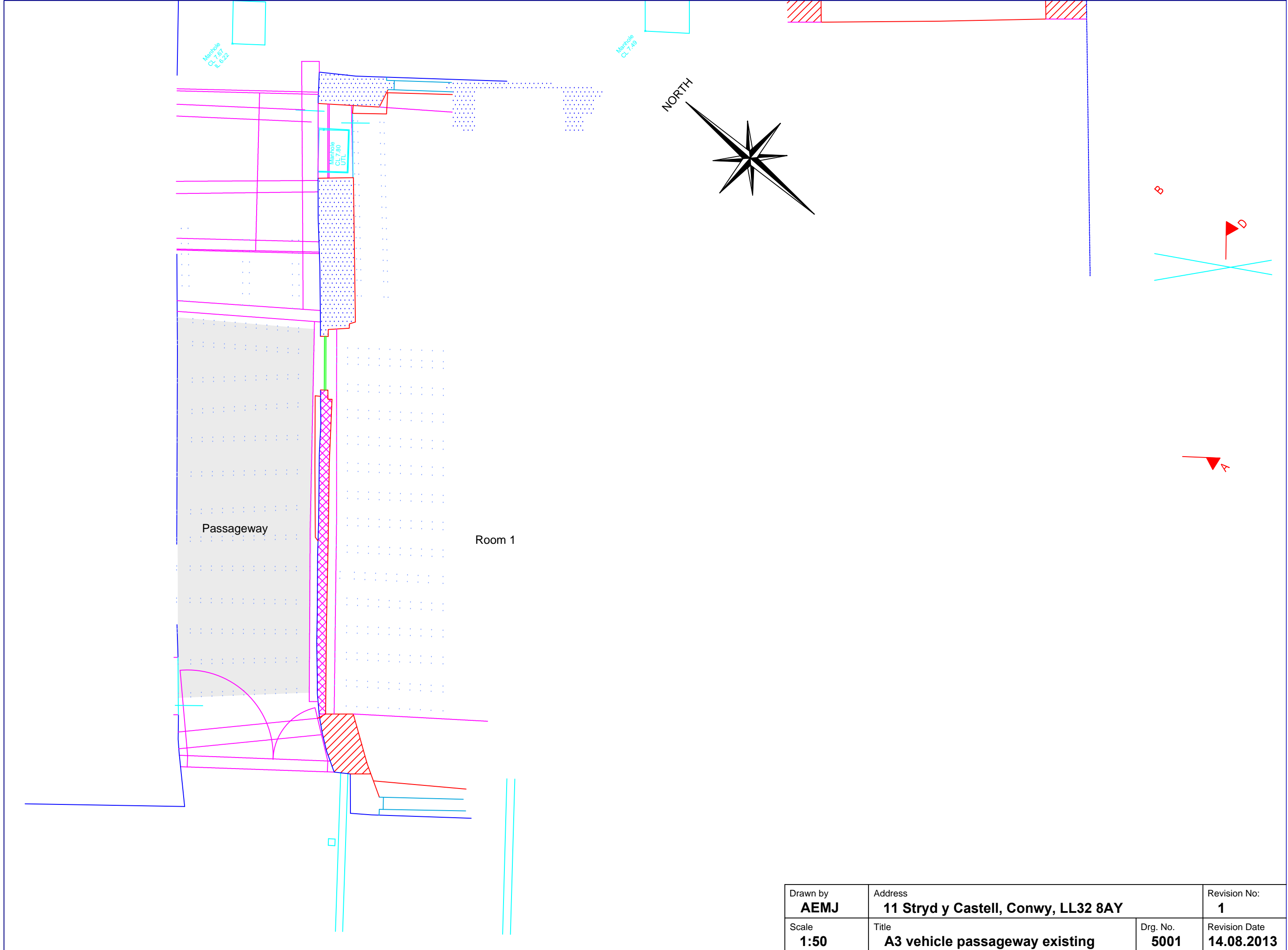
Kestrel Business Centre
Colwick
Nottingham
NG4 2JR

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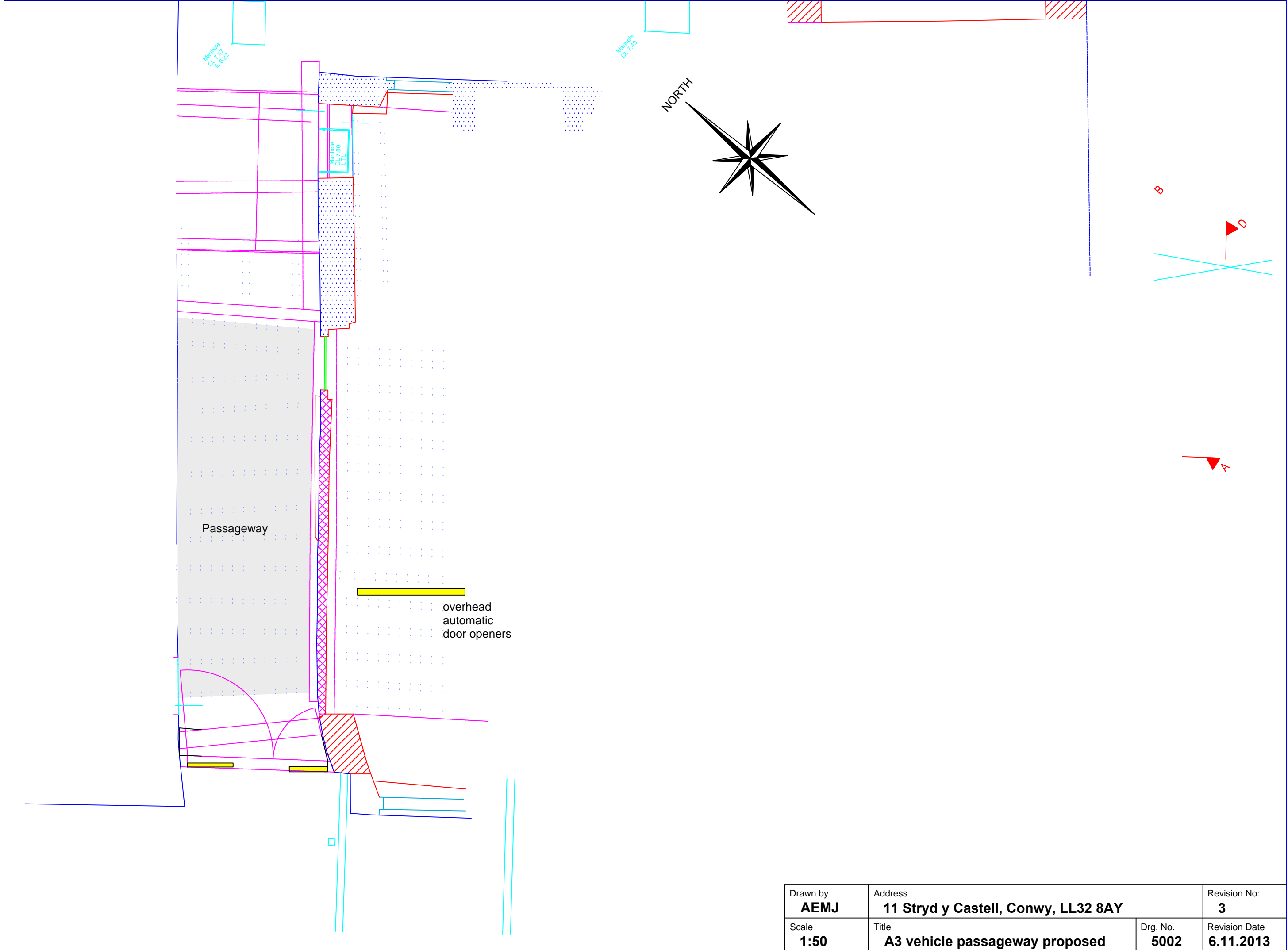
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■ Urban Design ■ Energy Assessment ■ Air ■ Noise ■ Water ■ Transport Consultations

Job Number	Drawing Number	Rev
A1453	01	B



Drawn by AEMJ	Address 11 Stryd y Castell, Conwy, LL32 8AY		Revision No: 1
Scale 1:50	Title A3 vehicle passageway existing	Drg. No. 5001	Revision Date 14.08.2013



Drawn by AEMJ	Address 11 Stryd y Castell, Conwy, LL32 8AY		Revision No: 3
Scale 1:50	Title A3 vehicle passageway proposed	Drg. No. 5002	Revision Date 6.11.2013