

Application Ref: NP/12/0054

Application Type	Full
Grid Ref:	SN13600484
Applicant	DAW Saundersfoot LLP
Agent	Mr C Waterworth, CWArchitects
Proposal	Change of use, extension and partial demolition of former Cambrian Hotel to 4 x 2 bed flats and 2 retail/restaurant units (A1/A3), erection of 4 retail units (A1) and 9 x 2 bed, a 4 x 1 bed flats, 8 new dwellings and flats above garages (1 x 2 bed and 2 x 1 bed), plus associated car parking, landscaping and engineering works
Site Location	Cambrian Hotel, Cambrian Terrace, Saundersfoot, Pembrokeshire, SA69 9ER
Case Officer	Liam Jones

Summary

This is a full application proposing redevelopment of the Cambrian Hotel and land to the rear of the building. The planning application and Listed Building Consent application have been brought before the Committee as the planning application is a major scheme of development.

The proposal involves a mix of residential, A1, A2 and A3 uses on the land which is allocated in the Local Development Plan for such uses. Development consists of a change of use of the Grade II Listed Cambrian Hotel into two ground floor retail/restaurant units and four upper floor flats, the erection of a block to front Milford Street to contain four ground floor retail units and thirteen upper floor flats, the erection of eight new dwellings fronting Milford Terrace as well as the erection of a two storey building to provide additional three residential units and garaging. Car parking, landscaping and engineering works are proposed within the site to serve the development.

This scheme would make improvements to the Listed Building and provide new uses in order to improve the vitality and viability of Saundersfoot. The new development contained in the former car park will improve the visual appearance of the site and its surroundings within the Conservation Area and provide a good contribution to affordable housing.

The application is recommended to be delegated for determination by the Chief Executive / Direction or Park and Direction / Head of Development Management for permission subject to the satisfactory completion of a Section 106 Legal Agreement.

Consultee Response

Coal Authority: Concern - The site falls within the defined Coal Mining Development Referral Area.

Saundersfoot Community Council: Supporting
Countryside Council for Wales: No objection
Environment Agency Wales: Conditional Consent
Dwr Cymru Welsh Water: Conditional Consent
PCC - Head of Public Protection: Conditional Consent
PCC - Transportation & Environment: Conditional Consent
Dyfed Archaeological Trust: Conditional Consent

Public Response

The application has been advertised and 2 No. letters of representation have been received on the scheme. These letters do not outline a specific objection to the development but raise the following concerns/comments on the application;

- Insufficient parking for number of dwellings proposed
- Concern over alleyway linking the development to Milford Street
- Unable to gauge height of town houses above road level
- Plans show a 2m wall surrounding the development, surely this would be excessive, and presumably mean the destruction of the wonderful stone wall presently in place
- No provision for deliveries to the commercial units on Milford Street

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 04 - Saundersfoot Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 35 - Visitor Economy
LDP Policy 36 - Loss of Hotels and Guest Houses
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 48 - Community Facilities and Infrastructure Requirements
LDP Policy 49 - Retail in the National Park
LDP Policy 50 - Town and District Shopping Centres

LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW4 Chapter 01 - Introduction
PPW4 Chapter 02 - Development Plans
PPW4 Chapter 03 - Making and Enforcing Planning Decisions
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 06 - Conserving the Historic Environment
PPW4 Chapter 07 - Supporting the Economy
PPW4 Chapter 08 - Transport
PPW4 Chapter 09 - Housing
PPW4 Chapter 10 - Planning for Retailing and Town Centres
PPW4 Chapter 11 - Tourism, Sport and Recreation
PPW4 Chapter 12 - Infrastructure and Services
SPG01 - Affordable Housing
SPG03 - Sustainable Design
SPG04 - Planning Obligations
SPG05 - Loss of Hotels and Guesthouses
SPG07 - Conservation Area Proposals
SPG08 - Validation of Planning Applications
SPG10 - Parking
SPG11 - Safeguarding Mineral Zones
SPG12 - Coal Works - Instability
SPG13 - Archaeology
SPG15 - Shopfront Design
TAN 02 - Planning and Affordable Housing
TAN 04 - Retailing and Town Centres
TAN 05 - Nature Conservation and Planning
TAN 11 - Noise
TAN 12 - Design
TAN 13 - Tourism
TAN 15 - Development and Flood Risk
TAN 18 - Transport

Officer's Appraisal

Background

The former Cambrian hotel is part of a prominent later C19 terrace, central to the Saundersfoot Conservation Area. It replaced a smaller inn/farm, the rear field of which remained undeveloped, becoming a rough car park in recent years. When the village expanded in the 1840's after the opening of collieries, housing was planned on the western part of what is now the car park. In the event, only Milford Terrace was built, set beyond the western boundary.

The hotel itself was much altered in the later C20, including the addition of flat roofed rear wings, and the remodelling of the interior. It was listed Grade II prior to extensive damage caused by a gas explosion in 1984, which demolished the adjacent property. The ensuring repairs were unsympathetic, resulting in the loss of two chimney stacks, and the insertion of upvc windows.

In more recent years the site has been subject to a series of planning applications resulting in approved schemes of redevelopment. The most recent planning permission, granted in 2007, approved the development of the former Cambrian Hotel and its rear car park to provide for the erection of 33 flats, 4 maisonettes and 5 shops (NP/06/389). The development approved resulted in the blocks of flats following the street frontage of Milford Street and retail units at ground floor adjacent to existing retail premises. An additional block was positioned behind the Cambrian Hotel facing onto the site entrance off Milford Street. Semi-underground parking and a mixture of two and a half, three and four storey buildings were approved. The application was approved subject to a Section 106 agreement to provide for 7 Affordable Housing Units at the site. This permission is extant and could be implemented at the site.

Relevant Planning History

- NP/12/0035 – Cambrian Hotel, Saundersfoot – Change of use, extension and part demolition of the former Cambrian Hotel to 4 x 2-bed Flats and 2 retail/restaurant units (A1/A3), erection of 4 retail units (A1) and 9 x 2-bed and 4 x 1-bed flats, 8 new dwellings and flats above garages (1x 2-bed and 2 x 1-bed), plus associated car parking, landscaping and engineering works (Listed Building Application) – Under Consideration
- NP/06/389 – Land adjoining The Cambrian Hotel, Saundersfoot - Mixed commercial residential development 33 flats, 4 maisonettes & 5 shops – Approved – 12 December 2007
- NP/06/166 – The Cambrian Hotel, Cambrian Place, Saundersfoot – Amendment to consent NP/05/476 to create 2 mews cottages in lieu of one – Approved – 4 December 2006
- NP/05/508 - Land adjoining The Cambrian Hotel, Saundersfoot - Mixed commercial/residential development (5 shops, 4 maisonettes & 39

Flats) – Refused – 24 July 2006

- NP/05/477 – The Cambrian Hotel, Saundersfoot – Change of use to mixed residential/commercial (Listed Building Application) – Approved - 30 January 2006
- NP/05/476 – The Cambrian Hotel, Saundersfoot – Change of use to mixed residential/commercial – Approved - 30 January 2006
- NP/04/402 – The Cambrian Hotel, Saundersfoot – Change of use to 16 apartments – Approved – 10 December 2004

Current Proposal

The application proposes redevelopment of the Cambrian Hotel and its rear car parking area into a mixed use comprising of retail, restaurant and residential uses (A1, A3 and C3).

Broken down into parts the scheme proposes:

- Change of use, extension and demolition of the former Cambrian hotel into 4 x 2 bed flats as well as 2 x retail/restaurant units (A1/A3)
- Erection of 4 x retail units (mix of A1, A2, A3) and 13 flats above
- Erection of 8 x new dwellings
- Erection of garage block with 3 flats above
- Associated car parking, landscaping and engineering works

28 units of residential accommodation are proposed in total and of these 6 are proposed to be affordable housing units.

The application has been supported with the following submissions:

- Design and Access Statement
- Code for Sustainable Homes Planning Statement
- Conservation Area Effect Statement
- Demolition Method Statement
- Flood Risk Assessment
- Visual Structural Survey
- Building Ecology Report
- Tree Survey
- Retail Statement
- Loss of Hotels and Guesthouses Statement
- Coal Mining Risk Assessment

Key Issues

The principle of a mixed use development is considered to be acceptable in view of the planning history and previous permissions for development of the

site as well as its inclusion with the Local Development Plan as a site allocated for a mixed residential, retail and A3 uses.

The key issues to therefore consider relate to the following planning considerations as part of this new scheme:

- Layout, Scale & Design
- Amenity & Privacy
- Highway Safety, Access & Parking
- Affordable Housing & Planning Obligations
- Impact upon Conservation Area
- Impact upon Listed Building
- Trees & Landscaping
- Biodiversity
- Archaeology
- Sustainability
- Land Stability
- Land Drainage
- Loss of Hotel use

Layout, Scale & Design

The scheme involves development of the former car park which served the Cambrian Hotel to provide two new street frontages as well as a central courtyard with a single two storey block of development. The topography and position of the site has inflicted the choice of design and the applicant has sought to improve the general character and appearance of the Conservation Area through this redevelopment.

Eight town houses are proposed to front Milford Street along the west boundary of the site and due to the climbing gradient of the street these are slightly staggered in appearance. These houses appear as two storey dwellings and measure between 8.8m and 9.8m dependant on their ground level along the street. The main portion of the site is at a much lower than Milford Street and as a result the dwellings appear larger on their rear elevation and measure between 11.4m and 12.8m.

The dwellings are set back from the street by 3.4m to 4m which results in a small courtyard to the front of each dwelling with underneath storage and a light well. Raised garden areas are provided to the rear of each dwelling which face onto a central courtyard behind the Cambrian Hotel which includes a new two storey block of flats and ground floor garaging.

A large block of development is proposed on the south facing side of the site to include four ground floor units and upper floor flats. Plans submitted show the units would comprise of A1, A2 and A3 uses. The built development takes the form of two main blocks with an annex forming to the rear and adjoining the site access. Traditional shopfronts are proposed along the ground floor with a number of first and second floor windows above and dormer roof

windows. Chimneys are used along the building to help break up the visual massing of the building and linear aspect of the roof.

A block of garages with flats above is proposed within the site and adjoining the courtyard contained within a traditionally themed two storey building. The building would run alongside the rear bank of the site forming a pleasing vista from the Milford Street entrance into the site. Traditional materials are used throughout the building reflective of the other built development proposed.

The works to the Cambrian Hotel involve a large block rear extension which results in the removal of the unsightly 1970's additions to the building. This allows for a new paved courtyard to be formed in between it and the adjacent property boundary. This block will be behind the existing retail premises fronting Milford Street and would contain a large space for an A3/leisure use in connection with a proposed A3 use within the ground and basement floors of the Cambrian Hotel.

In terms of form, layout and scale the development is considered to be of an appropriate scale which is reflective of the site parameters resulting in an acceptable form of built development which will fit in with the character of the surrounding area. Other related matters in respect of the impact of the development upon the conservation area and listed building as well as usual planning considerations in terms of impact upon amenity and highway safety are considered below.

Amenity and Privacy

The scheme has been well designed in respect of amenity and there will be no unacceptable impact upon the amenity of existing residents or new residents as a result of the development. Each of the townhouses along Milford Terrace will have access to a private rear garden in a raised position above the central courtyard. Boundary walls are provided between the gardens and a clear distinction between public and private spaces.

The block of flats and garaging to the rear of the site is positioned close to the boundary although due to the low lying nature of the site in respect of its adjoining land there will be no adverse impact upon residents to the north along High Street.

In response to comments regarding the scale of the townhouses along Milford Terrace officers sought additional plans in an attempt to gauge scale in connection with existing properties. Plans show plots 7 and 8 would be set lower than the eaves height of the opposite Gower Hotel. Plots 5 and 6 would be approximately 2m lower than the opposite Lanterns Guest House. The eaves level of Plots 1 and 2 would be in line with that of No. 7 Milford Terrace with the remaining roof space spanning approximately 2m above the ridge height of that property. The staggered appearance of the townhouses will fit well in the street scene and due to the new dwellings forming a frontage and their relative distance from existing properties there will be no adverse impact upon existing levels of amenity.

The scheme is considered to be an appropriate development for this town centre location that will be of a scale compatible with its surroundings. Whilst there will no doubt be an increase in traffic and movement into and out of the site this will not have a significant adverse impact in this centre location. As a result the development meets the aims of Policy 30 – Amenity of the Local Development Plan.

Highway Safety, Access & Parking

Vehicular access into the site is proposed via a new crossover onto Milford Street which is proposed to connect to an on-site access road which terminates in a turning arrangement. This is aimed at serving the rear of the Cambrian Hotel and its service area to the east and the new housing and shops area.

The new highway offers notional footpaths with a shared surface to access the interior of the development. A pedestrian footpath is provided along the west boundary of the site providing access through the development site and up along Milford Street. This will provide good linkage between the rear of the Cambrian Hotel and the wider area.

In terms of parking provision the site provides 26 spaces to serve the occupiers of the residential units throughout the site. 2 spaces are located adjoining the townhouses and accessed off Milford Terrace, 10 spaces are contained to the rear of the townhouses, 6 to the front of the new block of garaging and flats and 8 within the building. The scheme provides allocated cycle storage areas between the townhouses and new retail units and also within the garage spaces. A parking space has been provided to serve the Argosy as well as provision for plant and refuse storage on-site. It is accepted that any staff and customers bringing cars to the proposed commercial units will have to park at existing nearby public and private car parks.

The Highway Authority has been consulted and offers no objection to the scheme subject to conditions. The Highway Authority also request a reduced financial contribution is secured for each of the new residential units by Section 106 Agreement in order to part finance for a safe footpath, footway or shared use path linking from the Saundersfoot Railway Station to Saundersfoot in view of existing poor links. The consideration for planning obligations is set out below.

In terms of the overall parking provision whilst there would be 26 spaces to serve a total of 28 residential units the scheme is considered to offer sufficient parking to serve the occupiers of the market house and affordable housing. This is considered to be in line with the aims of Welsh Government at providing lower levels of parking provision in order to promote the use of sustainable forms of transport. Planning Policy Wales (Edition 4, 2012) states *“car parking provision is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been*

achieved in the past. Minimum parking standards are no longer appropriate". The provision of a number of usable spaces about the site as well as dedicated cycle storage areas meet the aims of local and national planning policies which aim at reducing reliance on private motor vehicles.

Affordable Housing & Planning Obligations

Affordable housing can be defined as housing available to people in housing need for sale or rent below market rates. This will usually be a combination of affordable housing for rent or low cost home ownership. The Authority has Adopted Supplementary Planning Guidance (SPG) 'Affordable Housing' which supports Policy 45 of the LDP which aims at delivering affordable units through housing provision.

The proposal consists of the erection of 28 residential units in total, of which 6 flats are proposed to be affordable (21%). The previous planning permission for the site which is still implementable (NP/06/389) proposed a total of 37 units, of which 7 were to be affordable (18.9%).

LDP policy 45(a) seeks to ensure that 60% of housing on residential proposals in Saundersfoot is affordable housing. This is caveated that where it can be proven that a proposal is unable to deliver affordable housing and community infrastructure (i.e. the proposal would not be financially viable) affordable housing will be the priority.

The starting point on this application must be the existing and 'live' planning permission for the site which provides for 7 affordable units. Officers are of the view that the net reduction of one affordable unit but the increase in overall percentage of units is acceptable. The provision of a mix of one and two bed affordable flats on this development is acceptable and will make a significant contribution to the provision of affordable dwellings in a sustainable location.

Planning Obligations can be provided for in new developments to seek financial contribution for any necessary community infrastructure in connection with a new development proposal. The Authority has Adopted SPG 'Planning Obligations' to guide developers on the likely contributions to be sought in new schemes. The SPG sets out the following obligations in connection with infrastructure:

Public Open Space:	£948.46 (per dwelling)
Education:	£3064 (per two bedroom or more dwelling)
Library:	£187 (per dwelling)
Recycling & Waste:	£90 (per dwelling)
Transportation:	£2500 (per dwelling)

However, in this case, there is a net reduction of 9 residential units when considered against the existing implementable permission. A material consideration is that the previous permission did not require any community infrastructure contributions. This proposal will have less of an impact on the

community infrastructure as there are less units and therefore less strain on new residents on the existing provision. In these circumstances, it would be considered unreasonable for officers to negotiate off-site contributions regardless of the impact that this particular development would have on these facilities. The request for financial contribution in terms of highway provision as set out by the Highway Authority is noted although for the above given reason officers consider this would not be a reasonable requirement in this instance.

Members should note that the above scenario is only relevant where there is an existing and implementable planning permission at the subject site. Where planning permissions have lapsed, the current and up to date planning policy and requirements are over-riding considerations and these would be material factors in any negotiations with the applicant.

Impact upon Conservation Area

The site at present is in a poor condition which is considered to have an adverse effect on the character and appearance of the Saundersfoot Conservation Area. In terms of the impact of the proposals on the Conservation Area it is considered that the scheme can be broken down into two key parts; the Milford Street frontage and the Milford Terrace Frontage.

Along Milford Street a three storey plus attic range is proposed with a gap between this and the existing frontage to provide for a vehicular access into the site. Except for the bakery and the rear premises of Heywoods Butchers, the character of this street is essentially modern, especially the amusement arcade opposite. The Argosy is also a modern building, but neo-Victorian in design, with traditional shopfronts and sash/bay windows. The proposed building appropriately picks up the theme of the Argosy in the use of traditional shopfronts and windows, and a traditional vocabulary of painted render and slate.

In terms of scale and massing the proposed building is large, however, it provides a strong and pleasing corner accent which is given variety through the broken ridgeline and chimneys. The building is of intrinsic character.

The proposed terrace of cottages on the Milford Terrace frontage is considered to be sympathetic to the character of the mid C19 cottages opposite (the upper terrace of which is listed). The overall detail of render, slate, and timber windows is appropriate. Some details of the historic cottages are picked up including some round-arched doorways and a railed forecourt. Otherwise, the use of varied window/porch designs avoids the danger of pastiche or replication and provides its own intrinsic character. As a result of this approach the scheme is considered to meet with the aims of policies 4, 8 and 15 of the Local Development Plan.

Impact upon Listed Building

This scheme is subject to a separate application for Listed Building Consent although the impact of the works on the character and appearance of the Listed Building form a material consideration of this planning application and due consideration needs to be given to this aspect.

The prominent front elevation is to have sash windows reinstated in a painted timber, to the original late Georgian pattern. The decorative details are to be repaired/reinstated, and all of the modern doors replaced in traditional joinery. The roof is to be recovered in natural slate, and the rainwater goods replaced in cast iron/aluminium. The residential entrance is to be infilled with minimalist glazed doors and this respects what was presumably the former carriageway to the rear. The proposals can be viewed as sympathetic, and largely return the front elevation to its former appearance.

The rear elevation has been much altered through the submission. The demolition of modern additions is a welcome improvement alone. The proposed new rear wing is of a lesser scale than the existing and is simply detailed and appropriate. The reinstatement of the sash windows to the rear is also a welcome proposal. The small staircase wing appears to be a later addition, and its loss does not affect the character of the building.

In terms of internal alterations these have little impact on the character of the building given that so much detail has been lost through its long period of hotel use.

Trees & Landscaping

The site previously contained a band of protected trees along its west facing boundary facing onto Milford Terrace. These trees have been felled as part of commencement of planning permission NP/06/389. In terms of landscaping this will be predominantly hard paved to suit the town centre surroundings. The scheme shows that small forecourt gardens will be established to emulate their neighbours across the road with an urban landscape edge of stone walls, railings and hedges. Some tree planting is shown in the courtyard area to help add variety to this part of the site. The principal of the landscaping shown is considered to be acceptable subject to a detailed landscaping proposal for the site with exact species and settings shown which could be required by condition.

Biodiversity

An ecology report was submitted which concluded that the existing site supports no protected or priority species and habitats. CCW have been consulted and raise no objection to the scheme put forward and as a result it can be concluded that this development will not have a significant effect on important habitats or protected species and complies with the aims of Policy 11.

Archaeology

Dyfed Archaeological Trust have advised through consultation that the site includes a 19th century grade II listed hotel although do not believe that the proposed development will have a significant impact upon buried archaeological resource. Notwithstanding this they request a condition be attached to require an appropriate photography survey of the existing buildings be carried out in line with Welsh Office Circular 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'. This is considered to be a reasonable condition to impose in view of the nature of the development involved in this scheme.

Sustainability

There is a strong emphasis placed by the National Government and locally through the Local Development Plan on Sustainable Development. Policy 29 reflects the National Park's aspirations that all proposals for development will be expected to demonstrate an integrated approach to design and construction. The applicant has submitted a Code for Sustainable Homes Statement which suggests this scheme aims to achieve Code Level 3 and 57.60 points. This is considered to be in line with the aims of National and Local policy which aim at improving the sustainable design of new developments.

Land Stability

The site lies within a defined coal mining development referral area and the coal mining features and hazards are a material consideration in the determination of this application. The Coal Authority raised concern with the lack of initial material provided although during the application process a Geo-Technical and Geo-Environmental Report was submitted. The report indicated that intrusive site investigations have been undertaken to confirm coal mining conditions at the site. It states that these have found no evidence of coal seams or shallow coal mine workings and concludes that the site is therefore not at risk from past shallow mine workings. The Coal Authority is satisfied with the information provided and raise no objection or specific conditions.

Land Drainage

The applicant has undertaken a Flood Risk Assessment as part of the submission which concluded that the residential element of the development is at no risk of flooding and no special resilience or mitigation measures are required. The retail element is prone to flood levels of 7.70m AOD which is the same level that first floor levels will be set. The assessment recommends that floor resilient materials of low permeability are selected where possible.

Welsh Water and the Environment Agency Wales have been consulted as part of the application. Welsh Water advise of standard conditions in respect of foul and surface water discharges. The Environment Agency Wales are satisfied that the assessment shows that the risks and consequences of

flooding could be acceptably managed in accordance with the criteria set out in TAN15. They offer no objection subject to the inclusion of conditions requested to reduce the risk and impact of flooding.

Loss of Hotel use

Given that the scheme involves the loss of the hotel use of the Cambrian Hotel into retail and flats consideration must be given to whether it meets the aims of Policy 36 of the Local Development Plan which aims at protecting the existing stock of hotels and guest houses in the National Park. Of particular relevance is the previous planning permission which has allowed the change of use from hotel into residential use as well as the extant permission which could be implemented.

Planning permission was granted in 2004 (NP/04/402) to allow the conversion of the hotel to residential use and a more recent extant permission (NP/05/476) allowed a mixed use of residential/commercial of the Cambrian Hotel building. The applicant has provided a statement to advise that the hotel has not been in use for several years and that the rooms have effectively been lost. It does not appear that any other hotels or guest houses in the Saundersfoot area have been converted to other uses since the closure of the Cambrian. The hotel is not effectively available and the statistics would not include this building for calculating availability of bedspaces. It is therefore agreed that this application would not impact on the supply of bedspaces.

It can be noted that the business has not traded for several years and it is agreed, as stated by the applicant that it is not possible to provide a viability assessment based on a contemporary trading history, and reflecting the current economic climate. However, to meet the requirements of the policy, it would be necessary to require that a projected appraisal, by suitably qualified persons of the potential of this business to operate is provided. However, the policy structure of Policy 36, is such that the proposal has to meet either the viability assessment or the supply/demand requirement and the impact on the character and appeal of the area or frontage.

As the hotel has not been operating for some time and its condition is seen to be deteriorating it can be concluded that the proposed retail units within the Cambrian Hotel frontage would be a marked improvement on the local character of the area. Material improvements to the frontage including new painted timber sash windows, new slate roof and ridges, new chimneys, metal guttering and other improvements to this historic grade II listed building render that this proposal would bring significant gain to the vitality of the area as well as character of the existing surroundings.

Therefore the proposal meets the requirements of criteria b and c of Policy 36 of the Local Development Plan and no additional viability assessment is required.

Conclusion

Following a consideration of the key planning matters of this proposal the scheme is considered to be an acceptable form of development for this important site within the heart of the Saundersfoot Conservation Area. The development will make a number of improvements to the existing Listed Building and provide a mixture of new uses in order to help improve both the vitality and viability of Saundersfoot town centre.

The new build part of the scheme in the former car park will be of a scale compatible with the existing surroundings and help improve the visual setting of the site to compliment the Conservation Area. The application is considered to be a marked improvement on the previous planning approval granted by the Authority which could still be implemented on site. Provision towards affordable housing has been demonstrated and can be sought through a Section 106 agreement and the scheme is considered to be in line with the aims of the policies contained within the Adopted Local Development Plan.

Subject to suitable planning conditions to control the finishes to the development, highway matters, landscaping, demolition and construction, external lighting, drainage, flood risk, code for sustainable homes, refuse matters and control over the use and hours of operation of the new commercial uses the scheme is considered to be acceptable. As a result the development complies with the aims of policies 1, 4, 8, 9, 11, 14, 29, 30, 31, 32, 34, 35, 36, 44, 45, 48, 49, 50, 52 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

Recommendation

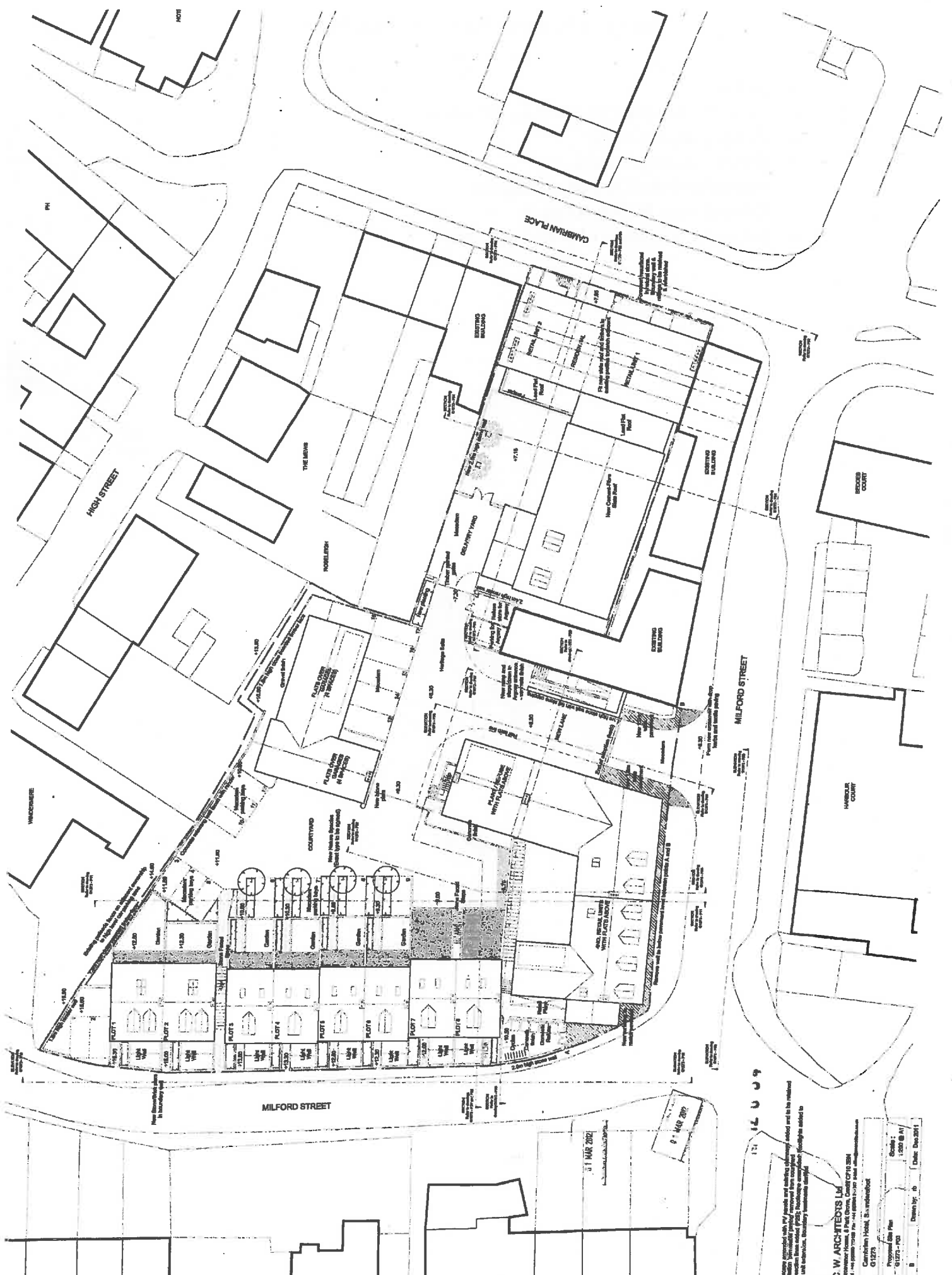
That the application be delegated to the Chief Executive/ Director of Park Direction and Planning / Head of Development Management to grant planning permission for this development subject to:

- (i) The relevant person(s) first entering into a Section 106 Legal Agreement to provide for 6 units of affordable housing; and
- (ii) Appropriate planning conditions to control the development proposed

The suggested conditions at the time of writing the report are as follows:

- Standard time
- Deposited plans
- Materials (sample submissions)
- Highways conditions
- Cycle storage provision
- Hard and soft landscaping
- Planting schedule
- Demolition & construction method statement
- External lighting

- SUDS
- Code for Sustainable Homes conditions
- Photographic survey
- Refuse arrangements
- Impact on flooding risk conditions
- Control over A1/A2/A3 uses
- Hours of operation of A1/A2/A3 uses

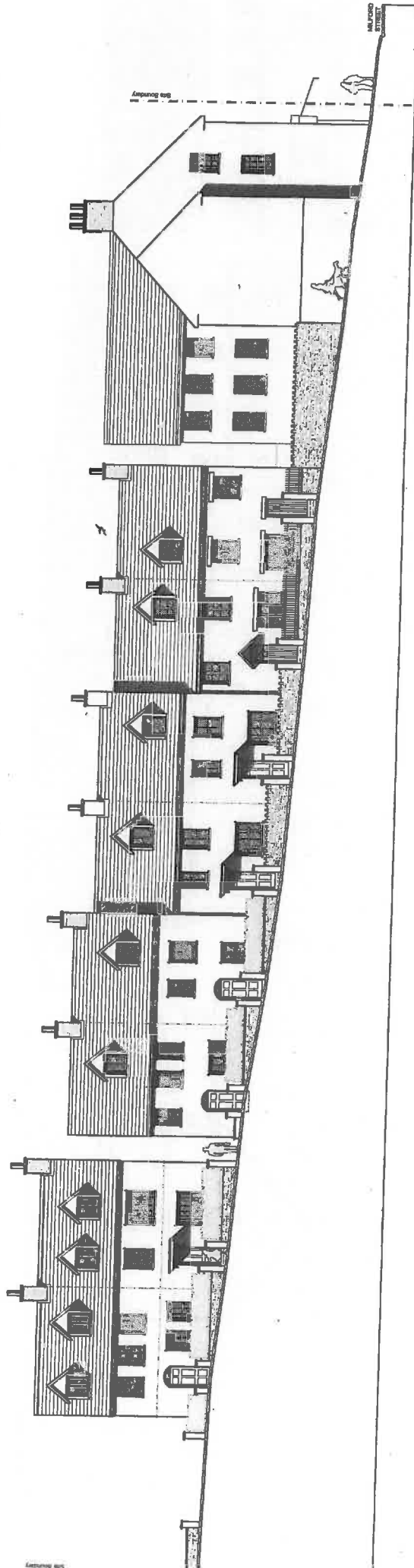


Plan 10: 20.02.17 - Proposed development with 177 private and existing garages/porches and 10 to be retained.
 Note A: 21.01.18 - New wooden frame added (P22), landscape amendments, landscaping added to
 wall and landscaping, boundary boundaries amended.

C W ARCHITECTS Ltd
 Architects, Planners, & Project Managers, 40 Park Drive, Cardiff CF10 2DM
 Tel: +44 (0)1495 775000 Fax: +44 (0)1495 775001 Email: info@cwarchitects.com

Project Name: Cambrum Place, 211, Milford Street
 Project Ref: 01275
 Drawing Title: Proposed Car Plan
 Drawing Number: 01275-103
 Scale: 1:200 @ A1
 Date: Dec 2017
 Drawn by: JB
 Checked by: JB

01 MAR 2018
 01 MAR 2018



Pembrokeshire Coast
National Park Authority

16 MAY 2012

NP 12 0 54

Plan @ 1:400 Scale - Stone leads to Plot 6 removed and replaced with render



C. W. ARCHITECTS LTD

Governor House, 8 Park Grove, Cardiff CF10 3BN

Tel: +44 (0)1495 221 015 Fax: +44 (0)1495 221 015 Email: cw@cwarchitects.com

Project Name: Carmarthenshire Hotel, Stranorlar

Project Ref: G1273

Drawing Title: Proposed Elevation to Island Street (Plan)

Drawing Number: G1273-010

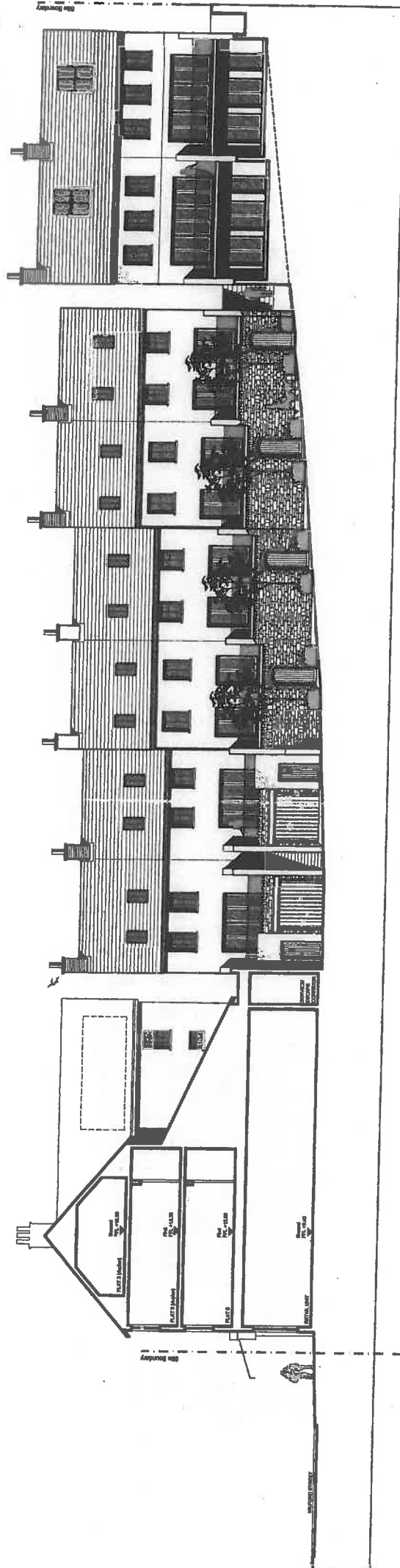
Scale: 1:200 @ A3

Drawn by: GWA

Date: Sept 2011

Revised:

NP 12 U 54



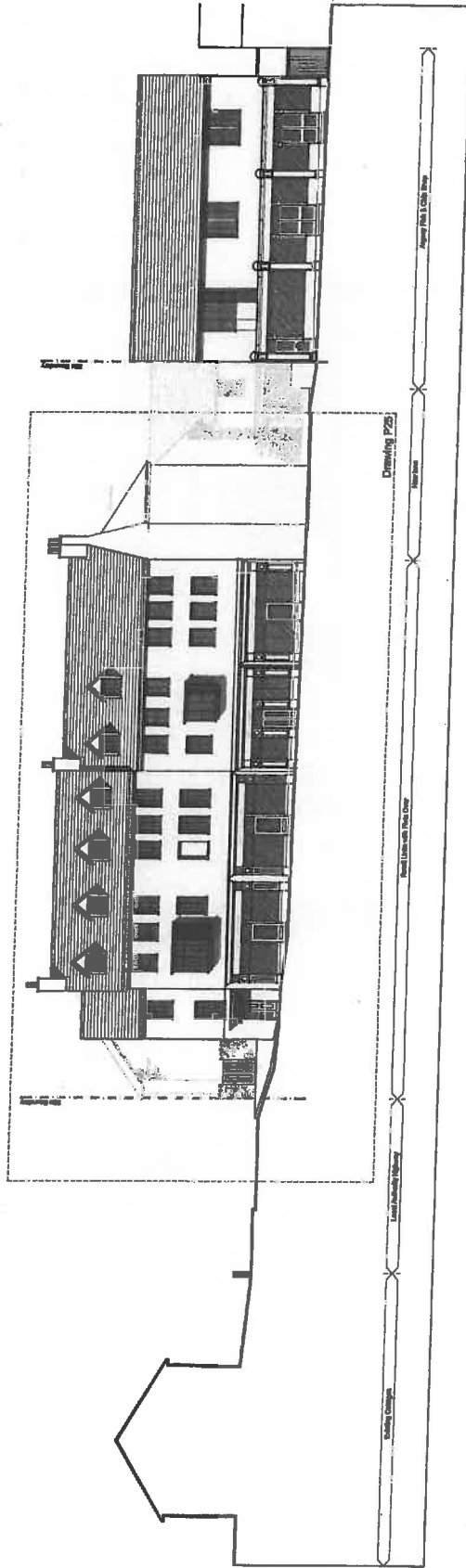
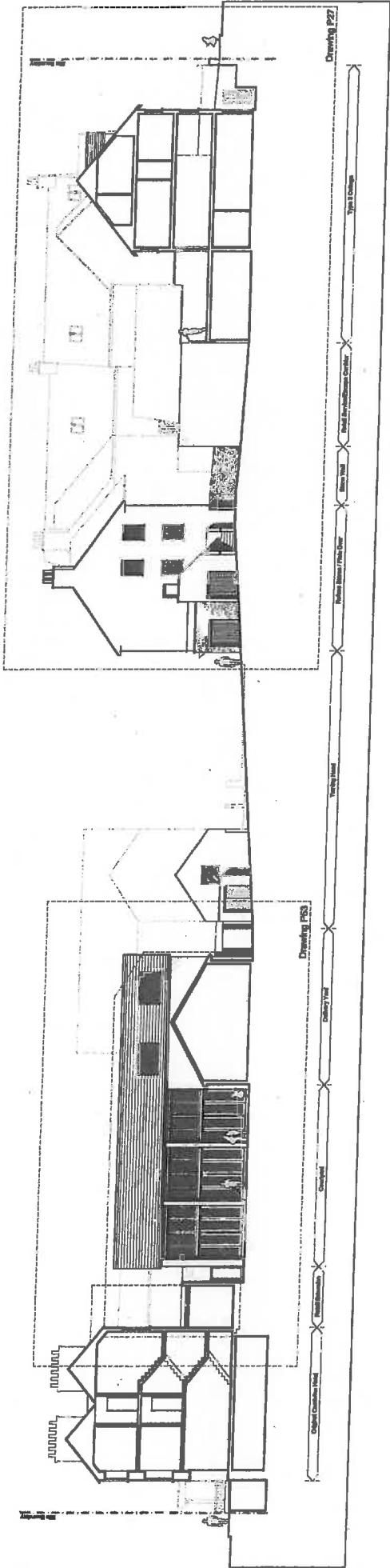
Rev B 26.02.12 - Laydown roof over main entrance corridor amended. If/ possible position indicated



C. W. ARCHITECTS LTD

Shrewsbury House, 9 Park Square, Cardiff CF10 3BN
Tel: +44 (0)1495 222222 Fax: +44 (0)1495 222222 Email: enquiries@cwarchitects.co.uk


Project Name Carrickfergus Hotel, Stranraer	Scale 1:500 @ A3
Project Ref G1279	Drawing Number G1279-011
Drawing Title Proposed Elevation to Council (Rev. B)	



Pembrokeshire Coast
National Park Authority
18 MAY 2012
Approved Plans Department
Afonwy 2012

NP/12/0054

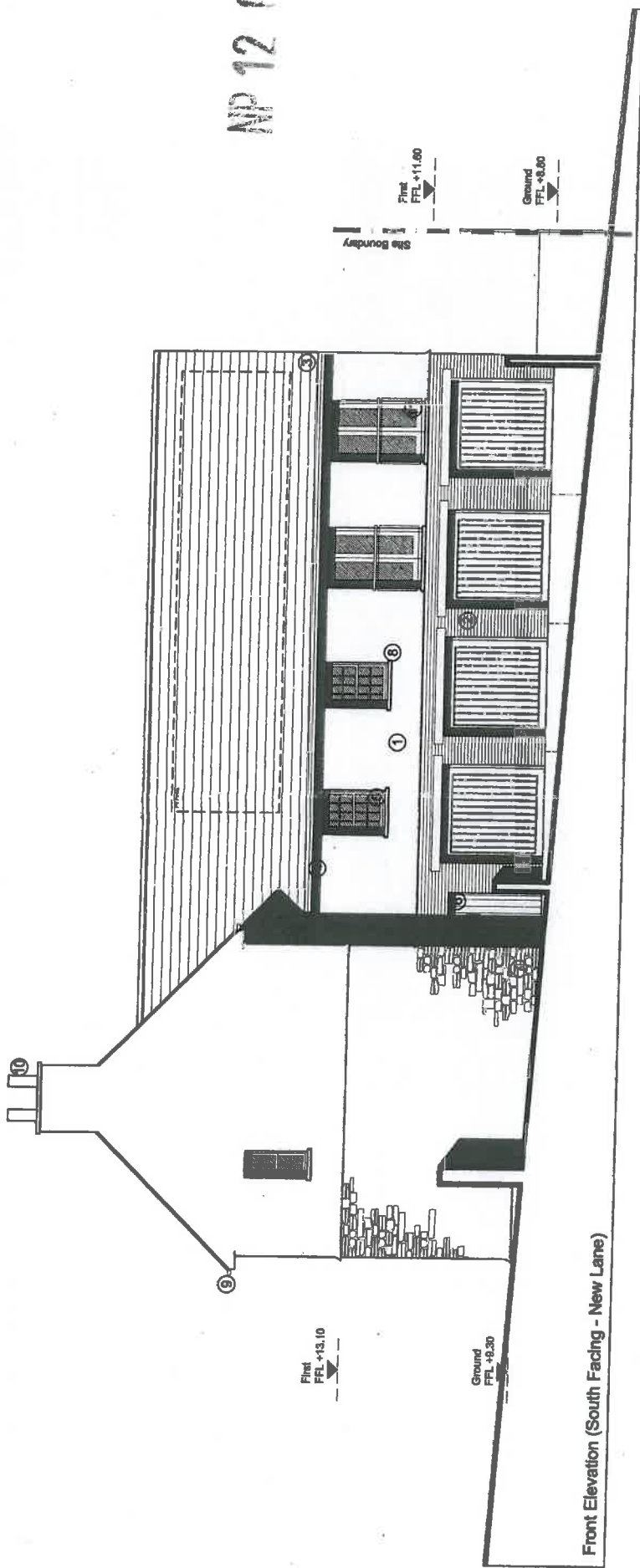
Note: Refer to dwg P03 - Proposed Site Plan for location of section lines


C. W. ARCHITECTS Ltd
 Gwynedd House, 8 Park Street, Cardiff CF10 2NN
 Tel: +44 (0)2920 2222 Fax: +44 (0)2920 2222 Email: info@cwa-architects.co.uk

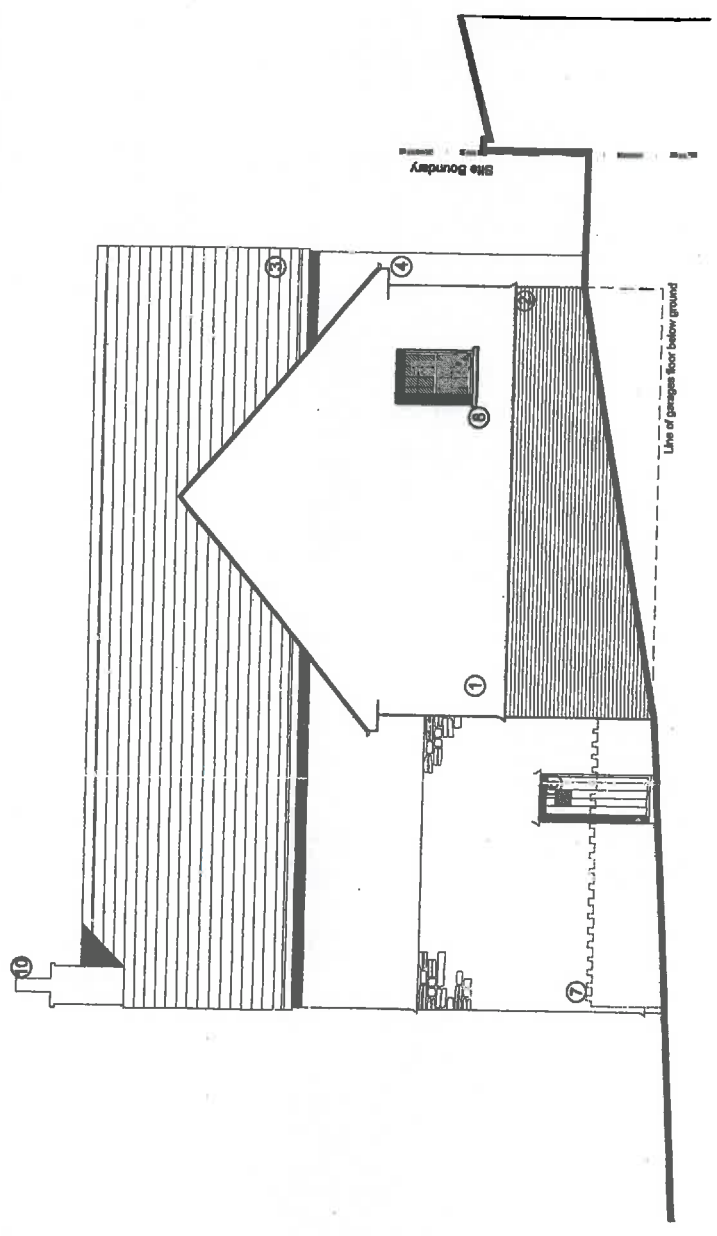
Project Name:	Carrishan Hotel, Sturminster
Project Ref:	G1573
Drawing Title:	Proposed Site Investigation
Drawing Number:	01573-008
Revision:	C
Drawn by:	rh
Date:	18/05/2012
Scale:	1:500 @ A4

All drawings are the property of C. W. Architects Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of C. W. Architects Ltd.

NP 12 0 54



Front Elevation (South Facing - New Lane)



Materials Key

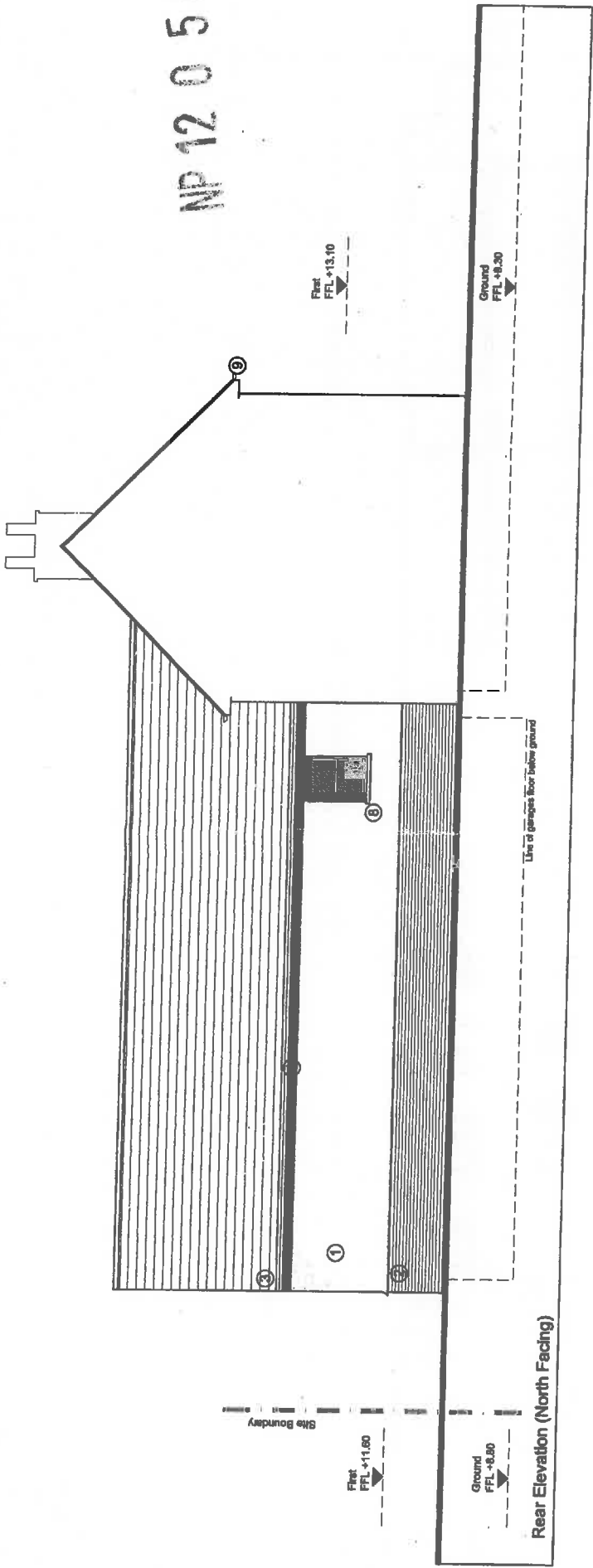
- ① Painted render
- ② Facing brick to approval
- ③ Light blue/grey natural slate roof
- ④ Painted timber fascias and soffits
- ⑤ Double-glazed timber windows
- ⑥ Solid Hardwood Doors
- ⑦ Rough coursed natural stone
- ⑧ Reconstituted stone feature window cills and lintels
- ⑨ Natural finish aluminium rainwater goods
- ⑩ Buff colour terracotta chimney pots
- ⑪ Glass Juliette balcony

A 16/22/22 - West/Deposited on site (East) elevation with hardwood door (shown in full)

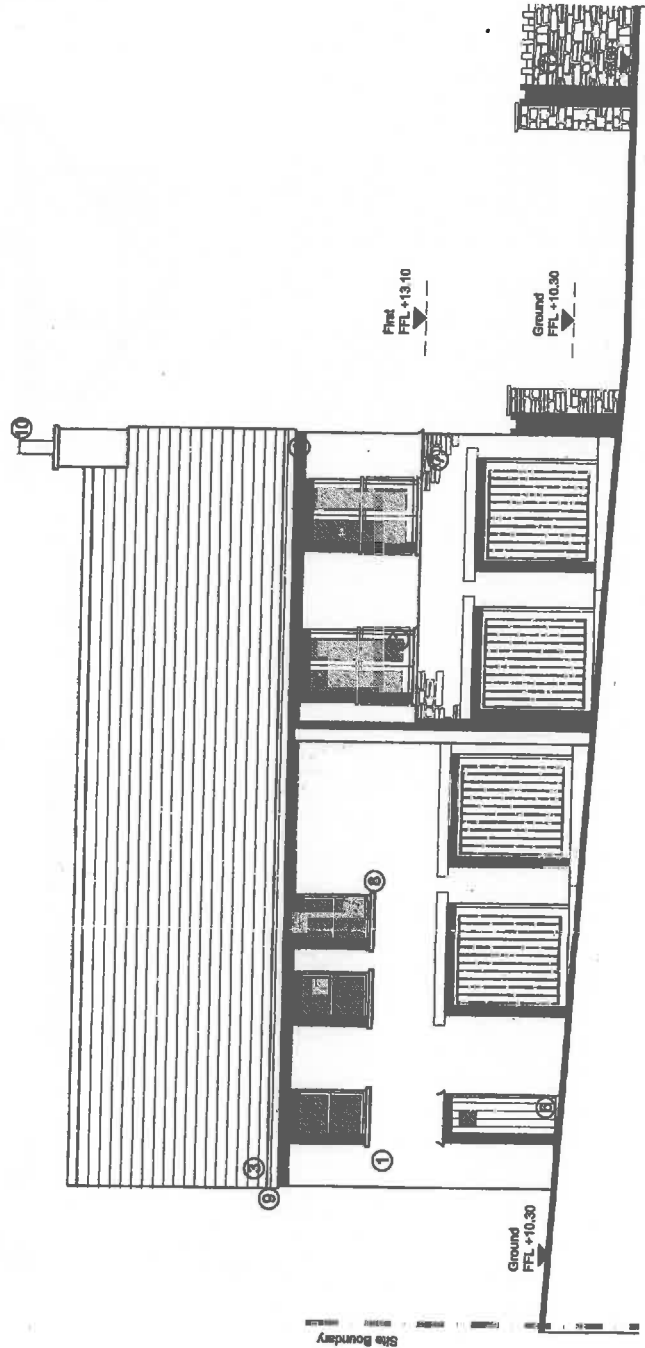
C W ARCHITECTS LTD
 Greenway House, 8 Park Drive, Coventry CV3 9JH
 Tel: +44 (0)24 763 1111 Fax: +44 (0)24 763 1112 Email: cw@cwarchitects.co.uk

Project Name: Cambrian Hotel, Sandridge Road
 Project Ref: G1273
 Drawing Title: Proposed Elevations, 1 (Garage/Floor)
 Drawing Number: G1273-1/01
 Scale: 1:100 @ A3

NP 12 0 5 4



Rear Elevation (North Facing)



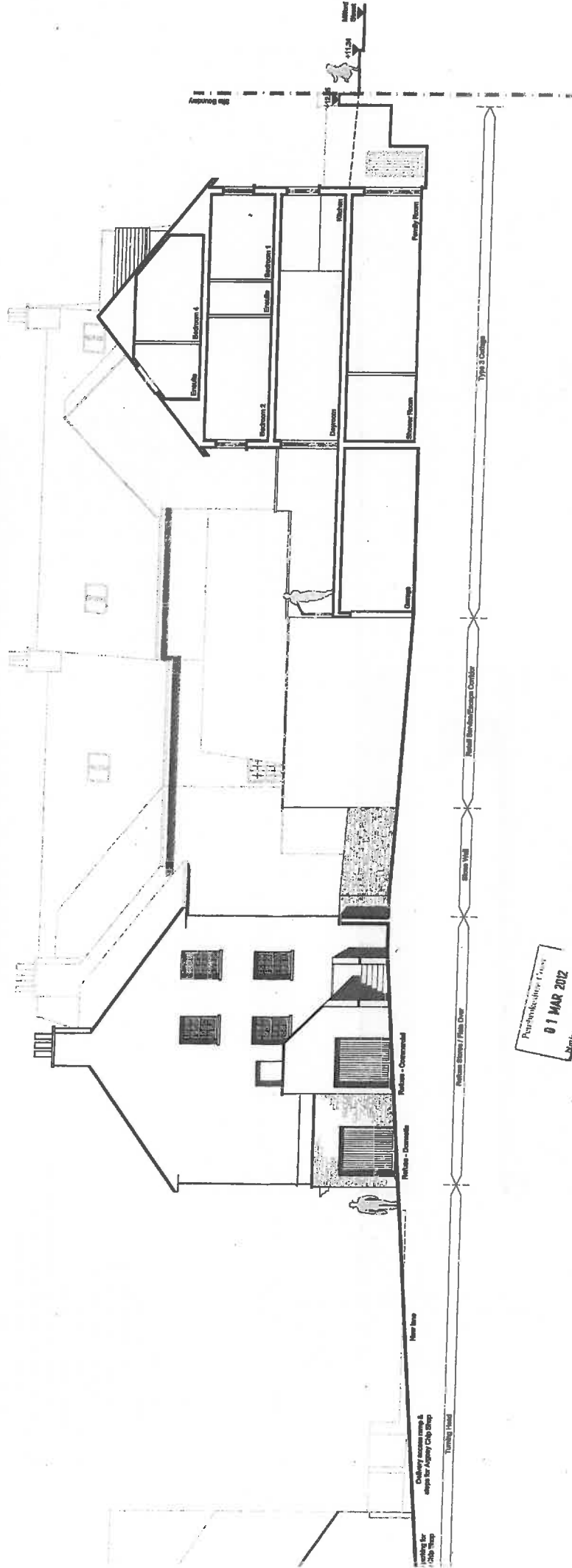
Materials Key

- ① Painted render
- ② Facing brick to approval
- ③ Light blue/grey natural slate roof
- ④ Painted timber fascias and soffits
- ⑤ Double-glazed timber windows
- ⑥ Solid Hardwood Doors
- ⑦ Rough coursed natural stone
- ⑧ Reconstituted stone feature window cills and lintels
- ⑨ Natural finish aluminium rainwater goods
- ⑩ Buff colour terracotta chimney pots
- ⑪ Glass Juliette balcony

1:1000 A3 28/07/15 - Ground line dashed on rear (North) elevation note added

C. W. ARCHITECTS Ltd
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Project Name: Carrickmore Hotel, Carrickmore
 Project Ref: 01273
 Drawing Title: Proposed Elevation 2 (Compartment)
 Scale: 1:1000 A3



Permitted for Use
 01 MAR 2012
 National Grid

181 16 0 0

C. W. ARCHITECTS Ltd
 Gosmore House, 8 Park Green, Cardiff CF10 2BN
 Tel: 01446 328201 Fax: 01446 328202 Email: cw@cwarchitects.co.uk

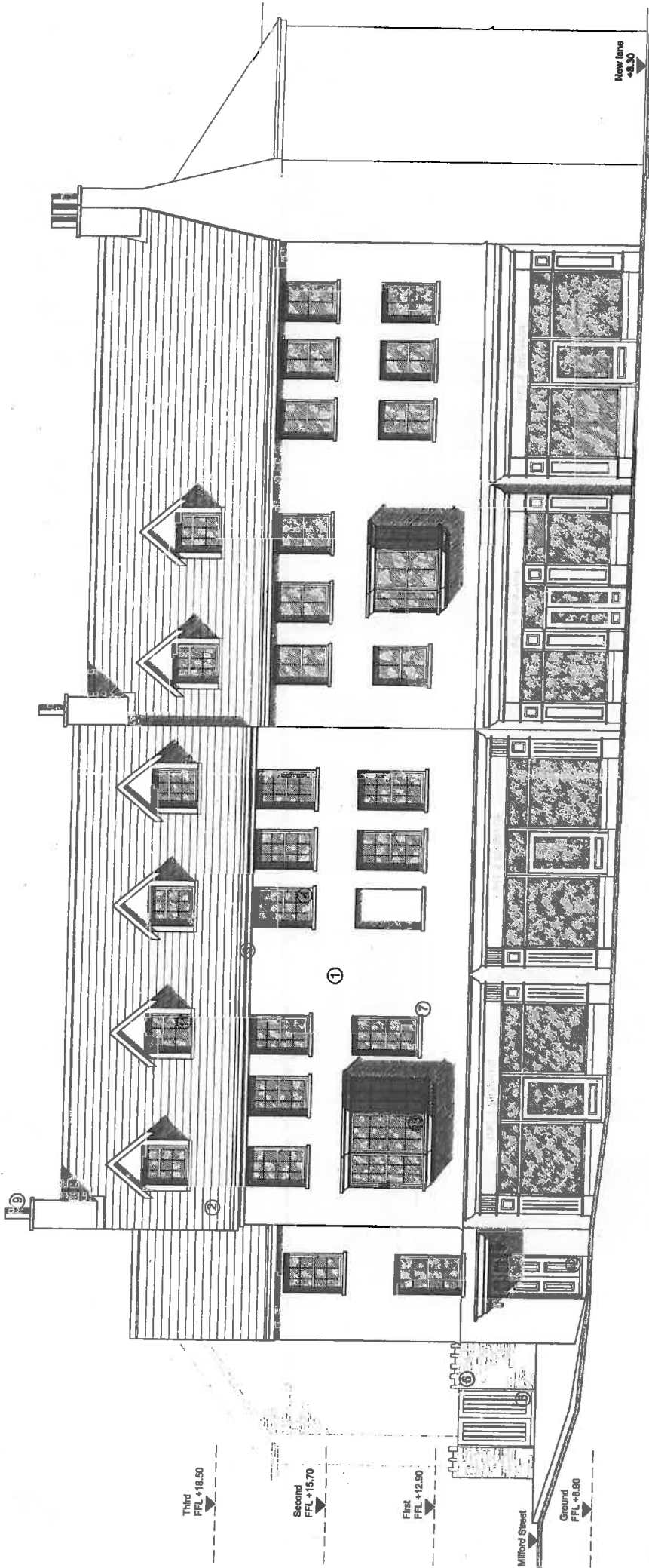
Project Name: **Cardiff Hill / Saundersfoot**
 Project Ref: **01273**

Drawing Title: **Proposed Section / Elevation**
 Drawing Number: **01273-01**

Scale: **1:100 @ A3**

Revision: **A** | Drawn by: **db** | Date: **Nov 2011**

Plan A: 1:100 @ A3 - Section / Elevation - 16/11/11



Elevation to Milford Street (Retail)

Materials Key

- ① Painted render
- ② Light blue/gray natural slate roof
- ③ Painted timber fascias and soffits
- ④ Double-glazed timber windows
- ⑤ Solid Hardwood Doors
- ⑥ Rough coursed natural stone
- ⑦ Reconstituted stone feature window cills and lintels
- ⑧ Natural finish aluminium rainwater goods
- ⑨ Buff colour terracotta chimney pots
- ⑩ Retail unit shopfronts to match the local vernacular
- ⑪ Lead dormer windows
- ⑫ Hardwood painted panel doors
- ⑬ Stone feature bay window

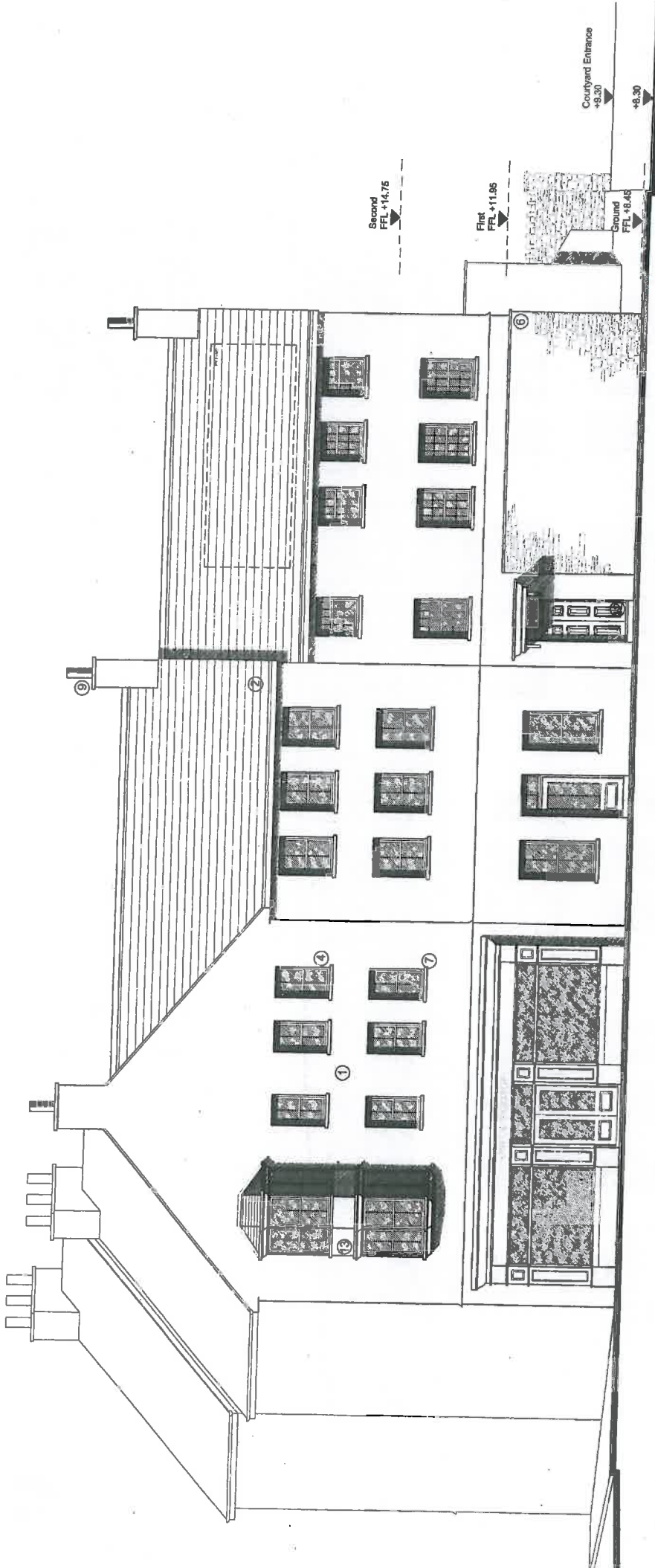
Pembrokeshire Council
 National Park Authority
 16 MAY 2012
 Aurdudod Parc Cernod
 Arfordir

NP 12 0 54

Rev B 15.05.12 - The floor and/or ceiling levels shown above Units 3 & 4 are intended
 for the use of the building as a shop.
 Rev A 31.01.12 - First floor window above Units 3 & 4 to be set 300mm higher to match
 all heights of windows shown Units 1 & 2

C. W. ARCHITECTS Ltd
 Greenway House, 4 Park Grove, Cardiff CF10 9BN
 Tel: +44 (0)2920 411122 Fax: +44 (0)2920 411122 Email: cwa@cwarchitects.co.uk

Project Name:	Cambrian Hall, Saundersfoot
Project Ref:	G1273
Drawing Title:	Proposed First Elevation
Drawing Number:	01273-012
Revision:	B
Drawn by:	CS
Date:	Sept 2011
Scale:	1:100 @ A3



Elevation to New Lane (Retail)

Materials Key

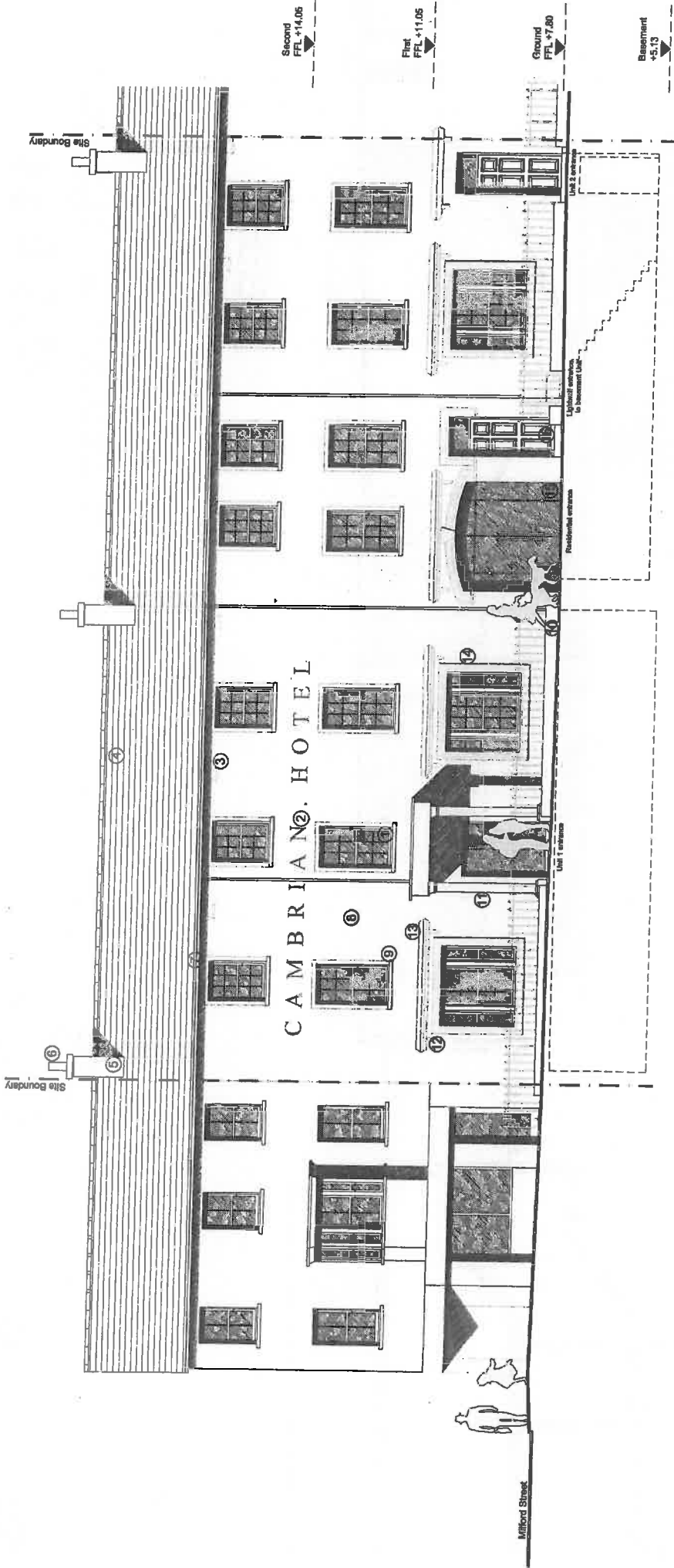
- ① Painted render
- ② Light blue/grey natural slate roof
- ③ Painted timber fascias and soffits
- ④ Double-glazed timber windows
- ⑤ Solid Hardwood Doors
- ⑥ Rough coursed natural stone
- ⑦ Reconstituted stone feature window cills and lintels
- ⑧ Natural finish aluminium rainwater goods
- ⑨ Buff colour terracotta chimney pots
- ⑩ Retail unit shopfronts to match the local vernacular
- ⑪ Lead dormer windows
- ⑫ Hardwood painted panel doors
- ⑬ Stone feature bay window

Rev C: 15.05.12 - Changes added to upper floors wall and 6. Window illumination amended
 Rev B: 08.02.12 - Addition of PV panels to facade
 Rev A: 31.01.12 - All floor levels above 128.4, ground 128.0m higher to match
 all heights of windows on adjacent Street

C. W. ARCHITECTS Ltd
 One Wood House, 8 Park Grove, Cardiff CF10 3BN
 Tel: +44 (0)1222 471111 Fax: +44 (0)1222 471111 Email: cw@cwarchitects.co.uk

Project Name: Cambrian Hotel, Sarnofford
 Project Ref: G1273
 Drawing Title: Proposed Side Elevation
 Drawing Number: 01273 - 02
 Scale: 1/100 @ A3
 Rev: abc
 Drawn By: rb
 Date: Nov 2011

Pembrokeshire Coast
 National Park Authority
 16 MAY 2012
 Approved Plans
 NP 12 0 54



Pembrokeshire Coast
National Park Authority
16 MAY 2012
Awdurdod Parc Cenedlaethol
airorddir Penrhyn

NP 12 0 54

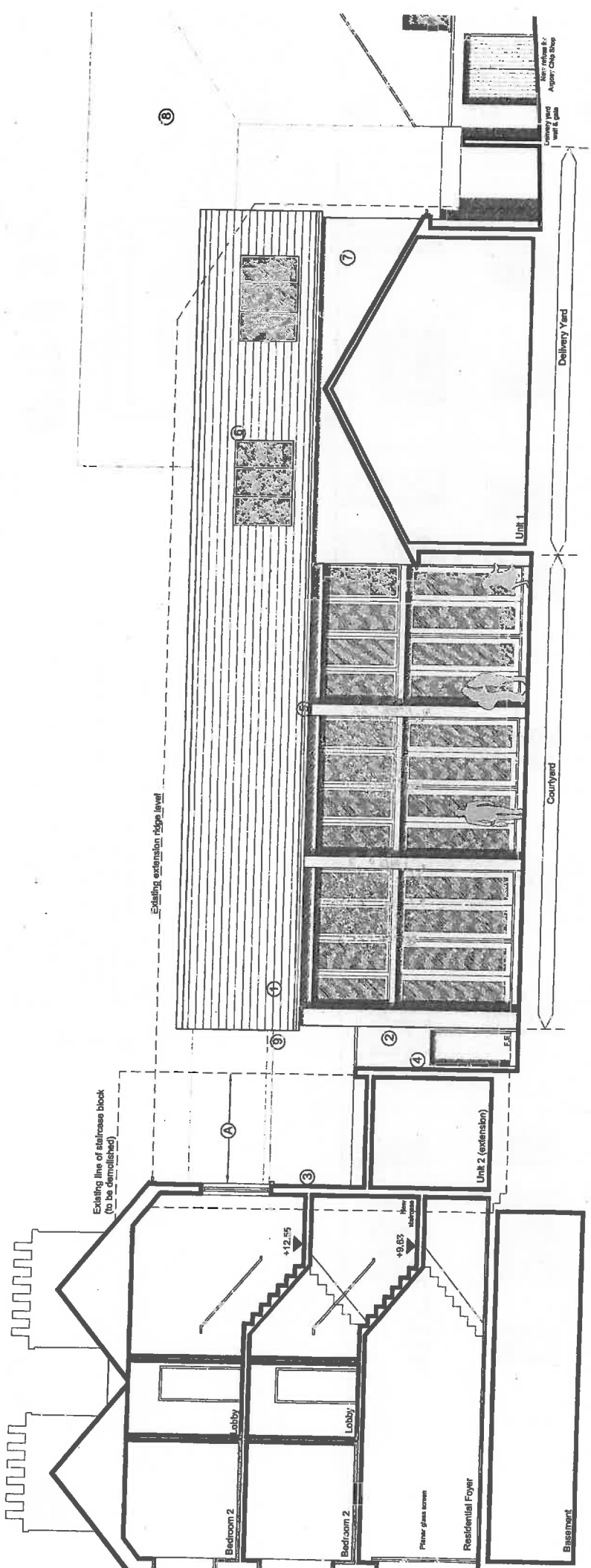
Key

- 1 Remove existing uPVC windows and replace with painted timber sash windows
- 2 Retain existing letters and re-paint
- 3 Remove wall vents and render over
- 4 Completely replace roof with new slate and capped clay blue black ridges
- 5 Re-render chimneys & repair
- 6 Fit new pots on existing chimneys
- 7 Replace gutters with new metal profiles to match adjacent properties
- 8 Refurbish existing stone cills
- 9 Re-paint stall risers
- 10 Refurbish and re-paint existing timber columns
- 11 Re-fit scroll brackets to this window. Repaint and re-paint others
- 12 Remove concrete fillet over scroll head & re-fit lead capping
- 13 Ground floor ornate window surrounds to be maintained & mended
- 14 New planar glazed screen with chrome ironmongery
- 15 Replace existing aluminium doors with hardwood painted panel door & overlight
- 16

Rev A 15.05.12 - Chimneys to be refinished

C. W. ARCHITECTS LM
Brynorwa House, 8 Park View, Glandorf, SA83 3BN
Tel: 01253 822222 Fax: 01253 822222 Email: info@cwarchitects.co.uk

Project Name:	Cambrian Hotel, Standonfort
Project Ref.:	01273
Drawing Title:	Proposed Front Elevations (Cambrian Hotel)
Drawing Number:	01273 - PE2
Scale:	1:100 @ A3
Revision:	A
Drawn by:	rb
Date:	15th May 2012



Pembrokeshire Coast
National Park Authority
16 MAY 2012
Awdurdod Parc Cenedlaethol
Arfordir Peninsre

NP 12 0 54

Notes:

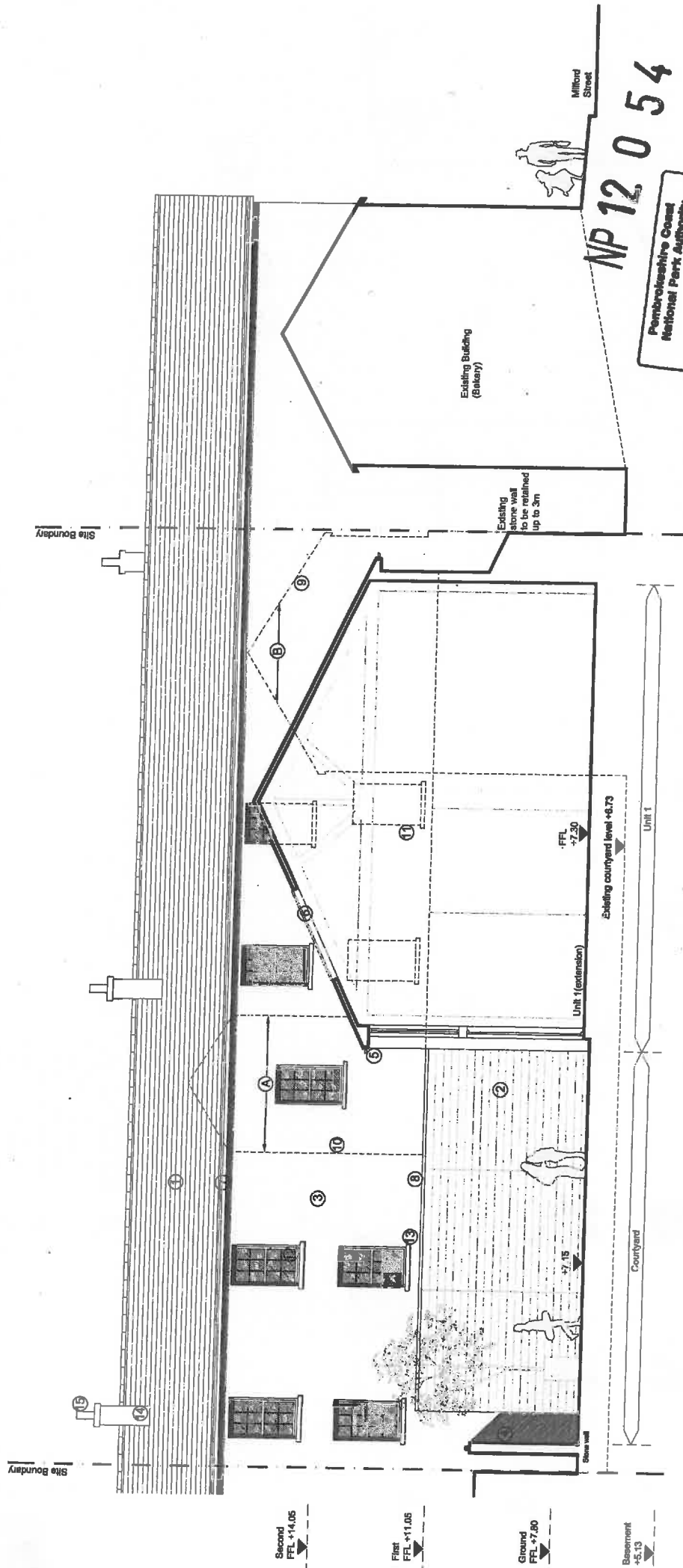
- Ⓐ Staircase block to be demolished and new wall to be constructed along with new sash window to match
- Ⓒ New wall to be flush with existing original structure of Hotel and to be rendered and painted

Key

- ① Riven edge cement fibre blue black roof slates
- ② Rendered blockwork
- ③ Re-render & re-paint Cambrian Hotel
- ④ Oak boarding to wall face
- ⑤ Hardwood clear finished fascias & soffits & natural finish aluminium gutters
- ⑥ Dark metal glazed rooflights
- ⑦ Rough cast painted render
- ⑧ Argosy Fish & Chip Shop beyond
- ⑨ Adjacent building beyond

Rev C 16.05.12 - Outline of additional extension shown on section
Rev B 24.02.12 - Existing chimney added
Rev A 11.01.12 - Point 10 added to material key. Additional notes included

C. W. ARCHITECTS LTD 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		Date: May 2011



NP 12 0 54
 Pembrokeshire Coast
 National Park Authority
 16 MAY 2012
 Awdurdod Parc Cenedlaethol
 Arfordir Penfro

Key

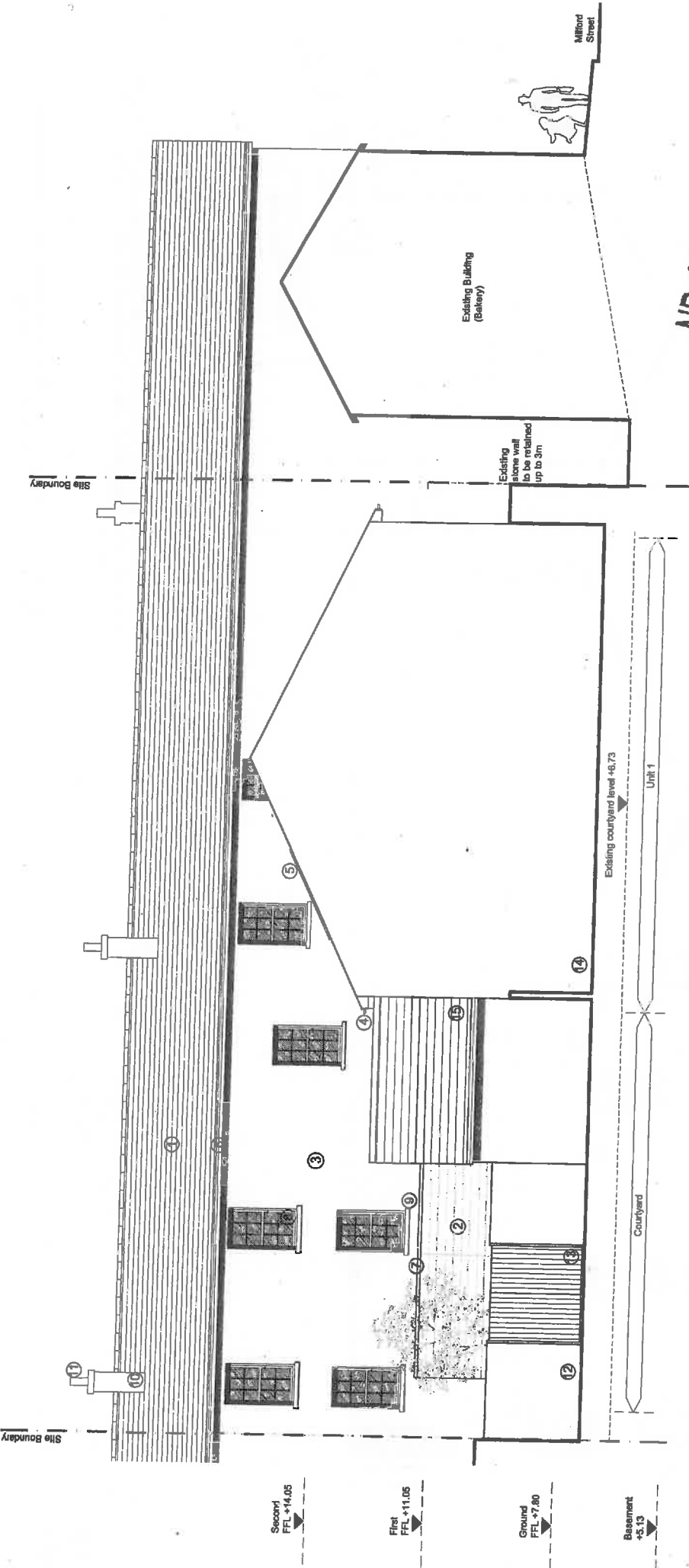
- 1 Completely replace roof with new slate and capped clay blue black ridges
- 2 200mm band sawn oak boards with 10mm gaps between, fixed with brass cups & screws
- 3 Re-render & re-paint Cambrian Hotel
- 4 New 2.5m high stone wall
- 5 Hardwood clear finished fascias & soffits & natural finish aluminium gutters
- 6 Dark metal glazed rooflights
- 7 Replace gutters with new metal profiles to match adjacent properties
- 8 Colour coated metal coping
- 9 Outline of existing extension to Cambrian Hotel (to be demolished)
- 10 Existing windows to Cambrian Hotel (to be demolished)
- 11 Remove existing uPVC windows and replace with painted timber sash windows
- 12 Refurbish existing stone cills
- 13 Re-render chimneys & repair
- 14 Fit new pots on chimneys
- 15

Notes:

- A Staircase block to be demolished, and new wall to be constructed along with new sash window to match. New wall to be flush with existing original structure of Hotel and to be rendered and painted to match. Area of roof and associated guttering, fascias & soffits adjoining the demolished staircase block, to be made good to match proposed
- B Adjoining existing hotel extension to be demolished. Area of original hotel not affected by proposed extension to be made good by render and paint as rest of hotel

Rev C L&S 12 - Central chimney added
 Rev B L&S 12 - Central chimney and notes 1 & 8 added
 Rev A 21 01 12 - Additional stone walling/renovation proposals

C. W. ARCHITECTS LTD	
14 Park Road, Porthcawl, Pembrokeshire, SA20 8JN	
Project Name	Cambrian Hotel, Stauntonport
Project Ref:	01275
Drawing Title	Proposed Renovation & Cambrian Hotel
Drawing Number	01275 - P1
Scale:	1:100 @ A3
Revision:	C
Drawn by:	JB
Date:	Nov 2011



NP 12 0 54

16 MAY 2012
 Structures & Services
 Architecture & Planning

- Key**
- 1 Completely replace roof with new slate and capped clay blue black ridges
 - 2 200mm band sawn oak boards with 10mm gaps between, fixed with brass cups & screws
 - 3 Re-render & re-paint Cambrian Hotel
 - 4 Handwood clear finished fascias & soffits & natural finish aluminium gutters
 - 5 Dark metal glazed rooflights
 - 6 Replace gutters with new metal profiles to match adjacent properties
 - 7 Colour coated metal coping
 - 8 Remove existing uPVC windows and replace with painted timber sash windows
 - 9 Refurbish existing stone cills
 - 10 Re-render chimneys & repair
 - 11 Fit new pots on chimneys
 - 12 New 2.4m high rendered blockwork wall to courtyard/delivery yard
 - 13 New 2.5m high timber painted gates
 - 14 Rough cast painted render
 - 15 Riven edge cement fibre blue black roof slates

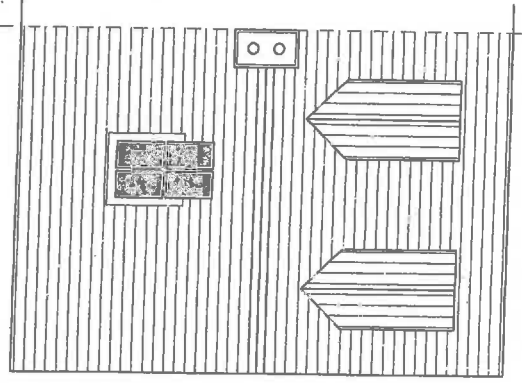
Rev A 15.05.12 - Central driveway added

C. W. ARCHITECTS Ltd
 Governors House, 8 Park Green, Cardiff CF10 2PW
 Tel: +44 (0)303 201212 Fax: +44 (0)303 201213 Email: cw@cwarchitects.co.uk

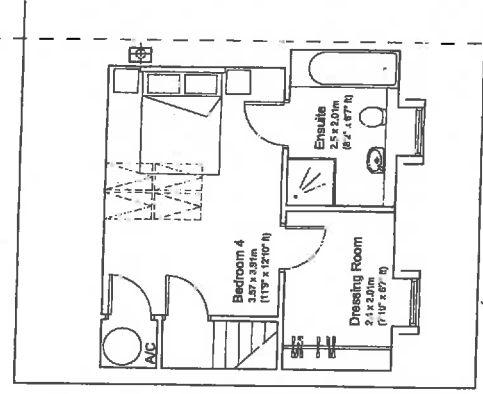
Project Name : Cambrian Hotel, Cardiff
 Project Ref : 01273

Drawing Title : Renovation of Cambrian Hotel - Cambrian Hotel
 Drawing Number : 0320 - 012
 Scale : 1:100 @ A3
 Date: Feb 2011

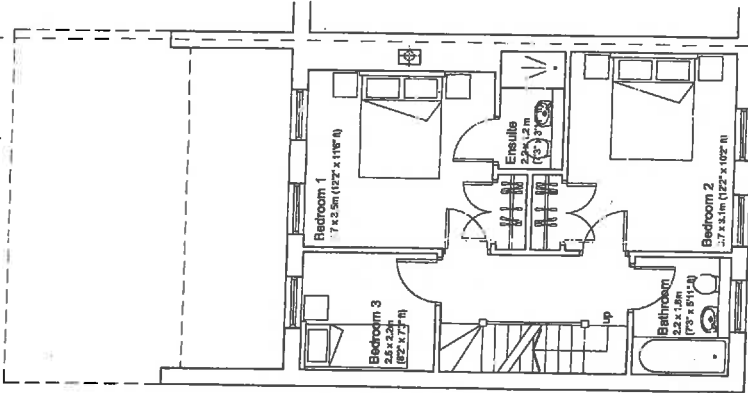
AP 12 0 5 4



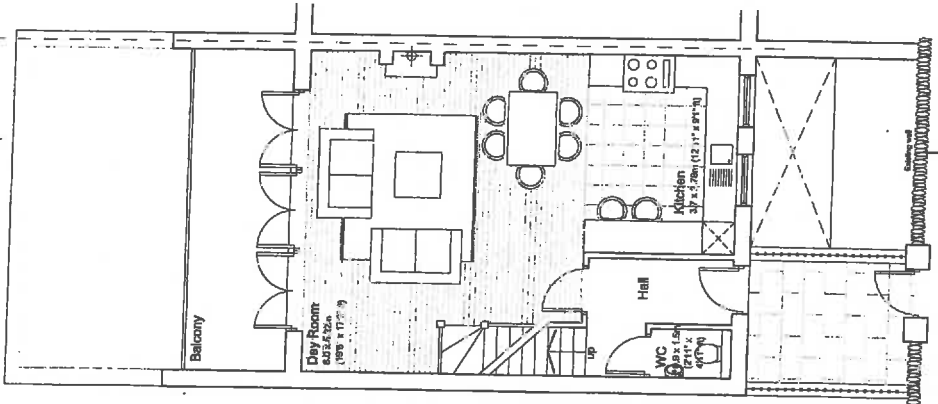
Roof Plan



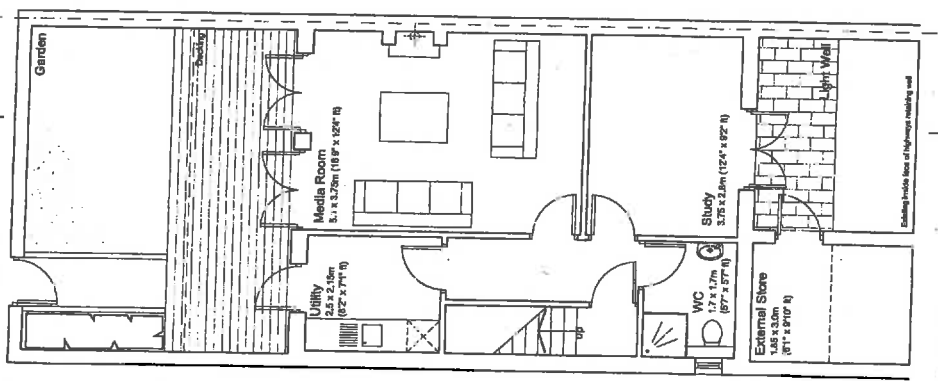
Second Floor Plan



First Floor Plan



Upper Floor Plan



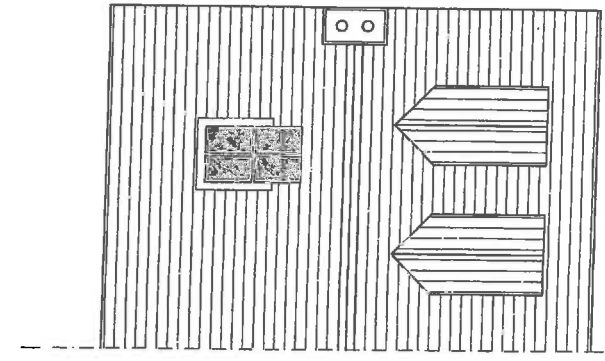
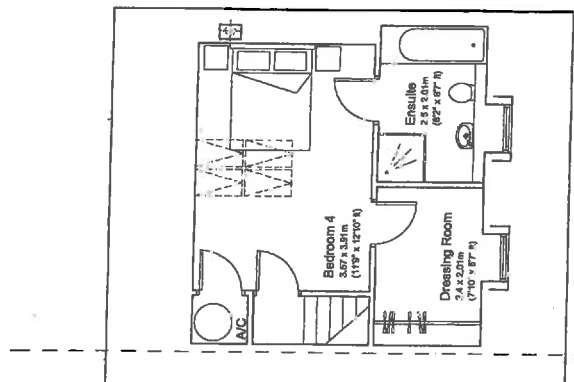
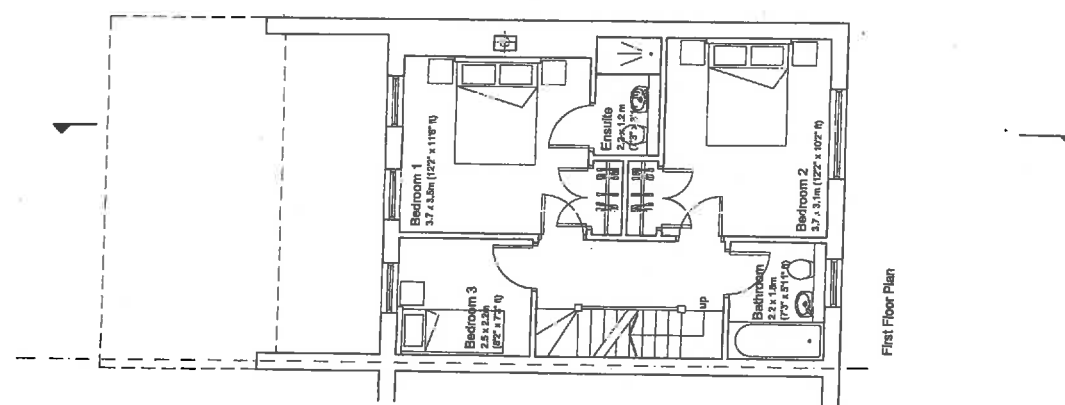
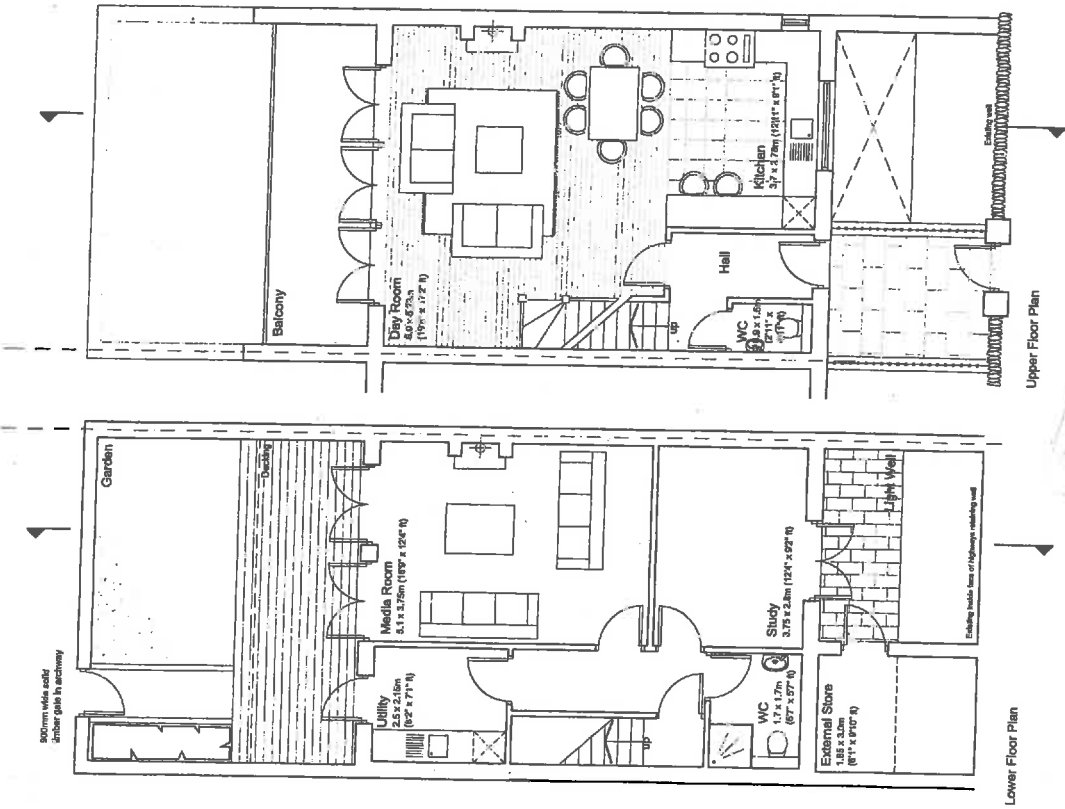
Lower Floor Plan

2 FEB 2002

C. W. ARCHITECTS LTD
 Gloucester House, 6 Park Drive, Cardiff CF10 3BN
 Tel: +44 (0)2920 22113 Fax: +44 (0)2920 22129 Email: cw@cwarchitects.com

Project Name: Cambrian Hotel, Saundersfoot
 Project Ref: G1273
 Drawing Title: Proposed House FLOOR 1 - Plans
 Drawing Number: G1273 - P10
 Scale: 1:100 @ A3

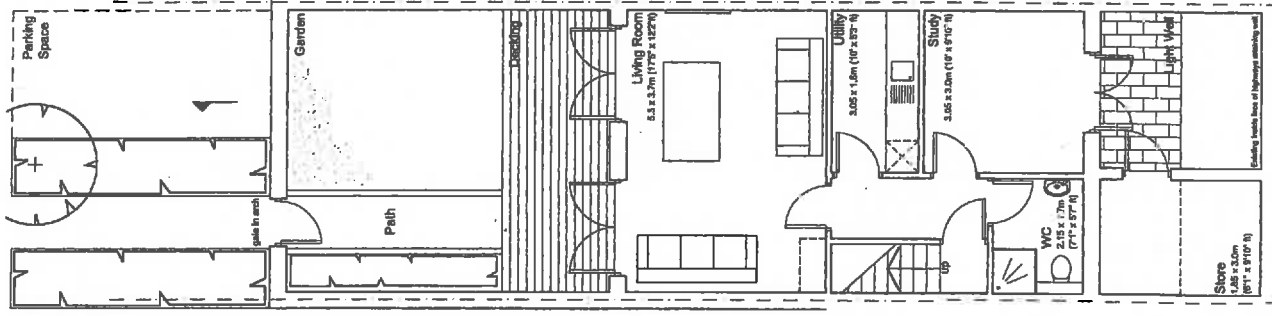
AP 12 0 3



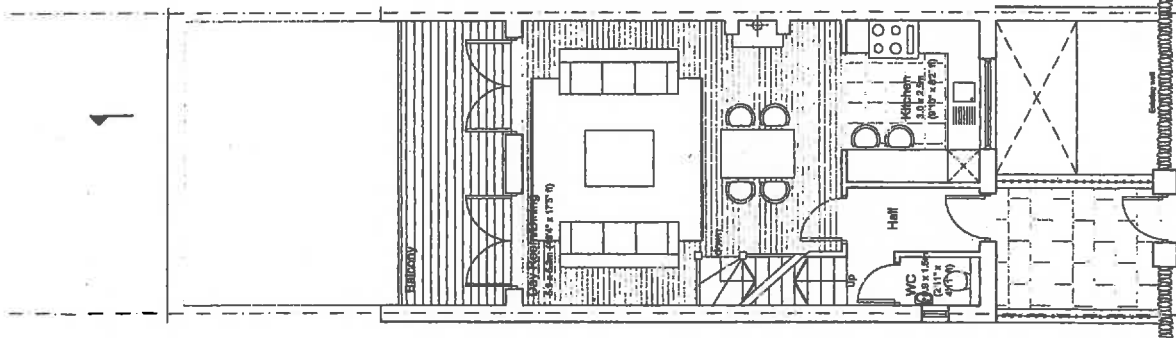
C. W. ARCHITECTS Ltd
 100-102, Park Road, Park Grove, Cardiff CF10 3BN
 Tel: 01495 343333 Fax: 01495 343334 Email: cw@cwarchitects.co.uk

Project Name: Cambrian Hotel, Sarnodreistad
 Project Ref: 01273
 Drawing Title: Proposed Hoops RLO7 2 - Plans
 Drawing Number: 01273 - P72
 Scale: 1:100 @ A3
 Revision: Drawn By: gpw Date: Sept 2011

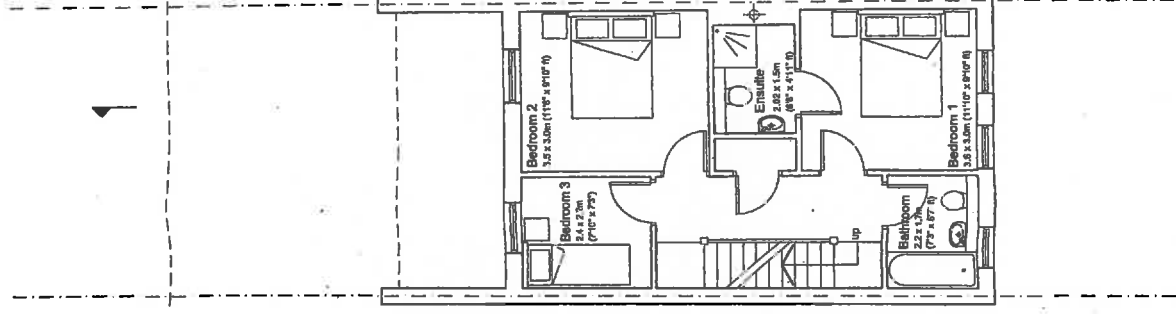
MR 12 0 54



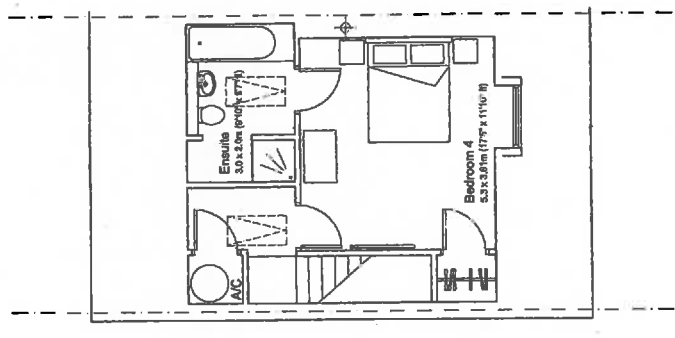
Lower Floor Plan



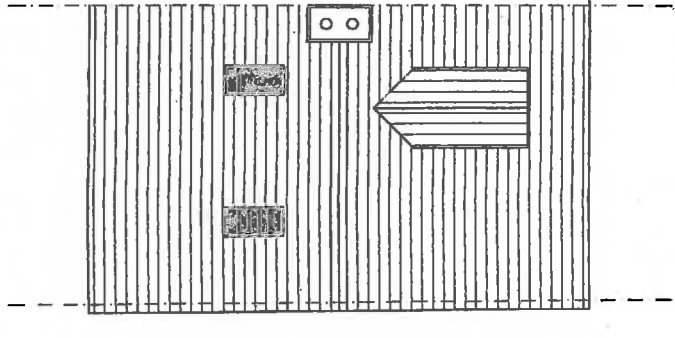
Upper Floor Plan



First Floor Plan



Second Floor Plan

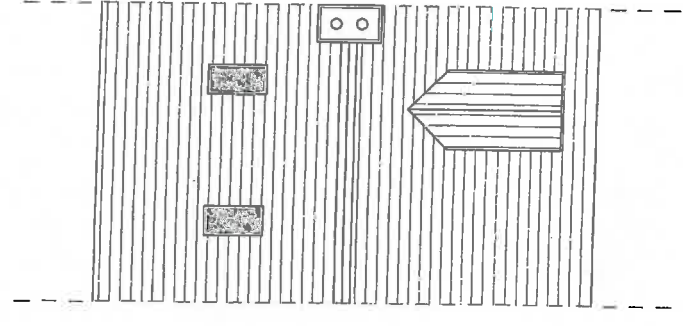
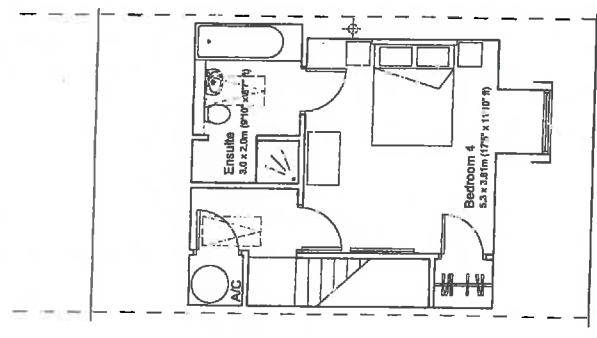
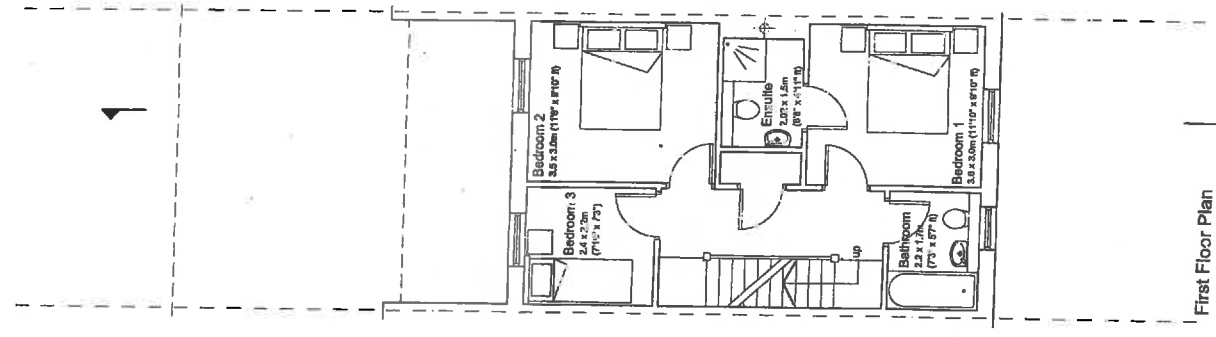
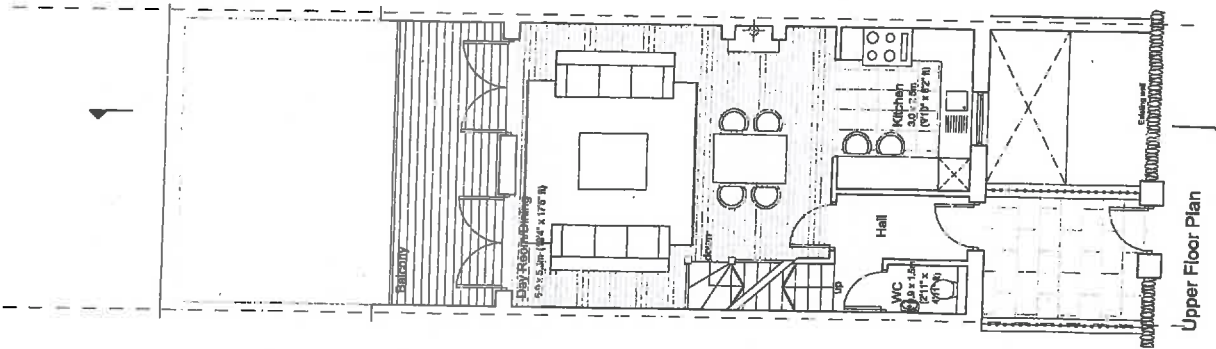
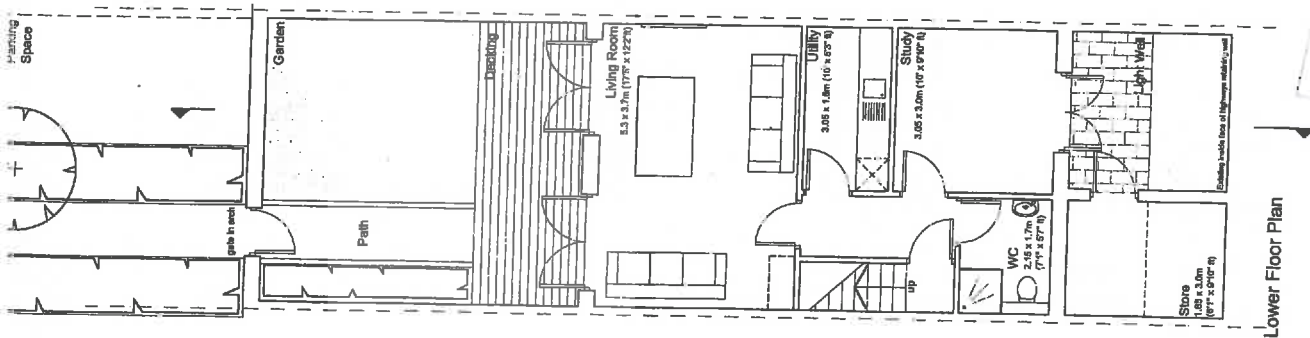


Roof Plan

-2 FEB 2004



W1203



C. W. ARCHITECTS LTD	
Gower Street, High Wycombe, Bucks HP10 8BN	
Tel: +44 (0)494 222 222 Fax: +44 (0)494 222 222 Email: cwa@cwaarchitects.co.uk	
Project Name:	Camden Hill, Sluimertrot
Project Ref:	G1273
Drawing Title:	Proposed House FLOY 4 - Plans
Drawing Number:	G1273_P18
Scale:	1:100 @ A3
Drawn by:	gbr
Date:	Sept 2011

Second Floor Plan

First Floor Plan

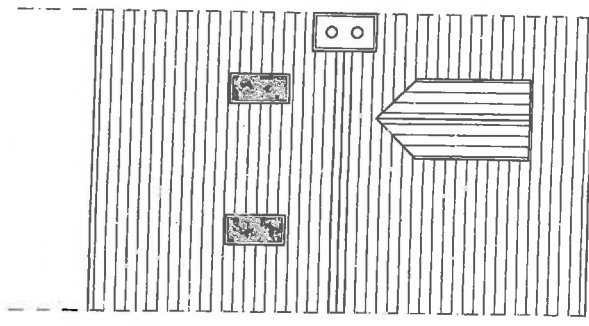
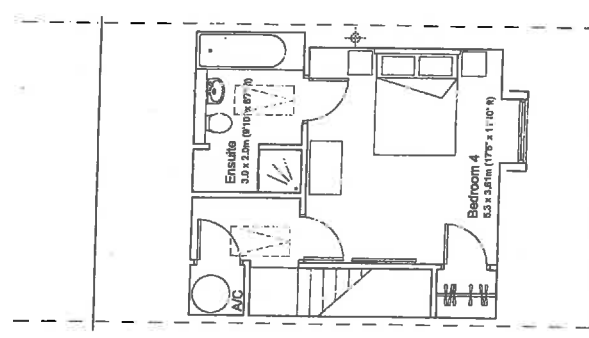
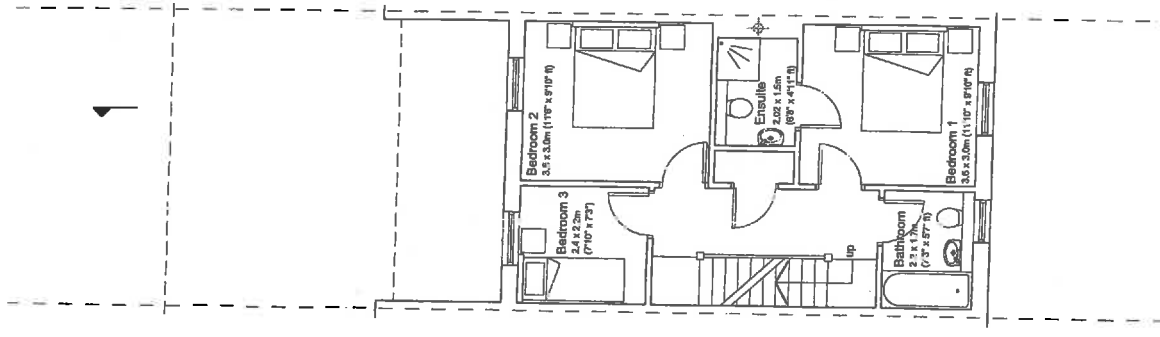
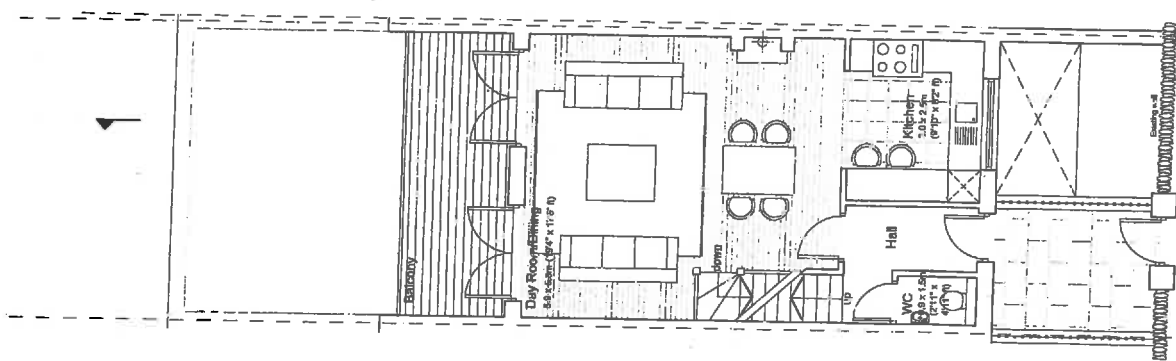
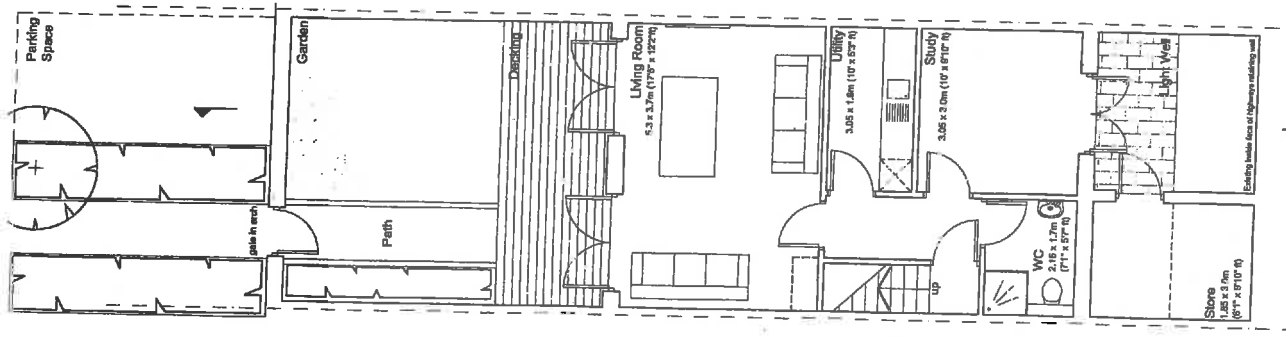
Upper Floor Plan

Lower Floor Plan

Roof Plan

2 FEB 2012

NP 12 U 54



Roof Plan

Second Floor Plan

First Floor Plan

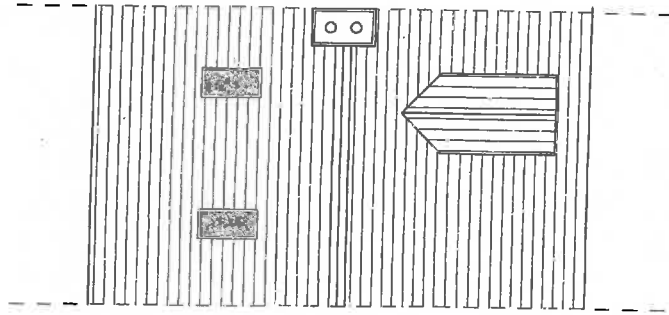
Upper Floor Plan

C. W. ARCHITECTS, Ltd
 Ground Floor, 5 Park Circus, Cardiff CF10 2SN
 Tel: +44 (0)303 0 20222 Fax: +44 (0)303 0 20222 Email: cw@cwarchitects.co.uk

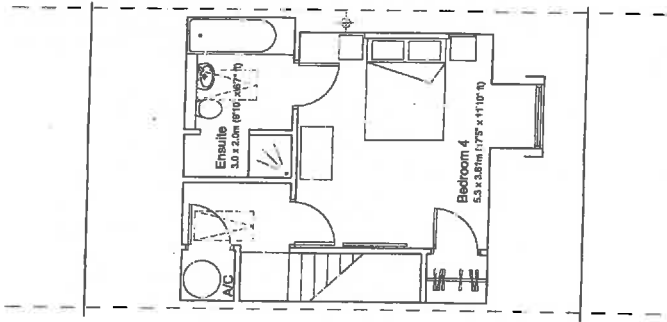
Project Name: Cambrian Hotel, Sarniaidolob
 Project Ref: G1273
 Drawing Title: Proposer House PLOT 6 - Plans
 Drawing Number: 01273-PP6
 Scale: 1:100 @ A3

2 FEB 2012

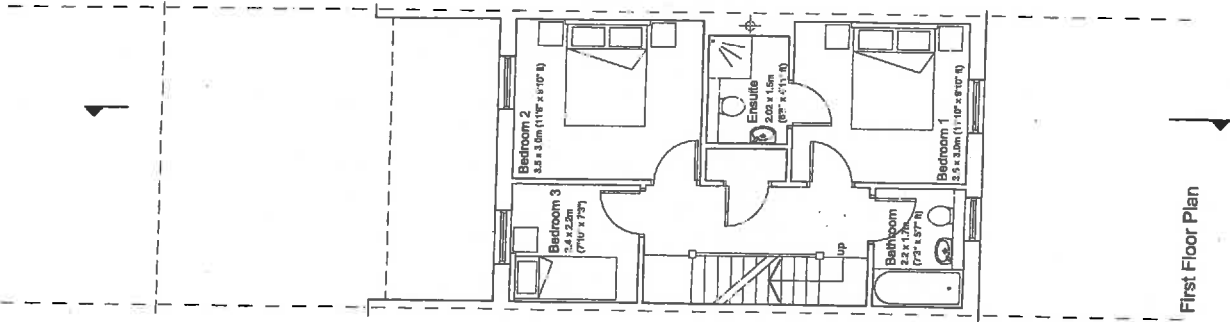
NP 12 U 3a



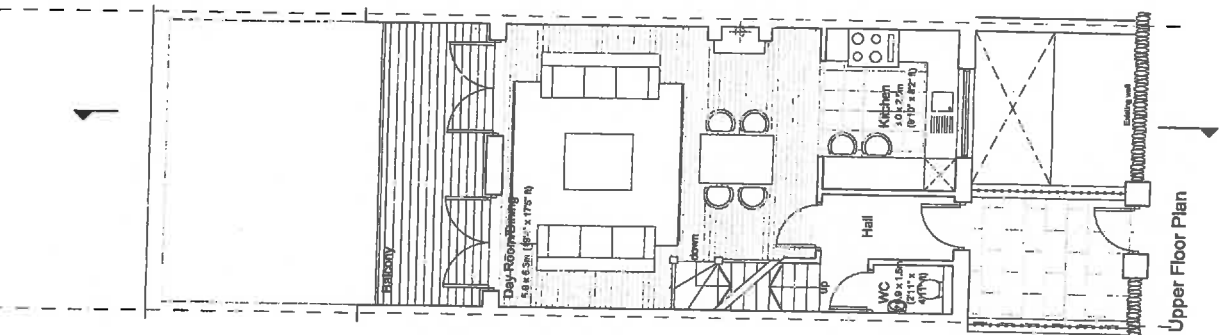
Roof Plan



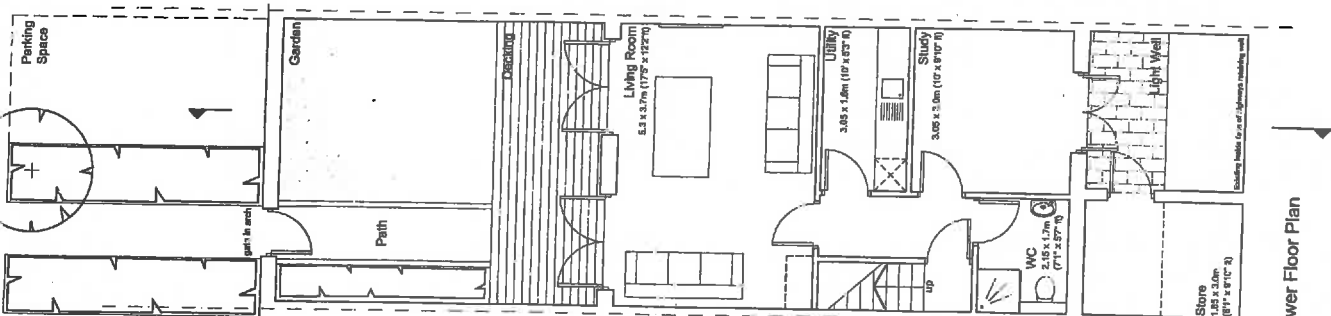
Second Floor Plan



First Floor Plan



Upper Floor Plan



Lower Floor Plan

2 FEB 2012



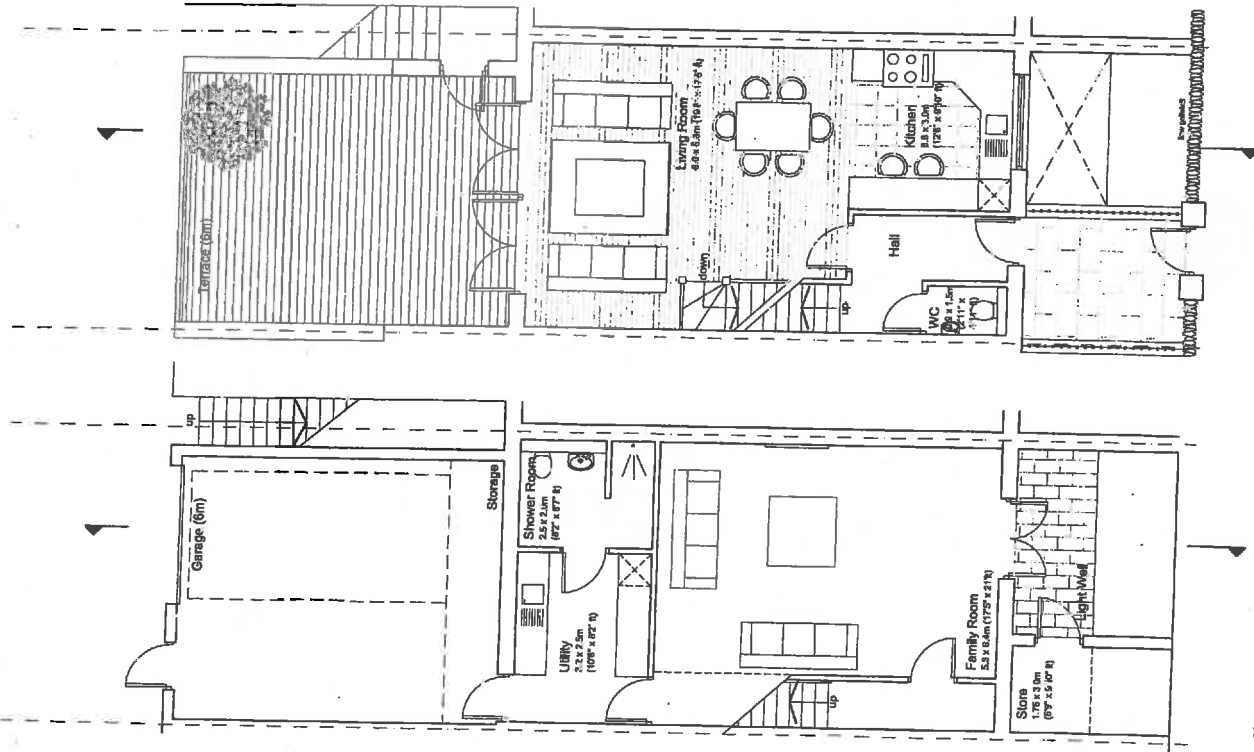
C. W. ARCHITECTS Ltd
 100, Park Grove, Chester CH1 3RN
 Tel: 01244 303000 Fax: 01244 303001 Email: cw@cwarchitects.co.uk

Project Name: Crayke/Hill Hotel, Standish Road
 Project Ref: 01273

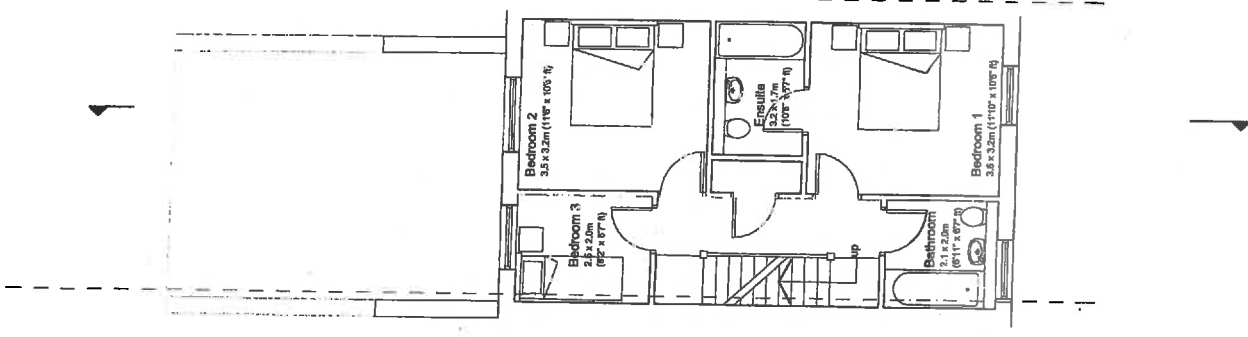
Drawing Title: Proposed House Plot 4 - Plans
 Drawing Number: 0173 - 090

Scale: 1:100 @ A3

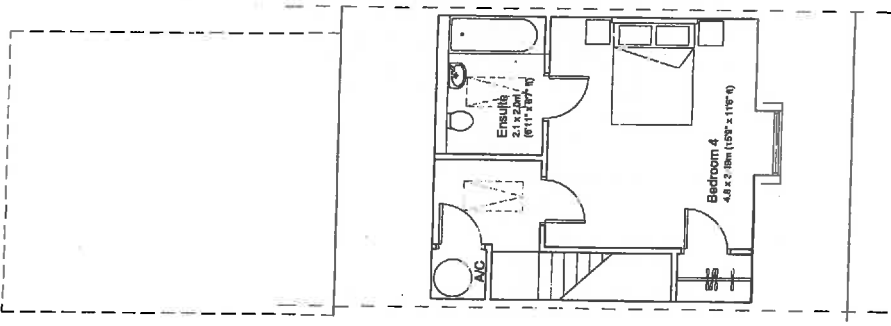
NP 12 0 54



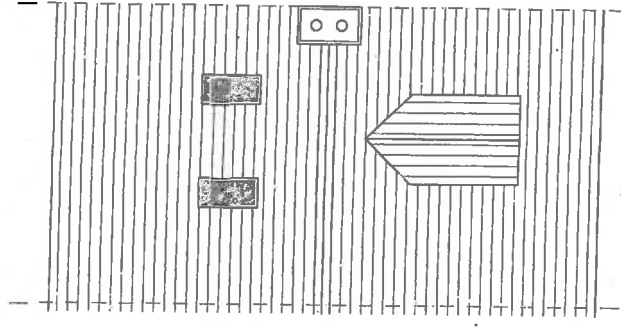
Lower Floor Plan



First Floor Plan



Second Floor Plan

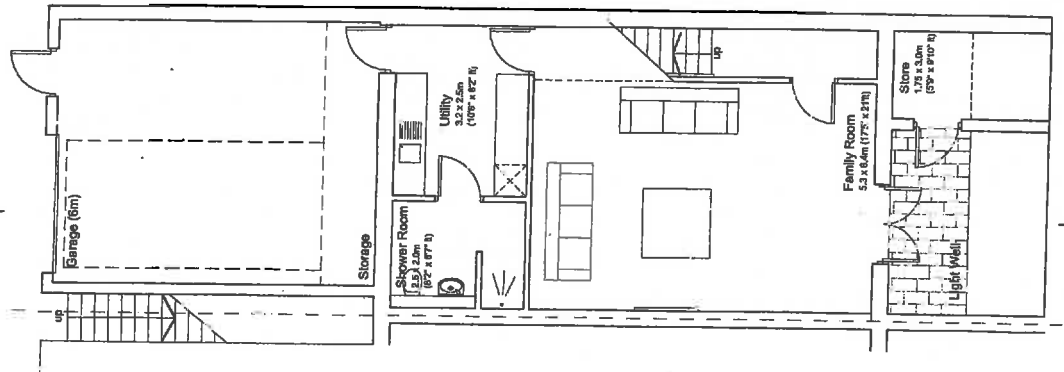


Roof Plan

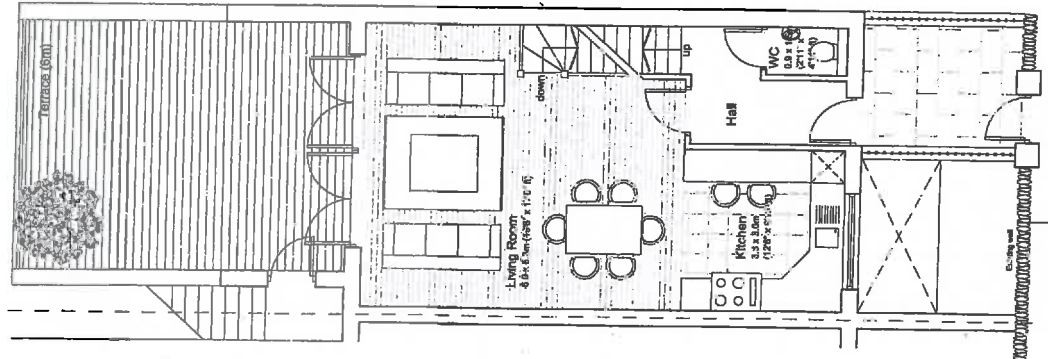
-2 FEB 2012

	C. W. ARCHITECTS Ltd 111-113, The Quadrant, Cambridge CB2 3RQ Tel: 01223 313131 Fax: 01223 313132 Email: cwa@cwa-architects.co.uk
Project Name:	Camblitham Hotel, Southminster
Project Ref:	G1273
Drawing Title:	Proposed House PLOT 7 - Plans
Drawing Number:	G1273 - P02
Scale:	1:100 @ A3

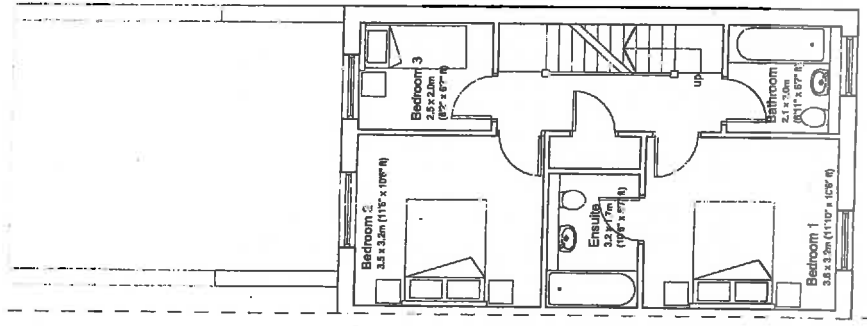
12054



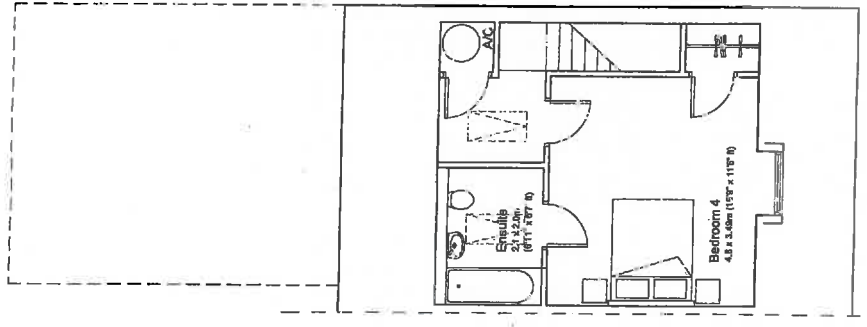
Lower Floor Plan



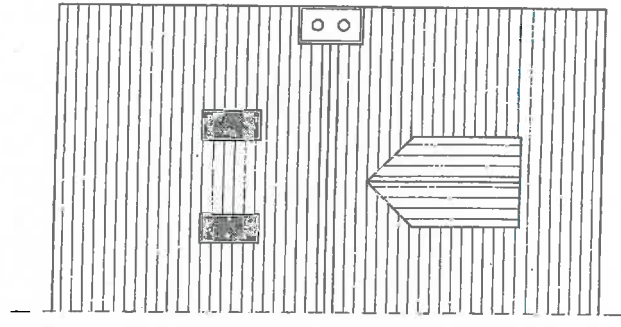
Upper Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

2 FEB 2012

CWA ARCHITECTS LTD
 Commercial House, 8 Park Green, Cardiff CF10 2SN
 Tel: +44(0)1495 222222 Fax: +44(0)1495 222222 Email: info@cwaarchitects.co.uk

Project Name: Cambrian Hotel, Standardfoot
 Project Ref: 01273

Drawing Title: Proposed House PLOT B - Plans
 Drawing Number: 01273-196

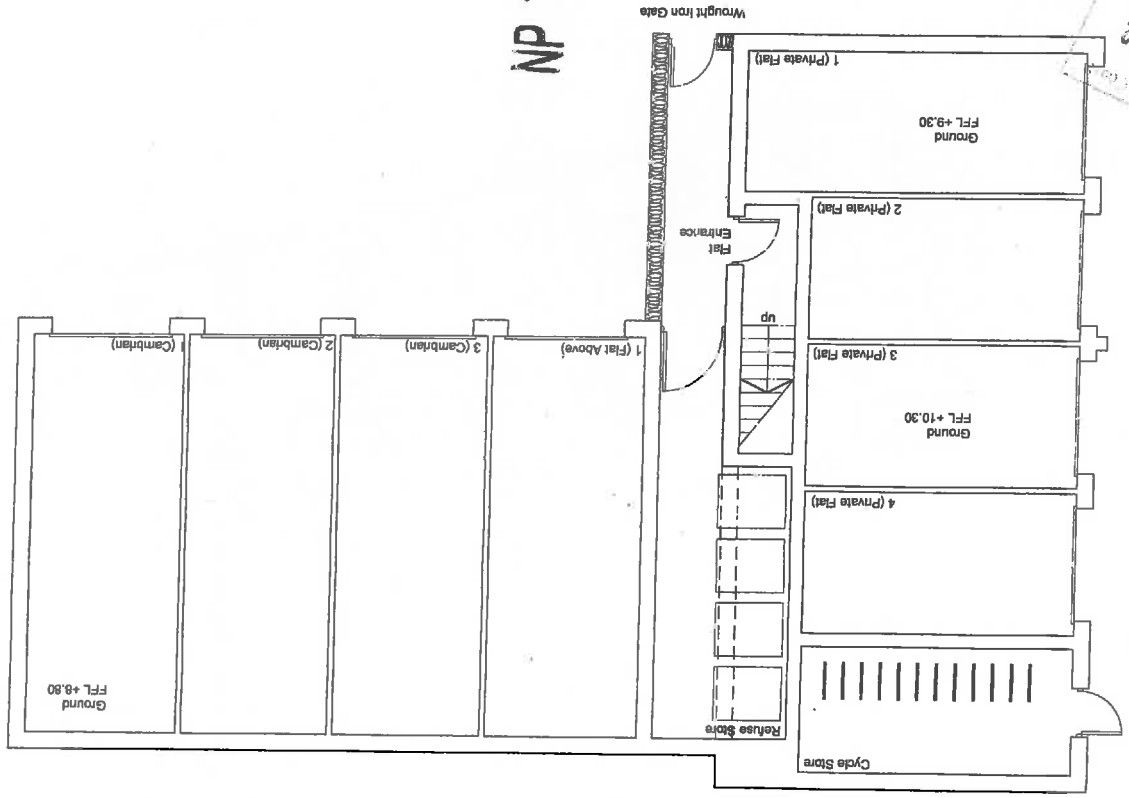
Scale: 1:100 (R.A.)

Project Name:	Cambran Hotel, Sandhurst
Project Title:	Cambran Hotel, Sandhurst
Project Number:	01273 - 020
Scale:	1:100 @ A3
Drawn by:	DP
Date:	Dec 2011



C.W. ARCHITECTS LTD
 1st Floor, 10 Park Green, Cambridge CB2 1SN
 Tel: +44 (0)1223 351111 Fax: +44 (0)1223 351112

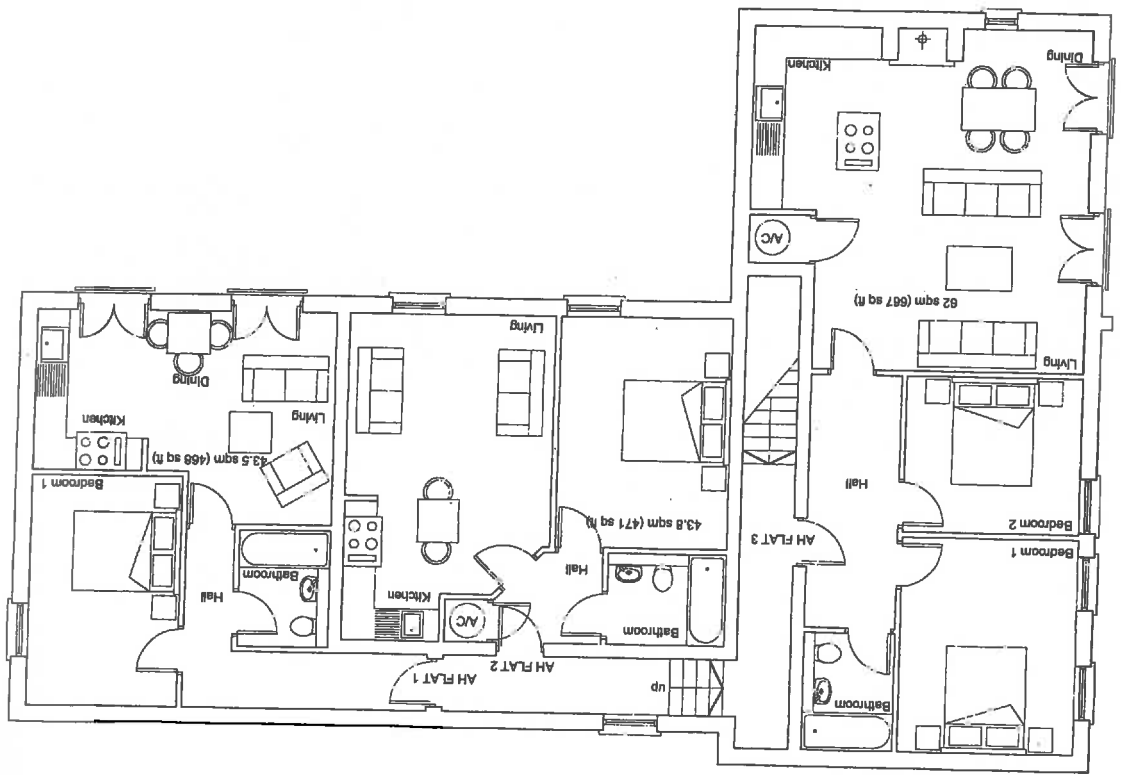
Ground Floor Plan

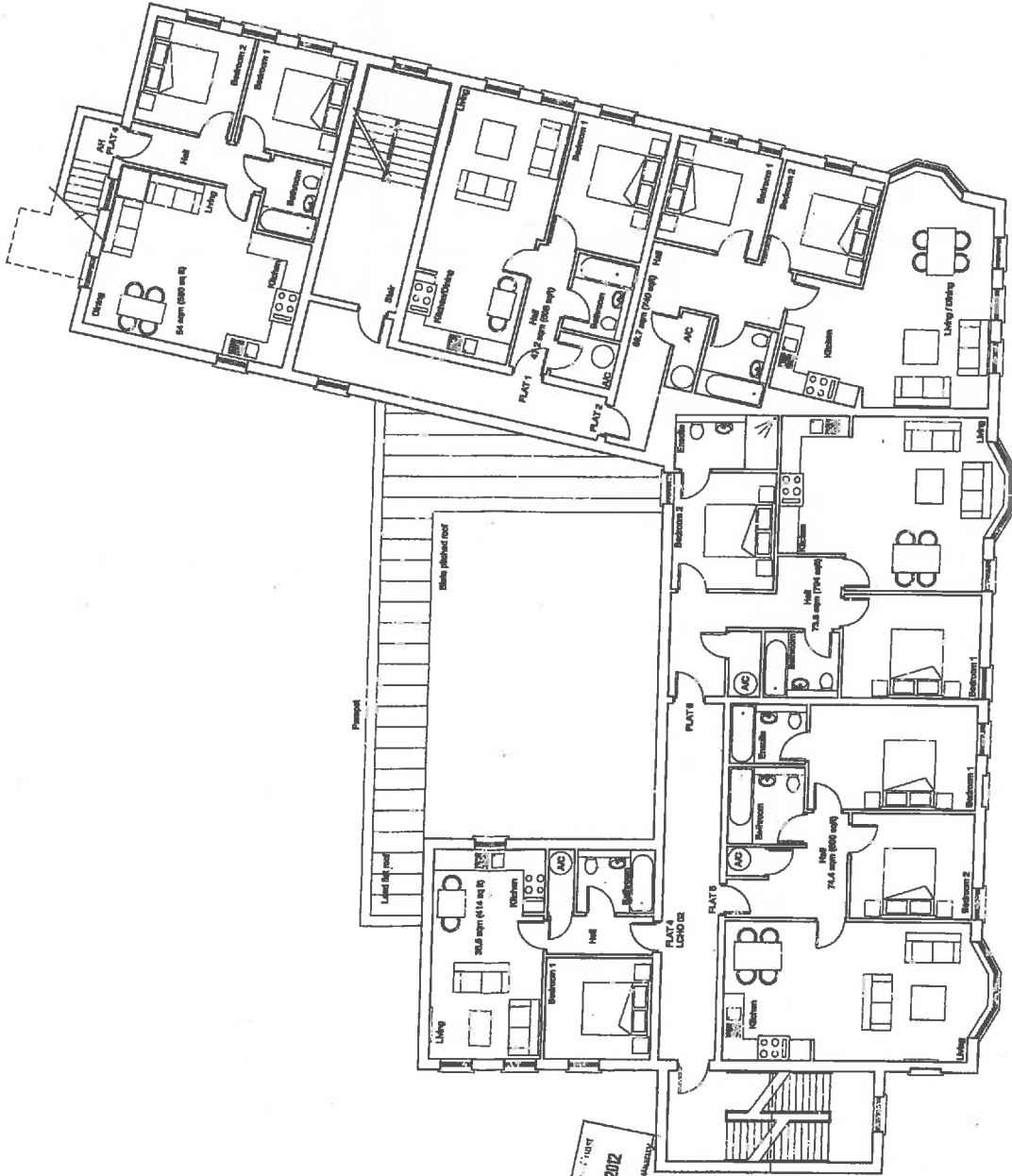


NP 12 0 54

NP 12 0 54

First Floor Plan





REV. 11/01
 01 MAR 2012
 I

W 72 U 54

Rev A, 27.02.12 - Plan sets changed from A3 to A2. Landfill roof amended



C.W. ARCHITECTS LTD
 Devonport House, 8 Park C
 101-102 Brixton Road, London SW9 9DF

Project Name: Cambridge Hotel, Stamford
 Project Ref: G1273

Drawing Title: Proposed First Floor Plan (Part)	Scale: 1:100 @ A2
Drawing Number: G1273 - 021	Drawn By: JH
Revision: A	Date: Dec 2011

NP 12 U 54



Rev A 20.02.15 - Landplans not amended



C. W. ARCHITECTS Ltd
 Granville House, 8 Park Close, Capel CF10 1BN
 Tel: 01497 221110 Fax: 01497 221111 Email: info@cwa-architects.co.uk

Project Name : Cambrian Hotel, Sharnford
 Project Ref : 01273

Drawing Title : Proposed Tier Floor Plan (Final)
 Drawing Number : 01273_020

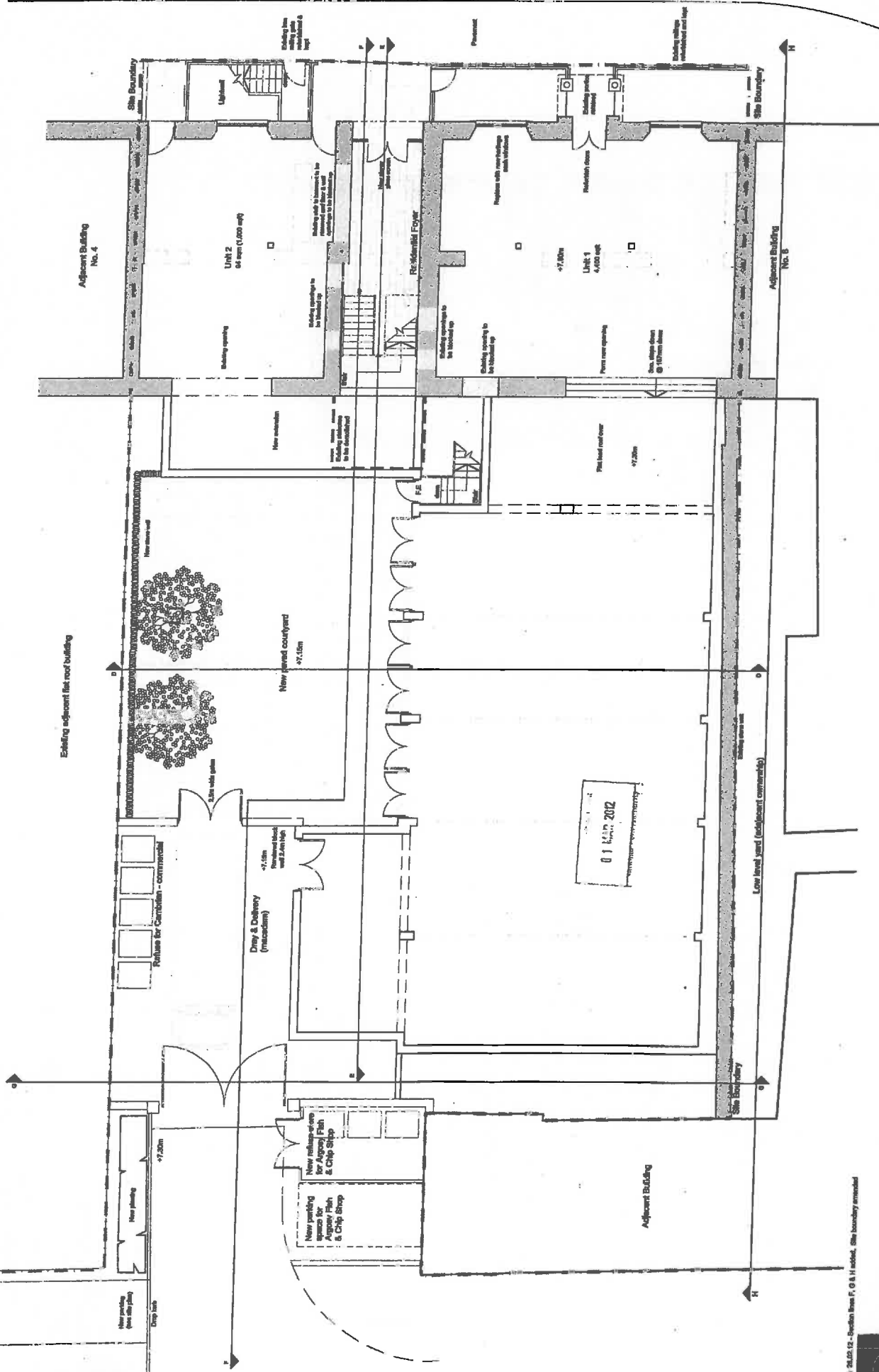
Scale : 1:100 @ A3

MP 12056



© B 20.05.12 - Lead flat roof amended
 17/05/12
 18/05/12
 19/05/12
 20/05/12
 21/05/12
 22/05/12
 23/05/12
 24/05/12
 25/05/12
 26/05/12
 27/05/12
 28/05/12
 29/05/12
 30/05/12
 31/05/12
 01/06/12
 02/06/12
 03/06/12
 04/06/12
 05/06/12
 06/06/12
 07/06/12
 08/06/12
 09/06/12
 10/06/12
 11/06/12
 12/06/12
 13/06/12
 14/06/12
 15/06/12
 16/06/12
 17/06/12
 18/06/12
 19/06/12
 20/06/12
 21/06/12
 22/06/12
 23/06/12
 24/06/12
 25/06/12
 26/06/12
 27/06/12
 28/06/12
 29/06/12
 30/06/12
 01/07/12
 02/07/12
 03/07/12
 04/07/12
 05/07/12
 06/07/12
 07/07/12
 08/07/12
 09/07/12
 10/07/12
 11/07/12
 12/07/12
 13/07/12
 14/07/12
 15/07/12
 16/07/12
 17/07/12
 18/07/12
 19/07/12
 20/07/12
 21/07/12
 22/07/12
 23/07/12
 24/07/12
 25/07/12
 26/07/12
 27/07/12
 28/07/12
 29/07/12
 30/07/12
 31/07/12
 01/08/12
 02/08/12
 03/08/12
 04/08/12
 05/08/12
 06/08/12
 07/08/12
 08/08/12
 09/08/12
 10/08/12
 11/08/12
 12/08/12
 13/08/12
 14/08/12
 15/08/12
 16/08/12
 17/08/12
 18/08/12
 19/08/12
 20/08/12
 21/08/12
 22/08/12
 23/08/12
 24/08/12
 25/08/12
 26/08/12
 27/08/12
 28/08/12
 29/08/12
 30/08/12
 31/08/12
 01/09/12
 02/09/12
 03/09/12
 04/09/12
 05/09/12
 06/09/12
 07/09/12
 08/09/12
 09/09/12
 10/09/12
 11/09/12
 12/09/12
 13/09/12
 14/09/12
 15/09/12
 16/09/12
 17/09/12
 18/09/12
 19/09/12
 20/09/12
 21/09/12
 22/09/12
 23/09/12
 24/09/12
 25/09/12
 26/09/12
 27/09/12
 28/09/12
 29/09/12
 30/09/12
 01/10/12
 02/10/12
 03/10/12
 04/10/12
 05/10/12
 06/10/12
 07/10/12
 08/10/12
 09/10/12
 10/10/12
 11/10/12
 12/10/12
 13/10/12
 14/10/12
 15/10/12
 16/10/12
 17/10/12
 18/10/12
 19/10/12
 20/10/12
 21/10/12
 22/10/12
 23/10/12
 24/10/12
 25/10/12
 26/10/12
 27/10/12
 28/10/12
 29/10/12
 30/10/12
 31/10/12
 01/11/12
 02/11/12
 03/11/12
 04/11/12
 05/11/12
 06/11/12
 07/11/12
 08/11/12
 09/11/12
 10/11/12
 11/11/12
 12/11/12
 13/11/12
 14/11/12
 15/11/12
 16/11/12
 17/11/12
 18/11/12
 19/11/12
 20/11/12
 21/11/12
 22/11/12
 23/11/12
 24/11/12
 25/11/12
 26/11/12
 27/11/12
 28/11/12
 29/11/12
 30/11/12
 01/12/12
 02/12/12
 03/12/12
 04/12/12
 05/12/12
 06/12/12
 07/12/12
 08/12/12
 09/12/12
 10/12/12
 11/12/12
 12/12/12
 13/12/12
 14/12/12
 15/12/12
 16/12/12
 17/12/12
 18/12/12
 19/12/12
 20/12/12
 21/12/12
 22/12/12
 23/12/12
 24/12/12
 25/12/12
 26/12/12
 27/12/12
 28/12/12
 29/12/12
 30/12/12
 31/12/12

C. W. ARCHITECTS LTD
 5 Park Close, Chertsey, Surrey TW20 3BN
 Tel: 01889 440000 Fax: 01889 440001 Email: cw@cwarchitects.com
 Registered in England No. 01273
 Registered Office: Camillian House, Staines, Middlesex TW20 9JZ
 01273



AP 12 0 5 4

Rev A 24.05.12 - Section lines F, G & H added. Site boundary amended

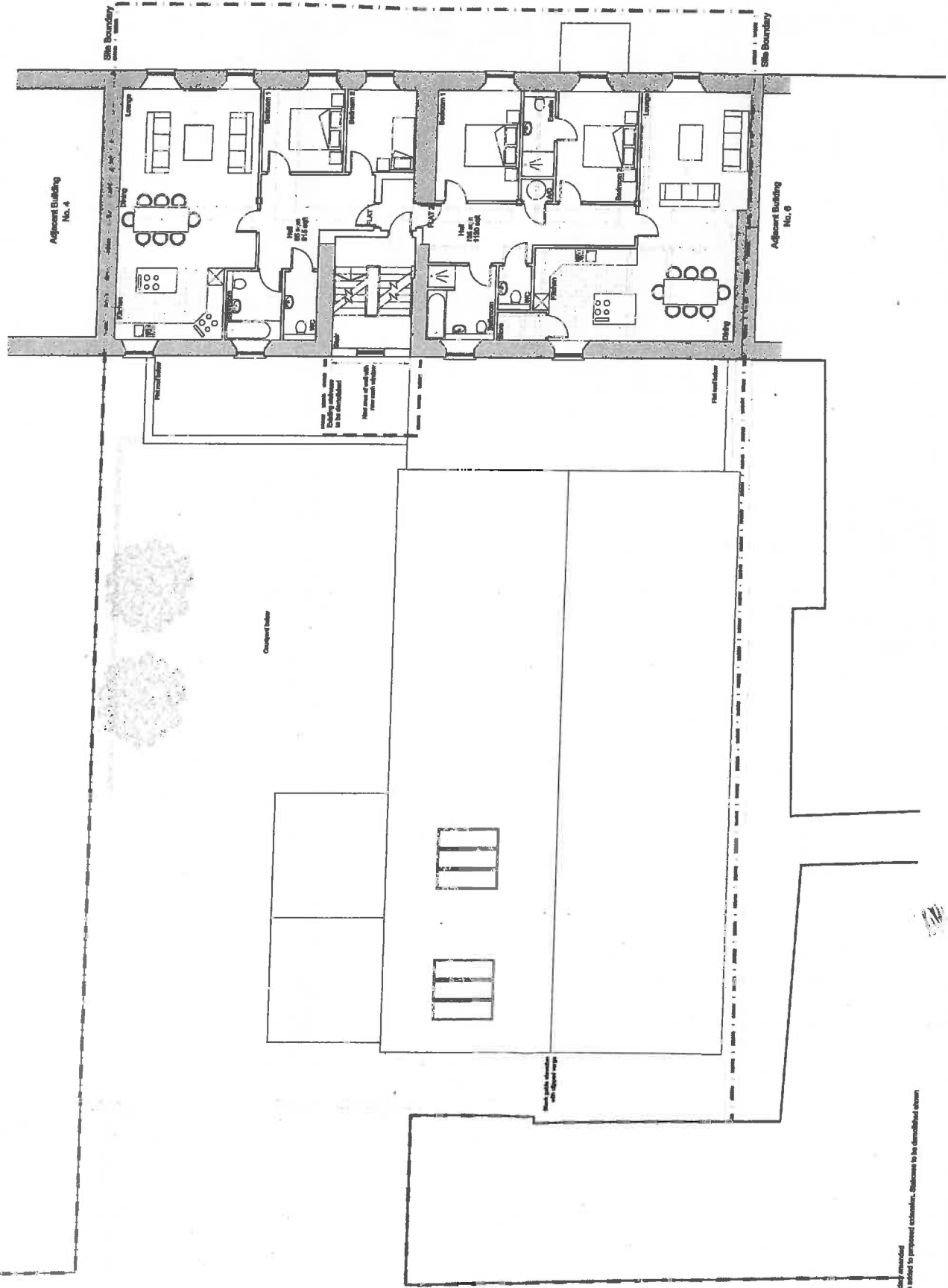
C. W. ARCHITECTS LM
 100, Market Street, Perth, Western Australia 6150
 Tel: +61 8 9442 2222 Fax: +61 8 9442 2223 Email: cw@cwarchitects.com.au

Project Name: Cambrian Hotel, Sturtland Road
 Project No: 01273

Drawing Title: Present level floor plan (condition level)
 Drawing Number: 01273 - 040

Scale: 1:100 @ A3
 Date: 11/03/12

Drawn by: JB
 Date: 11/03/12

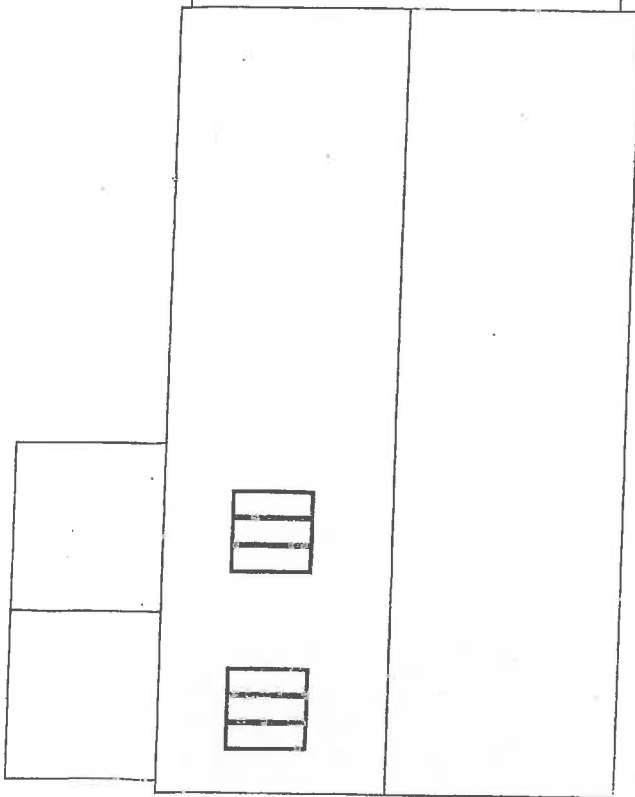
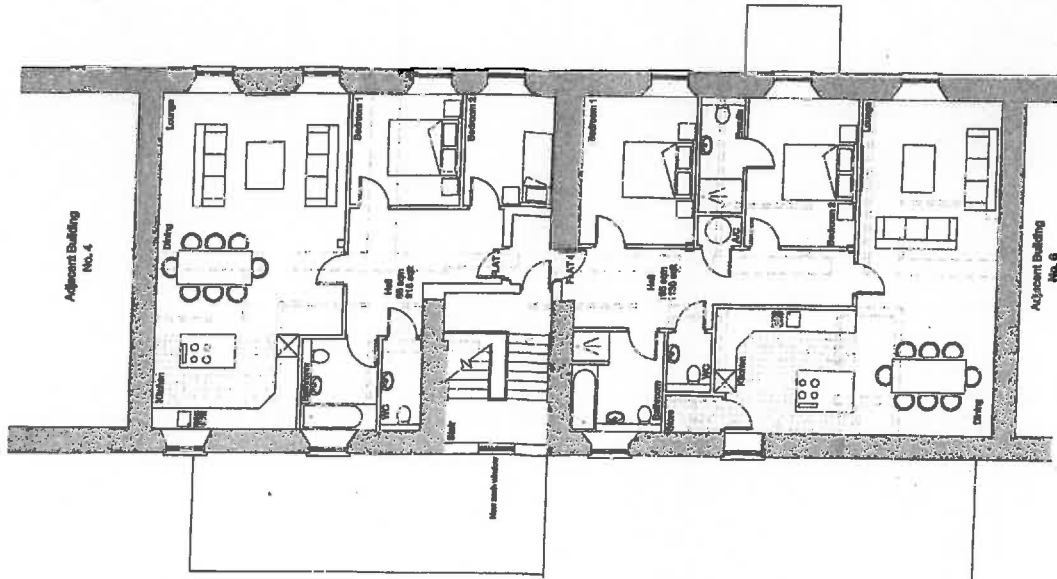


Drawn by: 10 Date: Nov 2011
 Scale: 1:100 @ A4
 Drawing Title: Proposed floor plan for residential development
 Drawing Number: 01175 - 107
 Project Name: Christy Hill, Slough
 Project Ref: 01175
 Project Manager: C. W. Architects Ltd
 11 West Street, Slough, Berkshire SL1 1JF
 Tel: +44 (0)1753 602000 Fax: +44 (0)1753 602001 Email: info@cwa.co.uk



C. W. ARCHITECTS LTD

Project Name:	Christy Hill, Slough
Project Ref:	01175
Drawing Title:	Proposed floor plan for residential development
Drawing Number:	01175 - 107
Scale:	1:100 @ A4
Drawn by:	10
Date:	Nov 2011



12 0 54

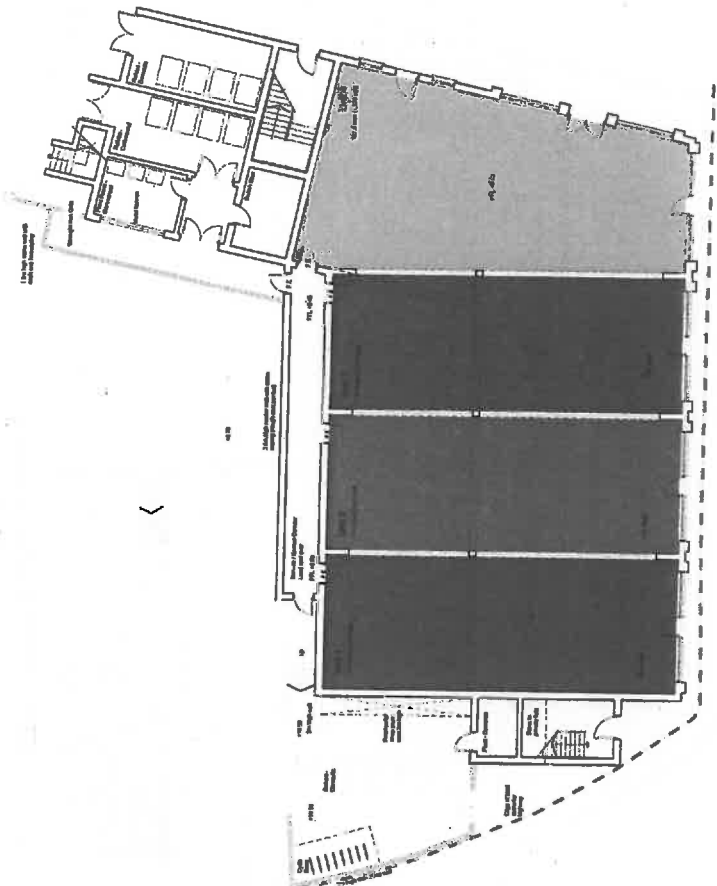
2 FEB 2002

Plan A, 31.01.02 - Highlights added to proposed contract

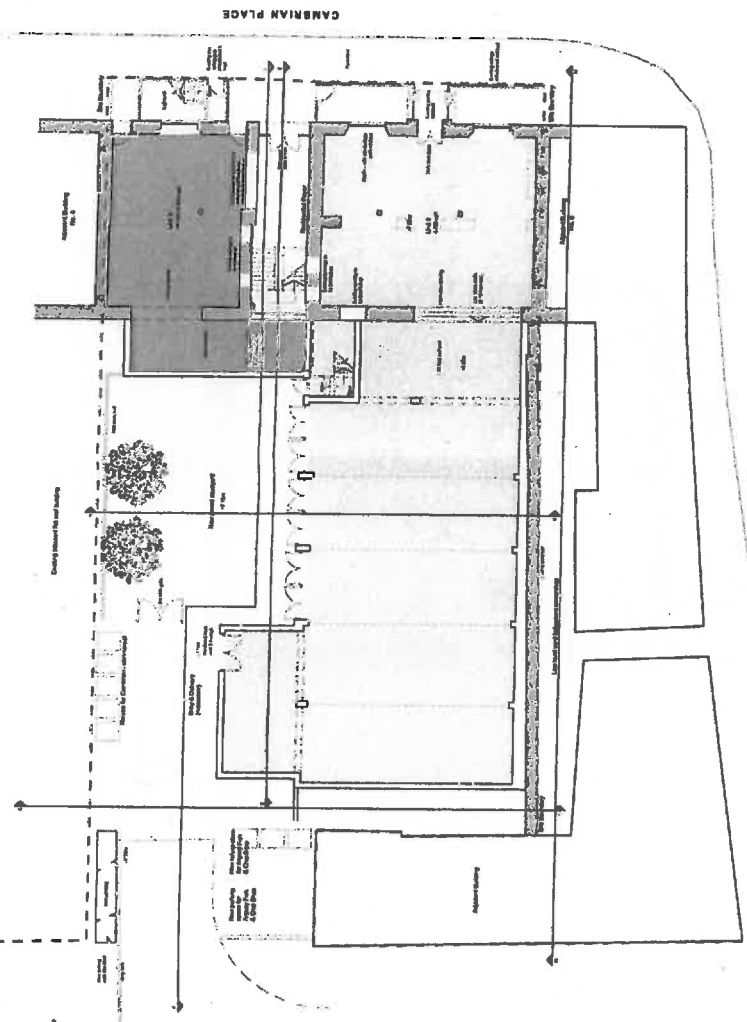


C.W. ARCHITECTS LTD
 10, Park Circus, Cardiff CF10 1NN
 Tel: +44 (0)1495 20200 Fax: +44 (0)1495 20200 Email: cw@cwarchitects.co.uk

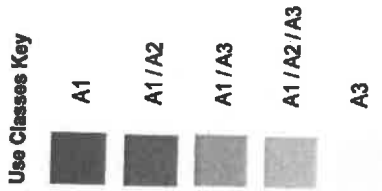
Project Name:	Charlton Hotel, Sharncliffe
Project Ref:	01275
Drawing Title:	Proposed second floor plan (includes lift shaft)
Drawing Number:	01275 - 048
Scale:	1:100 @ 1/4"
Revision:	A
Drawn by:	AS
Date:	Nov 2001



Proposed Mixed Development Block, Milford Street - Ground Floor



Cambrian Hotel & Proposed Extension - Ground Floor



- Milford Street Units**
- Unit 1 - A1
 - Unit 2 - A1 / A2
 - Unit 3 - A1
 - Unit 4 - A1 / A2 / A3
- Cambrian Hotel Units**
- Unit 1 - A3
 - Unit 2 - A1 / A3
 - Unit 3 (basement) - A3

24 MAY 2012

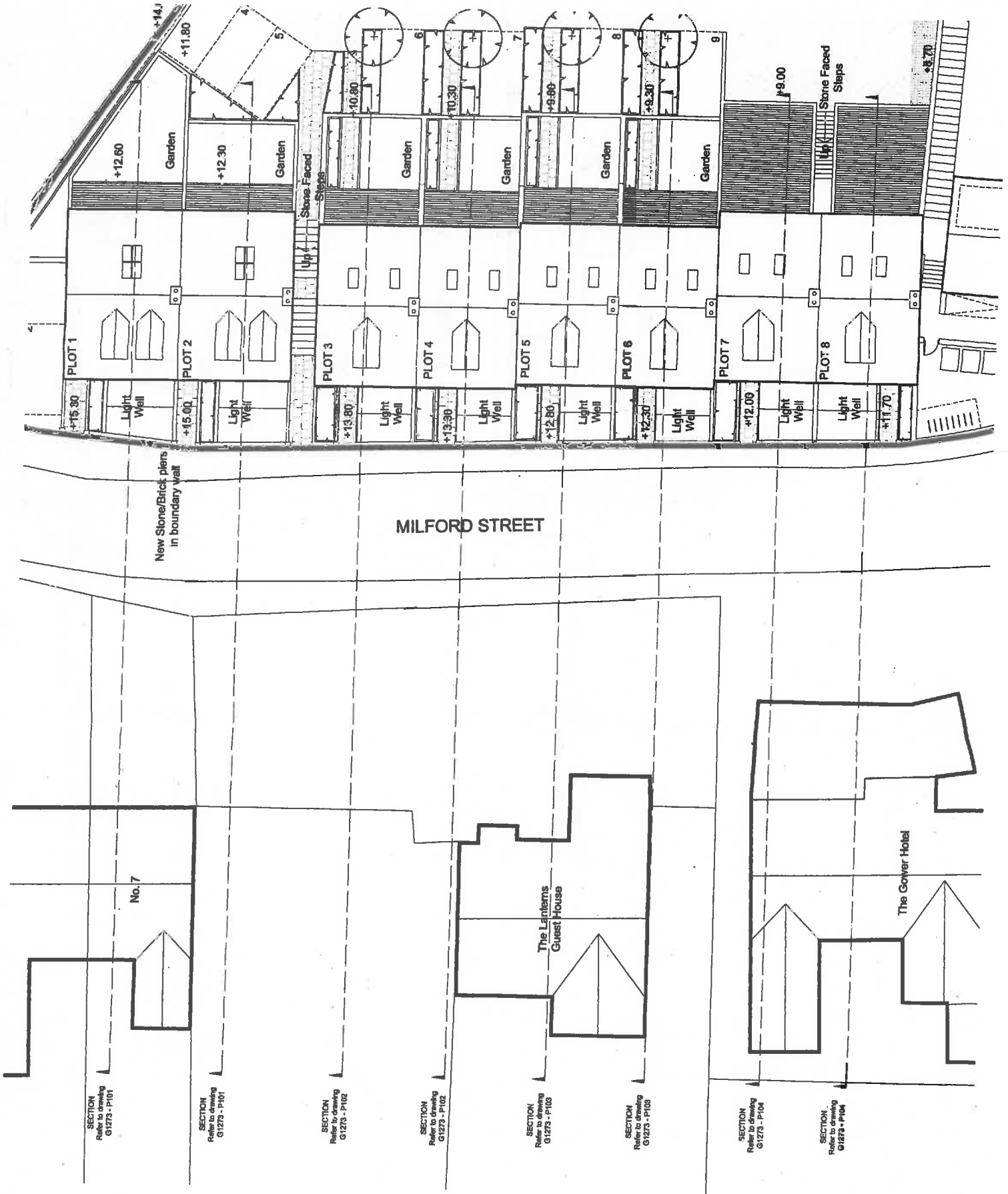
CWA

C. W. ARCHITECTS LTD
 Cambridge House, 8 Park Circus, Chester CH1 3JH
 Tel: +44 (0)1244 211111 Fax: +44 (0)1244 211112 Email: cwa@cwa-architects.co.uk

Project Name: Cambrian Hotel, Shrewsbury
 Project Ref: 015273

Drawing Title: Use Classes Diagram
 Drawing Number: 015273-0114
 Scale: 1:1.25 (A3)
 Date: 24 May 2012

Cambrian Hotel - Basement



MILFORD STREET

New Stone/Brick piers
in boundary wall

SECTION
Refer to drawing
G1273 - P101

SECTION
Refer to drawing
G1273 - P101

SECTION
Refer to drawing
G1273 - P102

SECTION
Refer to drawing
G1273 - P102

SECTION
Refer to drawing
G1273 - P103

SECTION
Refer to drawing
G1273 - P103

SECTION
Refer to drawing
G1273 - P104

SECTION
Refer to drawing
G1273 - P104

No. 7

The Lanterns
Guest House

The Gower Hotel

24 MAY 2012

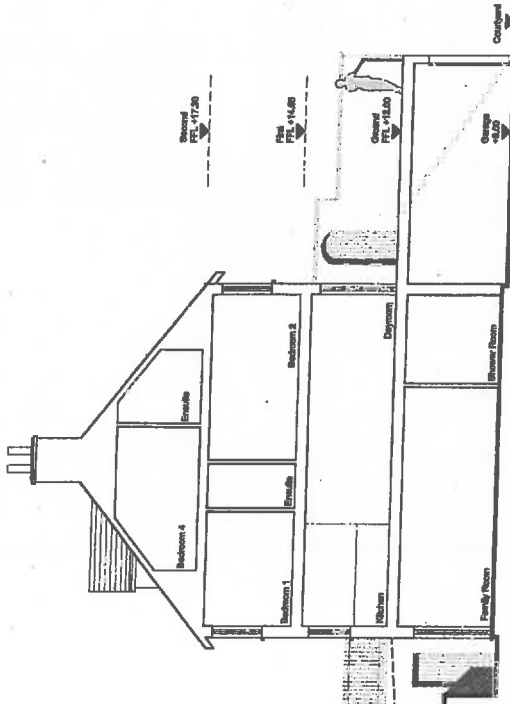
C. W. ARCHITECTS LTD
 1st Floor, 8 West Quay, Cardiff CF10 2BN
 Tel: 01495 25252 Fax: 01495 25252 Email: cw@cwarchitects.co.uk

Client Name: Cambrian Hotel, Bannockburn
 Project Name: G1273
 Drawing Title: Outcrop - Site Scheme
 Drawing Number: G1273 - P100
 Scale: 1:200 @ A3
 Date: May 2012

The Gower Hotel

Milford Street

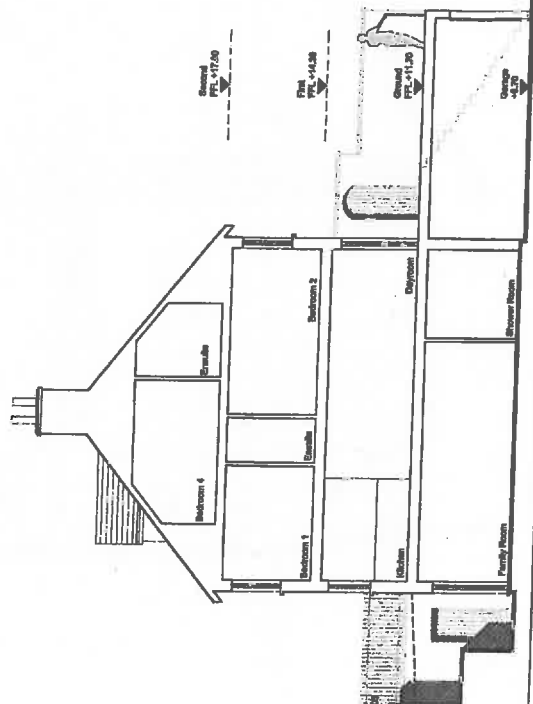
PLOT 7



The Gower Hotel

Milford Street

PLOT 8



Main +0.00
 Garage +1.00

Main +0.00
 Garage +1.00

Ground FFL +112.00
 Fin FFL +114.00
 Garage +1.00

24 MAY 2012

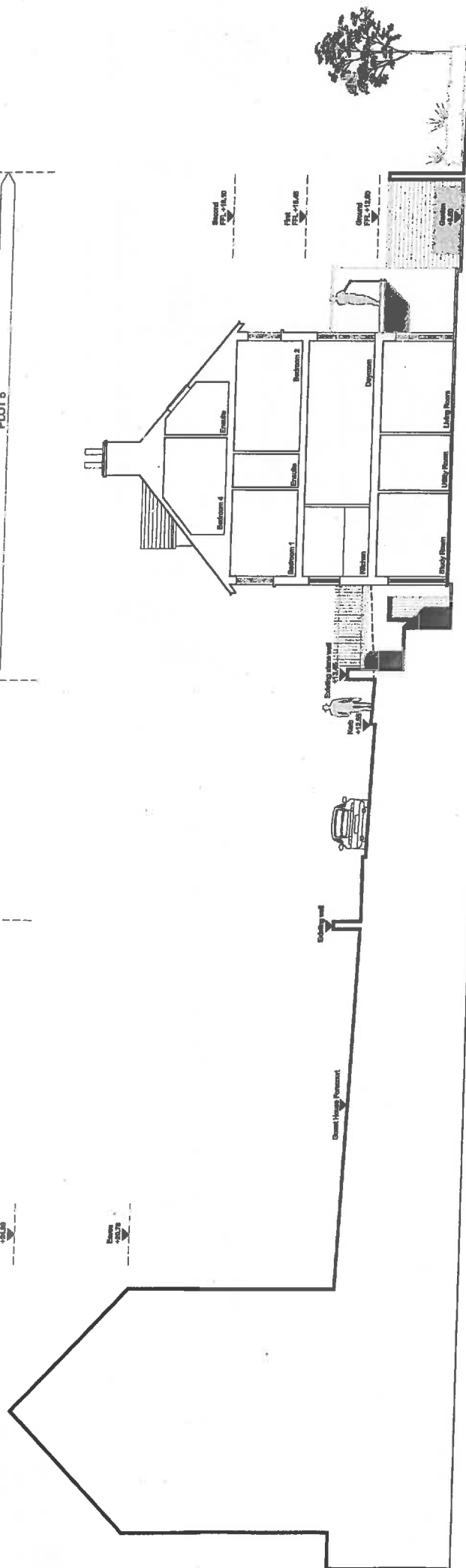
C. W. ARCHITECTS Ltd
 100 Gower Street, London, EC2A 3JF
 Tel: 020 7463 1000
 Fax: 020 7463 1001
 Email: info@cwarchitects.com
 Website: www.cwarchitects.com

Project: The Gower Hotel, Gower Street, London
 Date: 24 May 2012
 Scale: 1:100
 Drawing No: 01/01

The Larlams Guest House

Milford Street

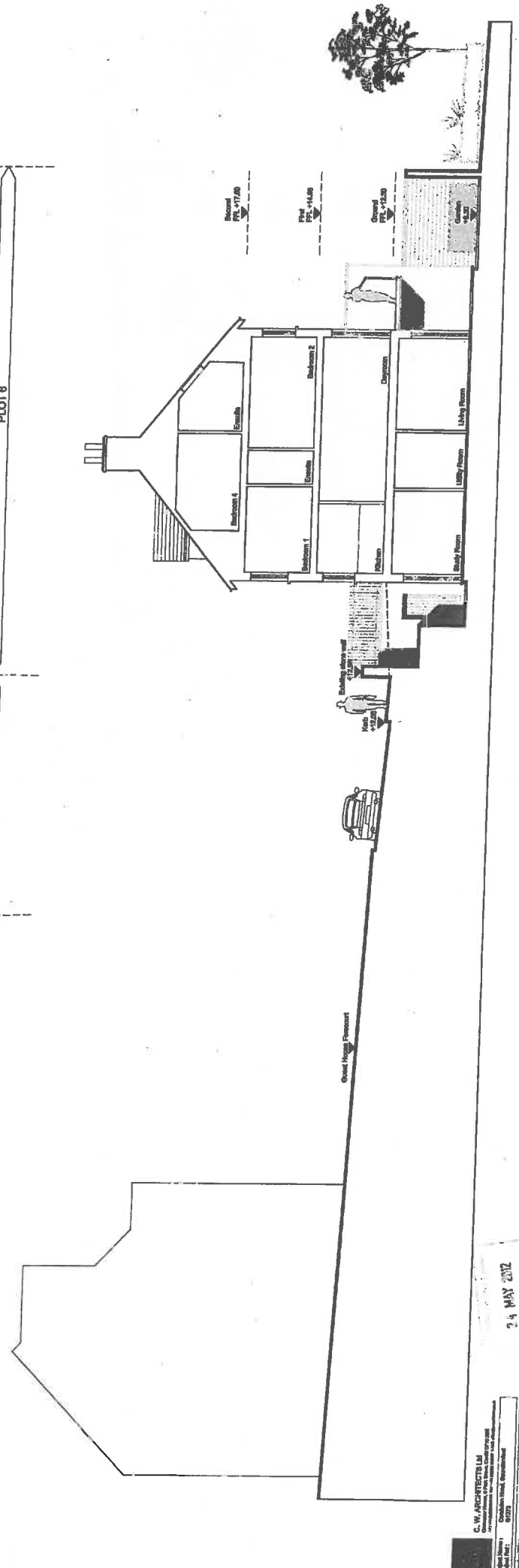
PLOT 5



The Larlams Guest House Beyond

Milford Street

PLOT 6

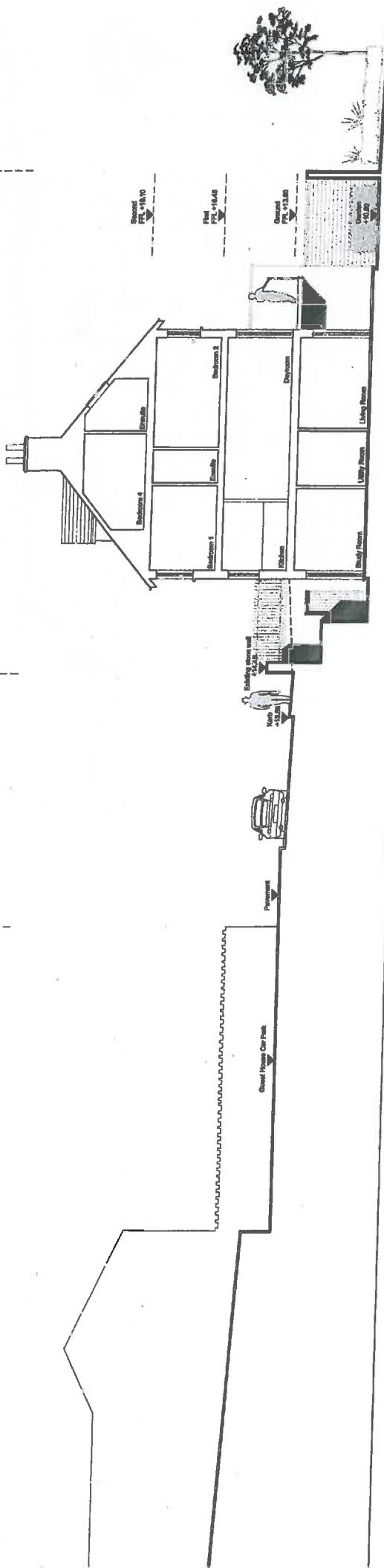


C. W. ARCHITECTS LM	
Project Name:	The Larlams Guest House
Client:	Mr. & Mrs. Larlams
Address:	1000 Milford Street, Portland, ME 04101
Scale:	1/8" = 1'-0"
Date:	24 MAY 2012
Sheet:	01
Drawn by:	CA
Checked by:	CA
Project No.:	0123
Sheet No.:	01

Existing College beyond - No. 7

Millard Street

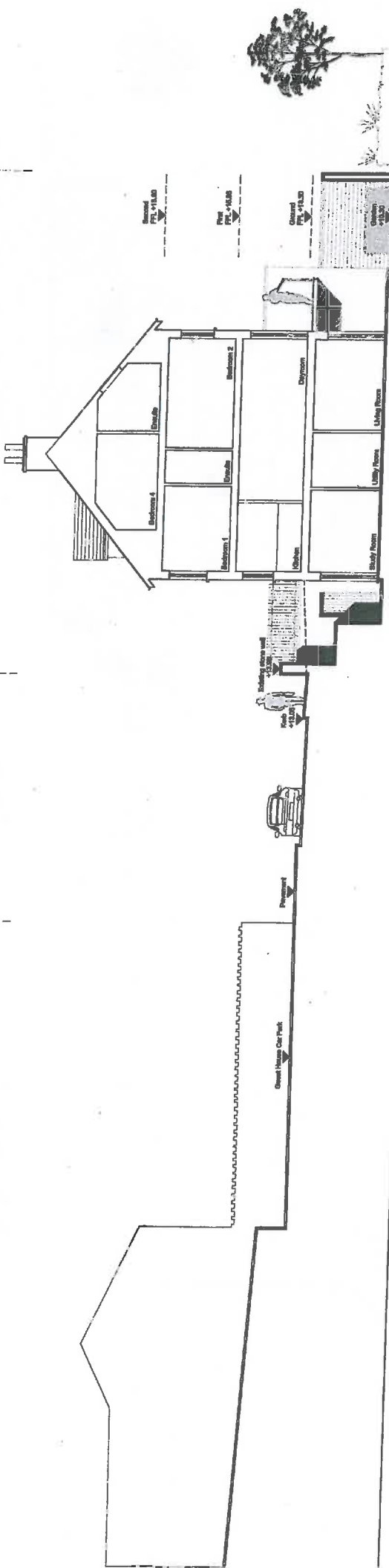
PLOT 3



Existing College In background - No. 7

Millard Street

PLOT 4



24 MAY 2012

C. W. ARCHITECTS LTD
 General Practice Architects, Chartered Architects
 10000 Highway 100, Suite 1000, Richmond, BC V6V 2G9
 Tel: 604-273-0888 Fax: 604-273-0889
 www.cwarchitects.com

Project: Millard Street, Richmond, BC
 Date: 24 May 2012
 Sheet: B.04
 Scale: 1/8" = 1'-0"

