STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: ROBIN
Last name: MacDonald
Company (optional):
Unit: House number: House suffix:
House name: CAVERSWALL CASTLE
Address 1: CAVERSWALL
Address 2:
Address 3:
Town: STOKE - ON - Trent
County: STAFFORDSHIRE
Country:
Postcode: ST11 9EA

2. Agent Name and Address

Title: MR First name: GRAHAM
Last name: MOSS
Company (optional): MOSS COMPANY
Unit: House number: House suffix:
House name: Brookgate HALL
Address 1: PLEALEY
Address 2:
Address 3:
Town: SHREWSBURY
County: SHROPSHIRE
Country:
Postcode: SY5 0UY

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

1. Replacement of inner gate to courtyard on the west elevation of the gate-house (Retrospective)
2. Alteration to inner door at ground floor level.
3. Decking over the roof finish (Retrospective)
4. Safety Restraints to Two Crenelations on the West elevation.
5. Replacement of the grille over the basement lightwell & escape hatch adjoining the South elevation
6. Removal of Partition on the second floor in the South West Chamber (Retrospective)
7. Implementation of fire Strategy measures (retrospective)

$Date: 2009/03/23 15:29:40 $ $Revision: 3.7 $

3. Description of Proposed Work (continued)

Has the work already started without consent? ☑ Yes ☐ No

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

01/06/2008 as itemised

(date must be pre-application submission)

Has the work been completed without consent? ☑ Yes ☐ No

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

01/01/2009 as itemised

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: Caverswall Castle

Address 1: Caverswall

Address 2:

Address 3:

Town: Stoke - on - Trent

County: Staffordshire

Postcode (optional): ST11 9EA

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

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. 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: Gill Bayliss

Reference:

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

Details of pre-application advice received?

On Site Meeting

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

8. 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

9. 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			☑	☐
Roof covering	Asphalt Finish to be Retained Under Cover	As described under Item 3 on drawings. Loose cedar boards	☐	☐
Chimney			☑	☐
Windows			☑	☐
External doors			☑	☐
Ceilings			☑	☐
Internal walls			☑	☐
Floors			☑	☐
Internal doors	Oak door with obscured glass Panel	Fireglass Panels in oak Door (Existing) - Item 2	☐	☐
Rainwater goods			☑	☐
Boundary treatments (e.g. fences, walls)	Ironwork gates	Ironwork gates	☐	☐
Vehicle access and hard standing			☑	☐
Lighting		As described on drawings Item 8c	☐	☐
Others (add description)			☑	☐

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

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

See Items 1-8F on Statement, Steve Emery's Fire Strategy report.

Drawing: 512.1, 512.6, 512.9, 512.10, 512.11, 512.12, 512.13, #512.14, 512.15.

10. 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:

Please see Enclosed DAS

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

11. 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):

Please see drawings & DAS

12. 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 ☐

Don't know ☐

13. 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:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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): 31612009

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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):

$Date: 2009/03/23 15:29:40 $ $Revision: 3.7 $

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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):

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

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

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

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

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

The original and 3 copies of a design and access statement: ☑

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: +

Date (DD/MM/YYYY): 31/12/2009 (date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: 01743 National number: 792985 Extension number:

Country code: 07980 Mobile number (optional): 792985

Country code: 01743 Fax number (optional): 792984

Email address (optional): graham@masscompany.co.uk

19. Site Visit

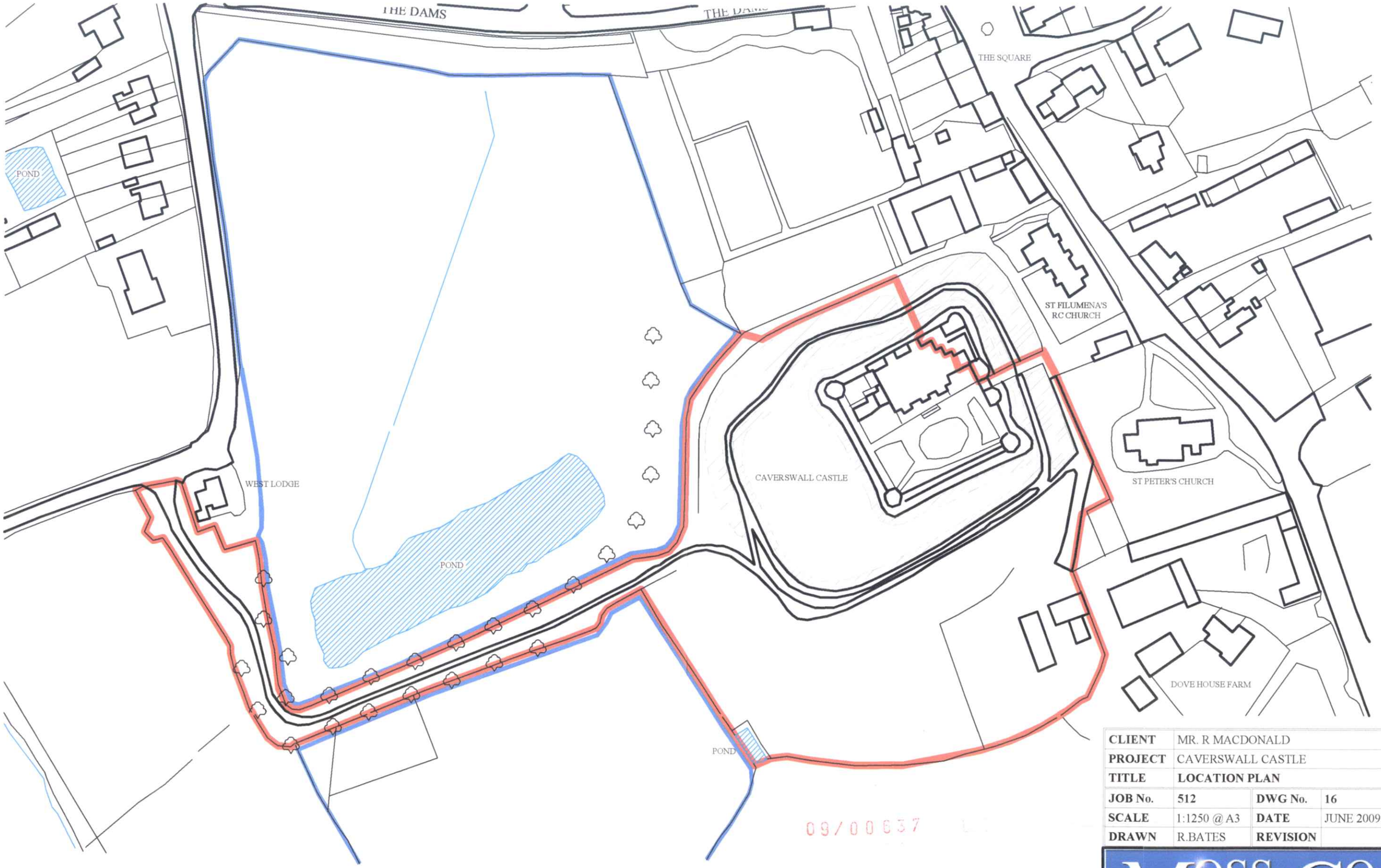
Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☐ No

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:



N

CLIENT	MR. R MACDONALD		
PROJECT	CAVERSWALL CASTLE		
TITLE	**LOCATION PLAN**		
JOB No.	**512**	**DWG No.**	**16**
SCALE	1:1250 @ A3	**DATE**	JUNE 2009
DRAWN	R.BATES	**REVISION**	

MOSS·CO·
ARCHITECTS
BROOKGATE - PLEALEY - SHREWSBURY - SY5 0UY
TEL 01743 792985 - FAX 01743 792984
E-mail - graham@mosscompany.co.uk

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE.

ENGLISH HERITAGE

Graham Moss Architects,
Brookgate,
Plealey
Shrewsbury
Shropshire,
SY5 0UY

28th February 2009

Dear Graham,

Caverswall Castle, Caverswall, Staffs ST11 9EA
Fire Safety and Means of Escape

I refer to my visit to the above premises to look at the means of escape in case of fire and detail below and on the attached plans my comments.

The Castle is a Grade 1 Listed building used as an hotel with function rooms; the main challenge with providing a satisfactory means of escape is that the two staircases discharge internally. Some upgrading will therefore be required, together with a management solution, to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.
Approved Document B of the Building Regulations allows some variation for existing buildings and in particular buildings of special architectural interest. The following solutions will ensure that the means of escape is satisfactory.

1. **Means of escape from Sleeping Accommodation**

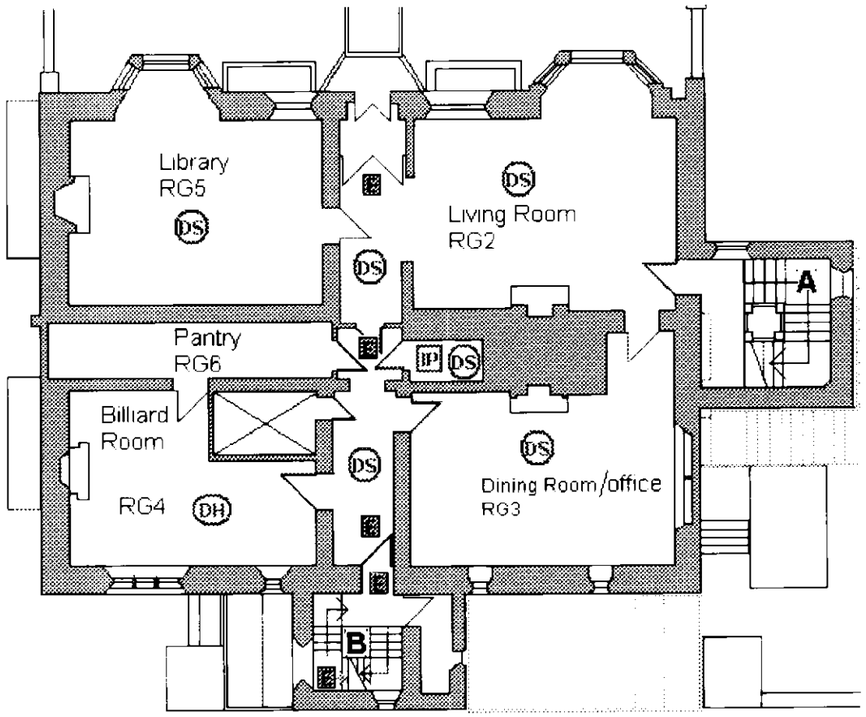
The travel distances from the furthest point of the bedrooms to staircase B are slightly over that recommended, but the volume of the rooms and the height of the ceiling mean that a fire will be slow growing and the fire detection system should allow escape to occur before the exit route becomes impassable.

Staircase A serves the first floor Grand Ceremonial Hall RF1 and second floor bedrooms (RS1 & 3). However the staircase is accessed via the ground floor living room, which could be affected by fire, so it should be considered as an accommodation staircase only. The occupants of the second floor bedrooms should be made aware that their exit route in case of fire is via the Princes Bedroom (RS1) and bathroom.

Staircase B serves the first and second floor bedroom corridor and has a choice of exit routes either at ground or at lower ground level, so it should be designated as the fire escape route.

The ground floor corridor between staircase B and the living room becomes a decision lobby, so if the living room is impassable because of fire occupants can turn their backs on it and escape via the lower ground floor. The door between the living room and the corridor should be FD30s self closing standard and should have a vision panel to enable a fire in the living room to be seen without opening the door. This cross - corridor door is usually wedged in the open position, so should be fitted with a magnetic hold-open device linked to the fire alarm system.

The exit signage shown by the letter E in green boxes on the plan below should reflect this direction of escape from the ground floor of staircase B; an additional exit sign should be provided on the facing wall of the staircase enclosure so that it is seen if people cannot exit through the living room and turn to exit from the passage via the lower ground floor.



Caverswall Castle
Ground Floor

2. **Protection to Escape Routes**

The recent determination by the Secretary of State regarding bedroom doors in a Grade 1 listed hotel stated that doors to bedrooms should be FD30s standard. The doors throughout Caverswall seem to be thick enough to give a good period of fire resistance, but those shown in red on the attached plans will require intumescents and cold smoke seals together with self closing devices.

The basement has been referred to throughout as a lower ground floor as it has windows on three elevations, the protection to staircase B can therefore be relaxed to single FD30s, rather than lobby approach which would otherwise be required. The low fire loading and generous volume of the lower ground floor also gives added confidence that a single door will provide sufficient protection.

3. **Means of Escape from the Lower ground Floor**

The exit capacity from the lower ground floor is currently 120 persons. This is calculated by using a 2.5 minute evacuation time, a flow rate of 40 persons per minute through a unit of exit width (525 mm) and discounting the largest exit of the three available.

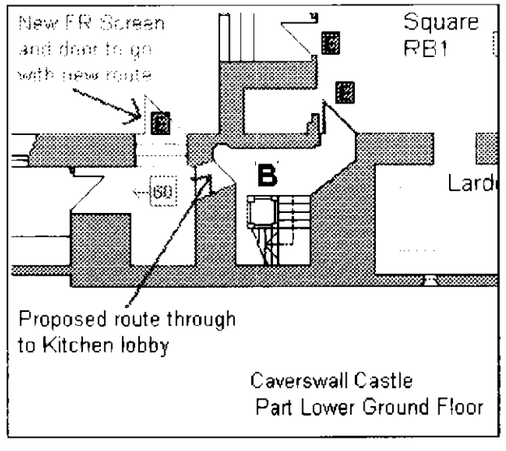
These exits are all from The Square

- Direct to fresh air,
- Up the stairs and through the front doors and
- Through the kitchen.

To increase the exit capacity at least two exits will need to be made outward opening so that when the largest is discounted another one of similar width remains. Alternatively an exit could be provided from the Servants Hall RB3, but this would require a door rather than window escape and a stair complying with Approved Document K, up to ground level. There would then be 4 x inward opening doors with 3 of them giving an exit capacity of 180 people: the actual capacity would then rely on the floor space factor.

Further Considerations

Whilst on site we looked at the possibility of extending staircase A down to Lower Ground Floor level and exiting through the wine cellar RB7; this seems too difficult because of the limited space and ceiling construction. Referring to the part plan below, would it be possible to form a route through from the base of staircase B into the kitchen lobby and providing a fire resisting screen and door across the lobby to provide a protected route to fresh air?



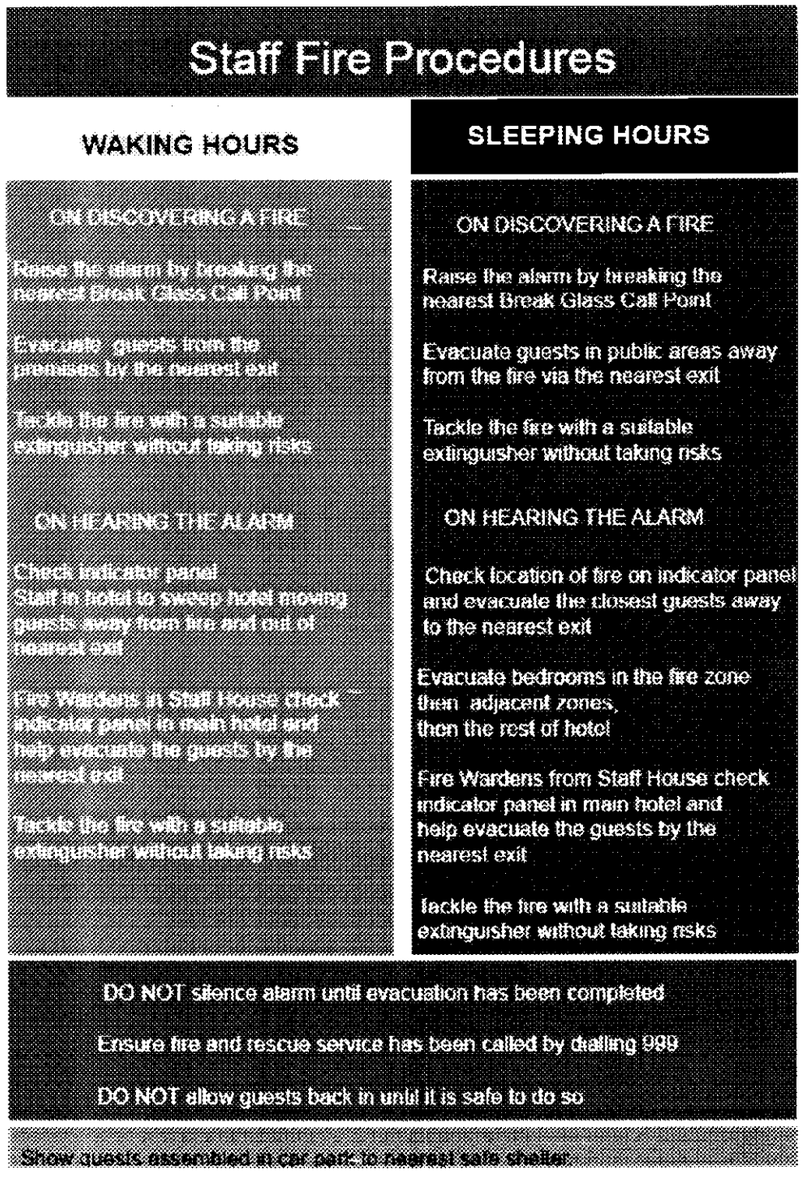
If this route is feasible it should be in conjunction with a new exit from the Servant Hall as there would only be one final exit serving the kitchen and staircase B. To

overcome this loss of an exit and reduction in exit capacity both doors to fresh air and the one to the stairs would need to open in line of exit.

The provision of this route would obviate the need to exit through the ground floor and be a safer strategy, as there would no longer be a reliance on members of the public not to make ill informed decisions.

Fire Procedures

It is recommended that some staff procedures are written in addition to those for guests. These should be along the lines of those detailed below.

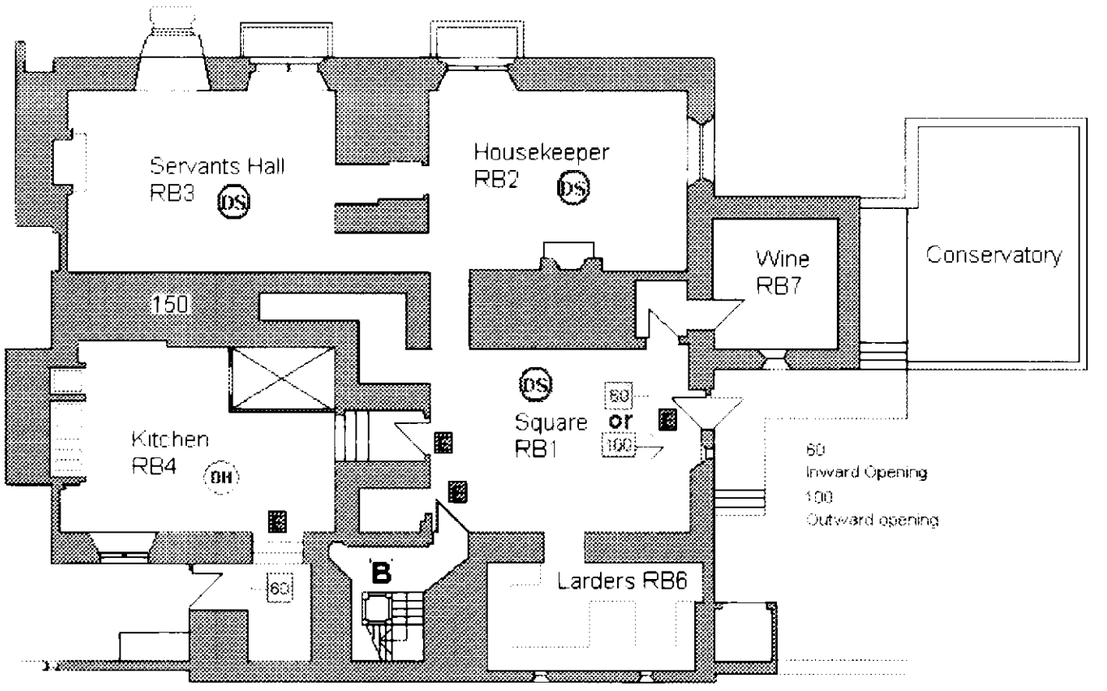


I apologise for the delay in preparing this report. If you require any further help or advice, please contact me further.

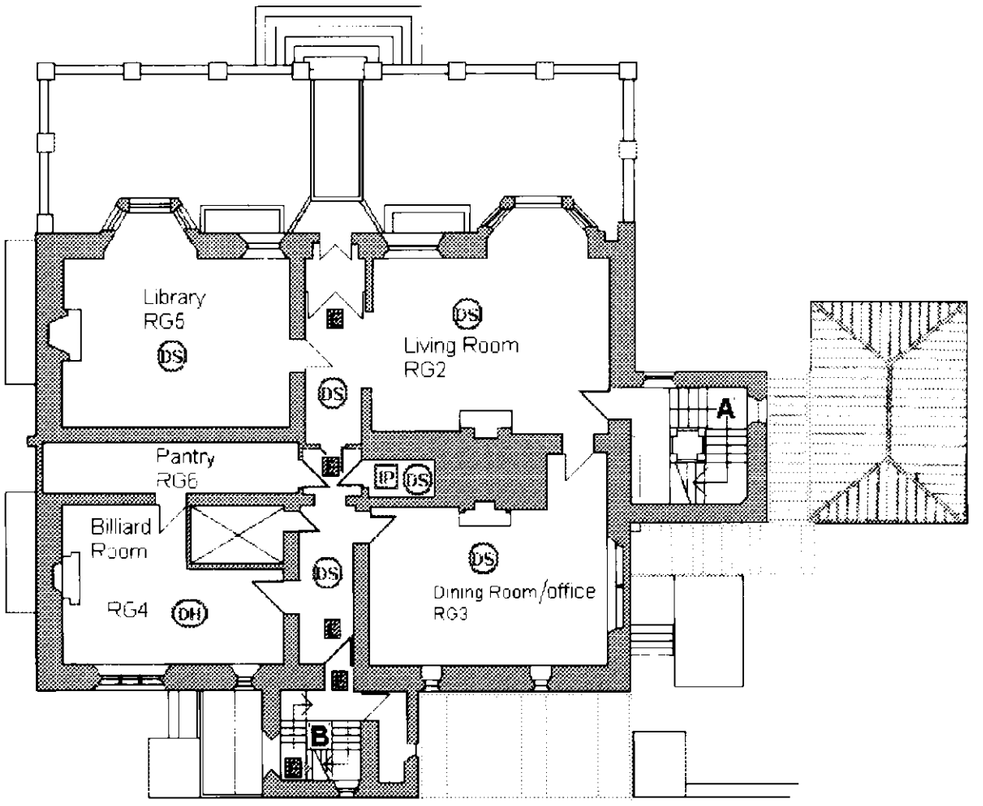
Yours Truly

Steve Emery

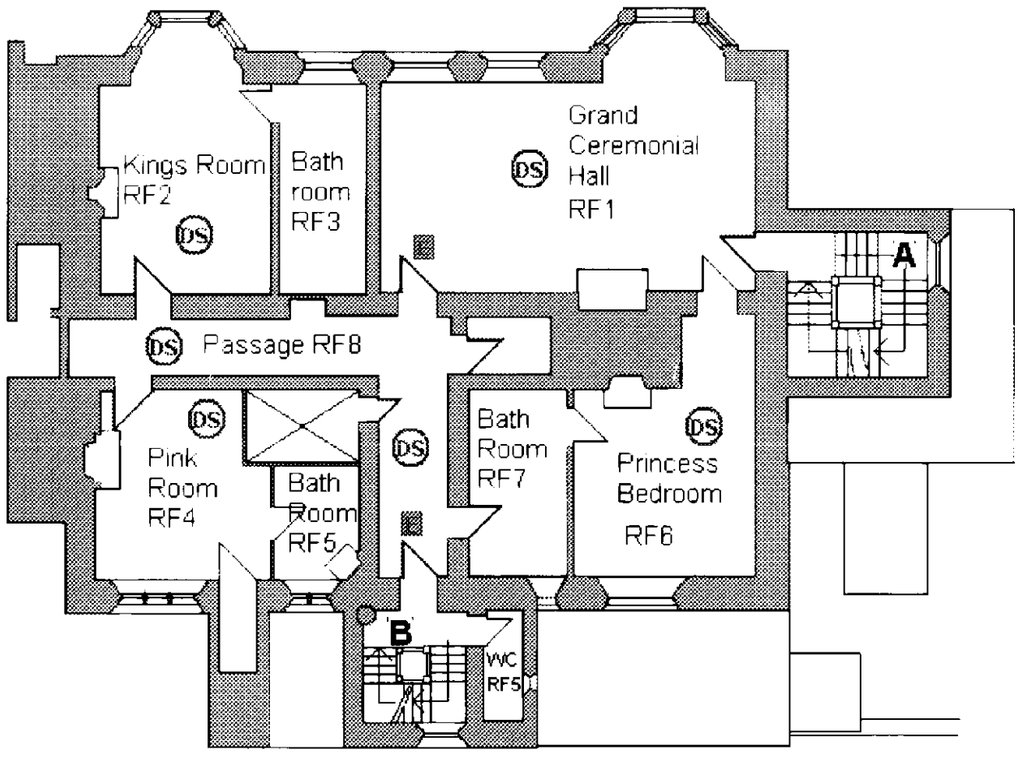
Steve Emery G. I. Fire E.
Fire Safety Adviser for English Heritage
Room 2 20 National Monuments Record Centre
Kemble Drive,
Swindon SN2 2GZ
Tel 01793 41 4874 Fax. 01793 41 4810
e-mail. steve.emery@english-heritage.org.uk



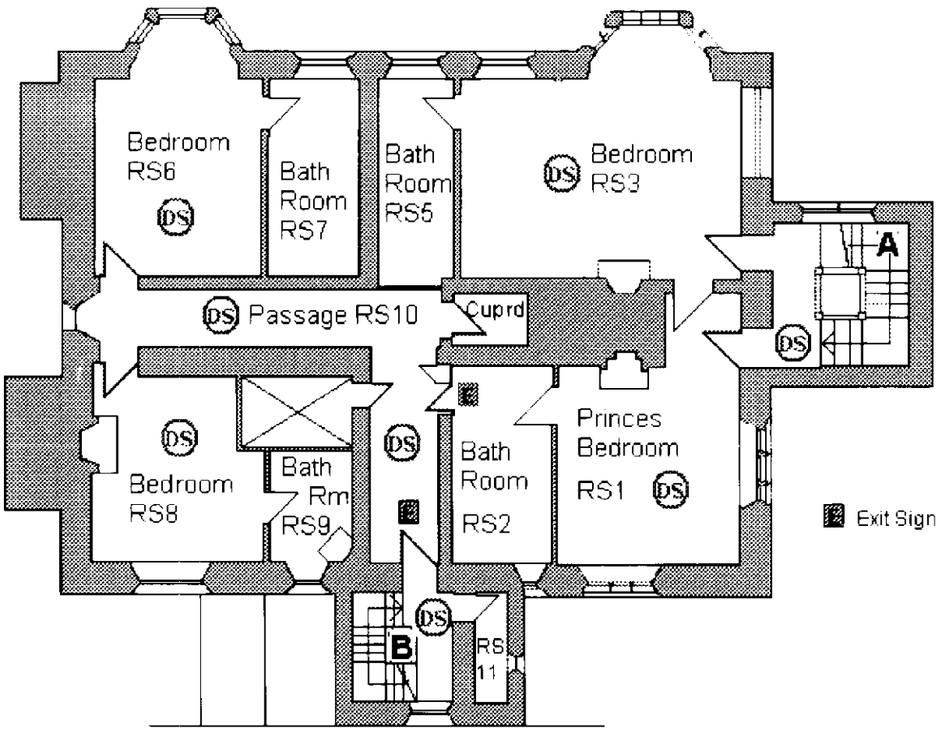
Caverswall Castle
Lower Ground Floor



Caverswall Castle
Ground Floor



Caverswall Castle
First Floor Plan



Caverswall castle
2nd Floor