

20th Apr 2020 – HNF/HCARA PLANNING UPDATE

View planning applications at <https://planning.plymouth.gov.uk>

Comments to PCC:

Please include your name, address and the application number and clearly state if you Object or Support the application

1. Email to: planningconsents@plymouth.gov.uk
2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
3. PCC Public Access Portal – Requires an account

20/00555/FUL - Seymour Guest House, 211 Citadel Road East

Change of Use with Minor Building Works from Bed and Breakfast Guest House (C1) to Residential Dwelling House (C3)

The Works:

The work is to reinstate this building into a single dwelling. There is no impact on the front elevation. At the rear there is minor impact on the external appearance of the building to open up infilled windows and create a pair of doors into the yard by changing a window to a door. The rest of the work is internal to the building.

The lower ground floor is being opened up to create a large open plan kitchen and diner with yard access. This work is being undertaken with building regulation approval and also with the involvement of a structural engineer.

At ground and upper floors, partitions are being removed to reinstate the original layout of the building.

The ground floor has some interesting coving detailing which will be retained.

The whole house will receive new wiring and central heating. The rear yard is being enlarged by the removal of the laundry room.

The windows are to be replaced. There are currently basic PVCu double glazed windows. These are being replaced with high quality PVCu double glazed windows in a sliding sash style

20/00465/FUL & 20/00466/LBC - Ashgrove Hotel, 218 Citadel Road

Internal refurbishment

Application extension until 31 August after the PCC response below:

Reference your Full and LBC applications at Ashgrove House, 218 Citadel Road.

John Salvatore has now had a quick look through the applications and has raised a couple of points. The 1997 Listing Description says "Original 12-pane hornless sashes to 1st and 2nd floors except for tripartite windows to pedimented forward break, the 1st-floor window with small pediment and the attic-storey pediment with a Venetian window, also paired round-arched lights to first floor of forward break of right-hand return. Ground floor has original 12-pane sashes or tripartite sashes in segmental arched openings." Obviously at some point these were all replaced without consent with uPVC windows.

What does the client propose to do about this?

The work described in our application are first phase internal work allowing my clients to get the business up and running. The intention would then be to submit subsequent applications for external works including redecoration, external lighting and window changes in a later phase.

The uPVC windows were installed by the previous owner and no enforcement has ever been carried out to address the changes for No.218 or other properties within the listing that have also had windows replaced without consent.

Secondly, he has expressed doubts about the 'vision panels' proposed for the ground floor hallway/reception and whether they are a necessary requirement in the scheme.

Vision panels have been introduced to improve the visibility between the reception and the hallway for security reasons. Initial proposals by the architect included removing the wall entirely, however, this was taken out of the proposal following advice from our heritage consultant. The proposed alternative approach is to include smaller slot panels between existing studs, avoiding unsympathetic works to the property whilst providing the visual link for security reasons.

I have a question about the kitchens and dining room. Boutique Hotels are generally thought of as up market establishments, the plans show the kitchens and dining room being removed and a number of rooms being provided with kitchenettes which is not something you would normally expect to find in a hotel room. Does this mean the hotel itself won't be providing food?

This is the business model for the property, it is not something that you normally find which is what will set this business apart from other accommodation falling within this planning use class.

Regards Mike Stone

Planning Officer Strategic Planning and Infrastructure

Plymouth City Council

The Proposal was:

8.1 The proposals are to improve the Hotel to a contemporary boutique format with 13 bedrooms, a reception to the ground floor front room and office and store, service room to rear tenement, ground floor. The new Hotel will directly respond to and incorporate the architectural qualities of both the higher status rooms and classical stucco street appearance. This is achieved by using the architectural qualities of the ground floor front reception room, hall and stairway areas to provide a quality public area.

8.2 The first floor 'Piano Noble' is to be reinstated as a single large room with two tall sash windows to small balconies to make this principle room as a master suite. The intention is to reintroduce period coving to a new acoustic ceiling in this room and reintroduce a feature fire surround. The partition to the en-suite facilities are designed to extend to three quarter height, to allow original room foot print to be read by occupants.

8.3 The principle Citadel Road elevation is recognised in the list description as the buildings most significant feature and this will be retained with only decorative improvement. Internally as evidenced in this Heritage Statement the building has two significant ground floor reception rooms with good retention of architectural features.

8.4 The proposal for these two rooms are well conceived and sensitive to retain the hierarchy of the space retaining the existing fixtures and fittings including fireplace, cornice moulding, window shutters, double room dividing doors, architraves, room plan and proportions. The alterations are kept to a minimum and include fixing shut and insulating the inner face (back room) of existing

double doors between the two rooms. On the dining room side the new acoustically insulated wall will have a panelled finish to replicate the existing door.

8.5 New openings are proposed between the hallway and the front reception room with three tall glazed slots from the hallway. These will be located either side of the door to the room, and one from the lobby area. They will be inserted in the existing partition wall, carefully located between existing studs to avoid structural alterations. The openings will be detailed to respond to the character of the existing fixtures and fittings while being evidently new insertions. The new openings will help to improve the security of the hotel by introducing a visual link between the reception room and the entrance hallway and in order for guests to easily locate the reception room to the Hotel.

8.6 The rear reception room will be converted to the bedroom but in order to retain the plan form and hierarchy of the room centred on the fireplace and existing doorway a new door opening is proposed to the rear wall to enable access to the rear tenement room where a smaller en-suite will be partitioned off the existing space. This is considered a balanced approach that retains the significant fabric, fixtures and fittings, and plan form while enabling the use of the room as a guest bedroom.

8.7 The Hallway and staircase are recognised as significant architectural features and these will be retained. The other significant room in the hierarchy is the 'Piano Noble'. Here the approach will enable reinstatement of the single large front room from the existing two rooms and lobby's that currently do not allow understanding of the quality and significance of the room and enable it to be used as a master bedroom suite. The conversion has been carefully conceived so that the partition to the ensuite and kitchenette are at three quarter height so that the full room space with double tall windows to balconies reinstated tall skirting and mouldings can be properly appreciated and the room hierarchy in the building re-established.

8.8 Other minor alterations include acoustic linings between bedrooms and hallway, and acoustic suspended ceilings. All original ceilings and features will be retained behind suspended ceiling and existing fabric is to be acoustically tested to understand how it performs before wall linings are introduced.

8.9 The drainage arrangements are to be revised to enable gravity fed drainage to replace the existing pumped drainage system. All new pipe work will be carefully concealed within existing walling or new acoustic suspended ceilings. These items help to make the hotel more economically viable and provide a much improved quality to the accommodation.

8.10 The well proportioned bedrooms will provide the backbone for a higher quality Hotel atmosphere. The bedrooms will benefit from being well lit by the large sash windows and tall ceilings that raise the profile of the Hotel and the feeling of a well appointed and relaxed place to stay. The understanding of the plan form and proportions is essential to reordering these rooms to enhance the room plan with a relocating and redesign of the en-suite services in each room.