

This pre-application statement relates to proposed alterations at apartments 11 and 14 The Grand, Elliot Street, Plymouth, to join the two properties into a single dwelling. Both properties are two-bedroom apartments, one above the other on the second and third floors of the building. The pre-application enquiry is submitted to open a discussion in respect of heritage and to confirm whether a householder application will be required in addition to Listed Building Consent.

Heritage

The Grand is grade II listed, list entry number 1386469. Originally built as a Hotel circa 1870, the building was damaged by fire in the early 2000s and subsequently converted to apartments. The Grand Hotel was commissioned by John Pethick a local entrepreneur, and designed by Norman Alfred, a Plymouth

architect. The setting of the building is significant, adjacent to Elliot Terrace and The Esplanade and facing onto the elevated promenade of The Hoe, which has seen little change since its construction in the mid 19th century.

Permission for The Grand's conversion was granted on appeal in 2008, under application ref. 06/0071 I/FUL. Drawings and documents associated with this and subsequent related applications show that most of the internal partitions and ceilings on the second floor were destroyed by fire or water damage.

At the time of its conversion, the building's heritage significance was associated principally with its setting, its façade, its entrance and the remaining interior detail on the lower floors where fire and water damage were less catastrophic than on the floors above.



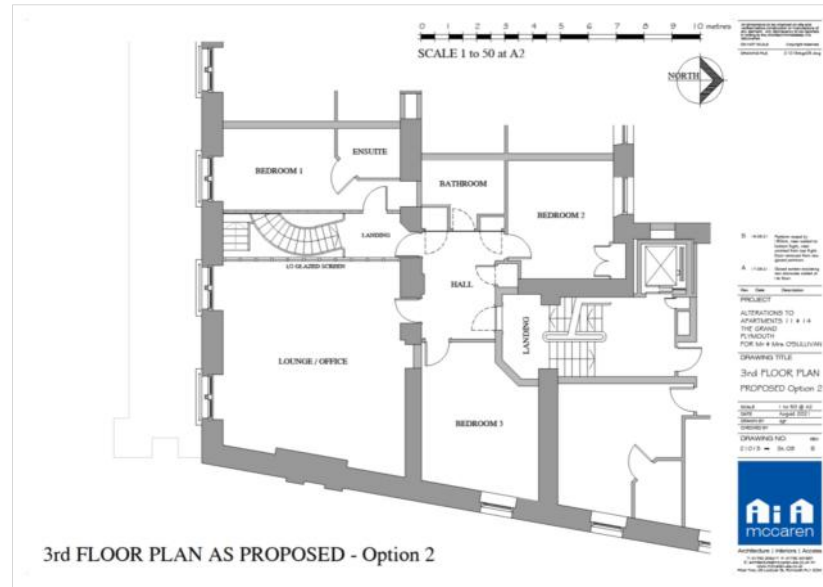
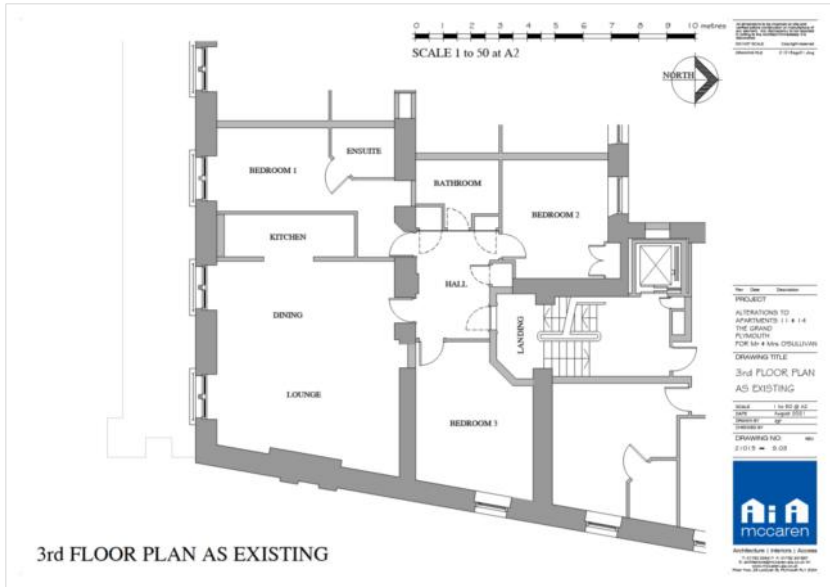
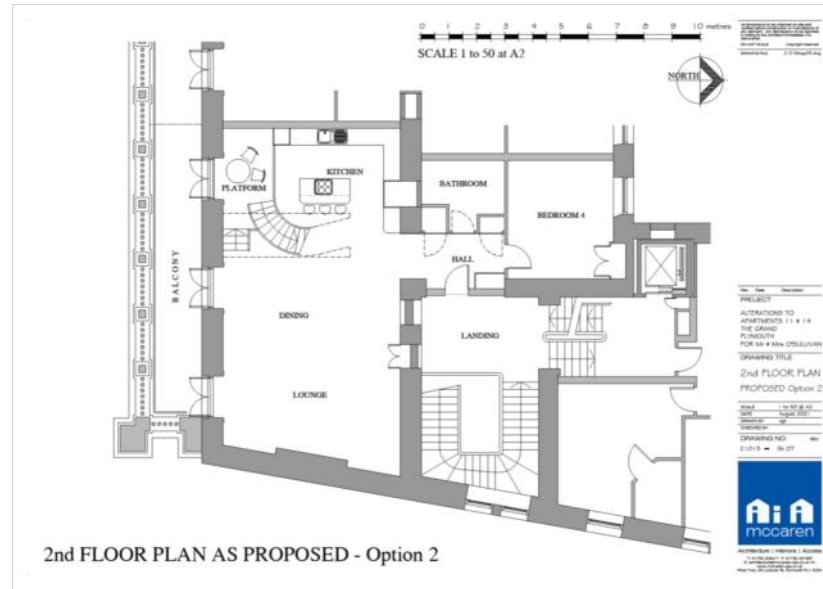
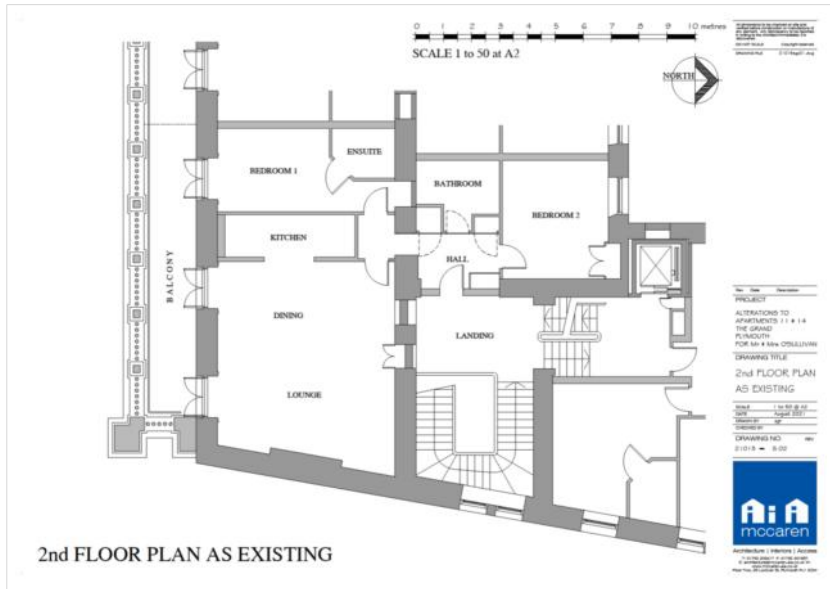
Photograph showing The Grand, position of apartments 11 and 14 highlighted in red.

05.05 Second Floor Front Rooms



The ceiling and cornice has been destroyed completely. Evidence indicates that there was a cornice detail, probably a simple 6 inch Victorian Ogee profile.

Photograph from 2007 application (07/01867/LBC) Listed Building Report prepared by LHC showing that original ceilings and cornices had not survived on the second floor.



Proposal

The proposed alterations involve the creation of a new stair between the two apartments. This will require the removal of modern partitions on both floors, and the relocation of the kitchen on the second (lower) floor. A new glazed screen on the third floor will mitigate sound transmission between floors.

An existing opening from the second floor hall will be widened to improve circulation. A small raised seating platform is to be created on the second floor to maximise views towards the sea.

Changes are minimal and reversible. No changes affecting external elevations or windows are proposed.