

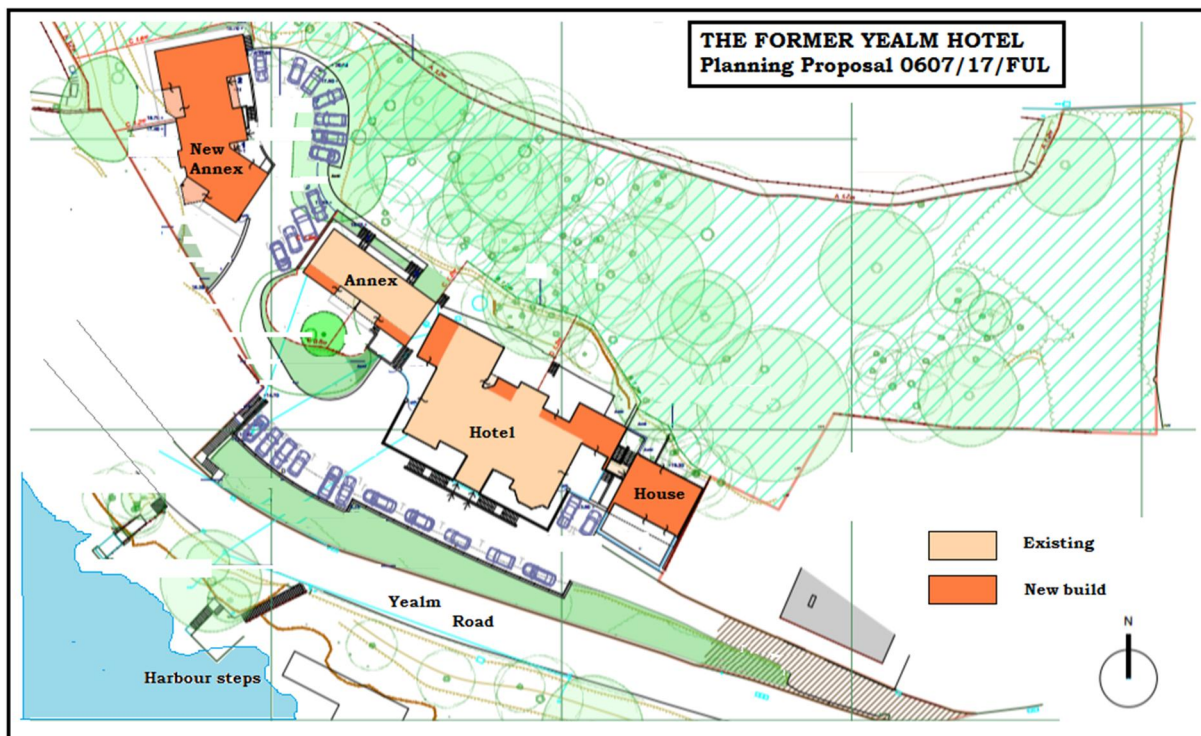


## THE YEALM HOTEL

This edition of the Newsletter is devoted entirely to the subject of the Yealm Hotel and its surrounding land. We believe that there is considerable concern in the community that the building should be saved if at all possible, it not only being an example of the character and style of the period but also representing an important part of the history of the community. At the same time the site is undoubtedly in a key location at the confluence of the two creeks overlooking Yealm Pool. Many believe that the natural beauty and tranquillity of the anchorage will be destroyed forever if a major development is allowed to take place here.

We are therefore pleased to inform you that the site has been acquired by a development company, Red Earth, who pride themselves in protecting and restoring buildings of historic and architectural merit. The company have now declared their intention to preserve the hotel by converting it into six self-contained flats and have submitted a planning application to SHDC.

However the application does also seek approval to expand the annex building to the west of the hotel making a further 4 flats, to build an additional 4 flats to the west of the annex and a 3-bed detached house to the east of the hotel. We will describe each in turn below.



## The Hotel Building

The pictures below provide a comparison between the front facades of the hotel before and after conversion.



The main changes are: removal of the chimneys; change to 2 existing dormers and insertion of a third.; creation of a gable at the left end, removal of the central gable and glazing both end gables; addition of 6 glazed balconies at first and second floor levels; addition of a 'wing' on both sides at ground floor level; removal of the existing access stairways and the creation of a new double stairway forward of the existing; creation of a new sub-ground floor entrance beneath the new stairway.



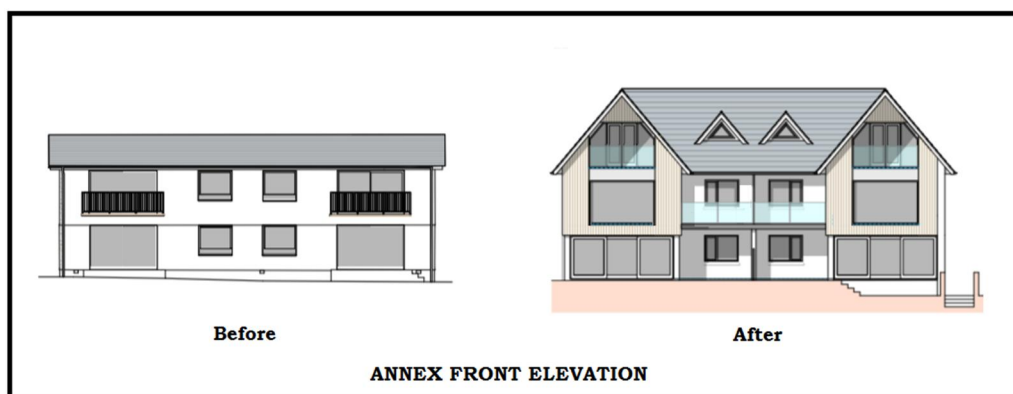
Changes to the side elevations in addition to those already mentioned will include the creation of a gable end, the removal of 8 dormer windows and their replacement by 4 modern ones. In addition at the rear will be changes to include the replacement of 4 dormer windows by a single modern one and the construction of a small 3 storey extension. The resulting external appearance of the building will be a mismatch of modern and traditional styling which will serve to advertise the fact that the whole has been subject to extensive renovation.

On the positive side much of the detail surrounding the remaining doors and windows will be retained. In addition a number of decrepit outbuildings to the rear will be removed and the building will be put back into good order.

Internally will be 6 self-contained flats, two per floor and each with 2 bedrooms. They will range in size from 92 to 135 sq meters. It is considered that four of them will be suitable for down-sizing accommodation similar to that identified in the recent Parish Housing Needs Survey. The other two might suit a single person but are more likely to attract second home owners.

### **The Annex**

Changes that are proposed to the Annex are more limited. They include raising the ridge line of the existing pitched roof by approximately 2.3 meters (7.5ft), adding 2 dormer windows, small 'wings' at either end surmounted by gable ends which will be largely glazed and 2 access staircases at the rear.

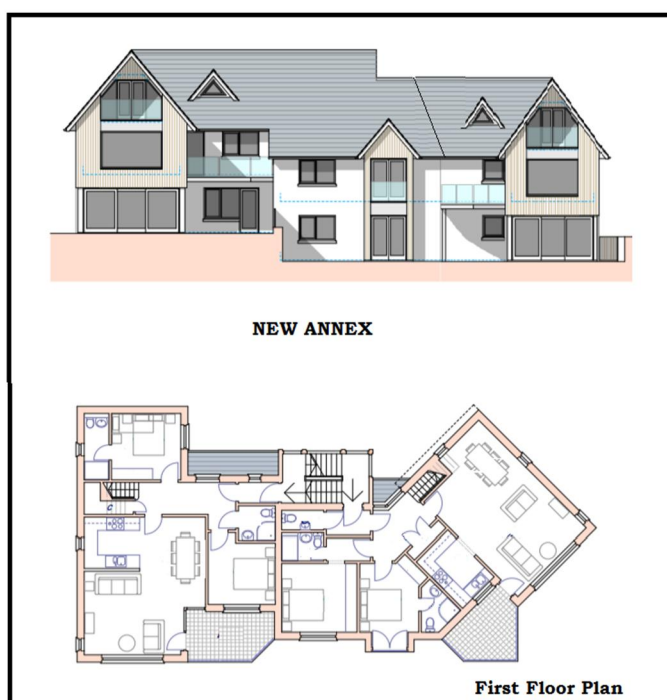


Apart from the fact that raising the ridge line will undoubtedly draw attention to this building when viewed from the water, Passage Road and the coastal path, its remodelling is generally considered to be an improvement and is therefore welcomed. The shape and form of the building will not be entirely dis-similar to the hotel and should therefore not detract from it.

Internally the layout will be similar to the existing with 4 self-contained flats. However the first floor ones will be extended into the roof space. This will provide a third bedroom for each whilst the ground floor accommodation remains at 2 bedrooms each. Floor areas will be 49 sq meters and 76 sq meters. At present this is self-catering holiday accommodation. In our view, after conversion, none of these dwellings will meet any of the requirements of the Housing Needs Survey, they will probably only meet the needs of people from outside our community and will almost undoubtedly all be second homes.

### **The Second Annex**

The design of the second annex is similar in style to that of the first. However it is on 2 different levels, making the building slightly taller and it is 'curved' in shape. We assume that this has been done to give maximum visibility of the estuary from key internal areas. Members will be quick to realise that this also means that this will maximise its visibility from the water too. A representative plan (First floor) is shown to give some idea of the shape. This building is substantially larger than the other annex, its footprint being some 96% greater. Its volume is more than twice that of the first annex even after that has been extended.

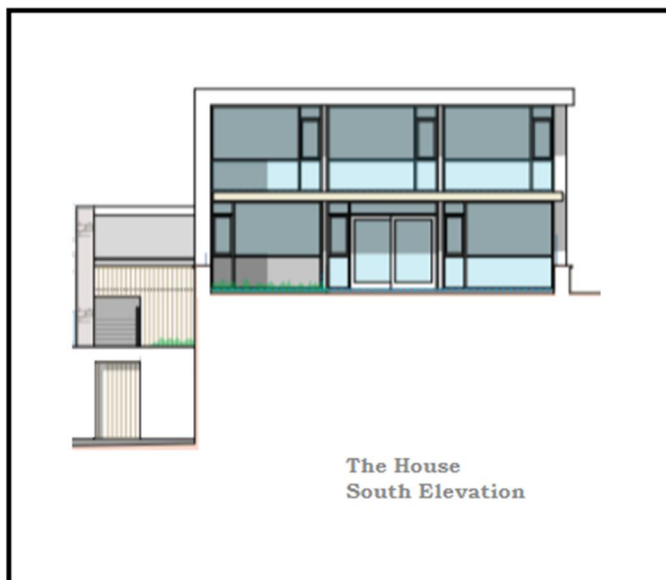


Internally this building consists of 4 flats with 2 bedrooms each at ground floor level and 3 bedrooms each on the 2 floors above. Floor areas range from 82 to 117 sq meters. We therefore believe that the two upstairs flats would meet the Housing Needs Survey requirement for downsizing accommodation if it were not for the fact that there is no lift provided (unlike the hotel). We therefore suspect that all these dwellings are primarily of interest to second home owners.

### The House

Little can be said about the house. It is merely an ultra-modern box, the entire front of which is glass. It has an external approach staircase and 3 bedroom accommodation of 141 sq meters. It would therefore be suitable as either as a reasonably modest family home or an average size second home (by Newton Ferrers standards).

Members will decide for themselves what they think of the style but it must be undeniable that it is quite out of keeping with the architecture of the hotel and will draw the viewer's eye away from that building, thus detracting from it.



Below we show a panoramic view of the plot as it would be seen by an observer passing by each building. This will give members some idea of the total effect that the complete development will have on the area of the Harbour Steps.



### Other Issues

Members will be well aware of the extent of the traffic problem in the area of the Harbour Steps during the summer months. The hotel development will include 28 parking spaces on the site for use by owners of the 15 residences. So it would be reasonable to suppose that the parking on the highway will not be unduly affected. However traffic flow is a different matter and there is bound to be some impact caused by vehicles trying to enter the highway from the site. We would ask you to use your own experience of the number of occasions when you have been held up on Yealm Road in the past in order to make a judgement about how serious this might be.

The planning application consists of 28 different documents and is therefore not for the faint-hearted. However if you do wish to see more detail you may do so by going to:

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/170607>

In summary, we believe that issues for you to consider are:

**Possible advantages:-**

- Restoration of the hotel building
- Provision of a small number of downsizing dwellings

**Possible disadvantages:-**

- Effects of the massing of buildings on the AONB and in Policy Area 1.
- The appropriateness of designs, both that of the house and the changes (the first and only changes in its 120 year history) to the façade of the hotel.
- The undesirability of a significant increase in the number of second homes in the community.
- Parking and traffic flow issues

We would urge you to give us your views on this important application, even if only to respond by replying to the covering email with the single word **SUPPORT** or **OPPOSE**. And please remember that it is important to weigh the advantages that come with the project against the disadvantages. We look forward to your responses.

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