

**EXETER CITY COUNCIL****PLANNING COMMITTEE  
20 FEBRUARY 2012****BUILDINGS AT RISK****1 PURPOSE OF REPORT**

- 1.1 To report on progress since the previous Buildings at Risk report in September 2011.

**2 BACKGROUND**

- 2.1 The condition of buildings is summarised according to the English Heritage priority system of risk categories.

- A. immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B. immediate risk of rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C. slow decay; no solution agreed.
- D. slow decay; solution agreed but not yet implemented.
- E. under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F. repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

**3 KEY BUILDINGS**

- 3.1 The following sites are dealt with in the report:
- |  | Listed Building Grade | Risk Category<br>(see above) |
|--|-----------------------|------------------------------|
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Proposed buildings to be removed from the Register

2 Elmgrove Road  
Episcopal Annexe, Mount Dinham

Buildings remaining on the register

Rectory Barn, Rectory Drive, Alphington	II	B
Thomas Hall, Cowley Bridge Road	II	D
Former Transit Shed, St David's Station	II	C#
Front Wall to 66 Magdalen Road	II	D
Dean Clarke House, Southernhay East	II	C
Wynards Chapel	II	C
Dissenters Graveyard	LL	C
Prezzo, 202 High Street,	II	F#
Wall to alleyway between Notaries House and 10 Cathedral Yard	I	A

Buildings to add to the register

Devon and Exeter Institute, 7 Cathedral Close	I	A
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# denotes change in risk category since last report

**4 BUILDINGS TO BE REMOVED FROM THE REGISTER**

#### 4.1 **2 Elm Grove Road**

The restoration works have been completed and the Enforcement Notice complied with. The building has been completely renovated using traditional lath and plaster internal walls, with thermal upgrading using sheep wool insulation.



Exterior after squatters had damaged the building in 2007



Exterior today



Hallway showing extensive damage to staircase



Rebuilt staircase

*Number of times on the Register – 5*  
*Enforcement carried out? – Listed Building Enforcement Notice*

- 4.2 **Episcopal Annexe, School House & Dinham House, Mount Dinham.**  
The restoration of these properties has now been completed and they are being marketed as “The Discovery Quarter”.



In 2010, with conversion abandoned and the developers in administration.



The completed building now, most units are sold.

*Number of times on the Register – 3*  
*Enforcement carried out? – None*

## **5 THE REGISTER**

*(Letters in bracket denotes Risk Category as above)*

### **5.1 Rectory Barn, Rectory Drive, Alphington. Grade II (B)**

The owner has not responded to recent calls. A letter was therefore sent in mid January informing him of our rights to enter the building in order to consider the works that may be required for an Urgent Works Notice. He has been given 28 days to respond.

### **5.2 Thomas Hall, Cowley Bridge Road. Grade II (D)**

The application for the creation of a Crowne Plaza Hotel has been approved.

### **5.3 Former Transit Shed, St David's Station. Grade II (C, changed from D in last report)**

Standard Steam Locomotives have undergone some reorganisation that has unfortunately resulted in them pulling away from this project and concentrating their efforts in the Midlands. The building therefore reverts to having no end user or use in sight. We will continue to monitor its condition and continue discussions with Network Rail on possible future uses.

### **5.4 Front wall to 66 Magdalen Road. Grade II (D)**

The extension at the rear of this property has been completed and the owners have contacted the conservation officer to confirm that repairs to the wall will be carried out shortly.

### **5.5 Dean Clarke House. Grade II\* (C)**

The condition of the building remains poor however a scheme for the conversion to offices and residential is being considered.

### **5.6 Wynards Chapel. Grade II\* (C)**

The owners are discussing the removal of the bells and the work on the windows and hope that these works will all be completed by the Spring. There is no other progress regarding conversion of the chapel, however providing the building is weather tight and not in danger from the potential of the falling bell, there are no further requirements or obligations on the owners.

### **5.7 Dissenters Graveyard. LL (C)**

Discussions with the owner are continuing to progress a suitable landscape design for the graveyard with a view to it opening as a remembrance garden and repository for interment of ashes with a route through to Bull Meadow Park

### **5.8 Prezzo, 202 High Street, Grade II (F, changed from A in last report)**

Following the inclusion of this building on the Register in September, the owners have moved quickly in order to secure the repairs. On further inspection from the scaffolding, the building was found to be in a more perilous condition than first thought and all of the plaster from the front and back has been removed in order to repair and replace severely damaged timberwork. Whilst this work is progressing in order to reduce the potential for further damage, listed building consent has also been requested for the works as they are more substantial than simple repairs. This has allowed for archaeological recording of the exposed frame which has helped inform the significance of the structure and the impact of the works.

### **5.9 Wall to alleyway between Notaries House and 10 Cathedral Yard Grade I (A)**

The owners have written to the conservation officer following the wall being placed on the Register in September, but have not come forward with any proposed dates or specifications for the works to be undertaken. Discussions are continuing to secure these works as soon as possible.

## **6 BUILDINGS TO BE ADDED TO THE REGISTER**

### **6.1 Devon and Exeter Institution, 7 Cathedral Close. Grade I (A)**

The roof of 7 Cathedral Close contains two fine domed lanterns that light the library spaces. Water ingress around the domes led to an inspection by a specialist architect and an English Heritage structural surveyor. They found that the long span beams that support the domes are undersized. In addition, the roof covering was changed in 1994 from copper to lead, which has added extra weight and stress and this has been exacerbated by the heavy snow loading over the past couple of winters. This has led to the beams splitting and has caused the structures to move, dropping into the building by approximately 5 inches.

The alterations required to prevent collapse of the domes include strengthening the existing beams with steel supports and further investigation will require the lead roof covering to be removed.

The architect is in contact with the conservation officer and English Heritage to ensure these essential works are carried out to the highest standards on this important building.



*The dome is dropping into the library. The structure is currently supported by scaffolding, with netting to catch any falling debris.*

## **7 RECOMMENDATION**

7.1 It is recommended that the report be noted.

**RICHARD SHORT**  
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