

EXETER CITY COUNCIL

**PLANNING COMMITTEE
23 JULY 2012**

BUILDINGS AT RISK

1 PURPOSE OF REPORT

- 1.1 To report on progress since the previous Buildings at Risk report in February 2012.

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
(see above) |
|--|--------------------------|---------------------------------|
|--|--------------------------|---------------------------------|

Proposed buildings to be removed from the Register

None

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	F#
Dean Clarke House, Southernhay East	II	D#
Dissenters Graveyard	LL	C
Prezzo, 202 High Street,	II	F
Wall to alleyway between Notaries House and 10 Cathedral Yard	I	A
Devon and Exeter Institute, 7 Cathedral Close	I	A
Wynards Chapel	II*	F

Buildings to add to the register

Clystlands, Fore Street, Heavitree	II	B
Holmbush, Little Johns Cross Hill	II	A

denotes change in risk category since last report

4 THE REGISTER *(Letters in bracket denotes Risk Category as above)*

4.1 Rectory Barn, Rectory Drive, Alphington. Grade II (B)

Following a letter in January to the owner noting Members agreement to initial Enforcement proceedings, the owner has been in contact to agree clearance and repair works to make the building watertight. At the time of writing this report, these works have not been commenced due to the owner's personal circumstances that have caused a delay, however a verbal update will be available at the meeting. The owner has discussed implementing the extant consent from the 1970's which allows for the creation of two cottages, however because this permission is so old, alterations to these plans are being discussed to bring them in line with current planning and building control measures.

4.2 Thomas Hall, Cowley Bridge Road. Grade II (D)

The University is continuing their discussions with the developer, however given the current challenging economic climate the project is not able to be progressed. The University are continuing to try and resolve the issue.

4.3 Former Transit Shed, St David's Station. Grade II (C)

Since Standard Steam Locomotives pulled out of their project to re-use this building, Network Rail continue to maintain it on an "as needs" basis to ensure it does not continue to deteriorate beyond its current condition. However they are also in discussions with Exeter Historic Buildings Trust with a view to a partnership solution.

4.4 Front wall to 66 Magdalen Road. Grade II (F, changed from D in last report)

Repairs to the front wall are nearly complete. Pending satisfactory completion of the works, this structure will be removed from the register at the next reporting.

4.5 Dean Clarke House. Grade II* (D, changed from C in last report)

Consent has been granted for the building to be converted to 24 flats and 6 offices. The building has been sold and contracts are due to be exchanged shortly. It is understood that works will start as soon as possible after completion; a verbal update will be presented at the meeting.

4.6 Dissenters Graveyard. LL (C)

The Church sold the freehold of the site some years ago and has no claim on its future use, however the owner has been informed by the Church committee that they are still in favour of social/affordable housing and do not want him to proceed with the proposal for a remembrance garden.

The owner made a presentation to Planning Member Working Group in November 2010 on a proposal to develop the site for social housing. Although Members gave some weight to the provision of affordable housing in the city, they attached greater weight to the site's historic significance and the retention of it as a heritage asset. Consequently the proposal for development was discouraged.

It is further noted that the Council have offered financial support to the owner to create the link to Bull Meadow Park and have offered advice on cost effective repairs to the monuments in order to facilitate the Garden of Remembrance. Positive consultation has also taken place on landscape proposals for the Garden.

4.7 Prezzo, 202 High Street, Grade II (F)

The contractors employed to carry out the repairs went into administration and the building works were halted for some time. A new agent has been appointed and an updated specification for the works has been agreed. The

agent has received tenders back from contractors and works will re-commence later in July.

4.8 Devon and Exeter Institution, 7 Cathedral Close. Grade I (A)

The Institute's architect has received an indicative offer of funding from English Heritage that will allow the full restoration of the roof to take place in a single phase. Full protective scaffolding will be erected around the building, followed by a strip of the existing roofing material before the structural failures can be assessed and a specification drawn up. A formal application will be submitted for the works in due course.

4.9 Wall to alleyway between Notaries House and 10 Cathedral Yard Grade I (A)

Since the last report, no contact has been received from the owners. The wall retains medieval stonework and it is this stonework, adjacent to a medieval doorway, that is deteriorating most severely; this can only be seen from within the alleyway and is therefore hidden from public view. The condition of the wall has been previously discussed with the owner's surveyors during a period of renovations on the Notaries House, however, no consolidation was carried out and the wall has deteriorated to its present state.

4.10 Wynards Chapel. Grade II*

The windows are still in need of repair, despite assurances that this would be completed by Spring. Although there are no proposals for any conversion or use of the building, once these repairs are carried out, it will at least be weather tight and can be removed from the register.

5 BUILDINGS TO BE ADDED TO THE REGISTER

5.1 Clystlands, Fore Street, Heavitree. Grade II (A)

Some render was removed from the south east elevation in March 2011 for some patch repairs to be carried out. The render was found to be more unstable than first thought and was completely removed from this elevation. Specifications and quotes for appropriate re-rendering have been received, however the management company has not been able to fund the re-instatement and the Heavitree stone wall has been left unprotected. Damage to the building, both internally and externally is inevitable as long as the structure remains in this condition.



South east elevation showing removal of render

5.2 **Holmbush, Little Johns Cross Hill. Grade II. (A)**

Holmbush suffered a fire in April that destroyed the thatch and left the interior and cob walls of the building unprotected. The building was uninsured and has remained unprotected since the fire, with no scaffolding or covering and it is most likely that the unusually wet weather has caused further deterioration of fabric. There has been a comprehensive structural report undertaken that has identified key works required to stabilise the building prior to reconstruction. The owner has been considering options and is likely to sell the site as seen. Advice has been given to the owner's agents that further development on the land is unlikely to be accepted as it is within the Valley Park and rebuilding of the listed building, retaining all features and fabric where possible, is expected.



Holmbush after the fire, April 2012

6 **RECOMMENDATION**

6.1 It is recommended that the report be noted.

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