

**EXETER CITY COUNCIL****EXECUTIVE  
10 FEBRUARY 2009****PROPOSED EXTENSION TO HEAVITREE CONSERVATION AREA****1.0 PURPOSE OF REPORT**

- 1.1 To agree an extension to the Heavitree Conservation Area to include the St Loyes Hotel on Salters Road.
- 1.2 A plan of the proposed extension is attached.

**2.0 BACKGROUND**

- 2.1 The Heavitree Conservation Area was designated in December 1983 and the Conservation Area Appraisal and Management Plan was adopted in March 2004.
- 2.2 The proposal to extend the conservation area has come about due to the closure of the St Loyes Hotel in 2007 and subsequent redevelopment proposals for the land to the rear. The building itself is therefore considered to be under threat of demolition.
- 2.3 This prompted a survey of the area that identified the former Hotel as having special architectural and historic interest with no statutory protection controlling demolition. So that this area has appropriate protection and future development is guided effectively, it is proposed that the Heavitree Conservation Area boundary is extended.

**3.0 KEY CONSIDERATIONS**

- 3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, defines a Conservation Area as “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance, to ensure its value is retained for future generations to enjoy.”
- 3.2 Section 69 of the Act states that “*every planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas*”.
- 3.3 Within Conservation Areas, it is the character of the area as a whole that is important and, unlike listed buildings where the decision to list lies with the Secretary of State, judgement is made by the Local Planning Authority on the basis of local and not national criteria. The City Council has set a list of criteria against which new conservation areas or alterations to existing boundaries are measured. In setting these criteria, it is essential that the “specialness”, in the local or regional context, is recognised and the City Council has sought to establish a consistent and responsible approach when considering the extent of designation and its adequacy across the whole of the City. Failure to do so can seriously devalue the status of Conservation Areas and whilst designation can

be a legitimate response to a real or perceived threat to the character or appearance of an area, it is still essential to consider first whether an area is of sufficient architectural or historical interest to warrant designation.

#### **4.0 APPRAISAL OF THE SITE**

- 4.1 The St Loyes Hotel is a purpose-built pub dating from 1936. It was designed by local architect F.W Beech, using the Art Deco influences of the time and, even though it is closed for business, it remains visually intact and a dominant feature in the street scene.



F.W Beech's other work in the City includes the Kings Arms, Buddle Lane and the Dingles House of Fraser department store (formerly Coulsons).

- 4.2 Salters Road is predominantly an early 20<sup>th</sup> Century housing estate, built on former orchards. The pub was purpose built to serve the new community, although the Heavitree stone outbuilding to the north was a remnant from the former buildings on the site and dates from at least the 1880's. Similarly the Heavitree stone wall that runs behind the more recent properties of 2 – 10 (odd) Salters Road appears on the historic maps of this time.



- 4.3 The property is individual in terms of the surrounding streetscape and the open frontage allows glimpse views of it from Heavitree Road and sequential views along Salters Road.

- 4.4 The massing and proportions of the building are sympathetic to the size of plot, location and use and make a positive contribution to the street scene. The elevations display many features associated with the Art Deco style, including the curved entrance vestibules with rising pilasters, the uniform and original Crittall fenestration, the leaded canopies above the first floor balconies and the perfect symmetry of design. The roof is a natural slate behind a parapet, which effectively reduces the impact of what would otherwise be a dominant feature on a building of this scale. The smooth white render finish is appropriate to this age of property.
- 4.5 The land behind (previously the pub garden) is well enclosed and many of the walls are constructed of Heavitree stone with brick infilling. These walls appear on the 1889 OS map and are therefore likely to be contemporary with the former buildings on the site. The rear of the Hotel extends into this garden and remains as planned and built in 1936. It has retained its original windows and roof and makes a positive contribution to the area.



- 4.6 PPG15 states that when identifying potential conservation areas, consideration should be given to many aspects of the townscape, including historic property boundaries, characteristic materials and appropriate scaling and detailing (para. 4.2). It also states that local authorities should establish consistent local standards for designation of conservation areas and boundaries should be set against these standards.
- 4.7 The Council has produced a list of criteria for boundary amendments that is attached at Appendix I. This proposal meets criteria 1, 2, 3 and 4 of this list.
- 4.8 The St Loyes Hotel represents an intact and unspoilt example of an interesting building style, of which there are not many examples remaining in the City. Additionally, the presence of the earlier outbuilding and garden walls and the use of Heavitree stone in these features gives the site character. The overall architectural and historic interest of the site is appropriate for conservation area designation.

## 5.0 CONCLUSIONS

- 5.1 The area is of special architectural or historic interest for the reasons outlined above and is a development site.

- 5.2 Conservation Area status would bring demolitions under planning control, thereby allowing any archaeological, building and townscape issues to be discussed and conditioned, where necessary.
- 5.3 Under the Act, the Council has the power to designate a conservation area on the basis of an officer recommendation. The designation is required to be advertised in the local paper and the London Gazette but there are no other formal requirements. The City Council's normal procedure is to include public consultation in the designation process.
- 5.4 The affected owners will have been informed prior to Executive and any comments will be reported at the meeting. It is proposed to make the designation and then undertake further public consultation.
- 5.5 The existing appraisal can be easily updated to reflect the proposed changes.

## **6.0 RECOMMENDATION**

- 6.1 That the Heavitree Conservation Area Appraisal and Management Plan be extended in accordance with the attached plan.

**RICHARD SHORT**  
**HEAD OF PLANNING & BUILDING CONTROL**

## **ECONOMY & DEVELOPMENT DIRECTORATE**

**Background papers used in compiling this report:**  
None

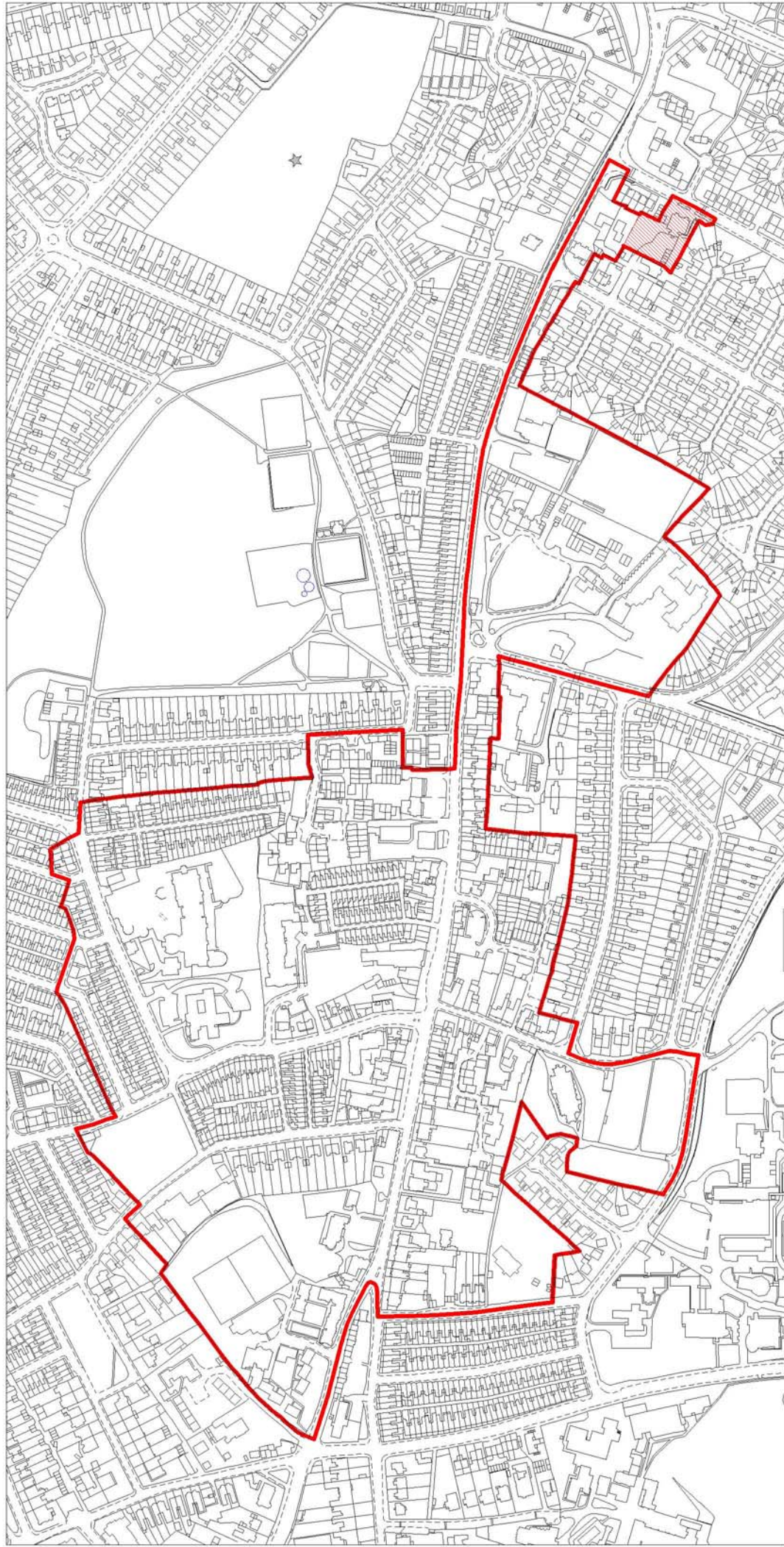
## CONSERVATION AREA APPRAISALS

### CRITERIA FOR PROPOSED BOUNDARY AMENDMENTS

The starting point should be a presumption against altering boundaries unless there is a strong case based upon the appraisal.

1	Conservation Area boundaries should be drawn to include relevant building groups that have coherence and similarities in either materials, periods or styles and open spaces surrounding these that form an integral part of the building groups (with regard to the fact that CA's are primarily about buildings and their related land not open spaces).
2	Boundaries should still exist on the ground and make sense.
3	The setting of important features should be adequately protected.
4	Changes in attitude to architecture and history should be addressed.
5	The impact of any changes in legislation should be addressed.
6	There must be a compelling case for deleting areas that were previously designated.
7	Areas that lack character (holes) lying within the proposed Conservation Area may be included where there is a reasonable probability that a substantial part of the area will be redeveloped within 5-10 years and the designation can therefore influence the quality of development. (It is assumed that CA's will have a life of 5-10 years between reviews). Where a substantial redevelopment scheme has already been approved and is likely to proceed, the decision should rest on whether there is a clear case that the approved scheme will enhance the character of the area.
8	Holes characterised by substantial areas of relatively modern or mundane development where redevelopment is unlikely should be excluded.
9	Where existing areas of a Conservation Area are considered in the appraisal to have more in common with an adjoining Conservation Area, it should generally be removed from the area being appraised and appended to the adjoining area in order to be fully appraised when that area undergoes its next appraisal.
10	Existing Conservation Areas should only be amalgamated or subdivided if there is a clear case that the proposed amendment more accurately reflects the appraised character.





Scale 1:5000 ↑

© Crown copyright Exeter City Council 100025345

22/01/2009

## Heavitree Conservation Area - Proposed boundary amendment



Proposed to be included

Planning Services & Building Control, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or Civil proceedings.



Exeter City Council