

Exeter City Council
Planning Committee
15 January 2024

Application 22/1548/FUL

Site: Exeland House, Tudor Street

Applicant: Bennik Developments Limited

Proposal: Renovation, conversion, extension and change of use Exeland House from retail unit and office to form a co-living scheme

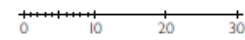
Case Officer: Roger Clotworthy

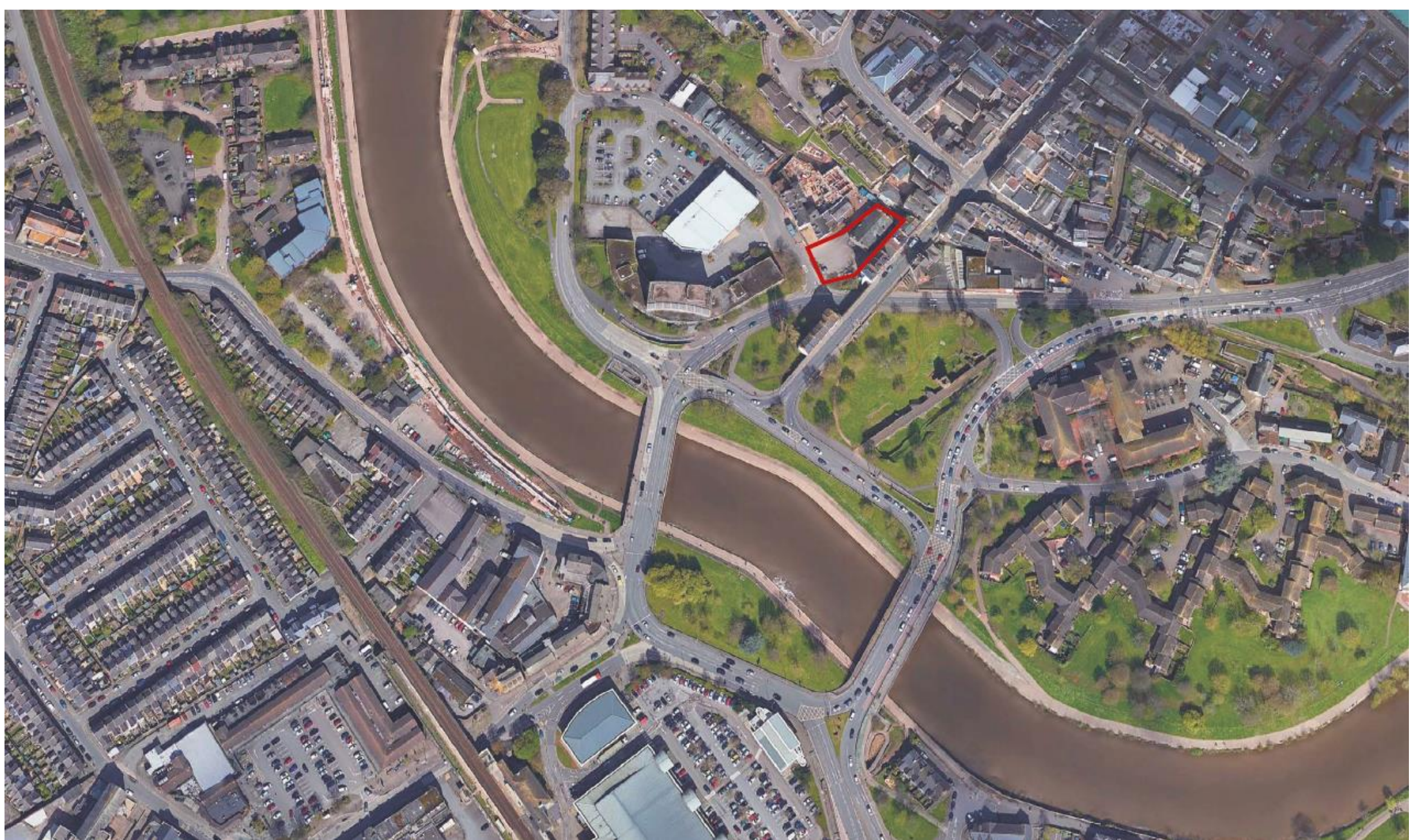
SITE LOCATION PLAN



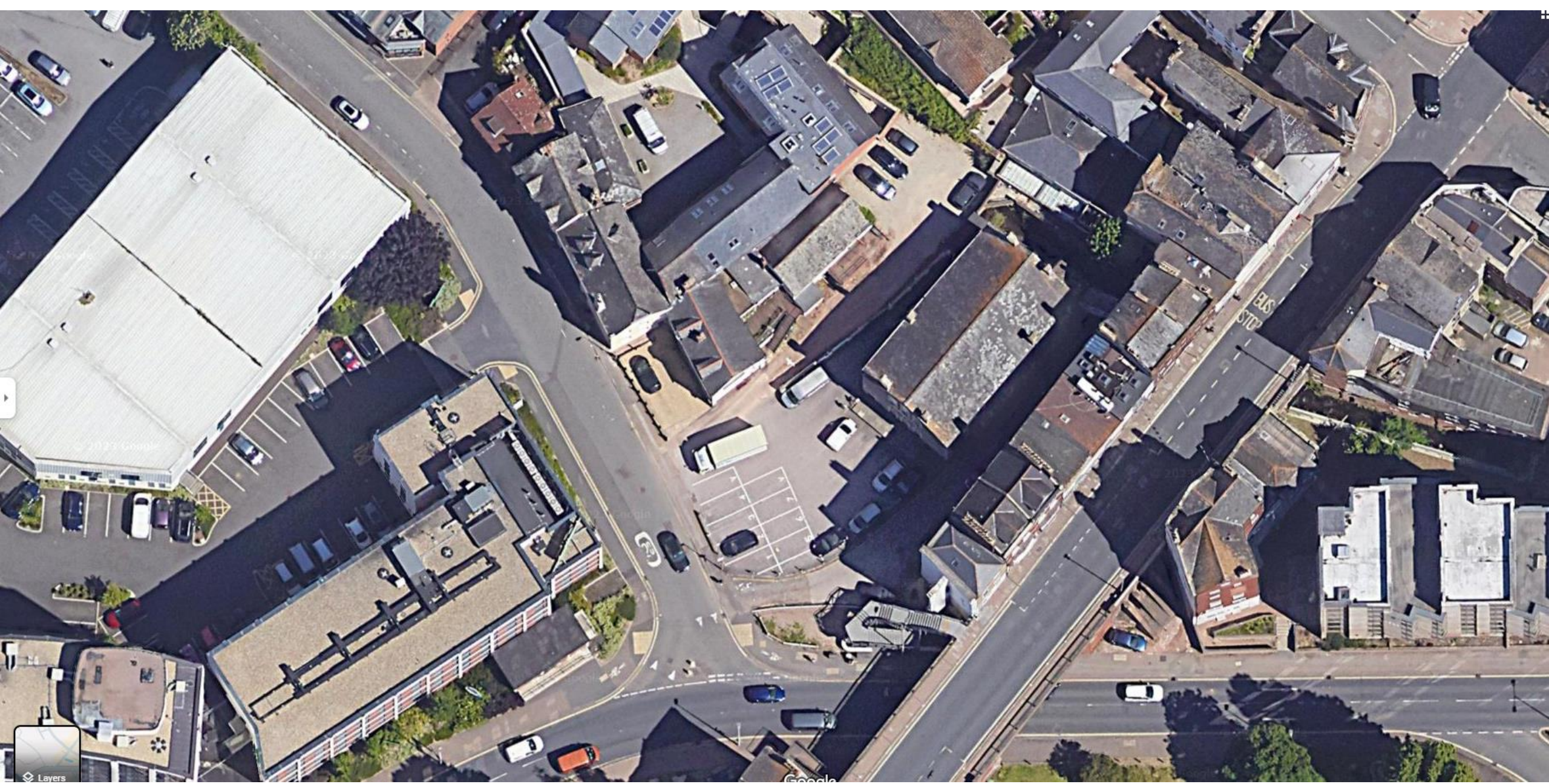
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Block Plan
Scale 1:500 @ A1





SITE LOCATION



AERIAL VIEW

FROG STREET
VIEW



VIEW FROM
TUDOR
STREET





TUDOR
STREET

VIEW FROM
NEW BRIDGE
STREET

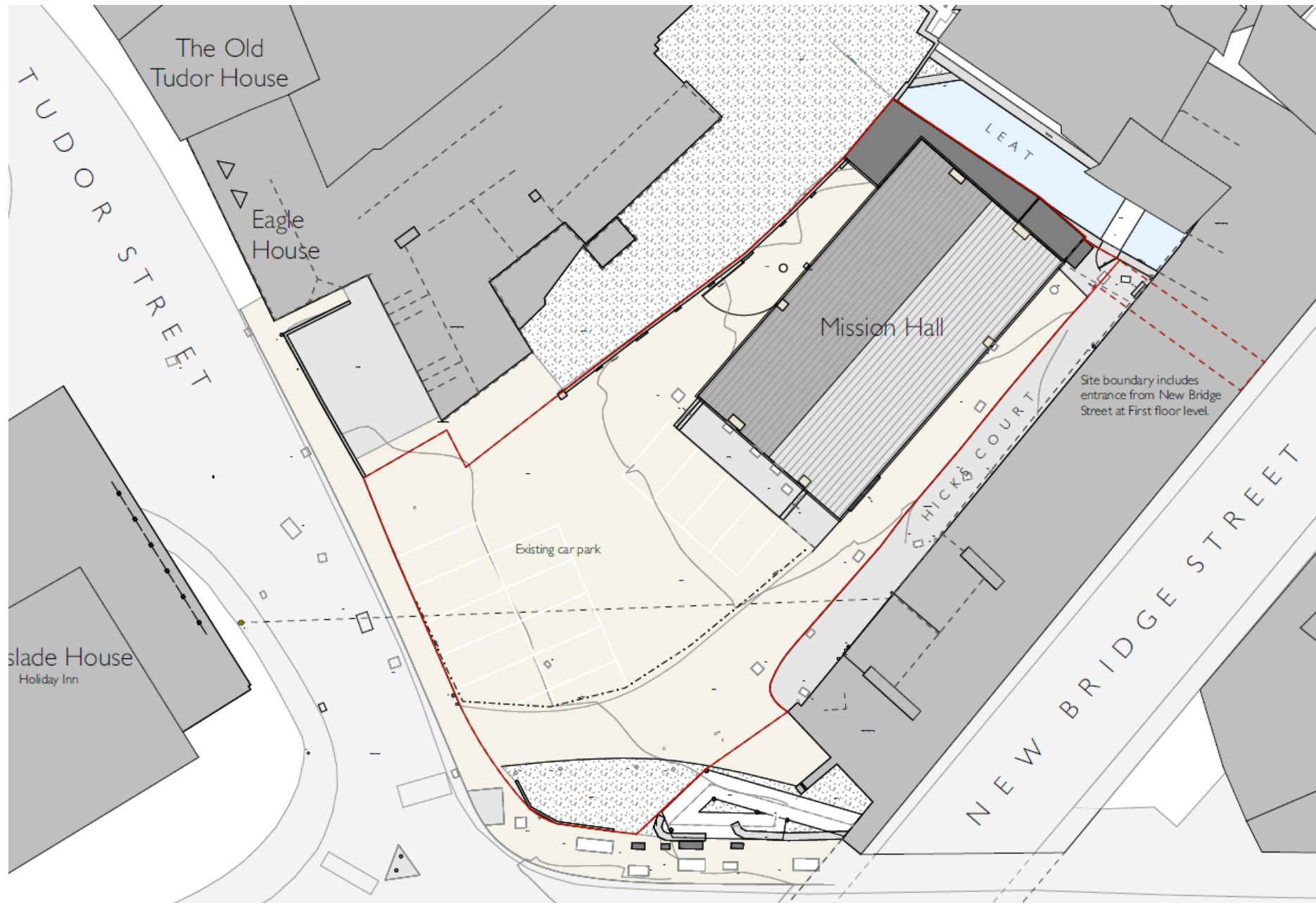




ENTRANCE
FROM NEW
BRIDGE
STREET

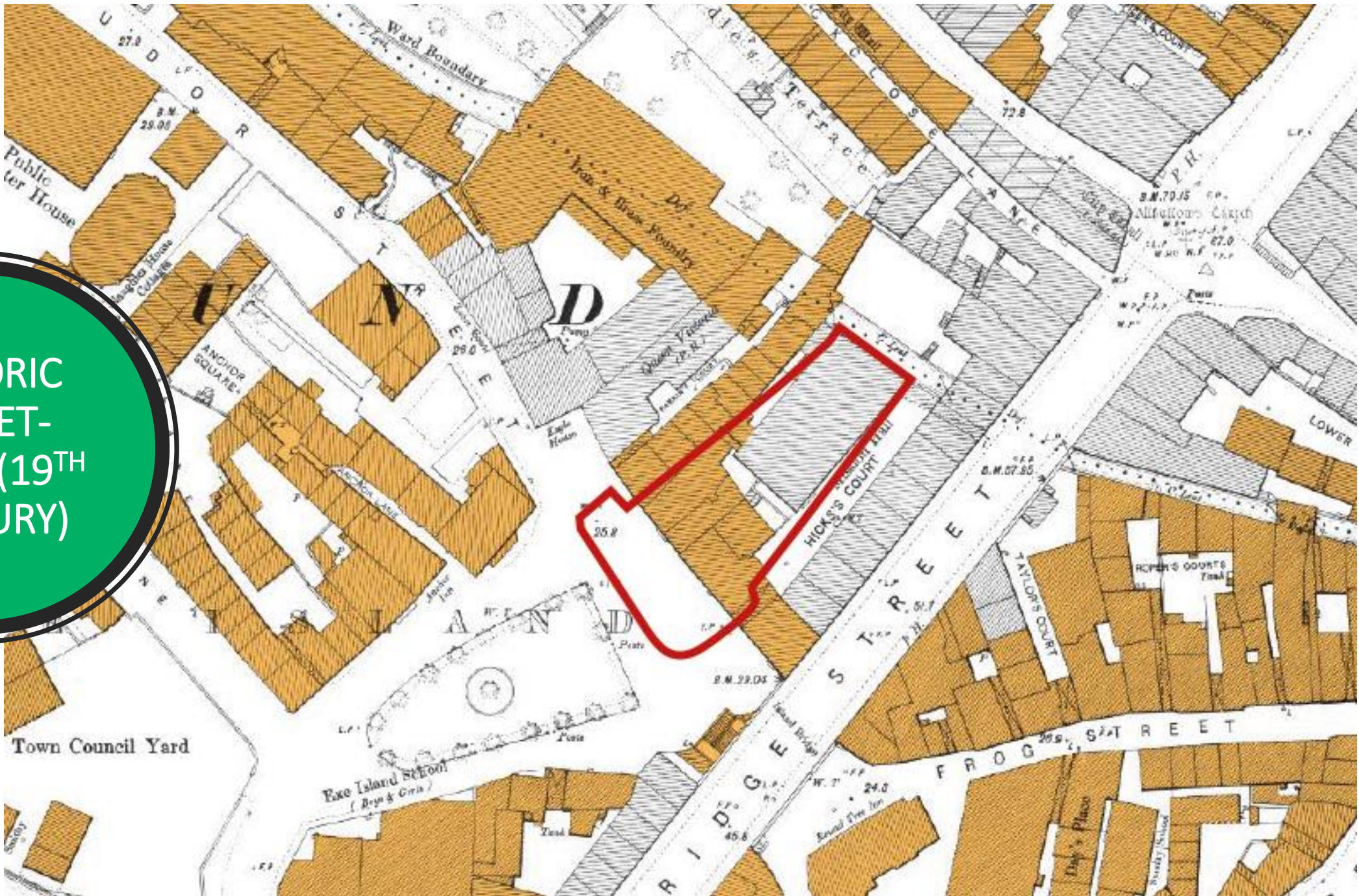


HICKS COURT
AND
COFFINS
WAY



EXISTING SITE PLAN

HISTORIC
STREET-
SCAPE (19TH
CENTURY)



HISTORIC
STREET-
SCAPE (19TH
CENTURY)

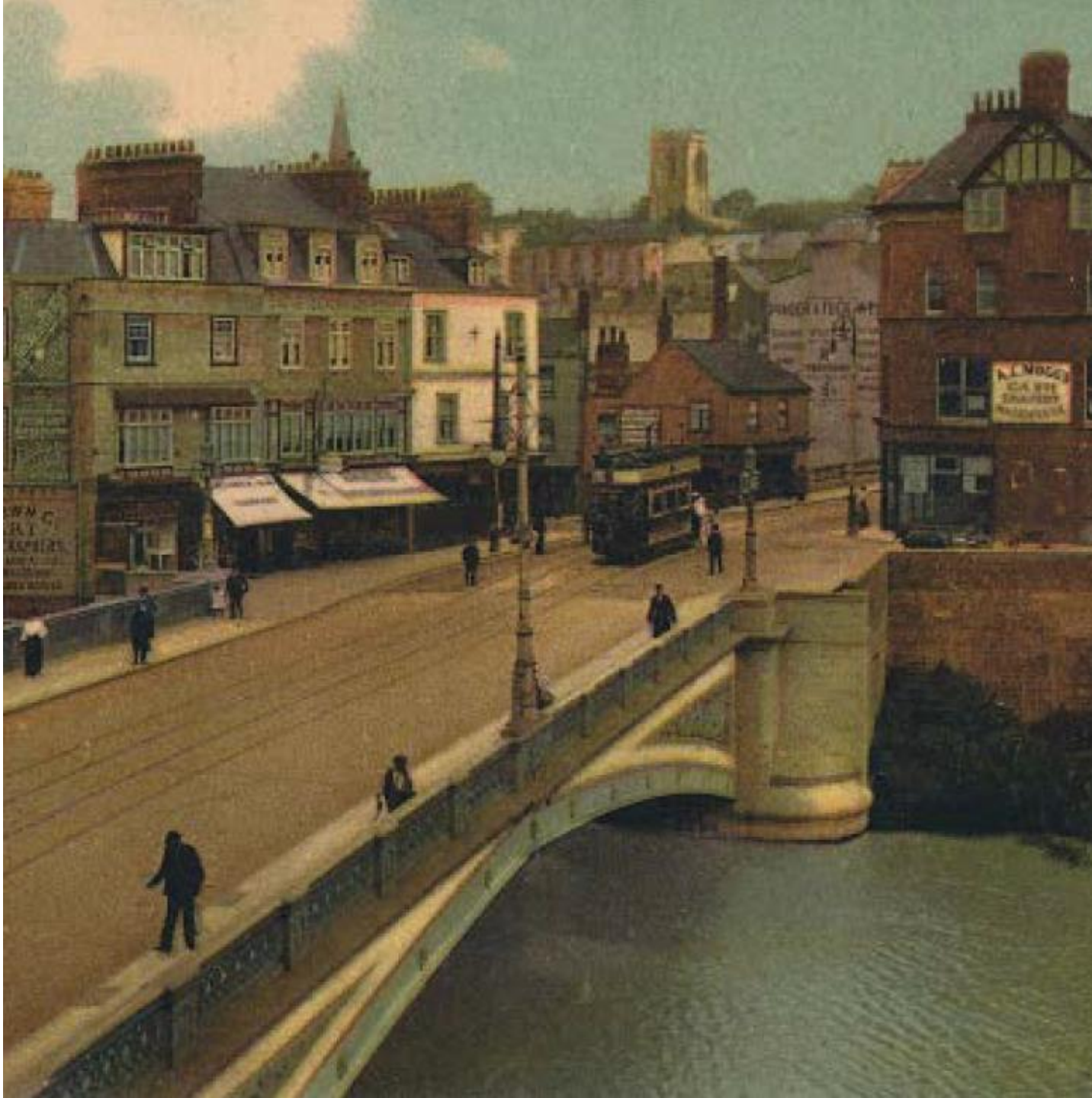


BEFORE
INNER RING
ROAD



NEW BRIDGE
STREET
ENTRANCE





WIDER SITE -
HISTORIC
VIEW FROM
RIVER EXE



ISOMETRIC VIEW



Windows and
Black aluminum
Black painted
Timber louver
Brick and stone
Metal screen

Proposed South East (Side) Elevation
Scale 1:100 @A1

SOUTH-EAST SIDE ELEVATION



Client:

Bennik Developments Limited

Proposed North West (Side) Elevation
Scale 1:100 @A1

NORTH-WEST SIDE ELEVATION



FRONT
ELEVATION

Proposed South West (Front) Elevation

Scale 1:100 @ A1



Proposed North East (Rear) Elevation
Scale 1:100 @A1



PROPOSED SITE PLAN



PROPOSED SITE PLAN



Tudor House

Eagle House

TUDOR STREET

FROG STREET

NEW
BRIDGE
STREET

Proposed Tudor Street
Street Elevation
Scale 1:200 @ A1

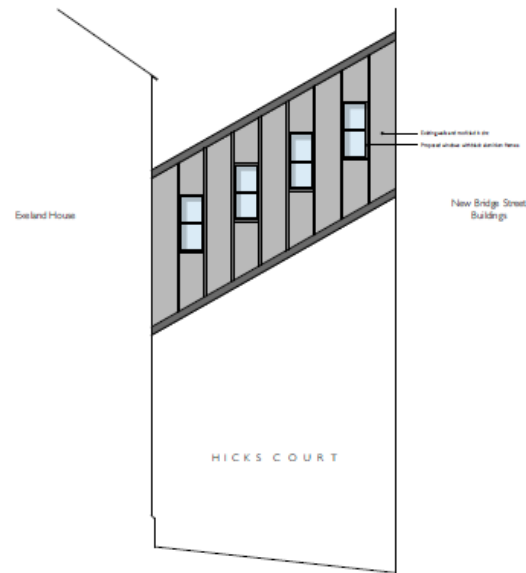
TUDOR STREET ELEVATION



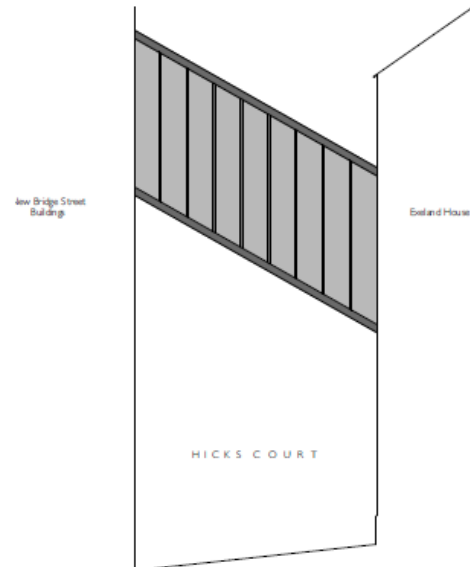
Proposed Frog Street
Street Elevation
Scale 1:200 @A1

FROG STREET ELEVATION

Proposed Coffins Way
South Elevation
Scale 1:50 @ A1



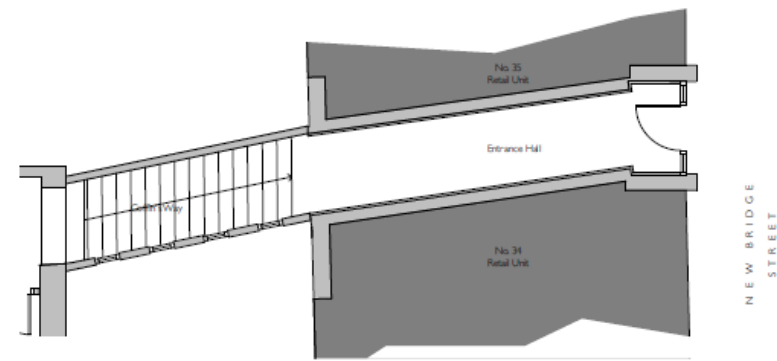
Proposed Coffins Way
North Elevation
Scale 1:50 @ A1



Client: Bennik Developments Limited
Project: Mission Hall, Tudor Street Exeter
Drawing Title: Proposed New Bridge Street Entrance and Coffins Way (Plans and Elevations)
Drawing No: 2080_PL_14
Revision:
Date: August 2023

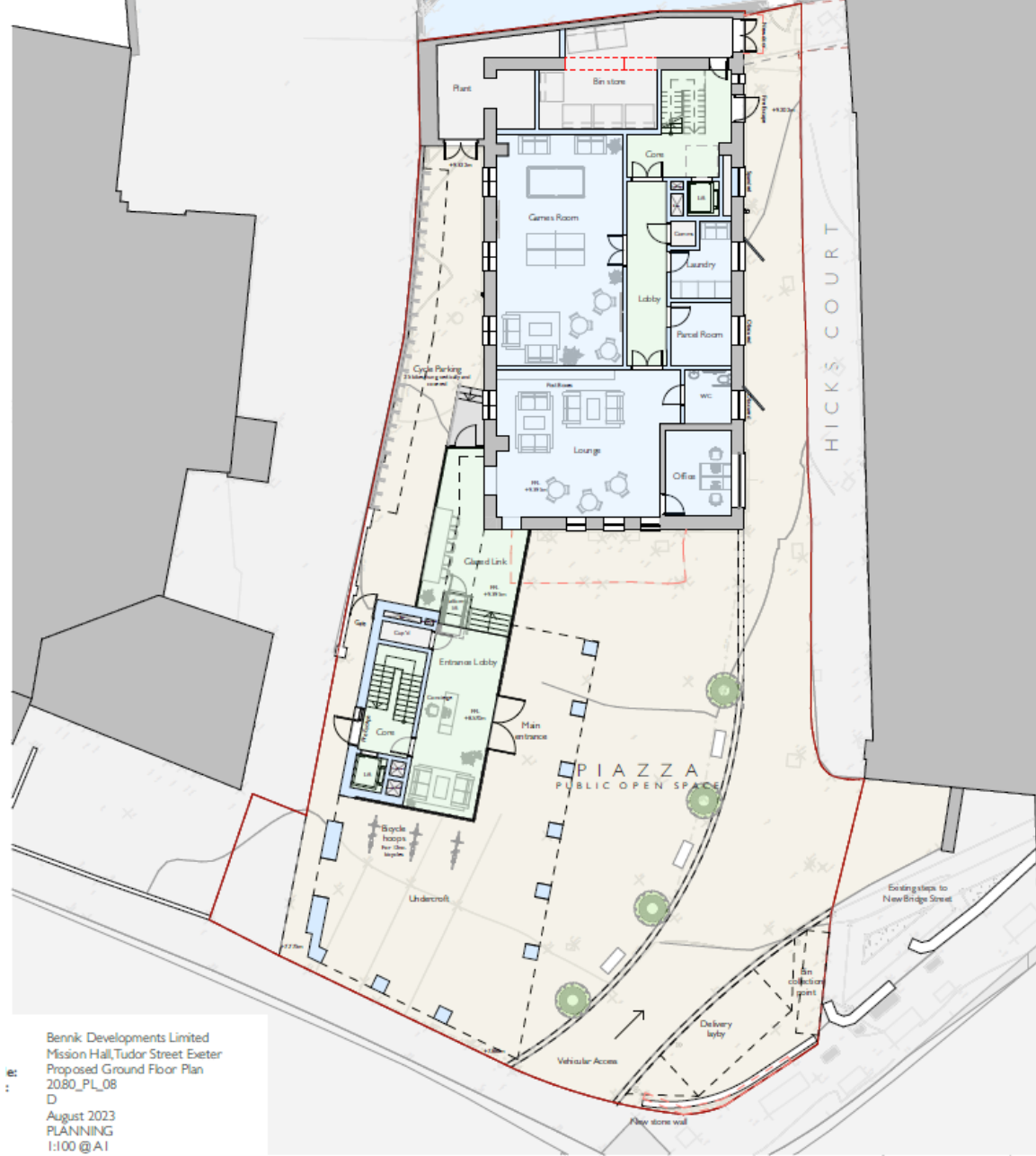


Existing New Bridge Street Elevation
Scale 1:50 @ A1



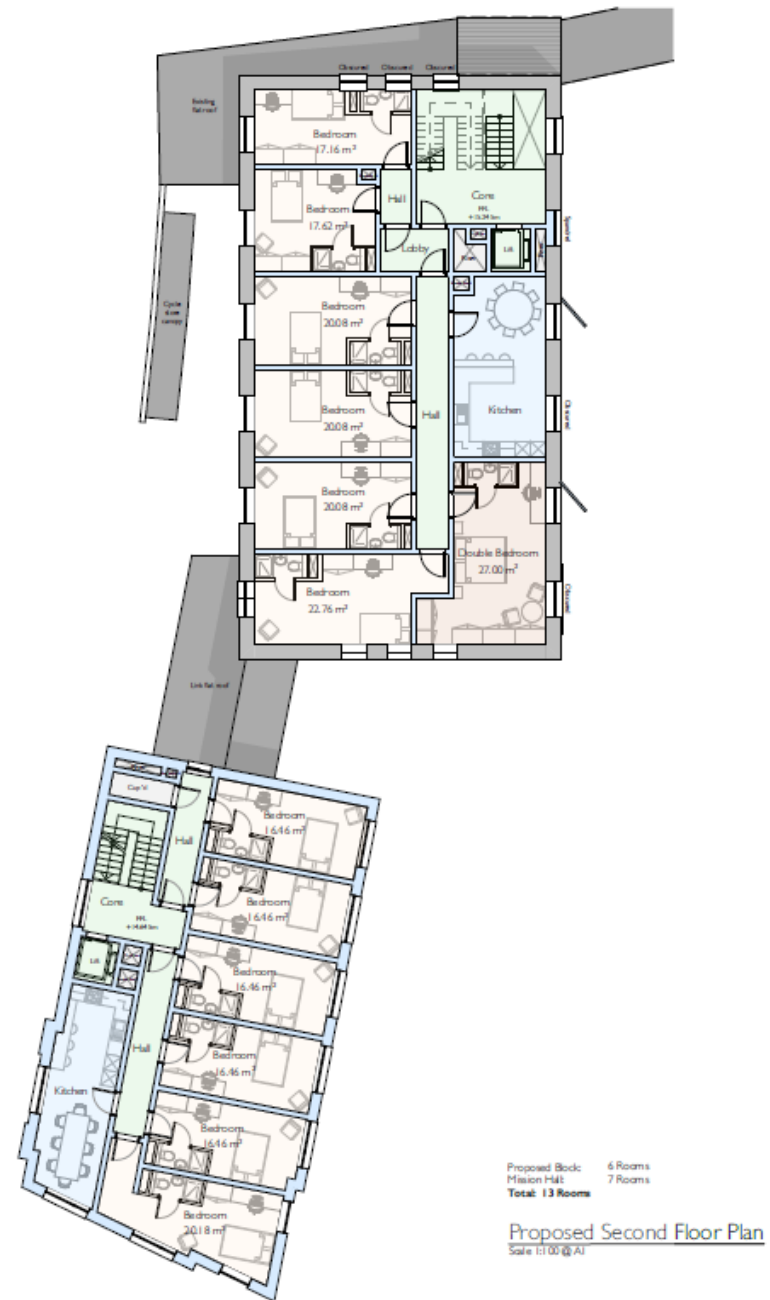
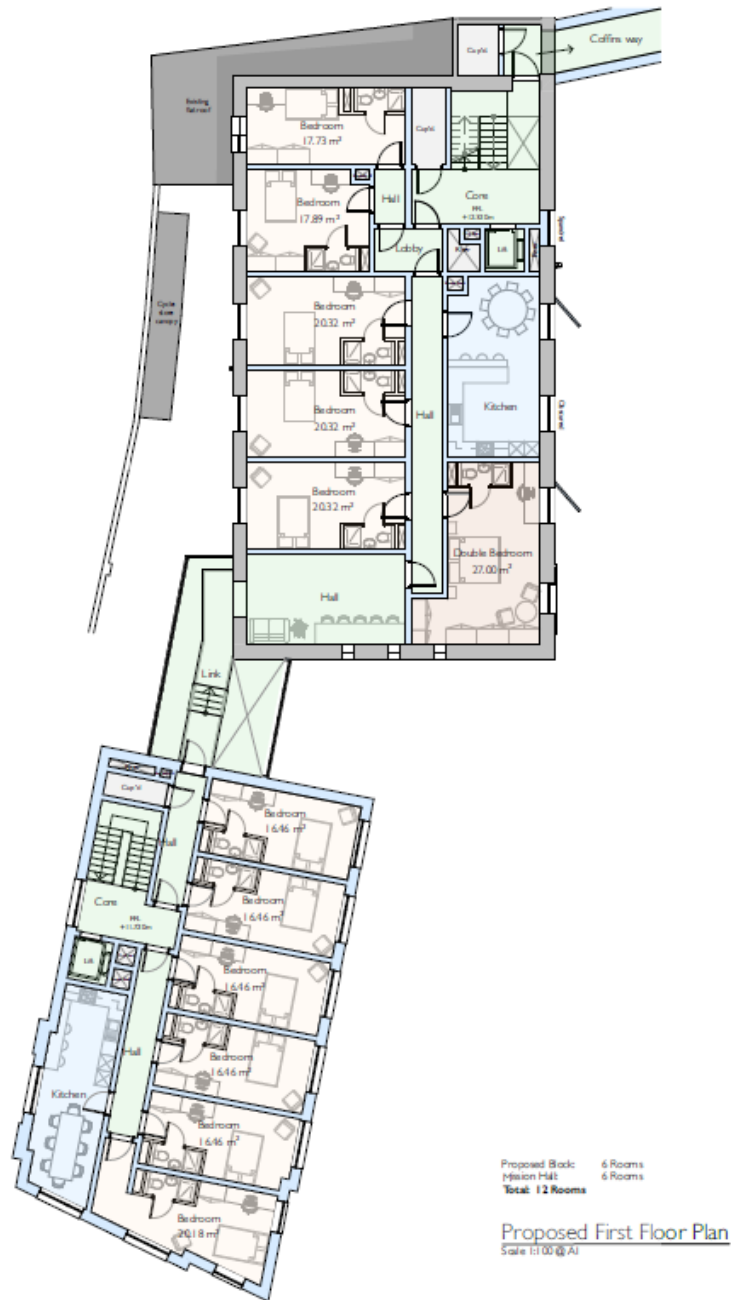
Proposed New Bridge Street and Coffins Way
Entrance Floor Plan
Scale 1:50 @ A1

NEW BRIDGE STREET ENTRANCE

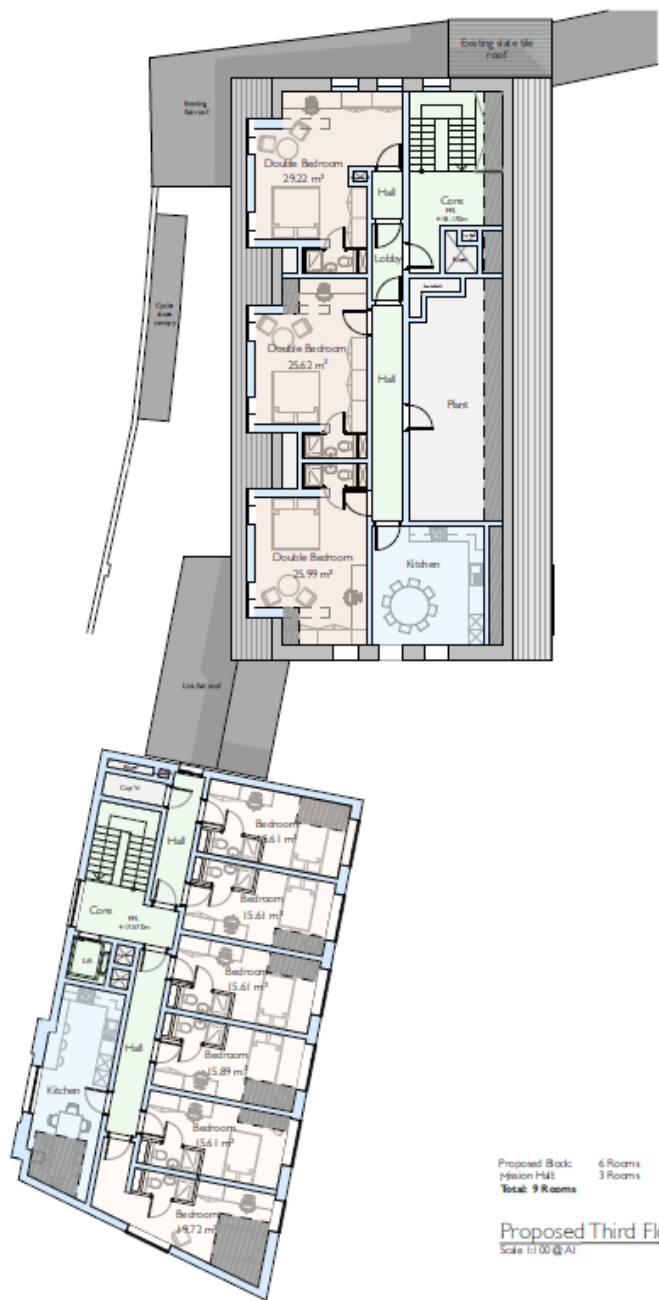


Bennk Developments Limited
 Mission Hall, Tudor Street Exeter
 Proposed Ground Floor Plan
 2080_PL_08
 D
 August 2023
 PLANNING
 1:100 @ A1

PROPOSED GROUND FLOOR PLAN



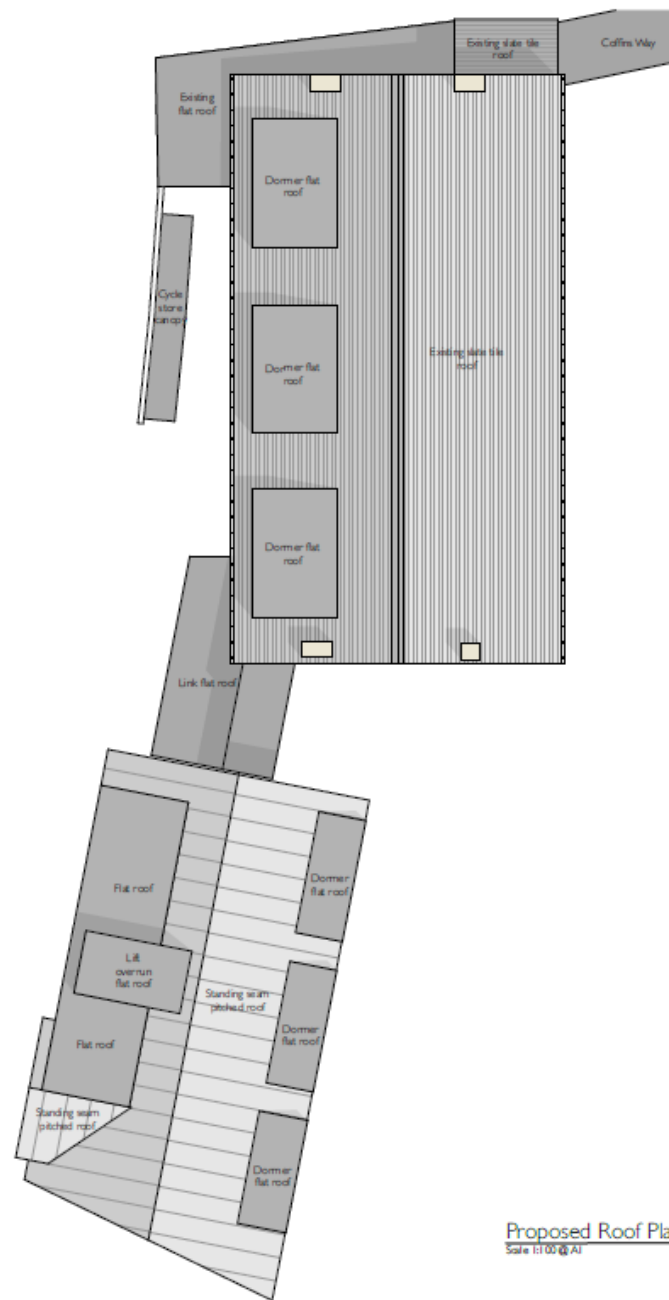
PROPOSED FIRST AND SECOND FLOOR PLANS



Proposed Block
Mission Hill
Total: 9 Rooms

6 Rooms
3 Rooms

Proposed Third Floor Plan
Scale 1:100 @ A1

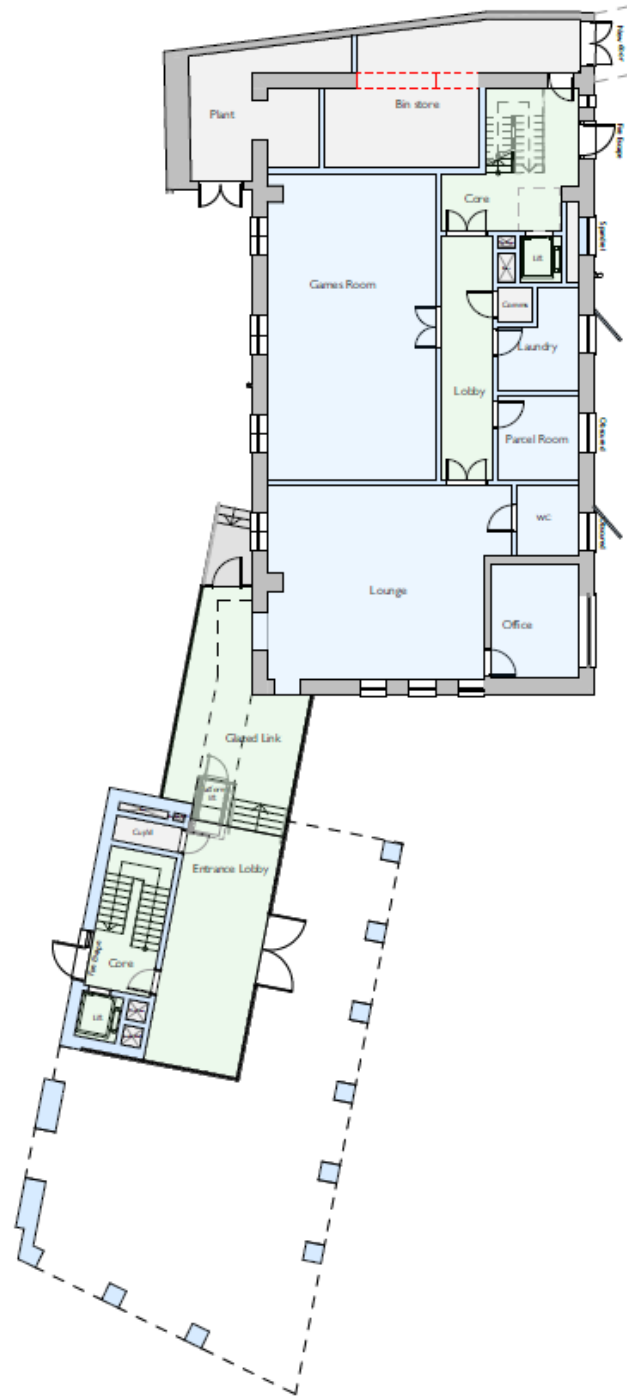


Proposed Roof Plan
Scale 1:100 @ A1

PROPOSED THIRD FLOOR PLAN

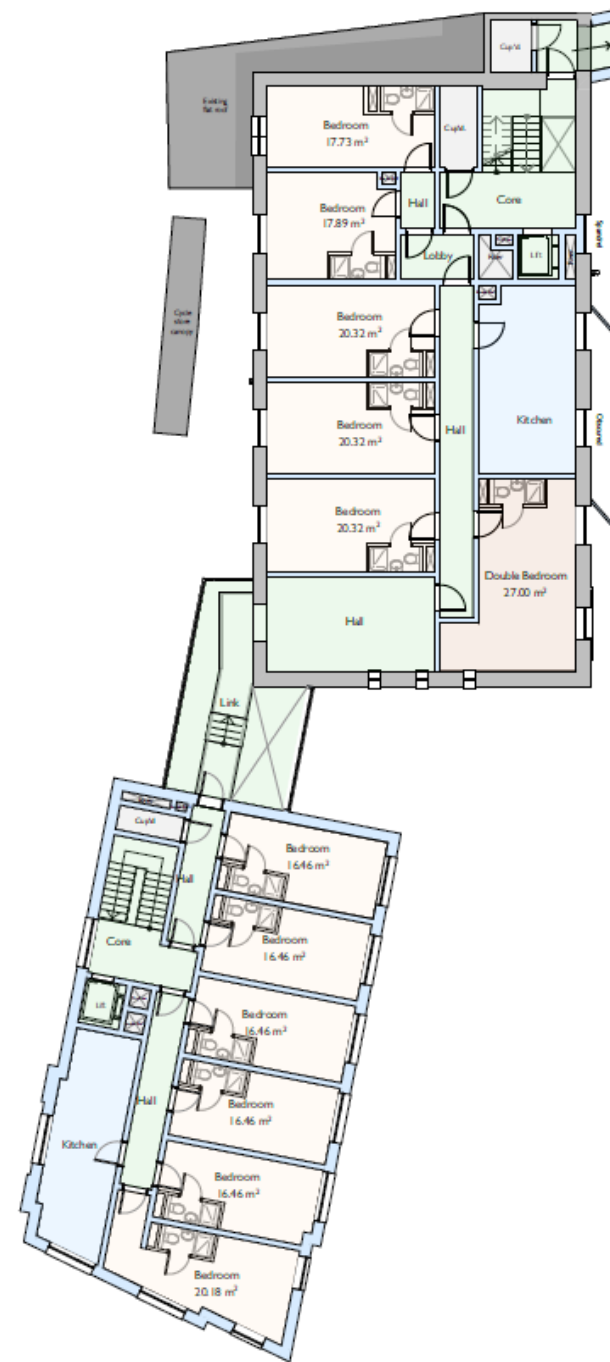
PROPOSED GROUND FLOOR PLAN

- **Lobby**
- **Games Room**
- **Lounge**
- **Bin store**
- **Plant**
- **Laundry**
- **Parcel Room**
- **Office**



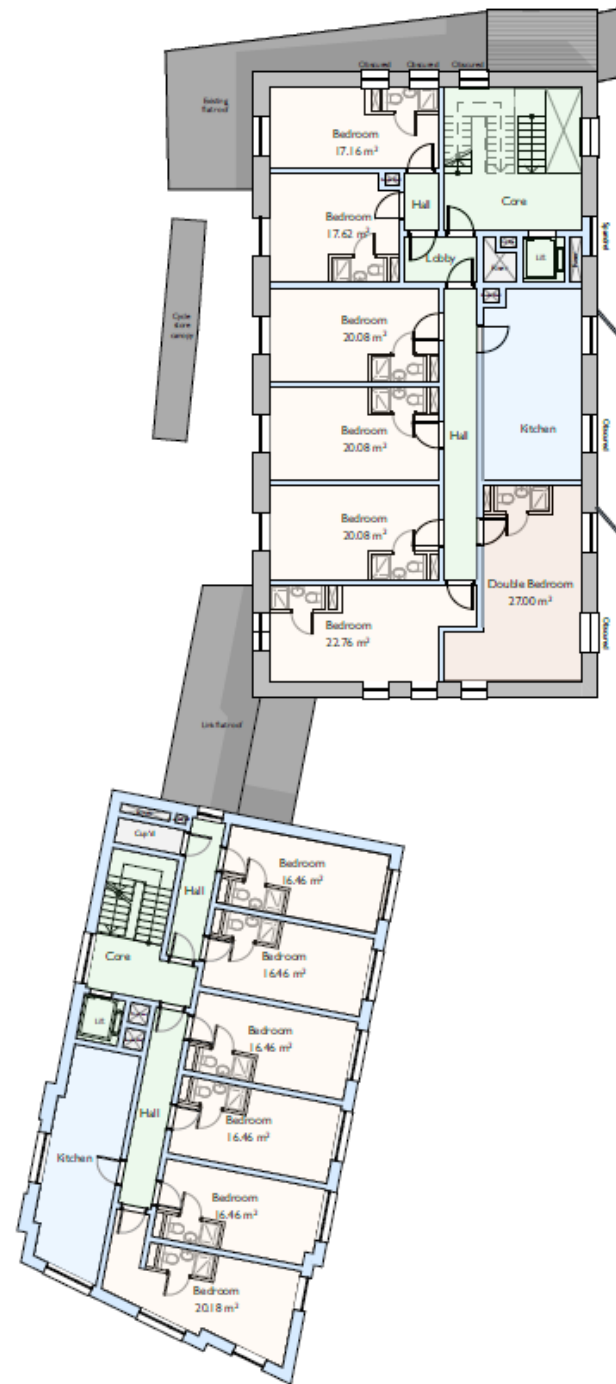
PROPOSED FIRST FLOOR PLAN

- Bedrooms (12)
- Kitchens (2)



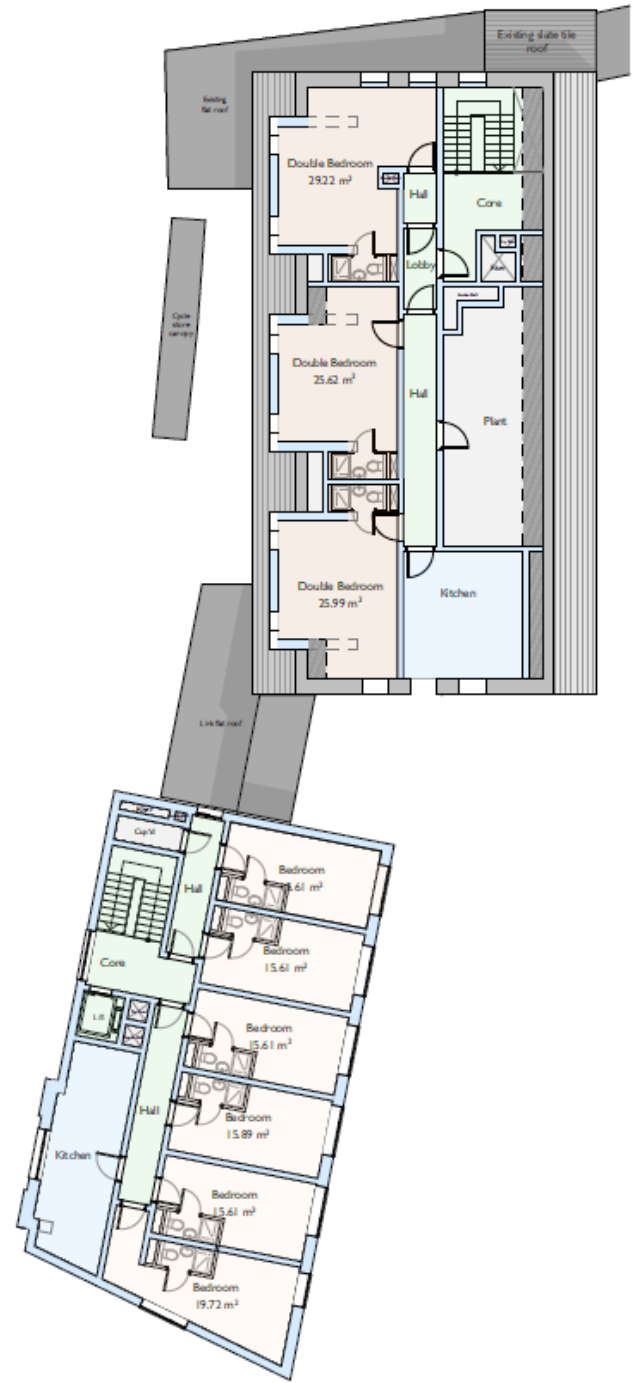
PROPOSED SECOND FLOOR PLAN

- Bedrooms (13)
- Kitchens (2)



PROPOSED THIRD FLOOR PLAN

- Bedrooms (9)
- Kitchens (2)
- Plant





NEW BRIDGE STREET ILLUSTRATIVE VIEW



FROG STREET ILLUSTRATIVE VIEW



TUDOR STREET ILLUSTRATIVE VIEW

- Flooding
- Amenity – neighbours
- Amenity – occupants
- Parking – cycles
- Parking – disabled
- Heritage
- Design
- Sustainability
- Community safety

DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) IN CONSULTATION WITH THE CHAIR TO GRANT PERMISSION SUBJECT TO AMENDMENTS TO THE SCHEME WHICH ENABLE WITHDRAWAL BY THE ENVIRONMENT AGENCY OF ITS OBJECTION AND TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

- On-site Affordable Housing at 20 per cent for Build-to-Rent
- £18,240 for local GP surgeries expansion
- A Management Plan (Co-living) to include details of tenant vetting and on-site management.
- Pedestrian rights of way across the approved Plaza
- £5,000 towards implementing the Devon County Council Exeter Local Cycling and Walking Infrastructure Plan.

And the conditions (and their reasons) set out in the report and update sheet.

RECOMMENDATION