

Exeter City Council  
Planning Committee  
09 February 2026

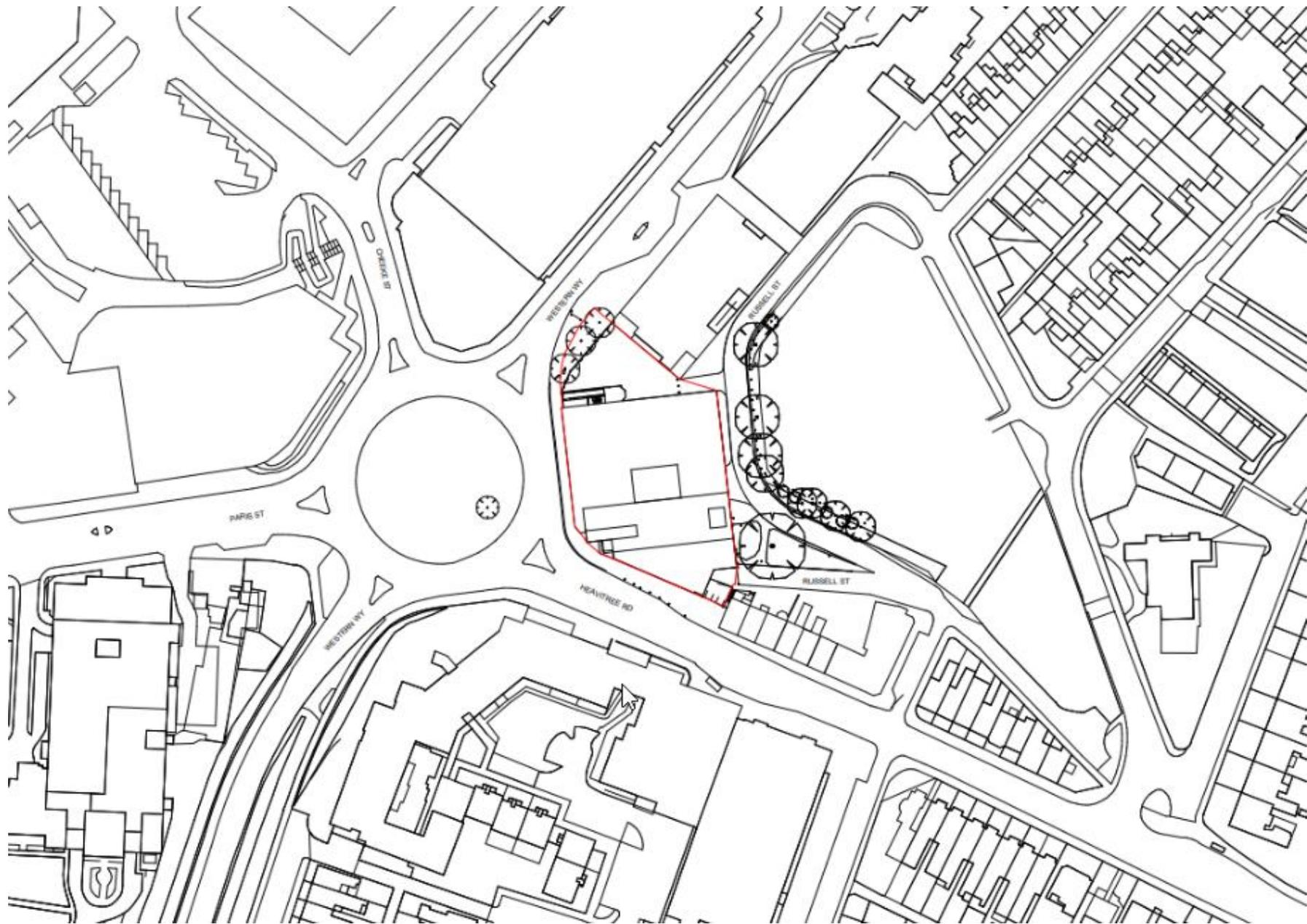
# **Application 25/1082/FUL**

**Site:** Clarendon House

**Applicant:** Zinc RE UK Ltd

**Proposal:** Demolition of existing commercial building and redevelopment of the site comprising student accommodation with associated amenity space (Sui Generis), flexible commercial floorspace (Use Class E) and/or community floorspace (Use Class F1/F2), public realm and landscaping works, cycle parking, refuse storage, access and servicing, and other associated works

**Case Officer:** John Douglass



# SITE LOCATION PLAN



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Map Tile: SX9292NE Full Reference: SX92702 92775

# AERIAL VIEW



# PHOTOGRAPHS



**PHOTOGRAPHS**



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- Demolition of existing building
- Mixed-use redevelopment - 11,182 sqm GIA, or 12,536 sqm GEA.
  - 297 units of PBSA accommodation
    - 134 studios
    - 163 bedrooms in 29 cluster flats (4b-7b)
    - Communal facilities
    - Outdoor amenity spaces
    - Cycle parking (160 for residents plus 20 visitors' spaces)
    - Plant and Equipment (inc life critical systems)
- 210 sqm GIA unit: commercial and/or community space (Use Class E and/or Use Class F1/F2).
- Up to 10 storeys in height (parts 9, 7 and 6 over a single storey plinth)
- New public realm 'Garden Lane'
- Off site highway works to prioritise pedestrians

## PROPOSAL OVERVIEW



# PROPOSED SITE PLAN



**PROPOSED LOWER GROUND FLOOR PLAN**



# PROPOSED UPPER GROUND FLOOR PLAN



**PROPOSED MEZZANINE FLOOR PLAN**



**PROPOSED LEVEL 01-05 FLOOR PLAN**



**PROPOSED LEVEL 06 FLOOR PLAN**



**PROPOSED LEVEL 07 FLOOR PLAN**



**PROPOSED LEVEL 08 FLOOR PLAN**



**PROPOSED LEVEL 09 FLOOR PLAN**



# PROPOSED ROOF PLAN



**NORTH (GARDEN LANE) ELEVATION**



**EAST (REAR) ELEVATION**



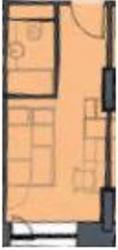
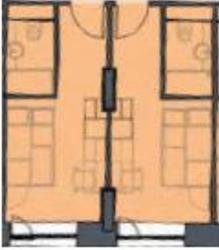
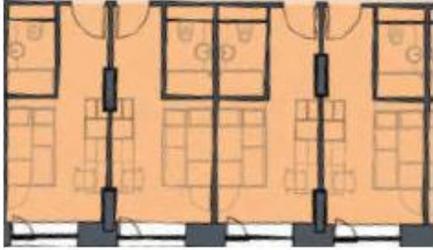
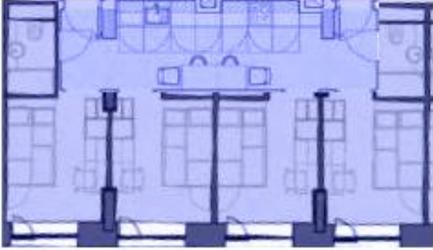
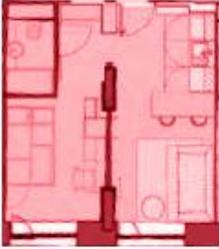
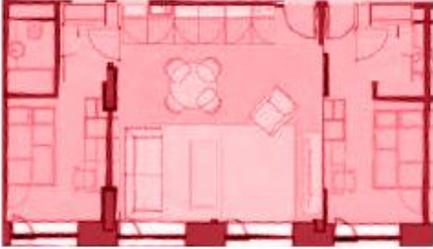
**SOUTH ELEVATION**



**WEST ELEVATION**

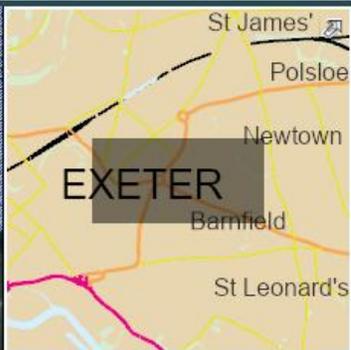
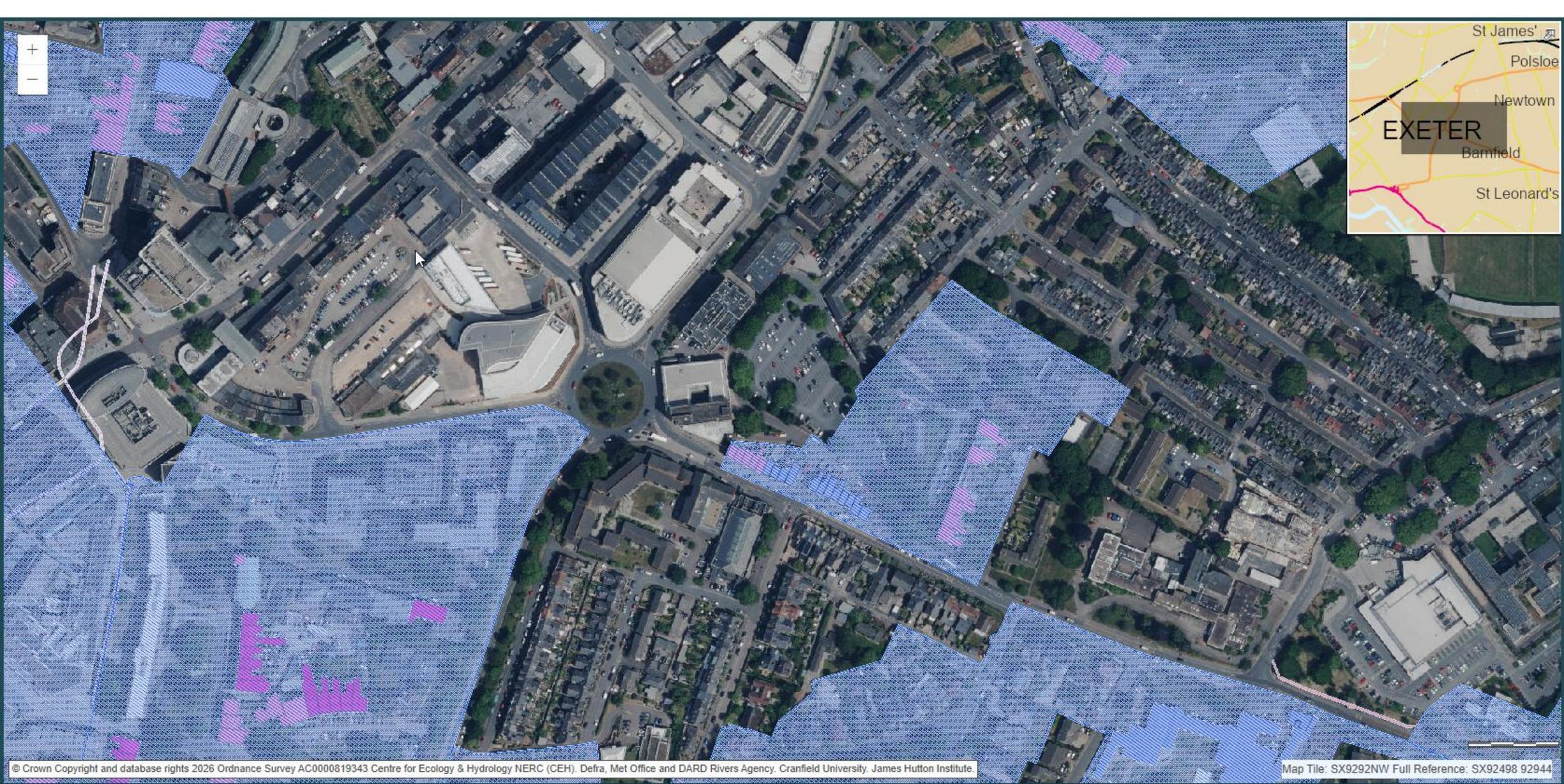


**ILLUSTRATIVE – VIEW FROM PARIS ST ROUNDABOUT APPROACH**

	Single Module	Double Module	Quadruple Module
PBSA Proposal	 <p>1 BEDROOM</p>	 <p>2 BEDROOMS</p>	 <p>4 BEDROOMS</p>
Co-living Adaptation		 <p>"TWODIO" APARTMENT</p>	 <p>"QUADIO" APARTMENT</p>
BTR Residential Adaptation		 <p>1 BED APARTMENT</p>	 <p>2 BED APARTMENT</p>

Layout Adaptation Matrix

# KEY ISSUES: PBSA & ADAPTABILITY



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Map Tile: SX9292NW Full Reference: SX92498 92944

# KEY ISSUE: TOWNSCAPE & HERITAGE

# Heritage Legal & Policy Framework

- Special regard must be given to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses (s16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- “Considerable importance and weight” to be given to heritage when carrying out the balancing exercise (Barnwell)
- NPPF s16, specifically paragraphs 207-221
- Local Plan C2, C4, C5
- Core Strategy CP17

EXETER  
CATHEDRAL

BEAUFORT  
HOUSE

THE  
DEPOT

1 MARY  
ARCHES

LEANARDO  
HOTEL

**CLARENDON  
HOUSE**

CENTRAL  
LIVING

FORMER  
POLICE STATION

THE  
KINGFISHER

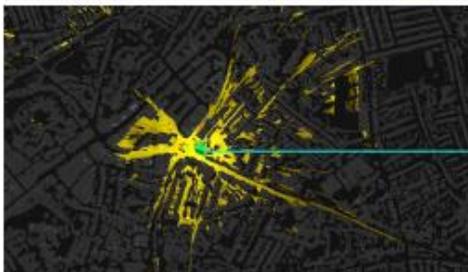
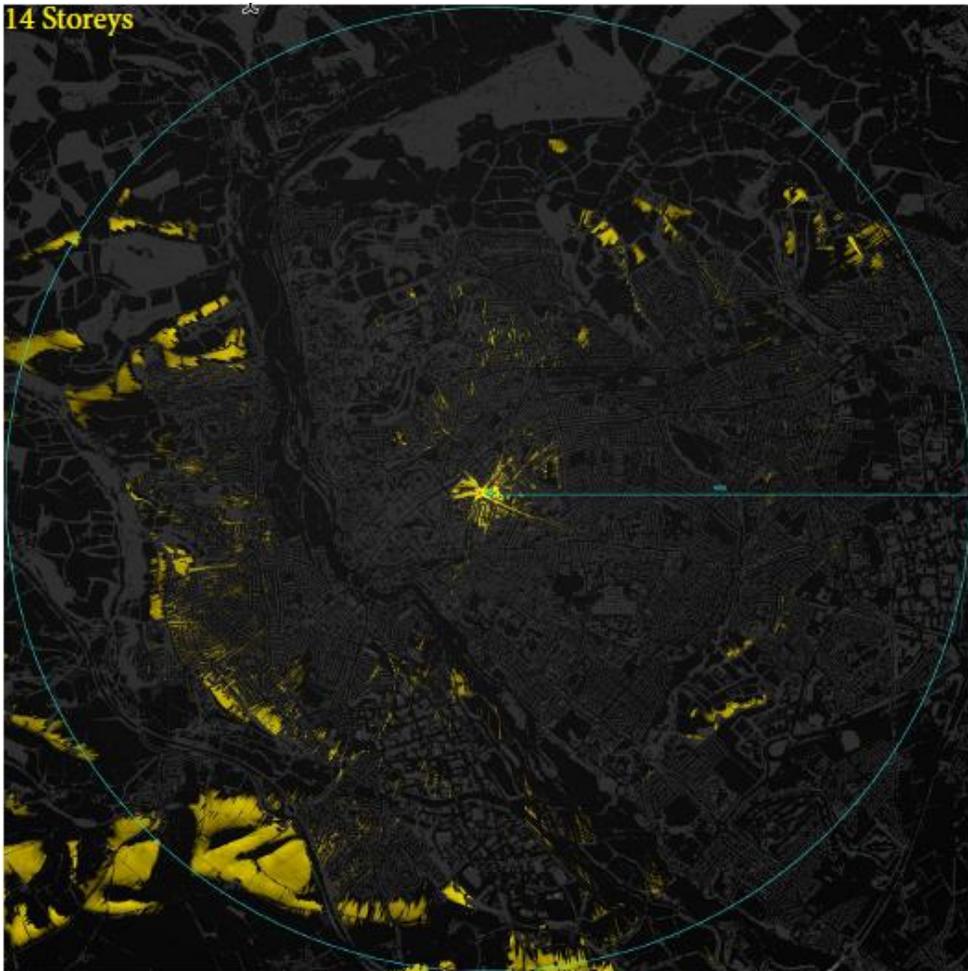
JOHN  
LEWIS



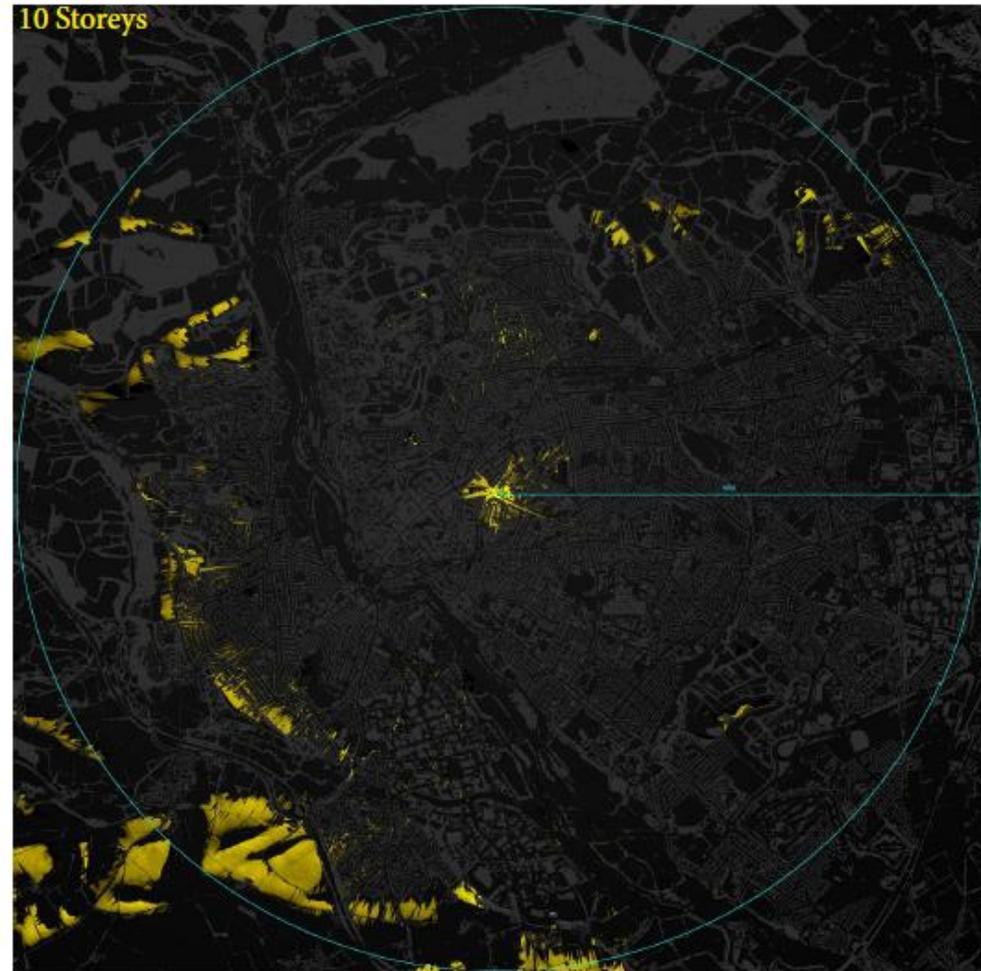
Comparative Building Heights Diagram

**KEY ISSUE: TOWNSCAPE & HERITAGE**

14 Storeys

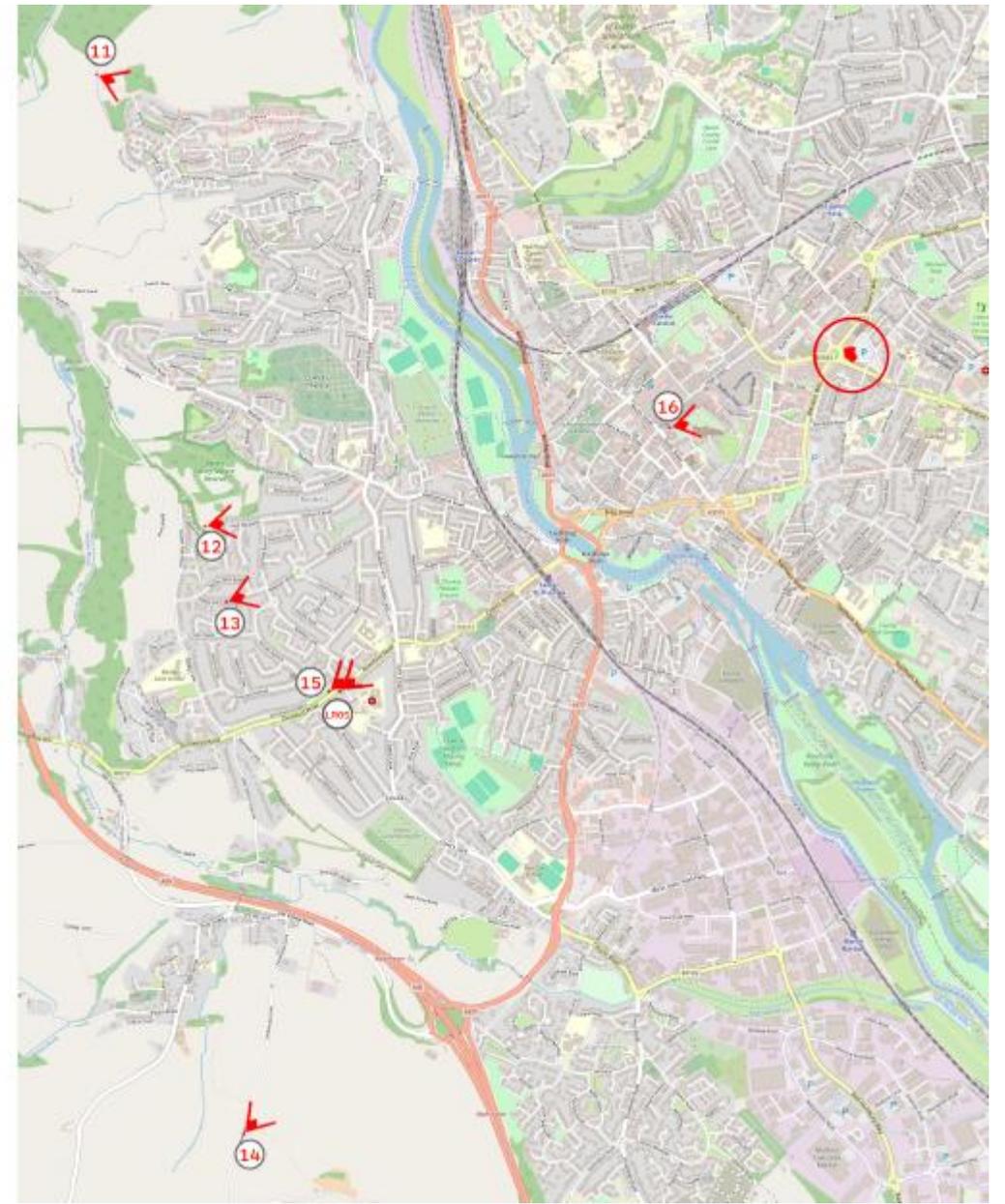
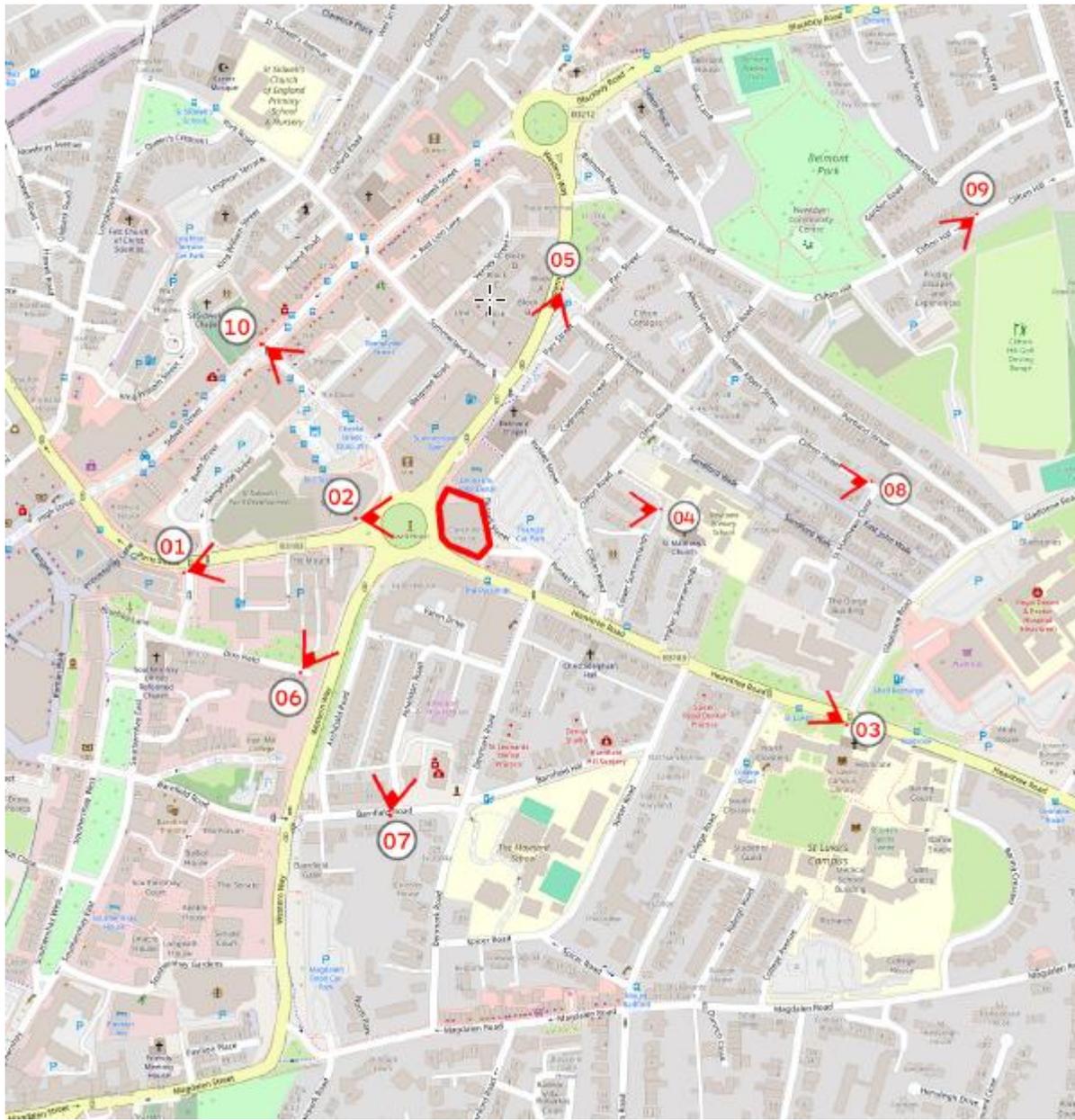


10 Storeys



Heritage and Townscape Visual Impact Assessment

**KEY ISSUE: TOWNSCAPE & HERITAGE**



**KEY ISSUES: HERITAGE & TOWNSCAPE VIA**



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1.6 m above ground

11:09 03 October 2024

# KEY ISSUES: VIEW 9 (EXISTING, SUMMER)



© AR LONDON

1.6 m above ground

11:09 03 October 2024

**KEY ISSUES: VIEW 9 (PROPOSED, SUMMER)**



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1.6 m above ground

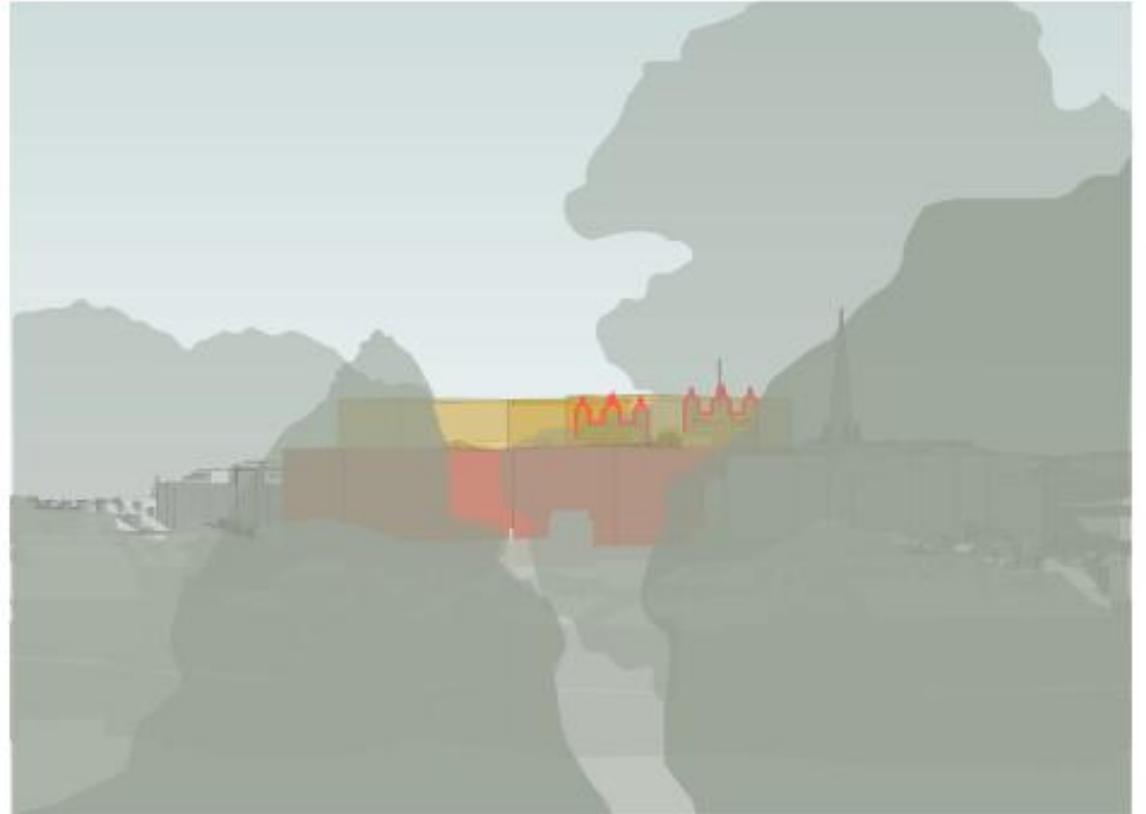
09:10 16 February 2024

# KEY ISSUES: VIEW 9 (PROPOSED, WINTER)

# MASSING IMPACT - CLIFTON HILL

WINTER

- Cathedral silhouette
- Threshold of occlusion - Obscuring Exeter Cathedral towers from Clifton Hill
- 6 Storey Massing - Not obscuring Exeter Cathedral towers from Clifton Hill



VIEW FROM CLIFTON HILL - WINTER

**KEY ISSUES: VIEW 9**



**KEY ISSUES: VIEW 12**



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1.6 m above ground

13:58 03 October 2024

# KEY ISSUES: VIEW 15 (EXISTING)

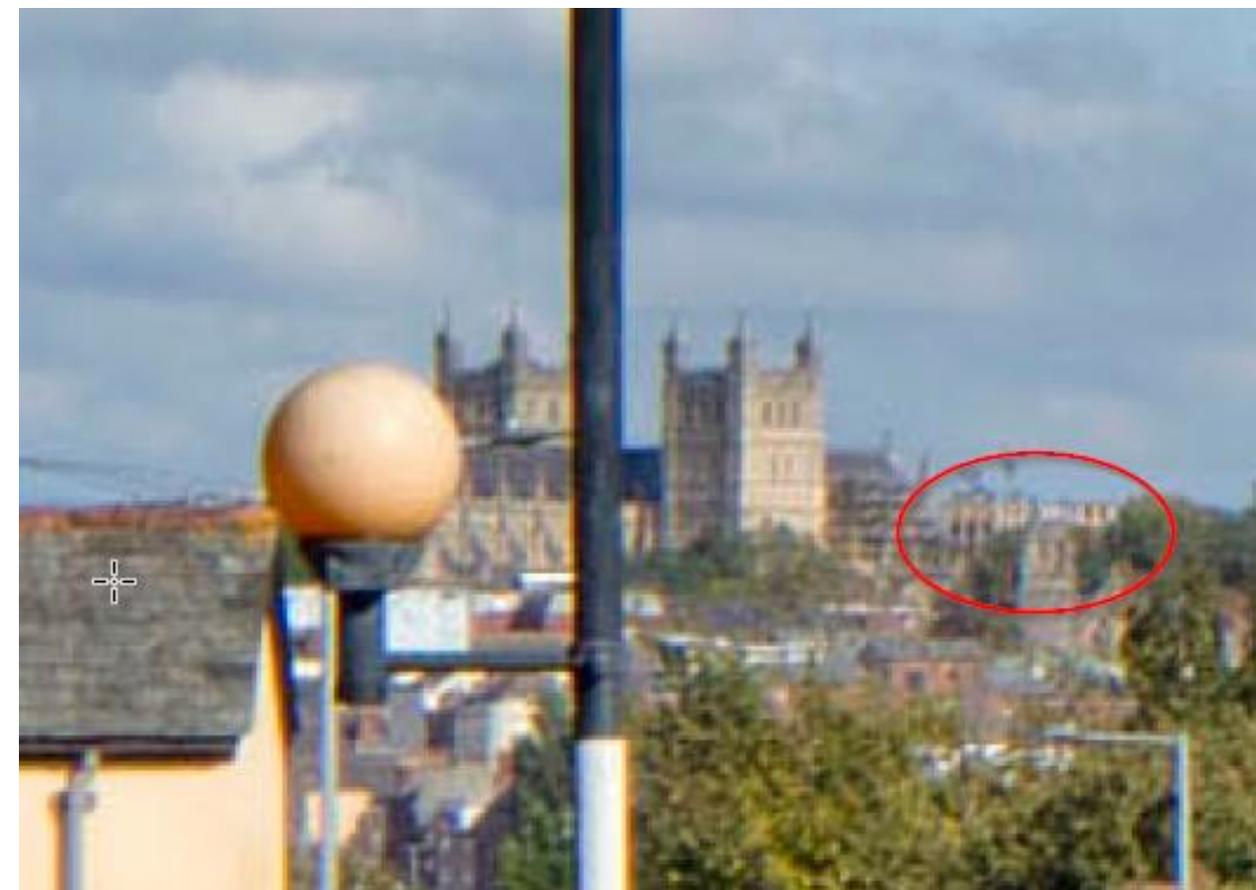
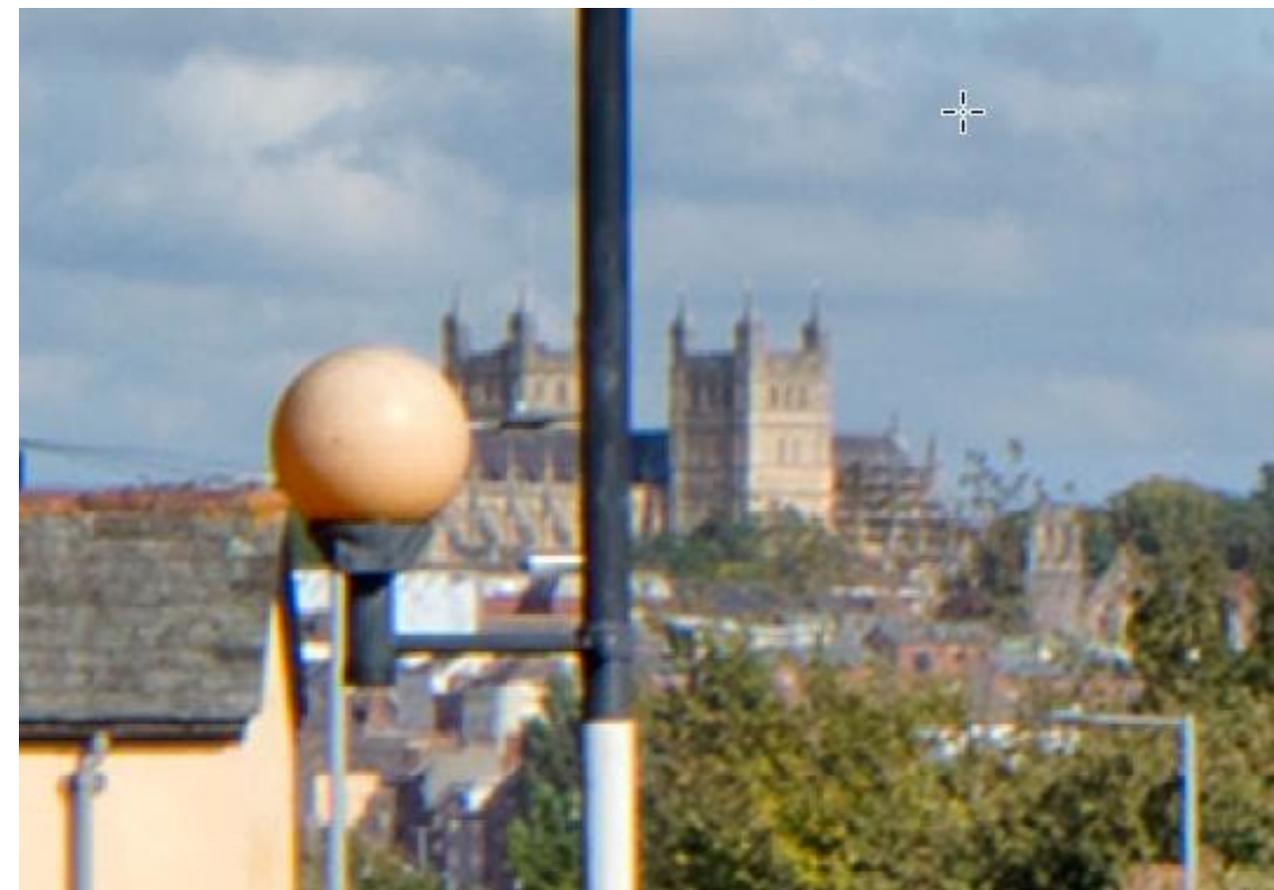


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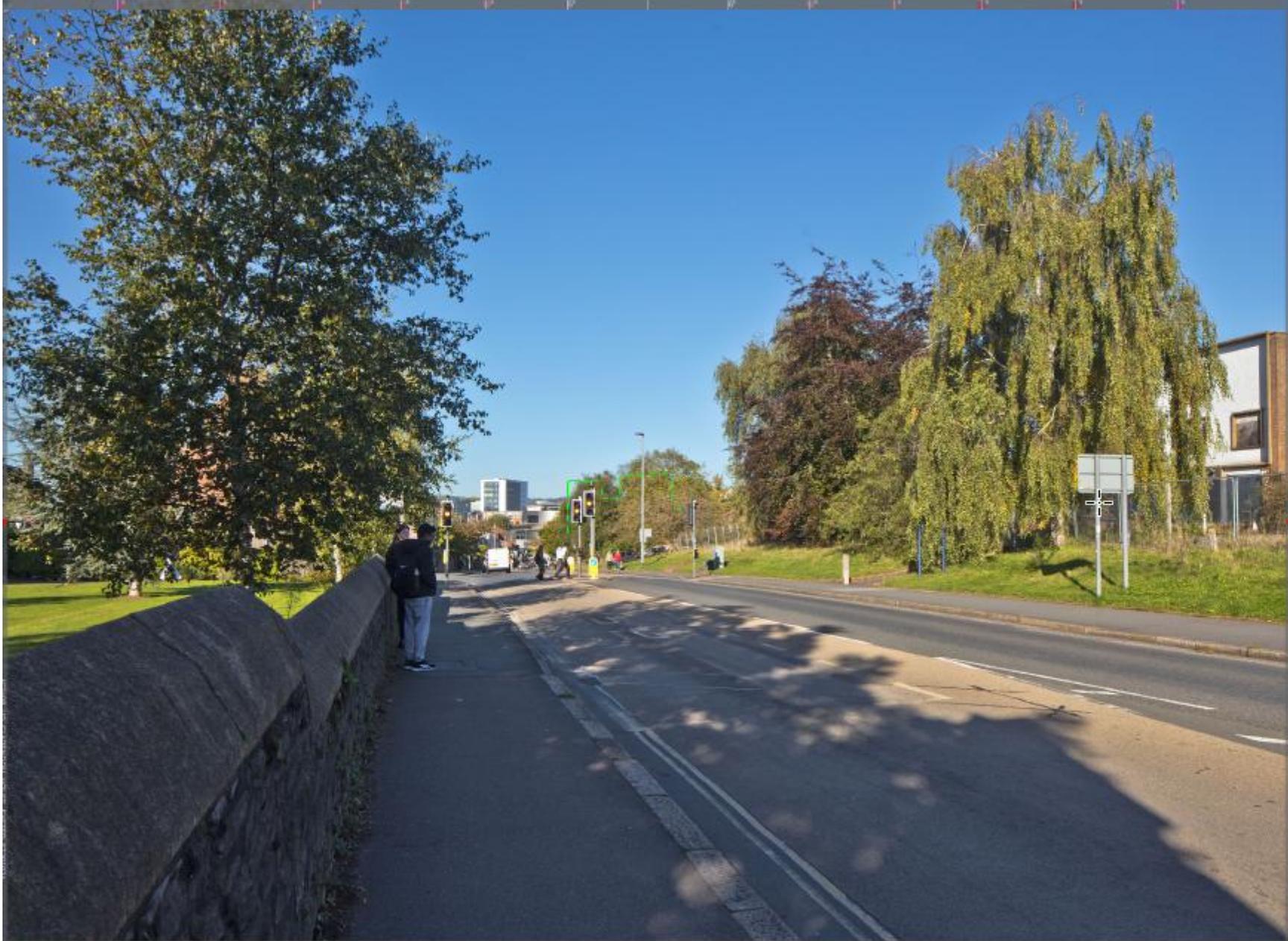
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## KEY ISSUES: VIEW 15 (PROPOSED)



**KEY ISSUES: VIEW 15 (MAGNIFIED)**



# KEY ISSUES: VIEW 3 / HEAVITREE RD

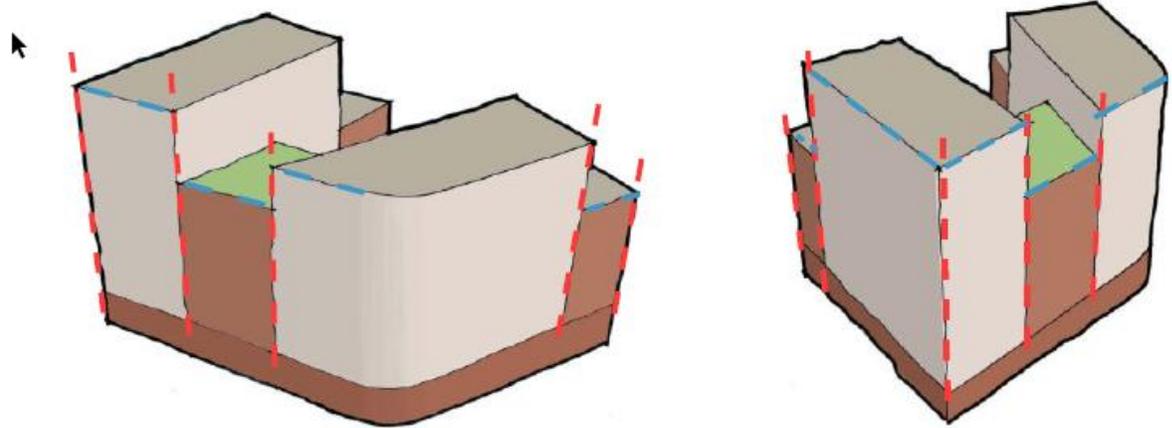


Illustrative View from Heavitree Road

**ILLUSTRATIVE IMAGE – STREET VIEW DOWN HEAVITREE RD**



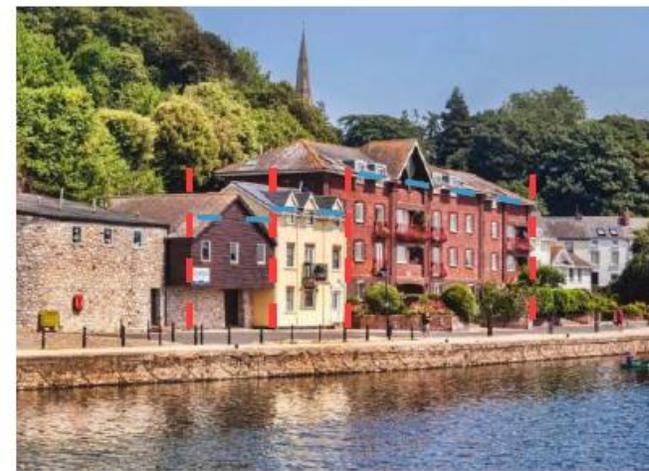
**PHOTOGRAPH: STREET VIEW DOWN HEAVITREE RD**



Grand Order Elevation Diagrams

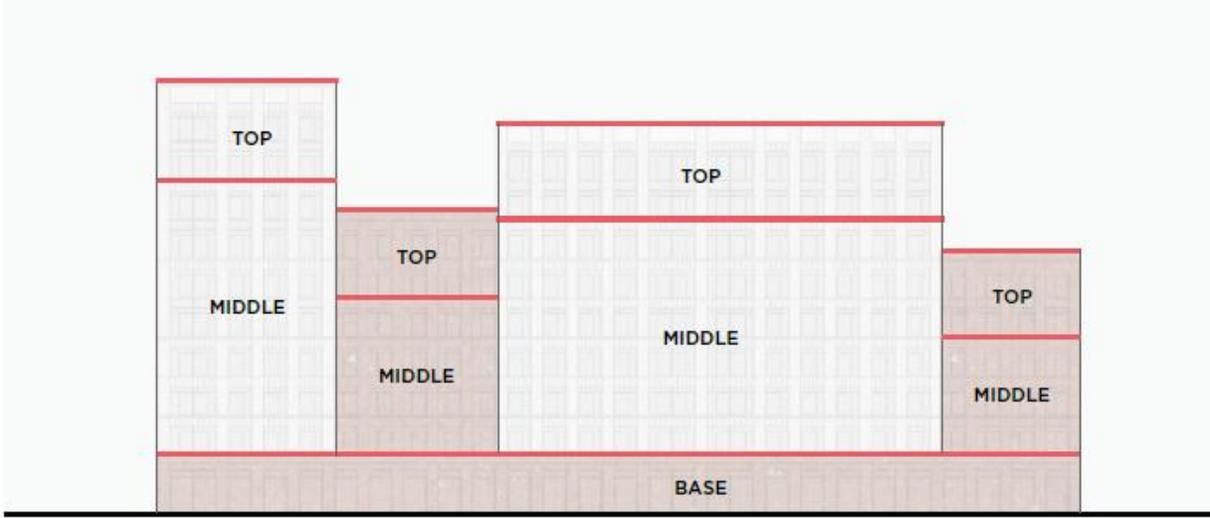


Cathedral Close Streetscape

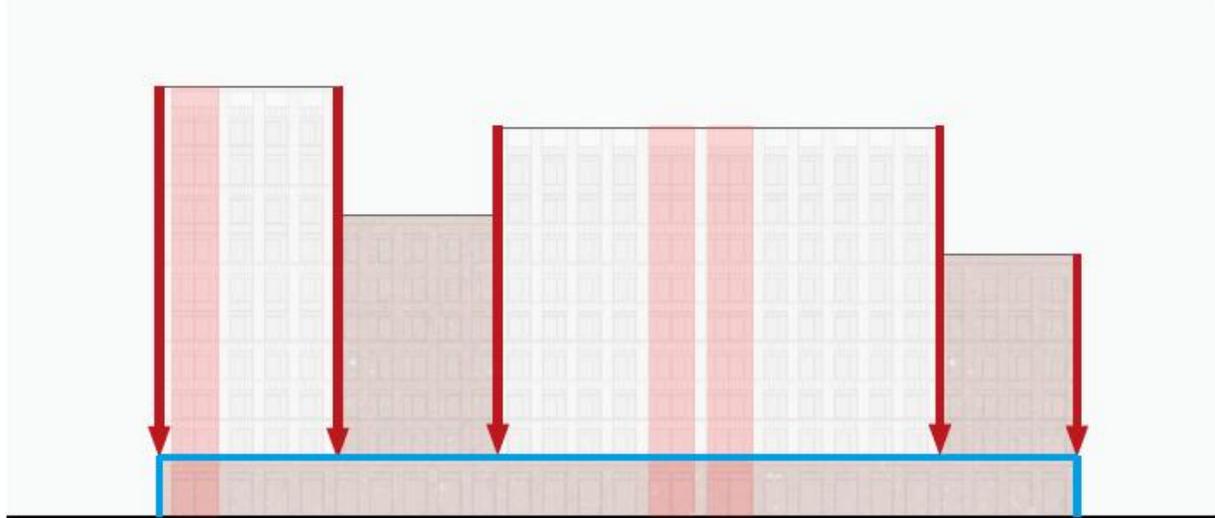


The Quay Streetscape

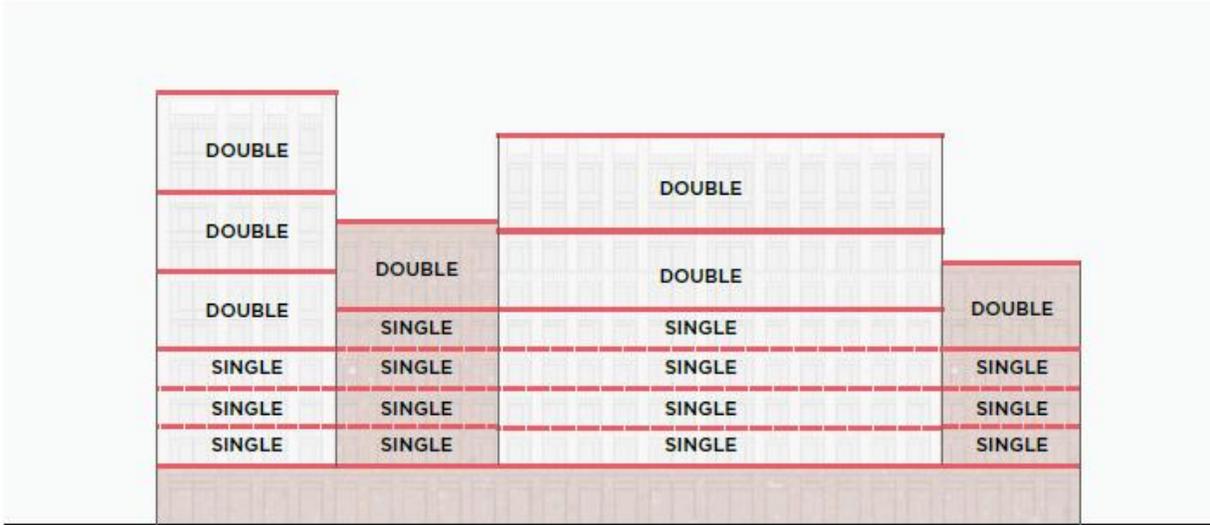
# KEY ISSUES: DESIGN



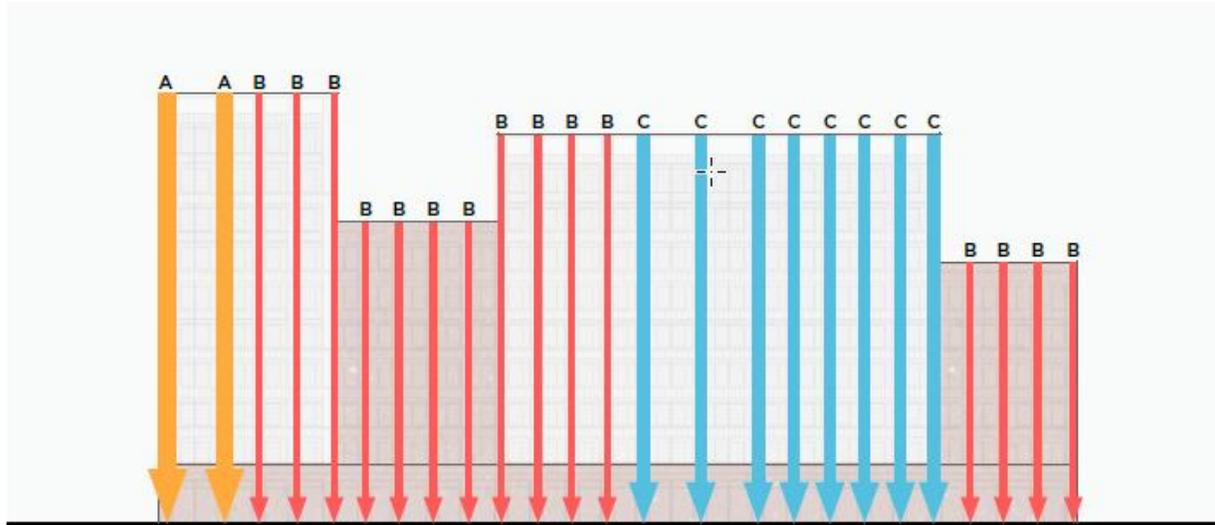
Major Horizontal Datum Lines



Major Vertical Order and Expression of Communal Space



Minor Horizontal Datum Lines



Minor Vertical Order - Pier Widths

**KEY ISSUES: DESIGN**



Cathedral Close



Southernhay West



Lower Summerlands



Contemporary Precedent



Contemporary Precedent



Contemporary Precedent

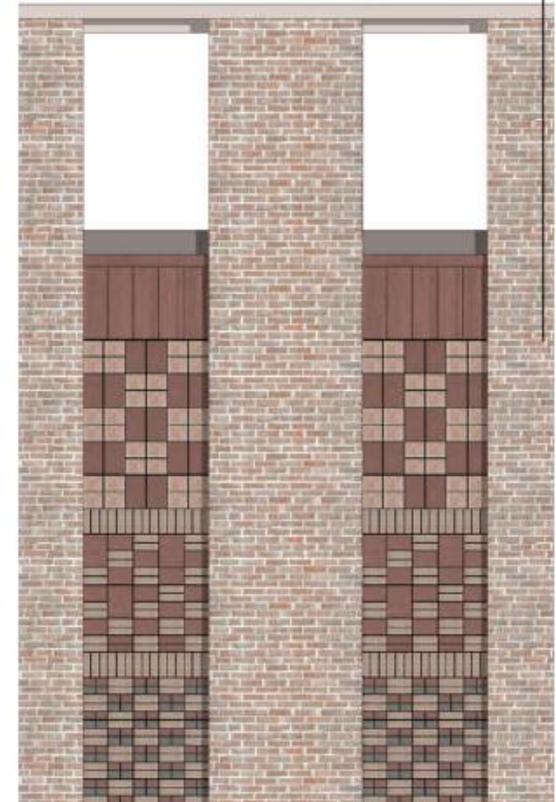
# KEY ISSUES: DESIGN



Exeter Brick Vernacular



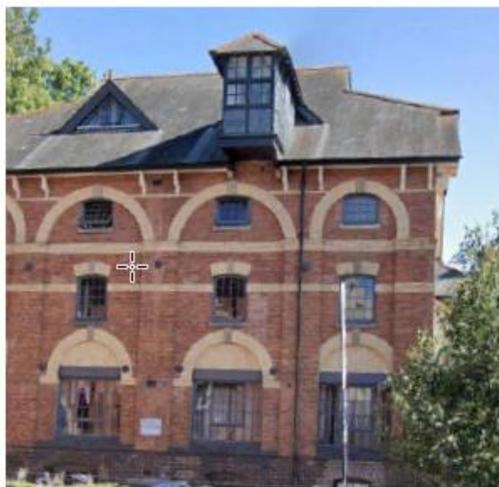
Corporation Brick Works, Clifton Hill, Exeter - Decorative brickwork



Proposed East Facing Gable - Decorative brickwork



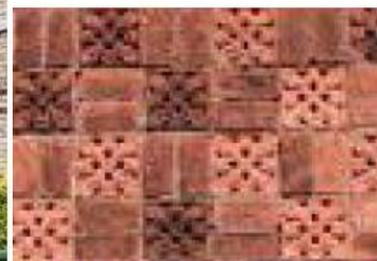
Southernhay West



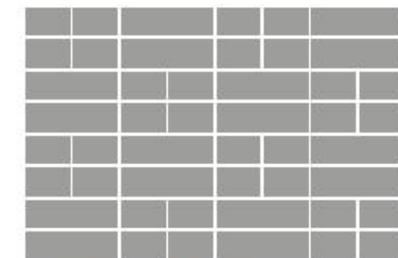
Lower Street



Oakhampton Road



Double Basket Weave



Contemporary interpretation

# KEY ISSUES: DESIGN



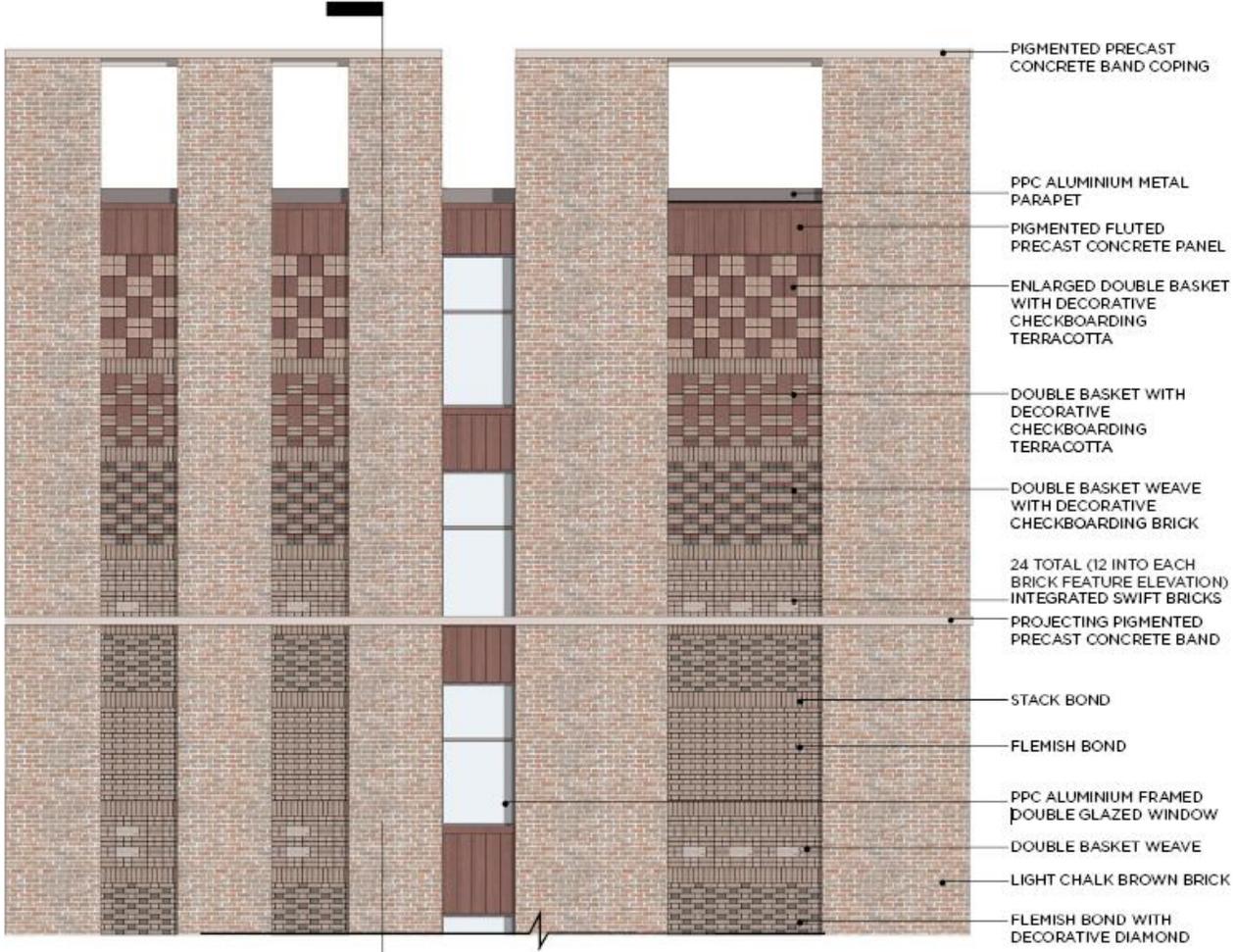
**ILLUSTRATIVE IMAGE – AERIAL VIEW FROM WEST**



**ILLUSTRATIVE IMAGE – AERIAL VIEW FROM EAST**

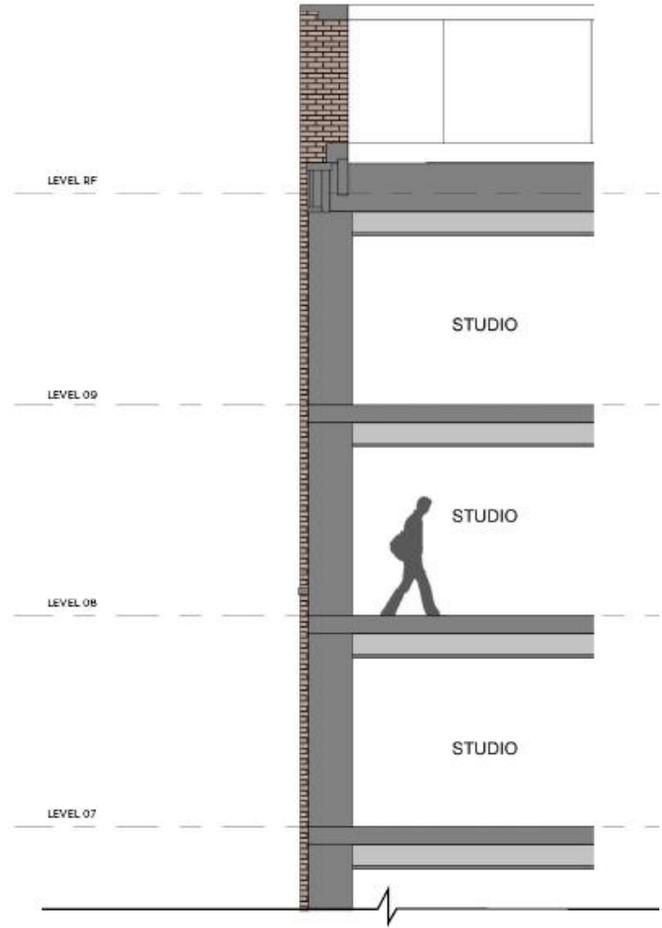


# ELEVATION BAY STUDIES

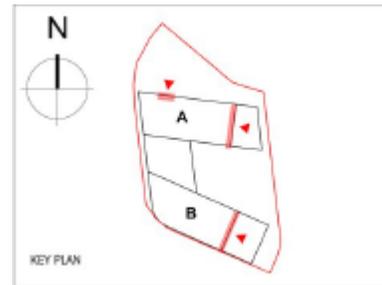


BAY STUDY 03  
ELEVATION

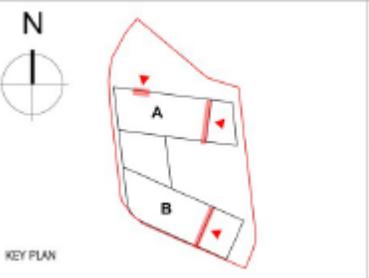
NOTE : DESIGN OF TERRACOTTA AND BRICK PANELS IS INDICATIVE, SUBJECT TO THE PUBLIC ART PROPOSAL



BAY STUDY 03  
SECTION

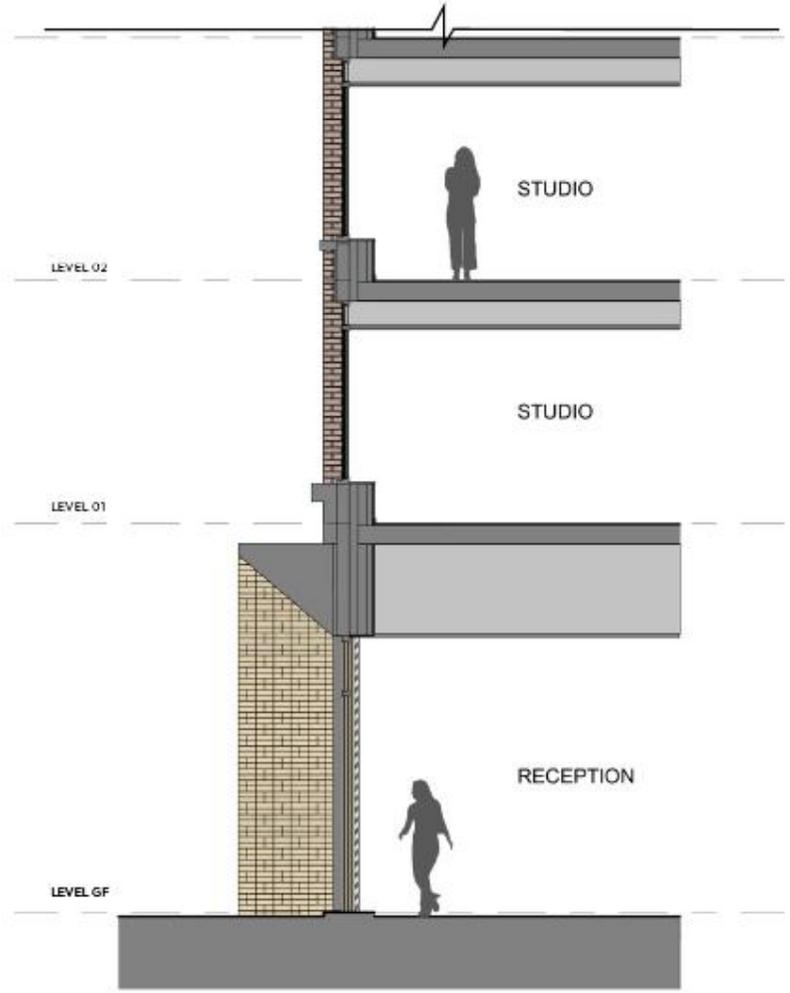


# ELEVATION BAY STUDIES



BAY STUDY 04  
ELEVATION

- PPC ALUMINIUM VENTILATION LOURVE
- PPC ALUMINIUM FRAMED DOUBLE GLAZED WINDOW
- PROJECTING PIGMENTED PRECAST CONCRETE BAND
- PIGMENTED FLUTED PRECAST CONCRETE PANEL
- LIGHT CHALK BROWN BRICK
- PERFORATED PPC ALUMINIUM VENTILATION PANEL
- PROJECTING PIGMENTED PRECAST CONCRETE BAND
- RED BRICK
- PPC ALUMINIUM FRAMED GLAZED DOOR
- PROJECTING BRICK
- PPC ALUMINIUM METAL PROJECTING ENTRANCE SURROUND



BAY STUDY 04  
SECTION

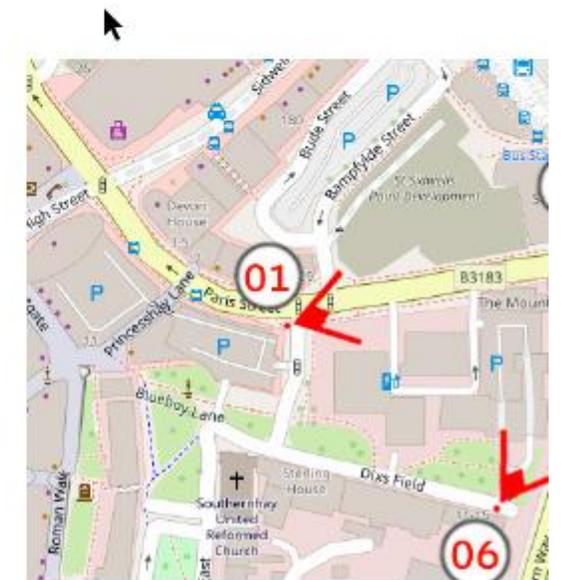
# ELEVATION BAY STUDIES



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1.6 m above ground

16:19 03 October 2024



**ILLUSTRATIVE IMAGE – STREET VIEW DOWN PARIS ST**



Clarendon House  
Exeter  
June 2025

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1.6 m above ground

16:19 03 October 2024



**ILLUSTRATIVE IMAGE – STREET VIEW DOWN PARIS ST**



Illustrative View from Paris Street

**ILLUSTRATIVE IMAGE – STREET VIEW DOWN PARIS ST**

*'The landscape design aims to maximise places for wildlife at ground, courtyard and roof levels.'*

-  **Green Edge**  
Evergreen mix of hedges and shrubs
-  **Garden rooms**  
Perennial and shrub planting for biodiversity
-  **Roof Garden**  
Dry garden planting for biodiversity
-  **Garden Lane**  
Luscious and leafy planting for shady mixes
-  **Integrated Bat Boxes**
-  **Integrated Swift Boxes**



Green Edge



Garden Rooms

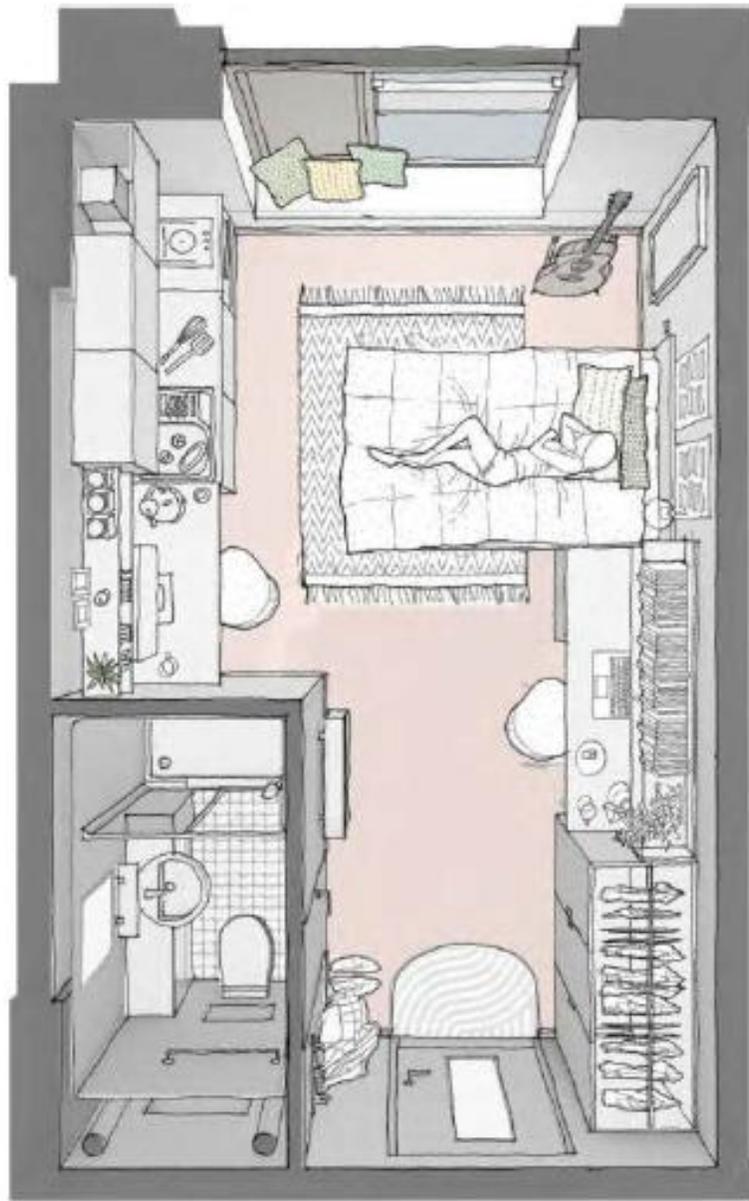


Roof Garden



Garden Lane

# KEY ISSUES: ECOLOGY & BNG

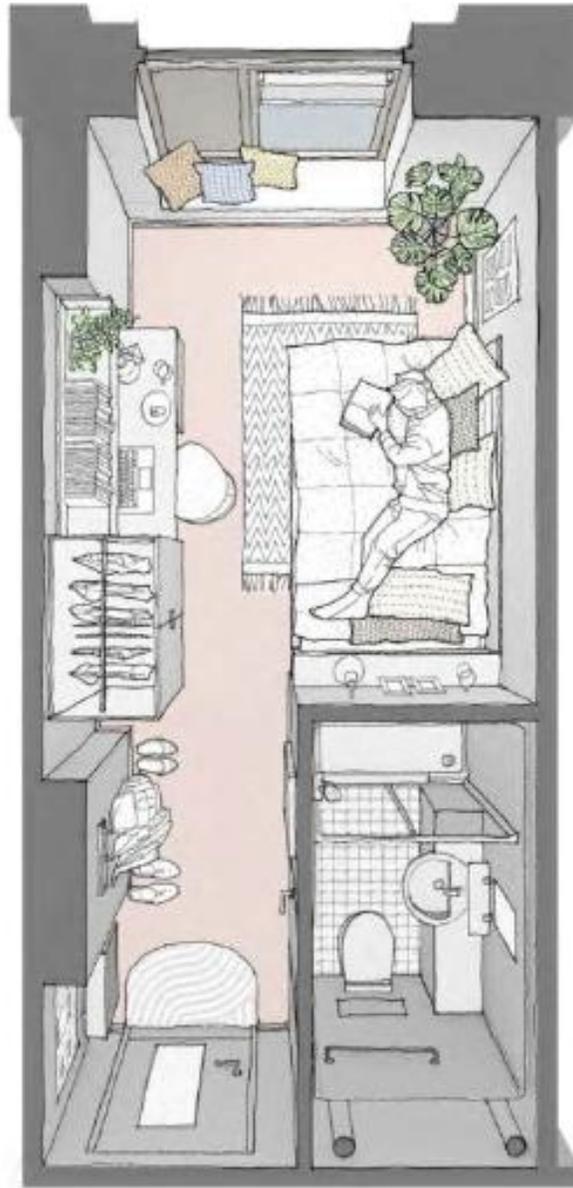


Proposed Studio Layout



Studio Interior Precedent

**KEY ISSUES: RESIDENT AMENITY & WELFARE**



Proposed Cluster Bedroom Layout



Studio Interior Precedent

**KEY ISSUES: RESIDENT AMENITY & WELFARE**

## Student Welfare and Pastoral Care

Student wellbeing is central to the design and operation of the proposed PBSA scheme. A dedicated pastoral care provision is integrated into the ground floor layout, including private consultation rooms and a staffed management suite. These spaces offer support for mental health, academic pressures, and day-to-day wellbeing.

The building features a 24-hour staffed reception, providing a continuous point of contact for residents. This not only overlooks the external dwell spaces but allows early identification of welfare concerns and intervention where needed.

Social inclusion is encouraged through a range of shared amenity spaces. Multiple study and relaxation areas ensure that students have access to both quiet reflection and social interaction.

-  24HR RECEPTION
-  ACCESS CONTROL
-  SECURE BOUNDARY
-  1.8M EDGE PROTECTION
-  PASTORAL CARE SPACES
-  SOCIAL AMENITY SPACE
-  QUIET AMENITY SPACE
-  EXTERNAL AMENITY



Proposed Upper Ground Floor Plan



Proposed Level 07 Floor Plan

**KEY ISSUES: RESIDENT AMENITY & WELFARE**

*'A series of connected garden rooms provide a range of amenity spaces for students'*

Key

1. Table tennis
2. Communal picnic benches under a pergola
3. Study benches with tables and charge points
4. Social seating
5. Flexible seating adjacent to internal social spaces
6. Quiet seating nooks within planting
7. Outdoor wellbeing, gym equipment and space to exercise
8. Planting in raised planters



**KEY ISSUES: RESIDENT AMENITY & WELFARE**

*'a natural landscape character defines the roof space providing a unique place to relax and enjoy views. Planting will be wildlife focused and immersive to allow people to connect with nature and wildlife to connect across the site.'*

Key

1. Social seating
2. Communal table benches
3. Loungers in quiet nooks
4. MEP plant in decorative metal surround
5. Planting and small trees in raised metal planters



**KEY ISSUES: RESIDENT AMENITY & WELFARE**



**KEY ISSUES: RESIDENT AMENITY & WELFARE**



**KEY ISSUES: RESIDENT AMENITY & WELFARE**

*'Turning a grey site to green and making new key connections for people and wildlife.'*

Key

1. Planting to Heavitree Road frontage
2. Proposed crossing to Western Way links to Garden Lane. Refer to Highways Engineers proposals for detail.
3. Electric bike hires
4. Public realm seating
5. Visitor cycle parking
6. Proposed pedestrian crossing to Triangle Car Park
7. Hoarding removed to stepped access route to Heavitree Road and improvements to planting on existing bank.
8. Student amenity roof terrace
9. Student amenity courtyard
10. New steps
11. New planting to Russell Street



Garden Lane



Green Edge



Garden Rooms

# KEY ISSUES: LANDSCAPE & PUBLIC REALM

*'With extensive areas of planting, a variety of seating, high quality materials the Garden Lane is a leafy and playful transition between the civic and the neighbourhood.'*

Key

1. Grid of trees to reflect orchards of Heavitree neighbourhood maps
2. Main entrance
3. Proposed crossing to Western Way, shown indicatively, refer to Highways Engineers proposals for detail.
4. Electric bike hires
5. Public realm seating
6. Visitor cycle parking
7. Proposed pedestrian crossing to Triangle Car Park
8. Existing tree
9. Proposed trees and planting



# KEY ISSUES: LANDSCAPE & PUBLIC REALM



**KEY ISSUES: LANDSCAPE & PUBLIC REALM**



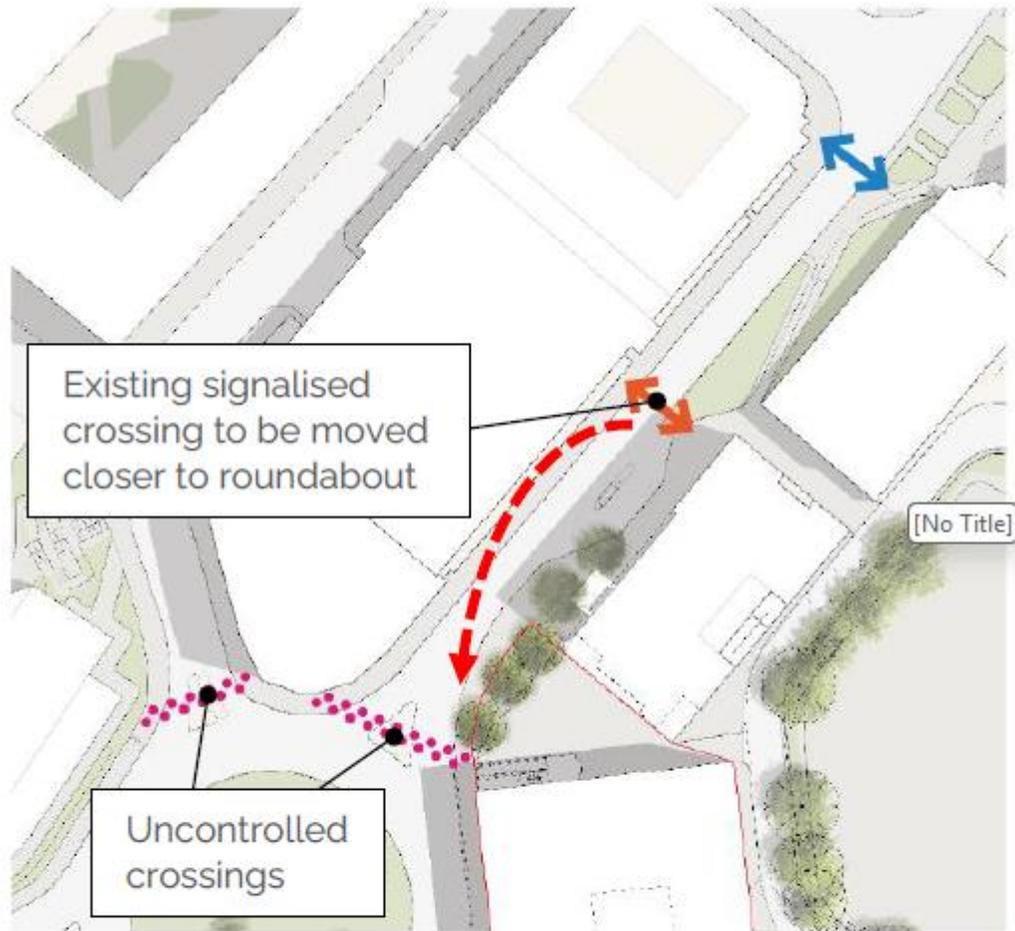
# KEY ISSUES: LANDSCAPE & PUBLIC REALM



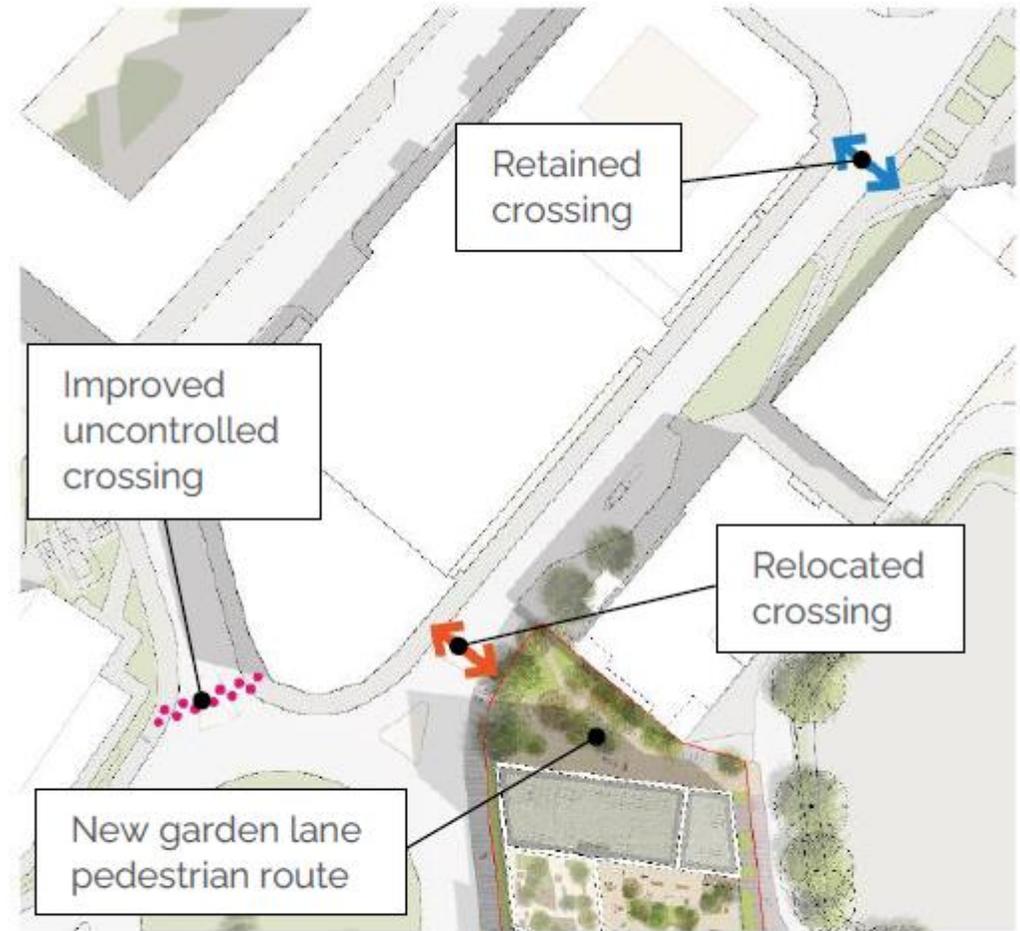
**KEY ISSUES: PUBLIC REALM**



**KEY ISSUES: SURFACE WATER FLOOD RISK**



Existing Site Plan



Proposed Site Plan

Figure 2.1: Crossing Relocation

**KEY ISSUE: TRANSPORT (PEDESTRIAN CROSSINGS)**



**KEY ISSUE: TRANSPORT (PEDESTRIAN CROSSINGS)**

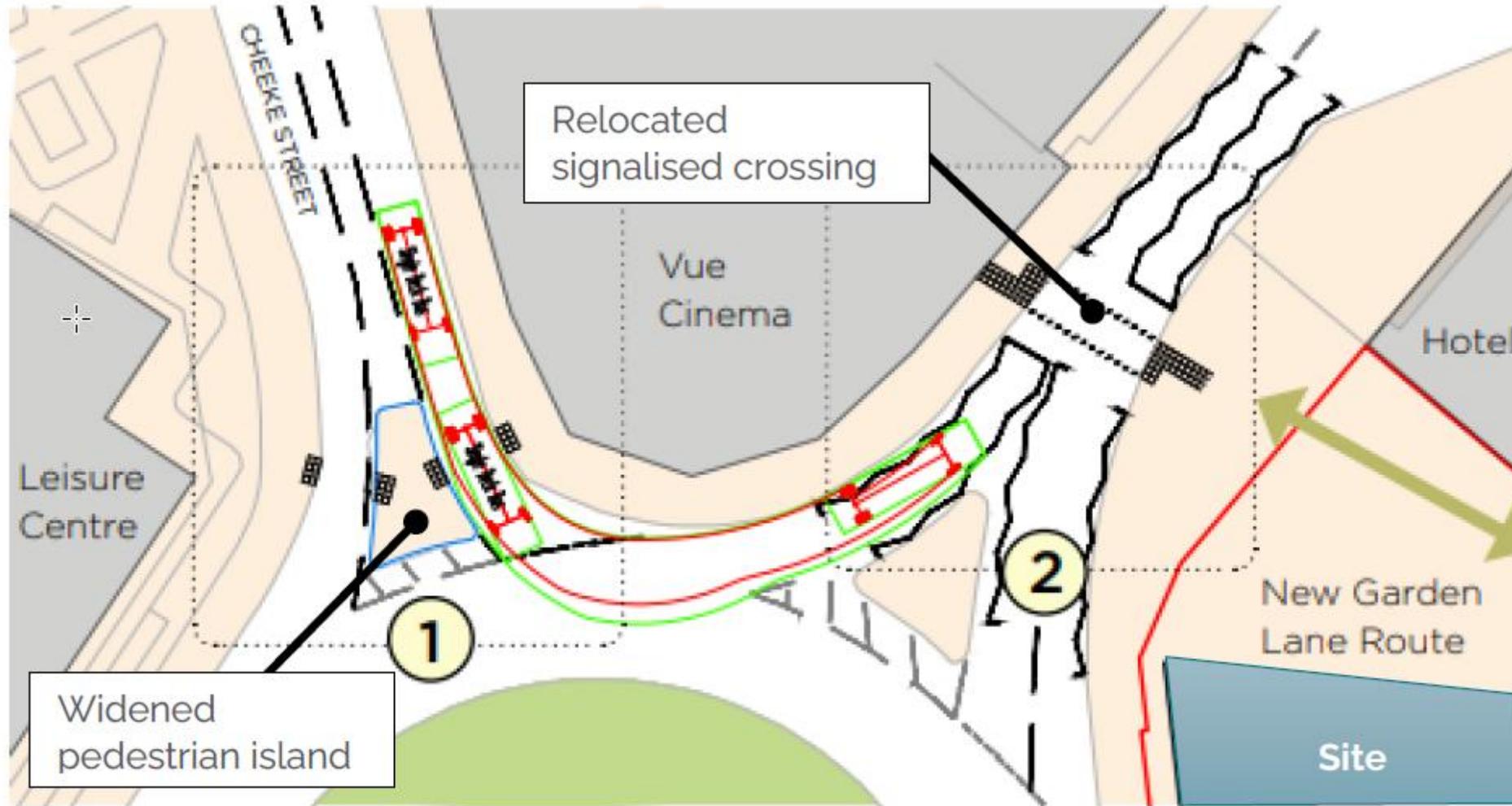


Figure 2.2: Improved Local Connectivity

**KEY ISSUE: TRANSPORT (PEDESTRIAN CROSSINGS)**

- **214.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
  - a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- **215.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## HERITAGE: SUBSTANTIAL VS LESS THAN SUBSTANTIAL HARM

## Less than Substantial Harm to:

- Setting of the Grade 1 Cathedral
- Setting of the Grade 2 Eaton Place And Eaton's Place
- Failure to Preserve the Character and Appearance of the Lower Summerlands Conservation Area
- Failure to Preserve the Character, Appearance and Setting of the Belmont Conservation Area (Views From Clifton Hill)

**HERITAGE BALANCE: HARM**

## Public Benefits (full list on pages 98-99 of the report):

- 297 well managed and well located student bedspaces (inc 11 accessible studios)
- Contribution towards easing pressure on housing – potential release of HMOs
- Contribution to housing targets (equivalent to 202 homes)
- 210sqm of commercial/community space – facilitating economic/community benefits
  
- Economic benefits from resident footfall & spend
- Jobs in operation/management/maintenance
- Jobs & supply chain contracts during construction (short-term)
  - Cont...

- Physical regeneration: replacing unsightly building with higher quality building reflecting historic local design and materials and contributing to city centre gateway
- Improved public realm and active travel:
  - Active frontages to key routes and roundabout
  - Garden Lane public space
  - Removal of billboard better revealing adjacent listed terrace mural
  - More direct route to city centre from triangle car park
  - Replacement footways
  - Pedestrian safety improvements through new/relocated/improved crossings
  - LCWIP contributions
  - Space for future city-wide E-bike scheme
- Reduced surface-water run-off (Greenfield rates)
- BREEAM Excellent & Connection to District Heat Network connection.
- 139% Biodiversity Net Gain plus bird and bat boxes.
- (NB: UPDATE SHEET) As financial contributions to greenspace and primary healthcare (and CIL) mitigate the impacts of the development, they should not be considered to weigh against heritage harm

## HERITAGE BALANCE: PUBLIC BENEFITS

The Council is not currently able to demonstrate a 5-year housing land supply (supply at 01 April 2025 was 4 years 3.2 months). As a consequence, the presumption in favour of sustainable development as set out in Paragraph 11 of the NPPF is to be applied.

The Supreme Court judgement confirmed that for the purposes of applying a tilt in favour of sustainable development, known as the 'tilted balance' (NPPF Para. 11(d)), policies of the development plan will remain applicable, but it will be for the local planning authority to determine the balance of policies for the protection of environment and amenity against the need for housing and the economy.

The tilted balance is therefore to be borne in mind when balancing the planning issues that have been outlined in the committee report.

**PLANNING BALANCE (TILTED)**

A. DELEGATE TO HEAD OF CITY DEVELOPMENT TO **GRANT PERMISSION** SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

Obligation	Amount	Trigger
TRO for off-site highway works	£10,000	
LCWIP routes and surrounding highway improvements @£600 per bedspace	£178,200	Pre-occupation
Off site public open spaces serving the development @£457 per bedspace	£135,629	Pre-occupation
Off-site outdoor leisure facilities (e.g. MUGAs, outdoor adult fitness equipment etc.) serving the development @£117 per bedspace	£34,749	Pre-occupation
Primary care infrastructure (likely to be used to increase the physical capacity of existing GP surgeries in close proximity to the site.	£89,385	Pre-occupation
Delivery of new Public Realm – Garden Lane	N/A	Pre-occupation
Delivery of new Public Realm – SE side of building including removal of existing advertising hoarding	N/A	Pre-occupation
Improvements to existing public realm to include replacement of paving with planting adjacent	N/A	Pre-occupation
Repositioning of existing signalised pedestrian crossing to align with Garden Lane	N/A	Pre-occupation
Improvements to crossing of Cheeke St	N/A	Pre-occupation
Safeguarding of space within the Garden Lane for future citywide E-Bike rental scheme.	N/A	Pre-occupation
Committed sum for the maintenance of 2 x street trees (if permitted by Highway Authority)	TBC (reasonable sum to be agreed)	Prior to installation of any tree pits or trees
Monitoring fee for the On-Site Biodiversity Net Gain.	TBC (reasonable sum to be agreed)	Prior to discharge of statutory Biodiversity Gain Plan Condition
A management plan for operation of the PBSA block to be submitted and approved in advance of first occupation.	N/A	For inclusion in S106 agreement
S106 Monitoring Fee	TBC	On entering S106 agreement

And the conditions listed in this report and in the update sheet, the wording of which may be varied, AND

**B. REFUSE PERMISSION IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED WITHIN 6 MONTHS OF THE DATE OF COMMITTEE, OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE HEAD OF SERVICE - CITY DEVELOPMENT.**

**OFFICER RECOMMENDATION (Part B)**



**ILLUSTRATIVE IMAGE – STREET VIEW FROM ST SIDWELLS POINT**