

EXETER CITY COUNCIL

**EXECUTIVE
03 JULY 2007**

**DRAFT ST LEONARD'S CONSERVATION AREA APPRAISAL
AND MANAGEMENT PLAN**

1 PURPOSE OF REPORT

- 1.1 To agree the draft St Leonard's Conservation Area appraisal and management plan for the purpose of public consultation.

2 BACKGROUND

- 2.1 Exeter has seventeen conservation areas that have been designated because of their special architectural or historic interest. The Council has a duty to preserve and enhance the character of these areas. Fourteen conservation areas in Exeter currently have adopted appraisals.
- 2.2 The Government and English Heritage recommend the preparation of appraisals and management plans to identify what contributes to the character of Conservation Areas. The documents assist development control and facilitate a programme of environmental enhancements.
- 2.3 There is a national performance indicator to measure the percentage of Conservation Areas that have adopted appraisals.
- 2.4 The appraisal document has been prepared on the basis of the existing designated conservation area. Proposed amendments to the boundary are listed below; the final document will incorporate adopted amendments.

3 CONSULTATION

- 3.1 Executive is asked to agree the draft document as a basis for consultation. There will be a period of about six weeks for public comment and a small exhibition will be staged at an appropriate local venue, which will be advertised through posters and in the local press. Additionally, all residents affected by any of the boundary amendments will be individually consulted by letter. The consultation will enable the appraisal of the character of the area to be finalised and additional ideas for the enhancement of the area to be identified and formulated into the management plan. Residents have shown an interest in similar exercises conducted elsewhere.
- 3.2 The results of the consultation will be reported to back to Planning Member Working Group for comment and then to Executive for adoption and will include a more detailed management and enhancement programme.

- 3.3 The draft document in black and white is attached. The published document will include colour plans that will be easier to interpret.

4 PROPOSED AMENDMENTS TO BOUNDARY

- 4.1 A set of criteria has been developed to ensure consistency in the evaluation of changes to the boundaries of Conservation Areas. These are attached at Appendix One.
- 4.2 The following amendments to the boundary of the Conservation Area are proposed, these are shown on the attached plan:

Inclusions:

- Area 1 - St Luke's College; The rear wings of the main building, the stone boundary wall to College Road, the central quadrangle and all its surrounding buildings, and all buildings fronting Heavitree Road as far as Baring Crescent should be included.
- Area 2 - Where Barnfield Road and Barnfield Hill cross Denmark Road, the northwestern corner lies just outside the Conservation Area. It is the location of a memorial to the last martyrs to be executed in Exeter and is an important focal point on the crossroad. With some modest improvements it could make a positive contribution to the area and it is therefore recommended for inclusion.
- Area 3 - Between Bull Meadow and Fair Park Road stand three blocks of unspoilt 1928 Hurst's Almshouses. Their state of preservation with all original joinery work intact and the neatly maintained garden areas make them clear candidates for inclusion in the area. Also on the west side of Fair Park Road are several Edwardian houses of substantial and attractive appearance recommended for inclusion. (26, 34-44). To the rear of Fair Park Road and fronting Bull Meadow is a terrace of two storey 19th Century bay fronted houses, the majority of which retain their original horned sash bay windows and wooden panelled doors as well as contrasting cream brickwork details. The terrace displays a delightful architectural integrity and should be included as a good example of late 19th Century terraced housing. (4- 38 Temple Road).
- Area 4 – Barnardo Road; Constructed on Mount Radford land when the grand house was demolished in 1902 the three storey terraced villas of the northwest side of Barnardo Road are good quality early 20th Century properties. They have a pleasing symmetry running along the terrace, with two brick followed by two rendered houses, the brick properties set slightly forward with square bays at ground floor and splayed bays above. The rendered properties have splayed bays and diamond relief patterns above the front doors. Most retain at least some of their original joinery as well as the small front gardens with low brick boundary walls.

- Area 5 - Matford Avenue, Matford Road, Wonford Road and County Hall. Historic brick walls and gate piers enclose well-planted front gardens. The combination of mature trees, shrubs and old brick walls lends design continuity to the street scene and provides an attractive setting for many Edwardian detached properties that make a positive contribution to the area. There has been later infill, but some of these buildings are very good examples of the architecture of their time and contribute positively to the townscape. The County Hall site includes the Grade II* County Hall building itself; the original villa, Bellair (Grade II*) and the locally listed Coaver Club building. These buildings are set within superb landscaped grounds, including mature Lucombe oaks and sweeping lawns, providing an exceptional setting for the historic buildings. The Heavitree stone wall to Topsham Road is a reminder of the original enclosure of this area.

Deletions:

- Area 6 – Wonford Road; The Church of Jesus Christ and the Latter Day Saints has been constructed astride the boundary. The building together with its car park is not considered to be particularly characteristic of the area.
- Area 7 - Barrack Road; The multi storey red brick blocks of Geneva Close and the harsh security of the Exeter School playing fields have a negative impact on the appearance of the Conservation Area.

5 PLANNING MEMBER WORKING GROUP

- 5.1 On 12 June, Planning Member Working Group discussed the issues raised in the appraisal, particularly the proposed boundary alterations. Area 5 was added as a proposed amendment following discussion by Members.

6 RECOMMENDED

- 6.1 Members are recommended to agree the proposed boundary amendments outlined in section 4 above and the draft Conservation Area Appraisal and Management Plan for public consultation.

JOHN RIGBY
DIRECTOR OF ECONOMY AND DEVELOPMENT

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to information) Act 1985 (as amended)
Background Papers used in compiling the report:-
None

APPENDIX I

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.