

EXETER CITY COUNCIL**PLANNING COMMITTEE
14 JANUARY 2013****BUILDINGS AT RISK****1 PURPOSE OF REPORT**

- 1.1 To report on progress since the previous Buildings at Risk report in July 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) |
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Buildings to be removed from the Register

Prezzo, 202 High Street
Wynards Chapel
Front Wall to 66 Magdalen Road

Buildings remaining on the register

Rectory Barn, Rectory Drive, Alphington	II	B
Thomas Hall, Cowley Bridge Road	II	C#
Former Transit Shed, St David's Station	II	C
Dean Clarke House, Southernhay East	II	F
Dissenters Graveyard	LL	C
Wall to alleyway between Notaries House and 10 Cathedral Yard	I	A
Devon and Exeter Institute, 7 Cathedral Close	I	A
Clystlands, Fore Street, Heavitree	II	B
Holmbush, Little Johns Cross Hill	II	A

Buildings to add to the register

Green Gables, Buddle Lane	LL	C
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denotes change in risk category since last report

4 BUILDINGS TO BE REMOVED FROM THE REGISTER

- 4.1 **Front wall to 66 Magdalen Road. Grade II (F, changed from D in last report)**
The wall has been restored using cob repairs and lime plaster and is no longer at risk.



Before



After

Date added to register - 26 July 2010 (reported 5 times)
Any enforcement action taken? – No

- 4.2 **Prezzo, 202 High Street, Grade II (F)**
The repairs to the upper level walls, front and rear have been completed. The windows have been replaced on the front elevation and the building is no longer at risk.



Before



After

Date added to register - 5 September 2011(reported 3 times)
Any enforcement action taken? – No

4.3 Wynards Chapel. Grade II*

The repairs have been completed. Whilst this is an empty building with no particular use in mind, it is at least secure and watertight and therefore not at risk, however it will continue to be monitored informally to ensure that it does not become at risk again before any future use is found.

Date added to register - 21 February 2011(reported 4 times)
Any enforcement action taken? – No

5 THE REGISTER

(Letters in bracket denotes Risk Category as above)

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

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.

5.2 Thomas Hall, Cowley Bridge Road. Grade II (C, changed from D in last report)

The Hotel project has fallen through on grounds of viability. The University is selling the site to Leander Developments and they are in discussions with the Council on alternative development proposals.

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

Exeter Historic Buildings Trust has started a feasibility study/options appraisal with a "cold spot " grant from the Architectural Heritage Fund ("Cold Spot" grants are specifically for this purpose on industrial/transport heritage). They have appointed Jonathan Rhind Architects and are in discussions with Network Rail regarding the means whereby they could progress a restoration project. They have contacted a number of organisations and individuals to seek expressions of interest in using the building and are currently following potential leads.

- 5.4 **Dean Clarke House. Grade II* (F, changed from D in last report)**
Conversion works have commenced on all aspects of the main building. The Halford Wing is progressing with large student studio flats to the upper floors and a bar/restaurant on the ground floor. This is expected to be completed by mid 2013, for occupation in September. The offices and apartments in Dean Clarke House and the Victoria Wing are also on site, although a further application is expected with some alterations to the existing plans. 4 wheelchair accessible affordable housing units are being provided, with provision for one further affordable unit off site, subject to a revised S106 agreement.
- 5.5 **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.
- 5.6 **Devon and Exeter Institution, 7 Cathedral Close. Grade I (A)**
Full protective scaffolding has been erected internally to protect occupants from the risk of falling masonry. The Institute has received verbal confirmation from English Heritage South West Regional Office that they are prepared to offer a grant for the works but due to the scale of the award, the project will need to be referred to their assessment body in due course. Until this has been done, no formal offer will be received and therefore the project is on hold until such time as the grant is confirmed.
- 5.7 **Wall to alleyway between Notaries House and 10 Cathedral Yard Grade I (A)**
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.
- 5.8 **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. There are roofing repairs, as well as the render repairs that have been identified as urgent and it has been decided to concentrate first on the roof repairs so that the water penetration will not continue. The acting management company has identified funds for this and the work will be carried out early in the New Year. The building will remain on the register until the re-rendering has also been completed.
- 5.9 **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 has been sold subject to contract, however legal issues are holding up formal completion. Once these are resolved, the sale can proceed. The purchaser is keen to commence restoration works as soon as possible, subject to planning and listed building applications.

6 BUILDINGS TO BE ADDED TO THE REGISTER

6.1 Green Gables, Buddle Lane, Local List (C)

The building is in a poor state of repair and is detrimental to the street scene and local area. The owners (Admiral Taverns) have been sent two letters regarding the condition of the building but no improvements have been made. It is on the Local List and whilst this does not offer the same level of protection as statutory listing, it would be appropriate in this case to serve a Section 215 Notice to require the building to be tidied up. This could include repair and re-painting of the walls, joinery and rainwater goods.



7 ADVICE SOUGHT

7.1 To note the proposal to serve a Section 215 notice on Green Gables, Buddle Lane.

RICHARD SHORT
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