

Exeter City Council  
Planning Committee  
15 November 2021

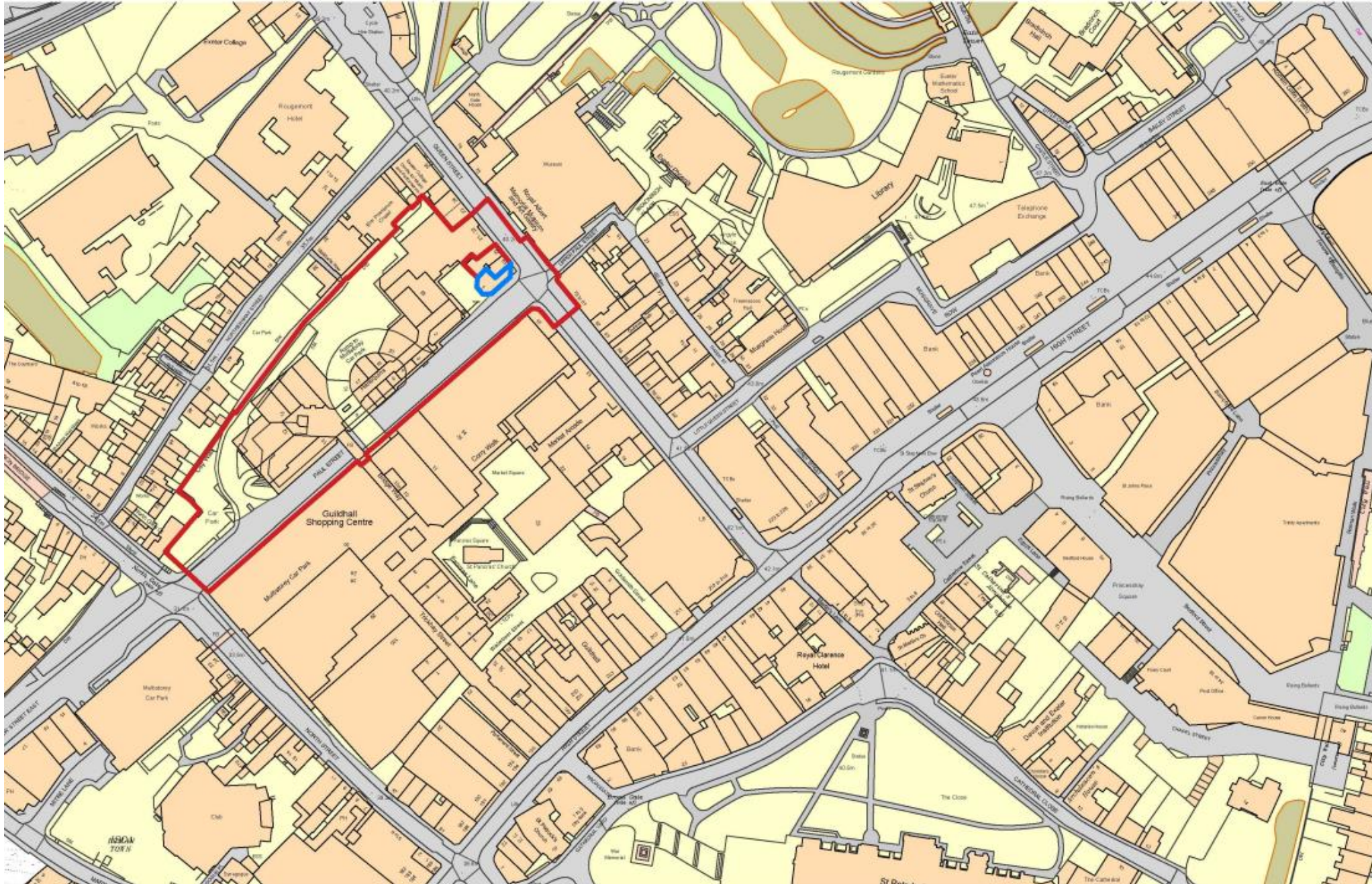
# **Application 21/1104/FUL**

**Site: The Harlequin Centre, Paul Street**

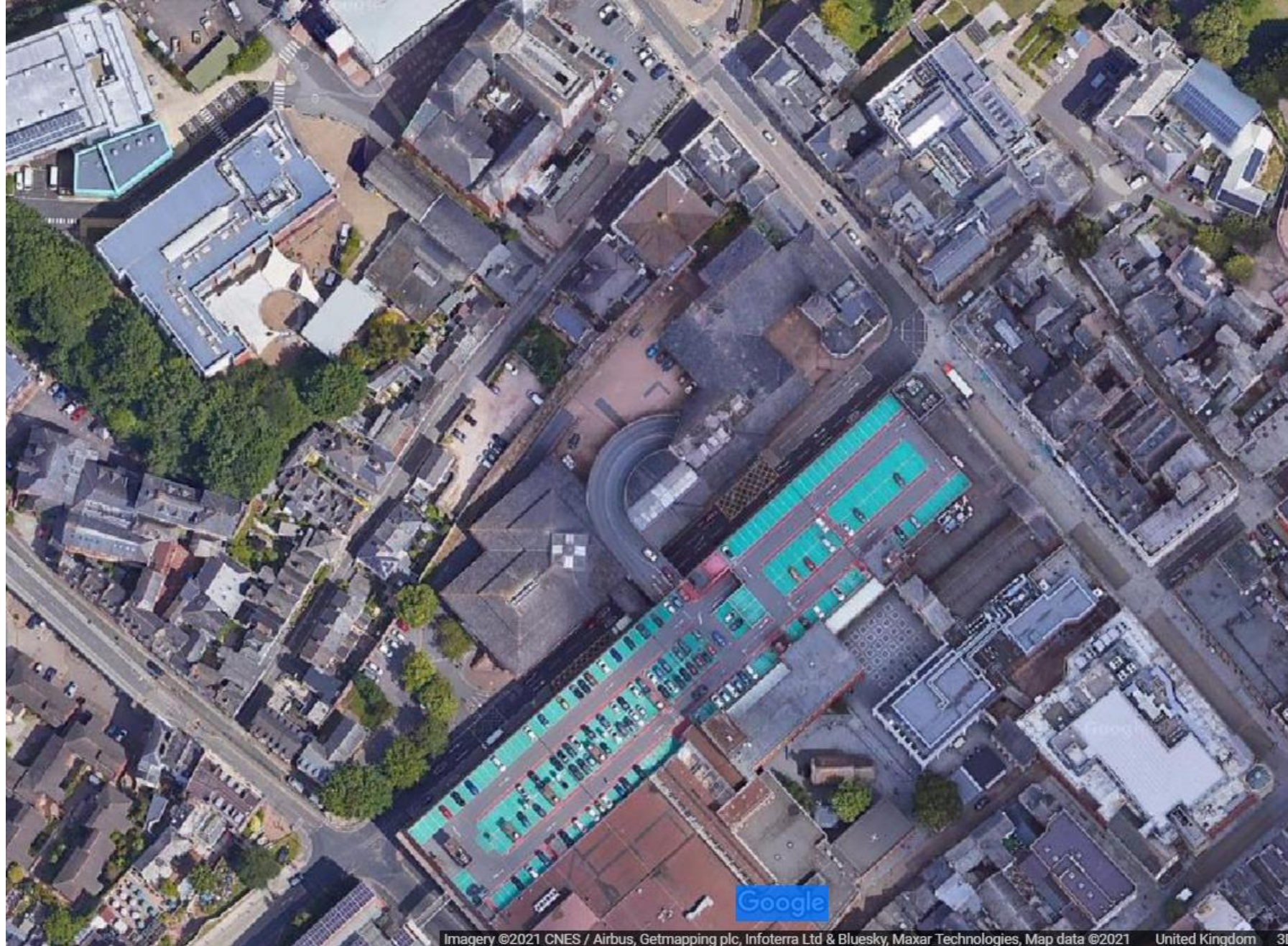
**Applicant: Curlew Alternatives Property LP**

**Proposal: Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk. (Revised)**

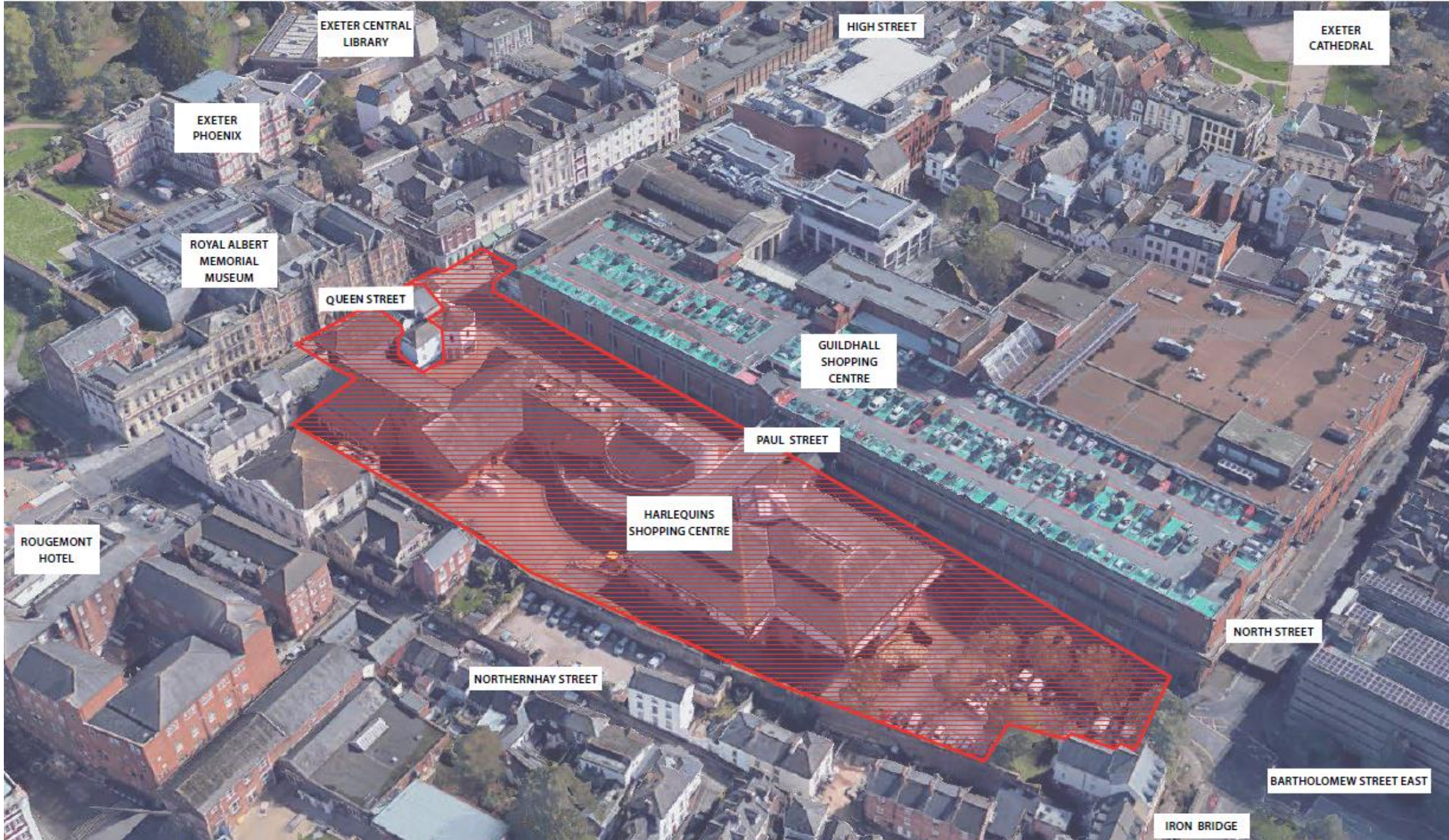
**Case Officer: Matthew Diamond**



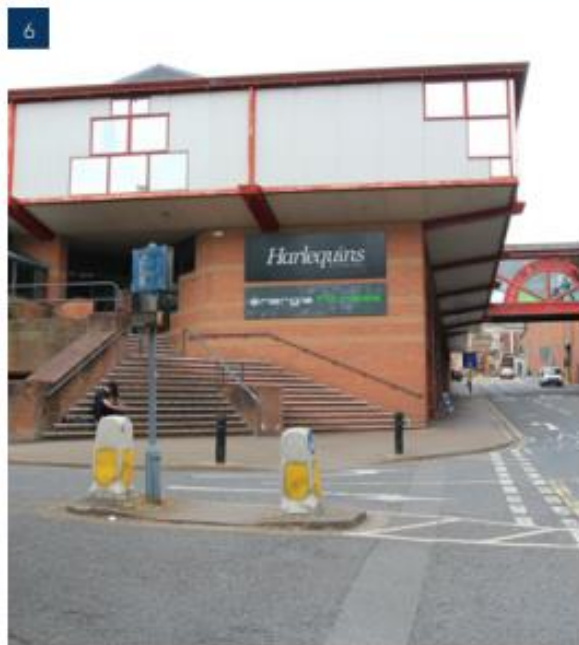
# SITE LOCATION PLAN



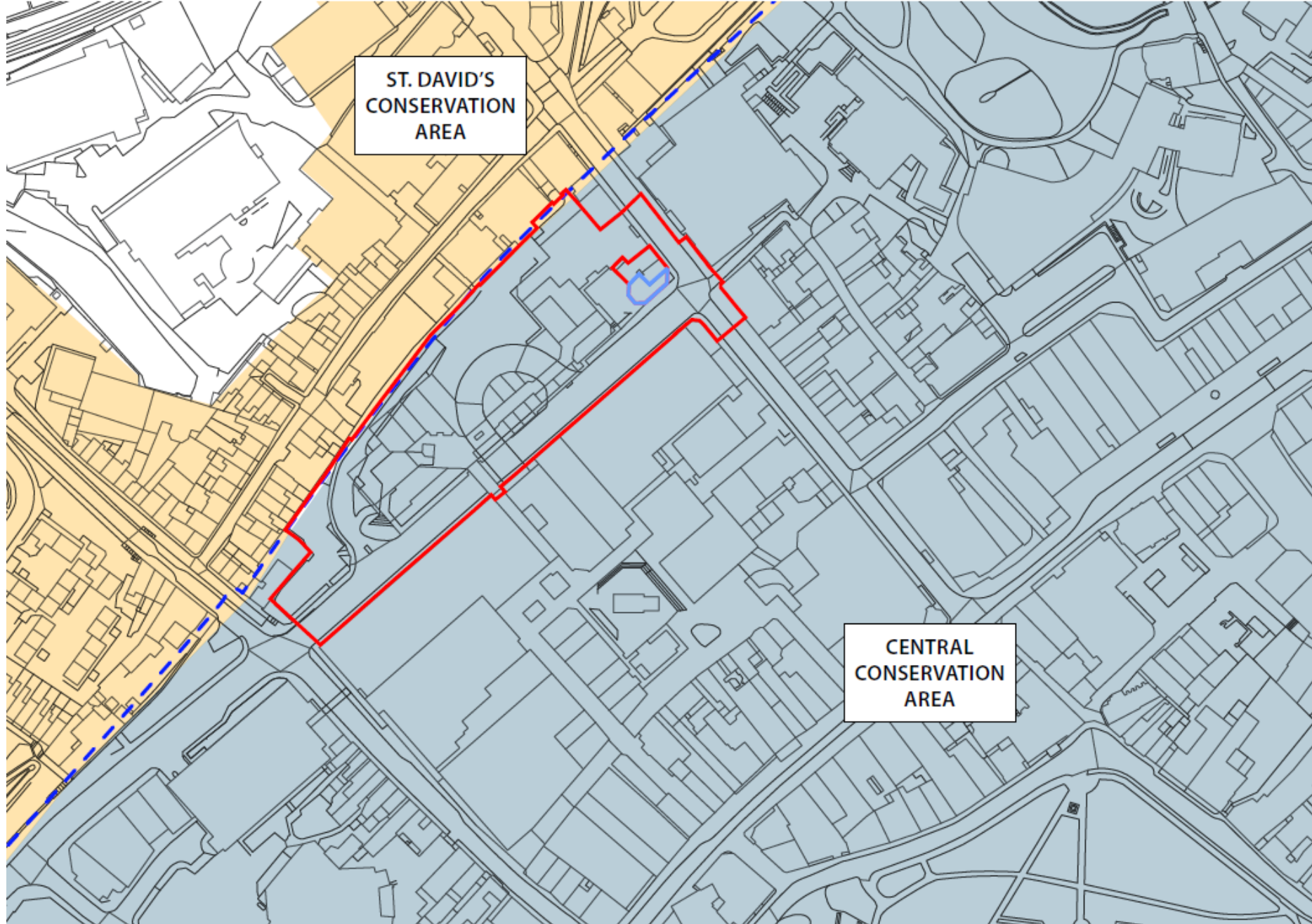
# AERIAL VIEW



**AERIAL VIEW**



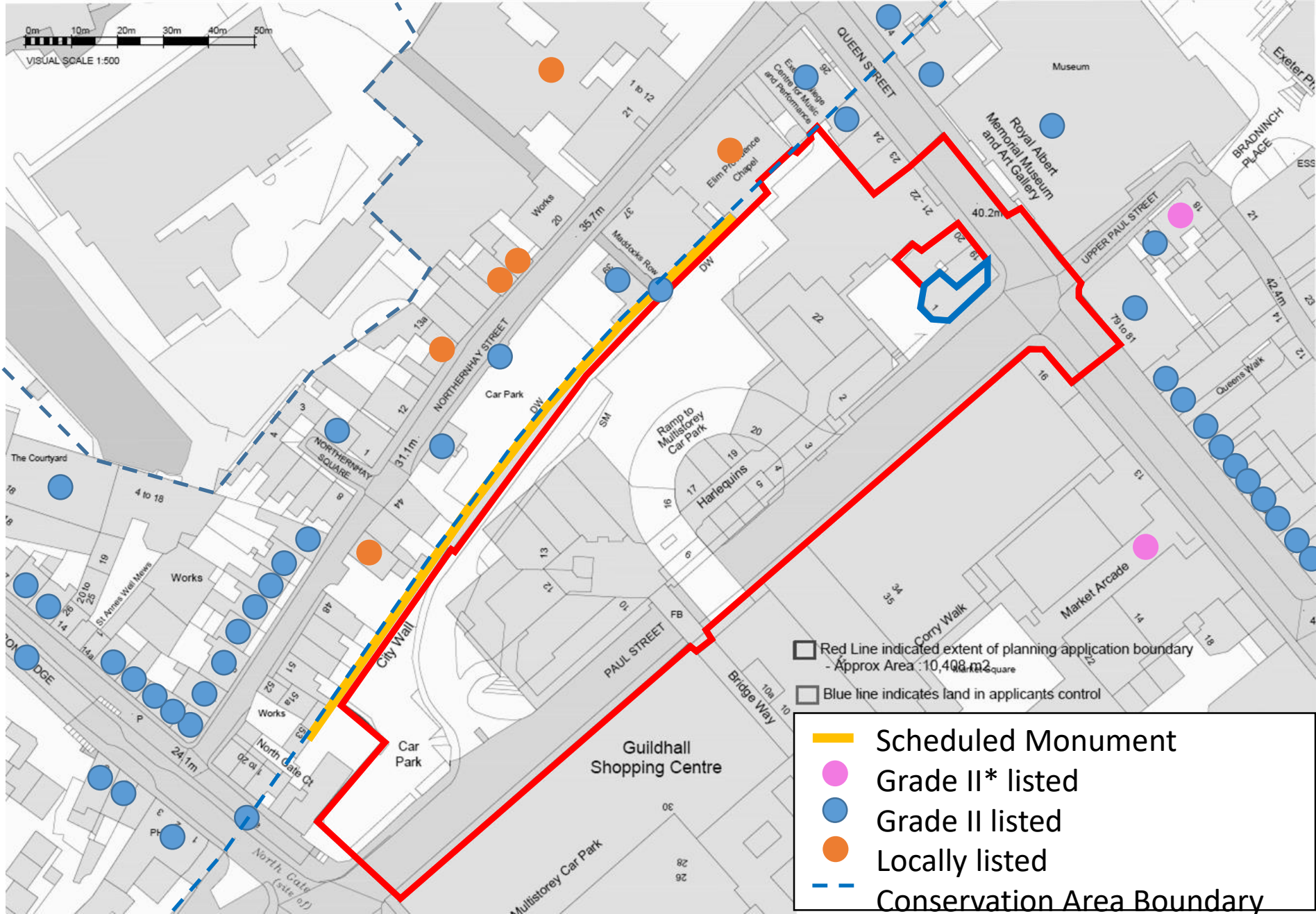
# PHOTOS



ST. DAVID'S  
CONSERVATION  
AREA

CENTRAL  
CONSERVATION  
AREA

**CONSTRAINTS**



# CONSTRAINTS



- Demolition of existing 1980s shopping centre
- 2 blocks of co-living accommodation plus change of use of upper two floors of 21-22 Queen Street into co-living accommodation
- Total 383 bedspaces (132 more than previous scheme for co-living block and hotel)
- Block 1: 138 studios and 18 cluster flats with 107 bedrooms
- Block 2: 133 studios
- 21-22 Queen Street: 5 studios
- 20% affordable housing: 55 studios and 21 cluster bedrooms (priority to essential local workers)
- New landscaped square and 'pocket park'
- Paul Street narrowed to two lanes; wider foot/cycleways; public cycle parking
- Removal of 91 car parking spaces (retention of 9 spaces for local businesses); 2 disabled spaces and 2 EV car club spaces for co-living use

## PROPOSAL OVERVIEW



# PROPOSED SITE PLAN



# BLOCK 1 – LOWER GROUND FLOOR

The copyright of this drawing is vested with Corstorphine + Wright Ltd and shall not be copied or reproduced without the consent of the company.  
 All contractors must visit the site and be responsible for checking all settings and dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

**ROOM KEY**

- Circulation
- Communal Amenity
- Cycle Store
- Elec. Riser
- Landscaped Private Courtyard
- Local Amenity
- Plant Room
- Stair Core
- Store
- Studio Apartment



No.	Description	Date	By	Rev. No.
Project Stage				
<b>PLANNING</b>				
Client				
CURLEW ALTERNATIVE PROPERTY LP				
Project				
HARLEQUINS, EXETER - BLOCK 1				
Drawing Title				
GA - GROUND FLOOR PLAN				
No.	Version	Page No.	Date	Rev. No.
N6	HES	A1	1:100@A1	JULY '21
Drawing				Revision
19726-2003				P-03

**CORSTORPHINE + WRIGHT ARCHITECTS**

Warwick  
 London  
 Birmingham  
 Manchester  
 Leeds  
 Cardiff  
 Glasgow  
 Dublin

The Old Library • Hagley Road • Stourbridge • DY8 1QH  
 Tel. 015699800 www.corstorphine-wright.com

# BLOCK 1 – GROUND FLOOR





# BLOCK 1 – FIRST FLOOR



# BLOCK 1 – SECOND FLOOR



Scale	1:100
Project Stage	PL
Client	CURLEW ALTER
Project	HARLEQUINS, E
Drawing Title	GA - THIRD FLOX
Date	1972-2007
Drawn	NI
Checked	HES
Approved	A1
<b>CORS</b>	

# BLOCK 1 – THIRD FLOOR

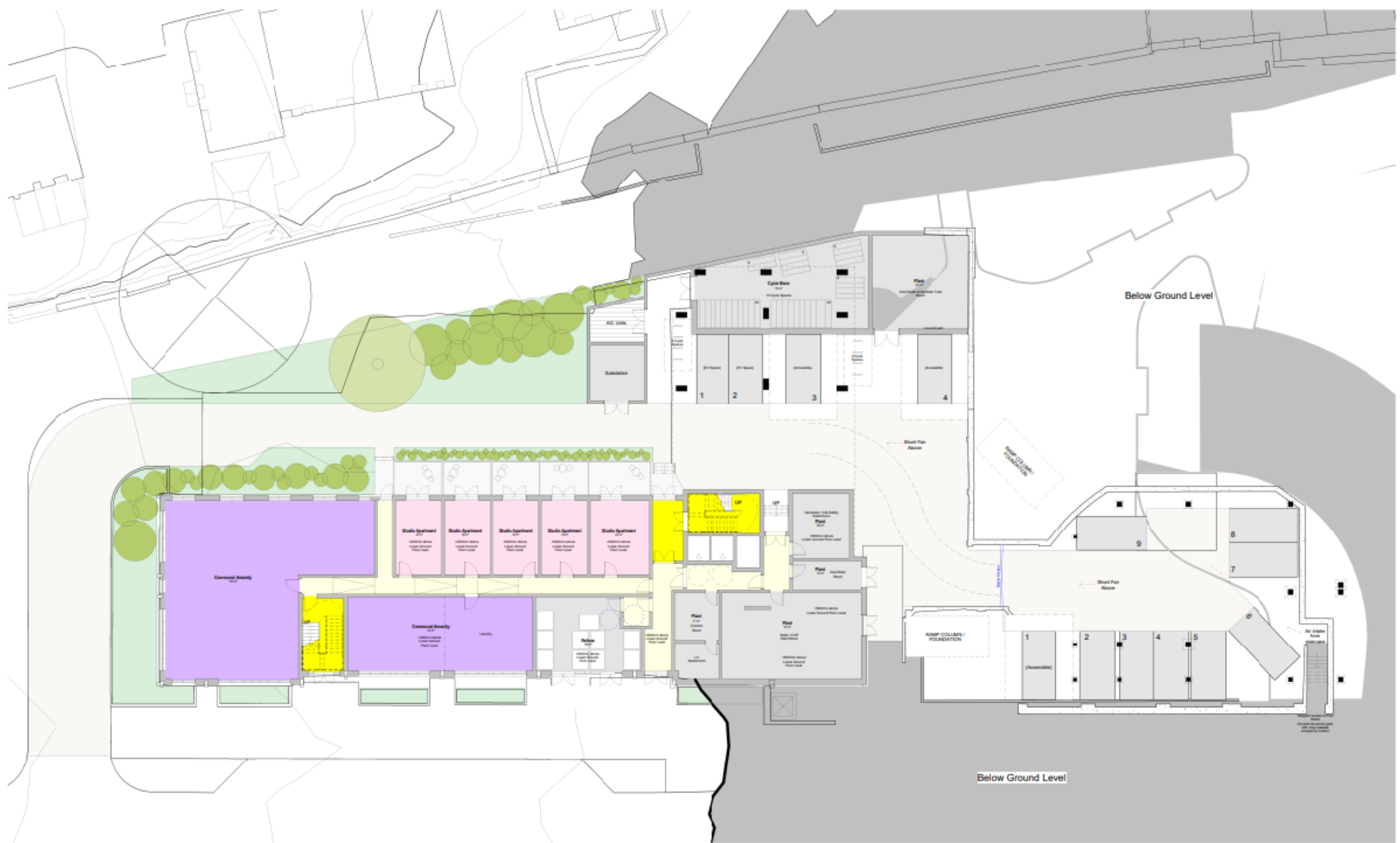




# BLOCK 1 – FOURTH FLOOR



# BLOCK 1 – FIFTH FLOOR



# BLOCK 2 – LOWER GROUND FLOOR



# BLOCK 2 – GROUND FLOOR



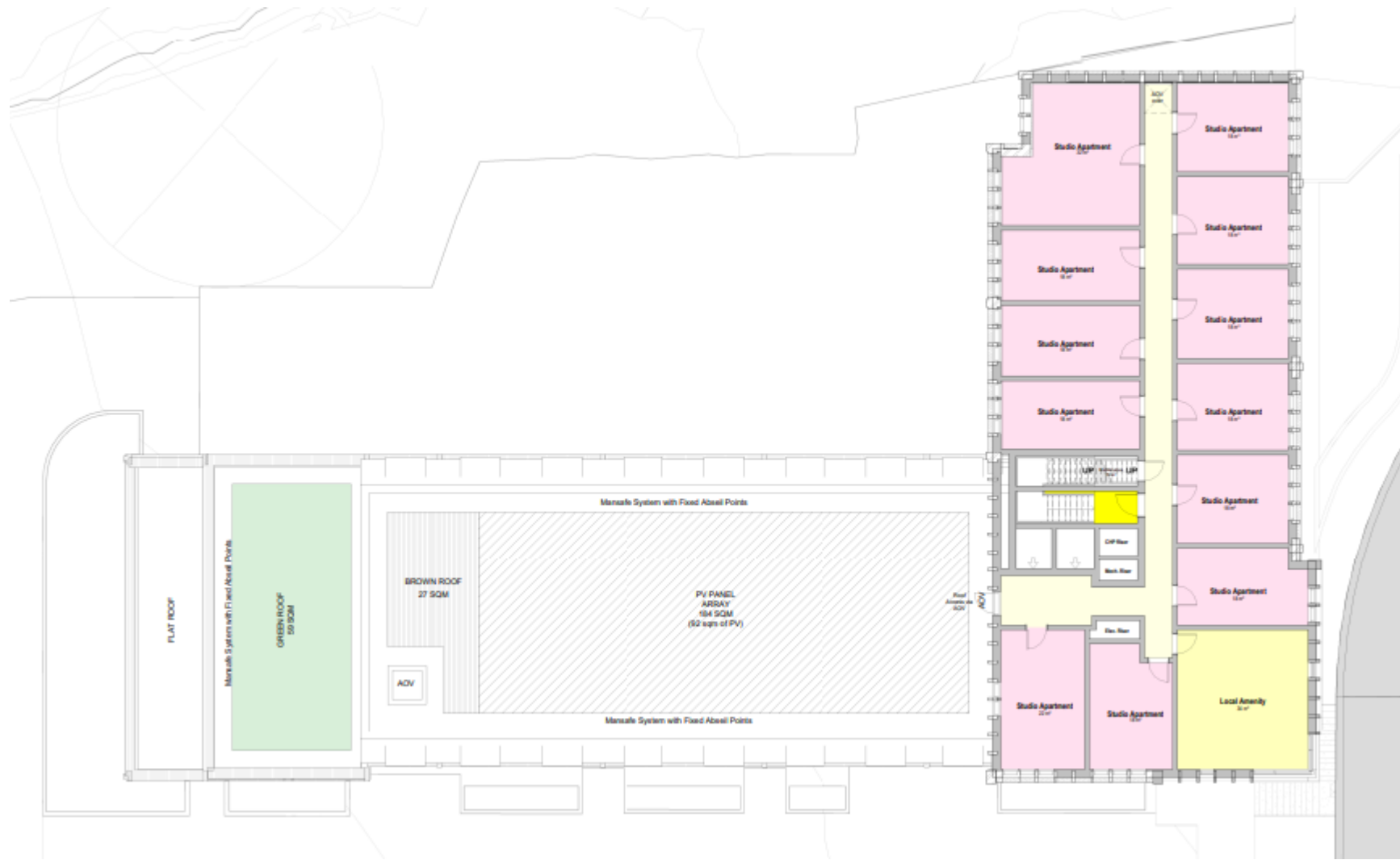
# BLOCK 2 – FIRST FLOOR



# BLOCK 2 – SECOND FLOOR



## BLOCK 2 – THIRD FLOOR



# BLOCK 2 – FOURTH FLOOR





# STREETSCENES

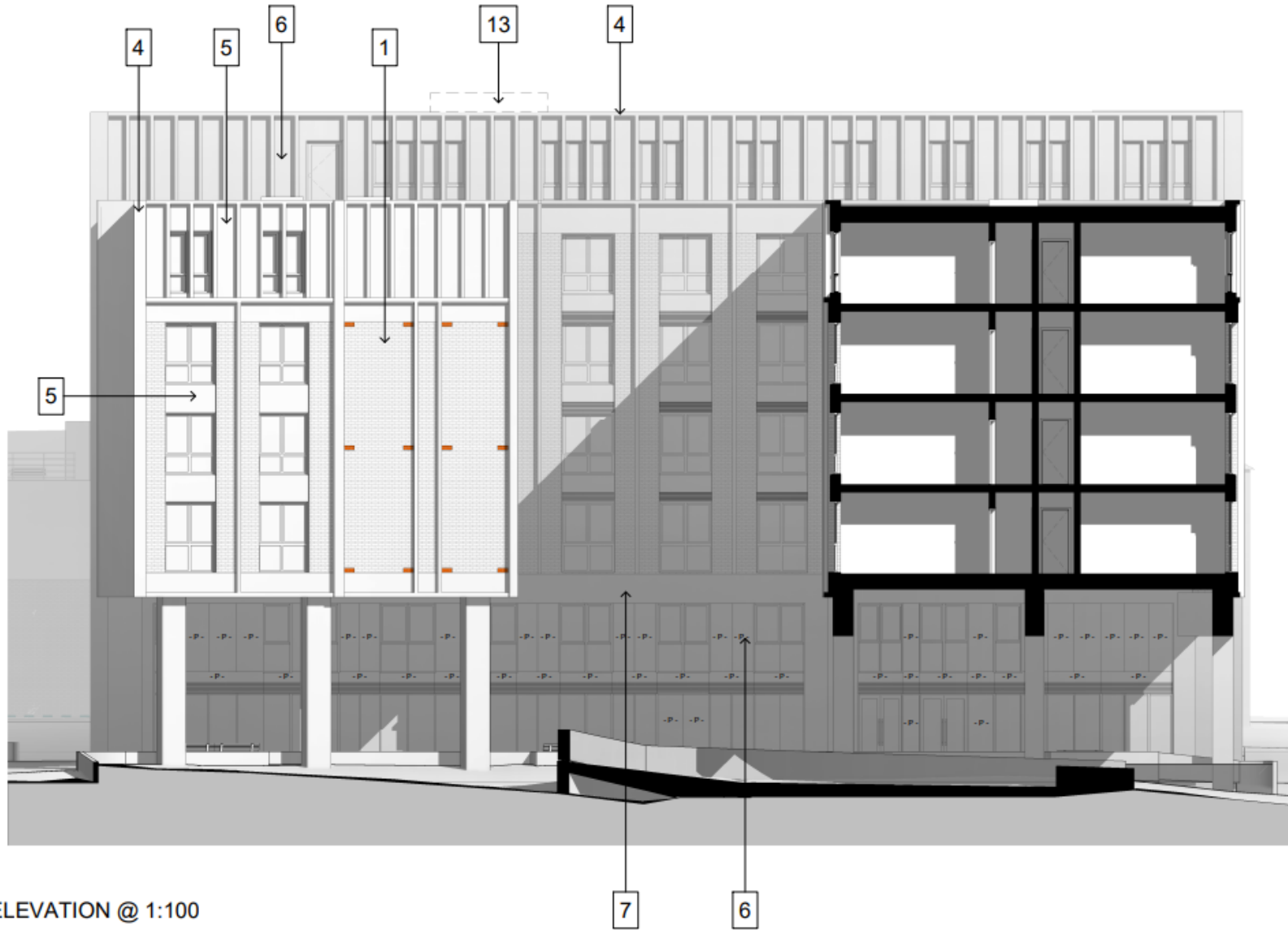


STREET SCENE - QUEEN STREET @ 1:200



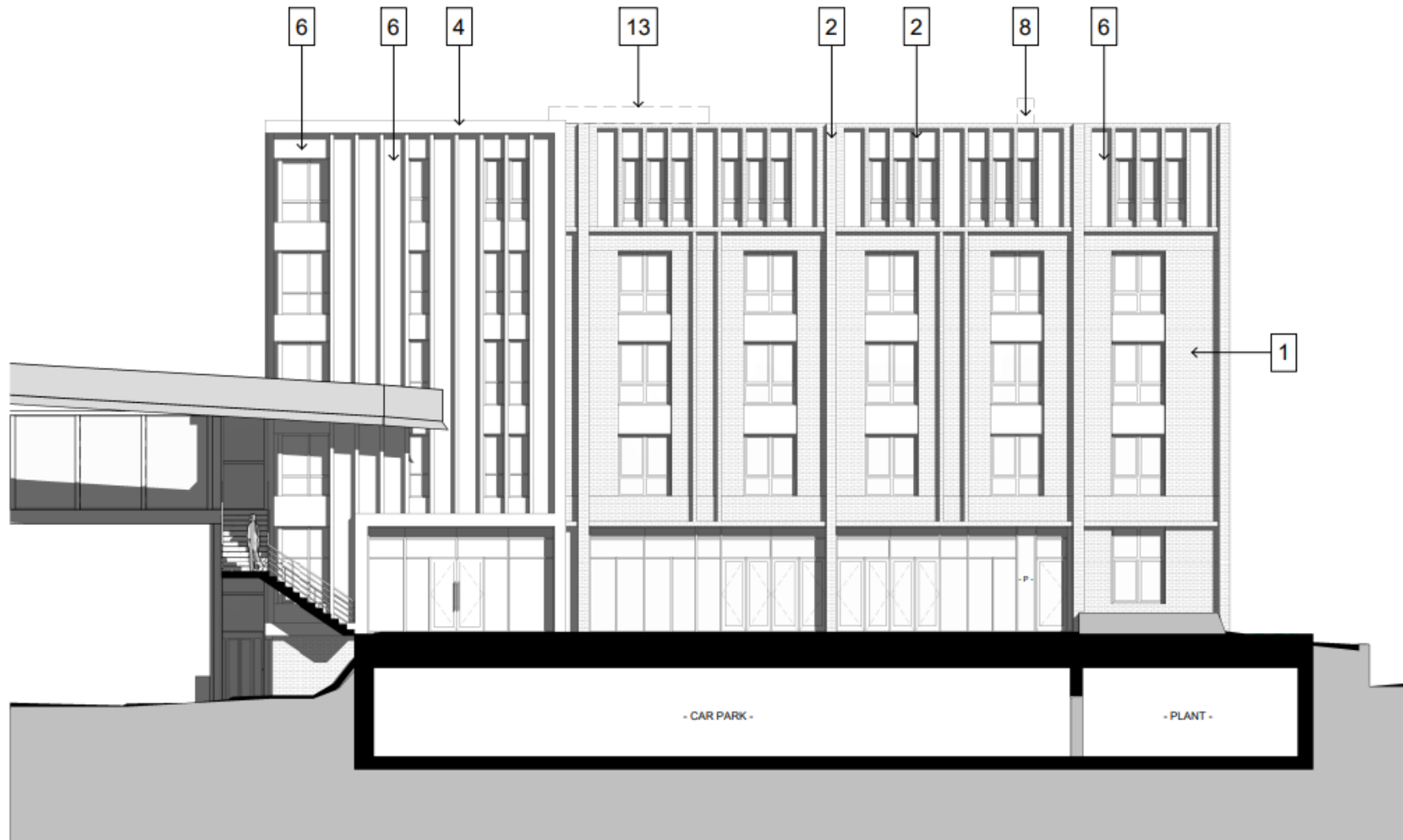
STREET SCENE - CAR PARK ACCESS (IRON BRIDGE) @ 1:200

# STREETSCENES



ELEVATION @ 1:100

# BLOCK 1 – LANDSCAPED GARDENS ELEVATION



## BLOCK 2 – LANDSCAPED GARDENS ELEVATION

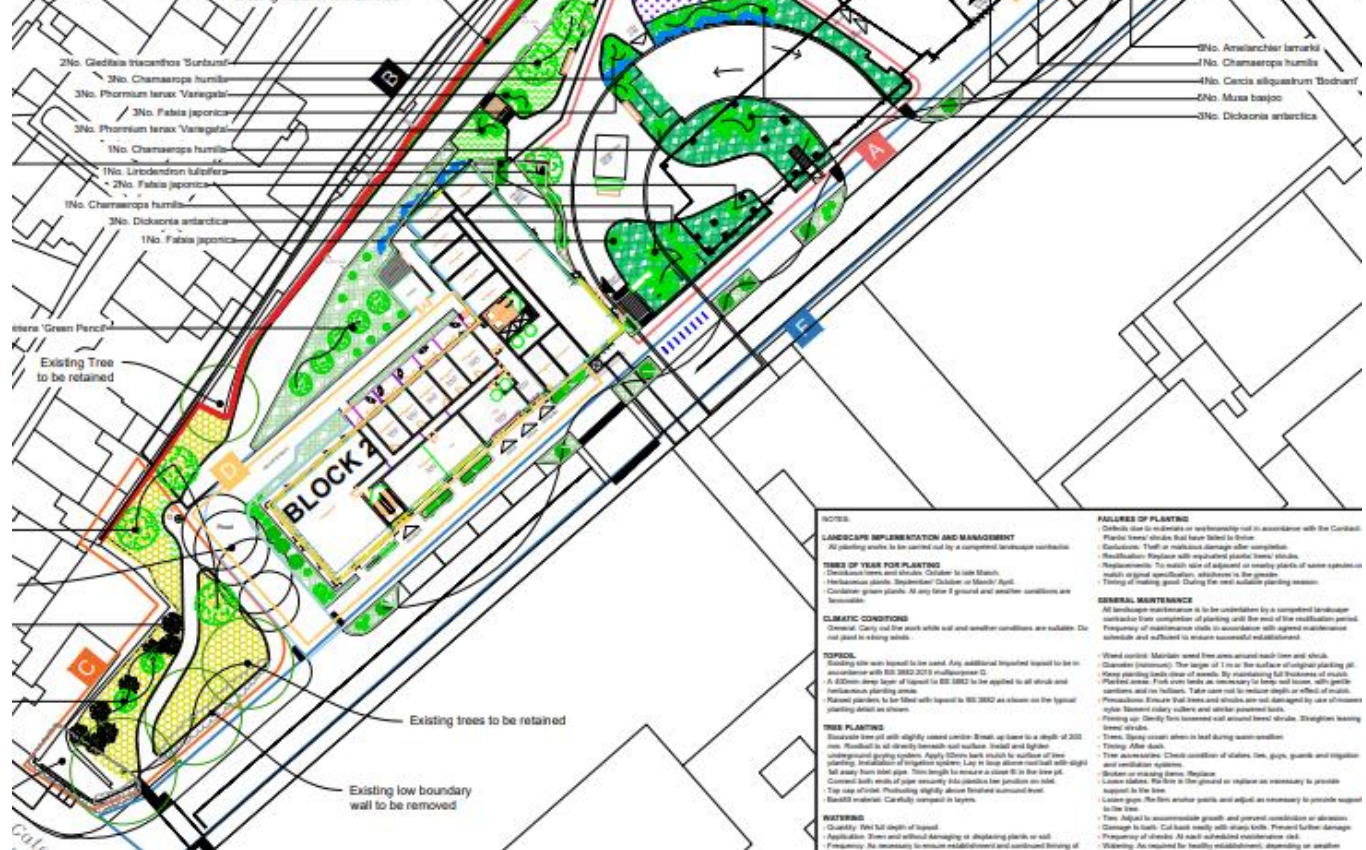


# HARDWORKS PLAN



**HARDWORKS PLAN (ZOOMED) – LANDSCAPED GARDENS**

Plant Name	Quantity	Notes
1. No. Sambucus racemosa 'Suffruticosa Gold'	1	
2. No. Anemone hepatica	1	
3. No. Chamaecyparis humilis	1	
4. No. Carex silvestris 'Bodnant'	1	
5. No. Musa sapientum	1	
6. No. Diderchia antarctica	1	
7. No. Fatsia japonica	1	
8. No. Phlox paniculata	1	
9. No. Phlox subulata	1	
10. No. Phlox paniculata	1	
11. No. Phlox paniculata	1	
12. No. Phlox paniculata	1	
13. No. Phlox paniculata	1	
14. No. Phlox paniculata	1	
15. No. Phlox paniculata	1	
16. No. Phlox paniculata	1	
17. No. Phlox paniculata	1	
18. No. Phlox paniculata	1	
19. No. Phlox paniculata	1	
20. No. Phlox paniculata	1	
21. No. Phlox paniculata	1	
22. No. Phlox paniculata	1	
23. No. Phlox paniculata	1	
24. No. Phlox paniculata	1	
25. No. Phlox paniculata	1	
26. No. Phlox paniculata	1	
27. No. Phlox paniculata	1	
28. No. Phlox paniculata	1	
29. No. Phlox paniculata	1	
30. No. Phlox paniculata	1	
31. No. Phlox paniculata	1	
32. No. Phlox paniculata	1	
33. No. Phlox paniculata	1	
34. No. Phlox paniculata	1	
35. No. Phlox paniculata	1	
36. No. Phlox paniculata	1	
37. No. Phlox paniculata	1	
38. No. Phlox paniculata	1	
39. No. Phlox paniculata	1	
40. No. Phlox paniculata	1	
41. No. Phlox paniculata	1	
42. No. Phlox paniculata	1	
43. No. Phlox paniculata	1	
44. No. Phlox paniculata	1	
45. No. Phlox paniculata	1	
46. No. Phlox paniculata	1	
47. No. Phlox paniculata	1	
48. No. Phlox paniculata	1	
49. No. Phlox paniculata	1	
50. No. Phlox paniculata	1	
51. No. Phlox paniculata	1	
52. No. Phlox paniculata	1	
53. No. Phlox paniculata	1	
54. No. Phlox paniculata	1	
55. No. Phlox paniculata	1	
56. No. Phlox paniculata	1	
57. No. Phlox paniculata	1	
58. No. Phlox paniculata	1	
59. No. Phlox paniculata	1	
60. No. Phlox paniculata	1	
61. No. Phlox paniculata	1	
62. No. Phlox paniculata	1	
63. No. Phlox paniculata	1	
64. No. Phlox paniculata	1	
65. No. Phlox paniculata	1	
66. No. Phlox paniculata	1	
67. No. Phlox paniculata	1	
68. No. Phlox paniculata	1	
69. No. Phlox paniculata	1	
70. No. Phlox paniculata	1	
71. No. Phlox paniculata	1	
72. No. Phlox paniculata	1	
73. No. Phlox paniculata	1	
74. No. Phlox paniculata	1	
75. No. Phlox paniculata	1	
76. No. Phlox paniculata	1	
77. No. Phlox paniculata	1	
78. No. Phlox paniculata	1	
79. No. Phlox paniculata	1	
80. No. Phlox paniculata	1	
81. No. Phlox paniculata	1	
82. No. Phlox paniculata	1	
83. No. Phlox paniculata	1	
84. No. Phlox paniculata	1	
85. No. Phlox paniculata	1	
86. No. Phlox paniculata	1	
87. No. Phlox paniculata	1	
88. No. Phlox paniculata	1	
89. No. Phlox paniculata	1	
90. No. Phlox paniculata	1	
91. No. Phlox paniculata	1	
92. No. Phlox paniculata	1	
93. No. Phlox paniculata	1	
94. No. Phlox paniculata	1	
95. No. Phlox paniculata	1	
96. No. Phlox paniculata	1	
97. No. Phlox paniculata	1	
98. No. Phlox paniculata	1	
99. No. Phlox paniculata	1	
100. No. Phlox paniculata	1	



**NOTES:**

**LANDSCAPE IMPLEMENTATION AND MANAGEMENT**  
 All planting works to be carried out by a competent landscape contractor.

**TIME OF YEAR FOR PLANTING**  
 Deciduous trees and shrubs: October to late March.  
 Herbaceous plants: September/October to March/April.  
 Climaxer green plants: At any time if ground and weather conditions are favourable.

**CLIMATIC CONDITIONS**  
 General: Carry out the work while soil and weather conditions are suitable. Do not plant in strong winds.

**TOPSOIL**  
 Existing site soil to be used. Any additional imported topsoil to be in accordance with BS 3883:2013 multipurpose C.  
 A 100mm deep layer of topsoil to be applied to all shrub and herbaceous planting areas.  
 Planted plants to be lifted with topsoil as shown on the layout planting detail as shown.

**TREE PLANTING**  
 Bare-root trees to be planted in a hole to a depth of 200mm. Rootball to sit on a layer of gravel. Trunk and lighter shade-painted. Apply 50mm bark mulch to surface of tree planting. Installation of irrigation system. Lay in tree shade vertical with edge 50mm from hole pipe. This length to ensure a clear 50mm in the hole pit. Connect both ends of pipe ensuring this provides free passage on site.  
 Top soil critical: Protecting slightly above finished ground level.  
 Rootball protection: Carefully compact in layers.

**WATERING**  
 Quantity: One full depth of topsoil.  
 Application: Once and without watering or displacing plants or soil.  
 Frequency: As necessary to ensure establishment and continued thriving of plants.

**FAILURES OF PLANTING**  
 Defects due to materials or workmanship not in accordance with the Contract.  
 Plants lower standards than those listed in the Contract.  
 Defective: Theft or malicious damage after completion.  
 Replacement: Replace with equivalent plants/ trees/ shrubs.  
 Replacements: To match size of adjacent or nearby plants of same species or make original replacement, substitute in background.  
 Timing of re-planting: During the next suitable planting season.

**GENERAL MAINTENANCE**  
 All landscape maintenance to be undertaken by a competent landscape contractor from completion of planting until the end of the rectification period. Frequency of maintenance visits to be in accordance with agreed maintenance schedule and sufficient to ensure successful establishment.

• Weed control: Maintain weed free areas around each tree and shrub.  
 • Disease treatment: The application of 1 or more litres of organic planting oil.  
 • Heavy planting beds: Check for drainage. By maintaining full thickness of mulch.  
 • Planted areas: Check over beds as necessary to help soil settle, with gentle watering and no fertiliser. Take care not to reduce depth or effect of mulch.  
 • Perennials: Ensure that trees and shrubs are not damaged by use of mowers or lawnmowers.  
 • Pruning: Carry out pruning in accordance with the Contract.  
 • Fencing: Carry out fencing in accordance with the Contract.  
 • Trees: Shading screens in leaf during winter months.  
 • Timing: After dusk.  
 • Tree assessment: Check condition of stakes, ties, girths and irrigation and ventilation systems.  
 • Broken or missing stakes: Replace.  
 • Loose stakes: Fix into the ground or replace as necessary to provide support to the tree.  
 • Loose girths: Re-tie and/or girths and adjust as necessary to provide support to the tree.  
 • Tree: Adjust to accommodate growth and prevent compression or abrasion.  
 • Damage to beds: Call back evenly with strong tools. Prevent further damage.  
 • Frequency of checks: At least 4 weekly maintenance visits.  
 • Watering: As required for healthy establishment, depending on weather.

# SOFTWARES PLAN

- ts / 2L Pot
- 3ulb
- 3ulb
- . Pot
- . Pot
- . Pot
- t
- !L Pot
- t
- !L Pot
- t
- t
- !L Pot
- ts / 2L Pot
- ts / 1L Pot
- !L Pot

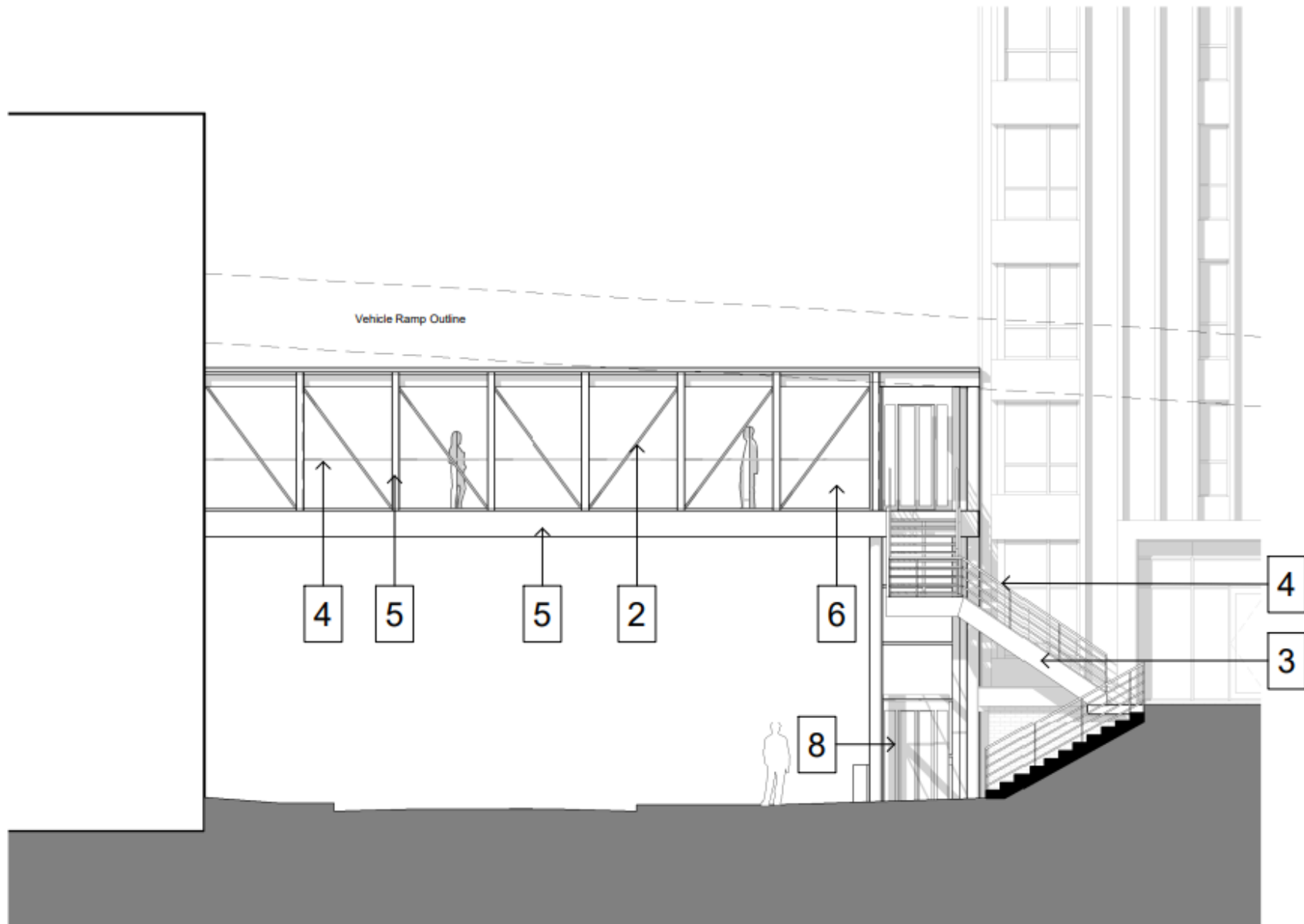


# SOFTWORKS PLAN (ZOOMED) – POCKET PARK





## INTERPRETATION CENTRE



# NEW FOOTBRIDGE



**LVA VIEWS – UPPER PAUL STREET**



**LVA VIEWS – QUEEN STREET**



**LIVIA VIEWS – QUEEN STREET**



**LIVIA VIEWS – QUEEN STREET**



**LVA VIEWS – BARTHOLOMEW STREET WEST**



**LVA VIEWS – BARTHOLOMEW STREET EAST**





**LIVIA VIEWS – IRON BRIDGE**



**LIVIA VIEWS – IRON BRIDGE**



**LVA VIEWS – IRON BRIDGE**



**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – NORTHERNHAY STREET**





**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – NORTHERNHAY STREET**



**LVIA VIEWS – PROPOSED LANDSCAPED GARDENS**



**LVIA VIEWS – PROPOSED LANDSCAPED GARDENS**

**A. DELEGATE TO DEPUTY CHIEF EXECUTIVE 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:**

- Co-living Management Plan/Monitoring
- 20% of the dwellings (55 studios and 21 cluster bedrooms) will be affordable private rented with first priority to essential local workers
- £252,546 habitats mitigation
- £25,000 towards management, maintenance, repair and promotion of City Wall
- £175,000 for maintenance/upgrade of off-site public open spaces.
- £45,000 for maintenance/upgrade of off-site play areas.
- £98,048 to improve facilities at either Barnfield Hill Medical Practice, Southernhay Medical Practice or St Leonards Medical Centre
- £10,000 towards traffic regulation orders in the area.
- Details of VMS/signage to manage the use of the Guildhall car park
- Details of the type of materials used on the highway (section 44 of the Highways Act 1980)
- Management Plan to ensure no parking is associated with the development and to ensure the operational facilities of the loading bays (in conjunction with the Guildhall)
- Rights of access for all users for the new footbridge over the highway
- Public access to the open space on the site and to the City Wall

**RECOMMENDATION**

All S106 contributions should be index linked from the date of resolution.

And the following conditions: (See Additional Information Sheet)

**B. REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 15 MAY 2022 OR SUCH EXTENDED TIME AS AGREED BY THE CITY DEVELOPMENT MANAGER**

In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority being completed within an appropriate timescale, and which makes provision for the following matters –

- Co-living Management Plan/Monitoring
- 20% of the dwellings (55 studios and 21 cluster bedrooms) will be affordable private rented with first priority to essential local workers
- £252,546 habitats mitigation
- £25,000 towards management, maintenance, repair and promotion of City Wall
- £175,000 for maintenance/upgrade of off-site public open spaces.
- £45,000 for maintenance/upgrade of off-site play areas.

**RECOMMENDATION (CONT.)**

- £98,048 to improve facilities at either Barnfield Hill Medical Practice, Southernhay Medical Practice or St Leonards Medical Centre
- £10,000 towards traffic regulation orders in the area.
- Details of VMS/signage to manage the use of the Guildhall car park
- Details of the type of materials used on the highway (section 44 of the Highways Act 1980)
- Management Plan to ensure no parking is associated with the development and to ensure the operational facilities of the loading bays (in conjunction with the Guildhall)
- Rights of access for all users for the new footbridge over the highway
- Public access to the open space on the site and to the City Wall

the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 Objectives 1, 3, 5, 6, 8 and 10, and policies CP4, CP7, CP9, CP10, CP16, CP17 and CP18, Exeter Local Plan First Review 1995-2011 saved policies TM5, L4, T1, C5, LS2, LS3 and DG1, Exeter City Council Affordable Housing Supplementary Planning Document 2014, Exeter City Council Sustainable Transport Supplementary Planning Document 2013 and Exeter City Council Public Open Space Supplementary Planning Document 2005.

**RECOMMENDATION (CONT.)**