

Exeter City Council  
Planning Committee  
25 March 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**

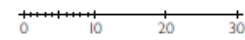
**Case Officer: Roger Clotworthy**

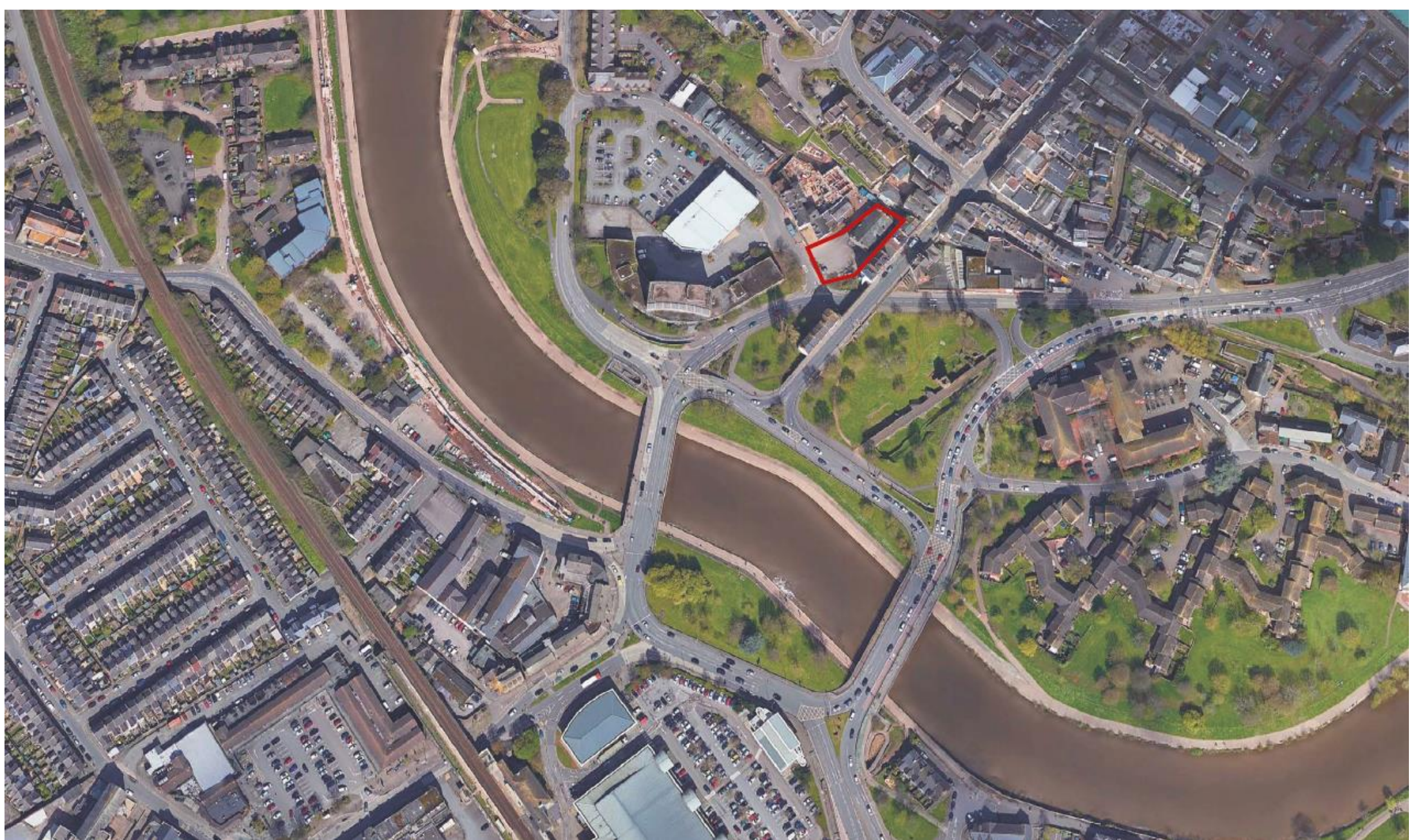
# SITE LOCATION PLAN



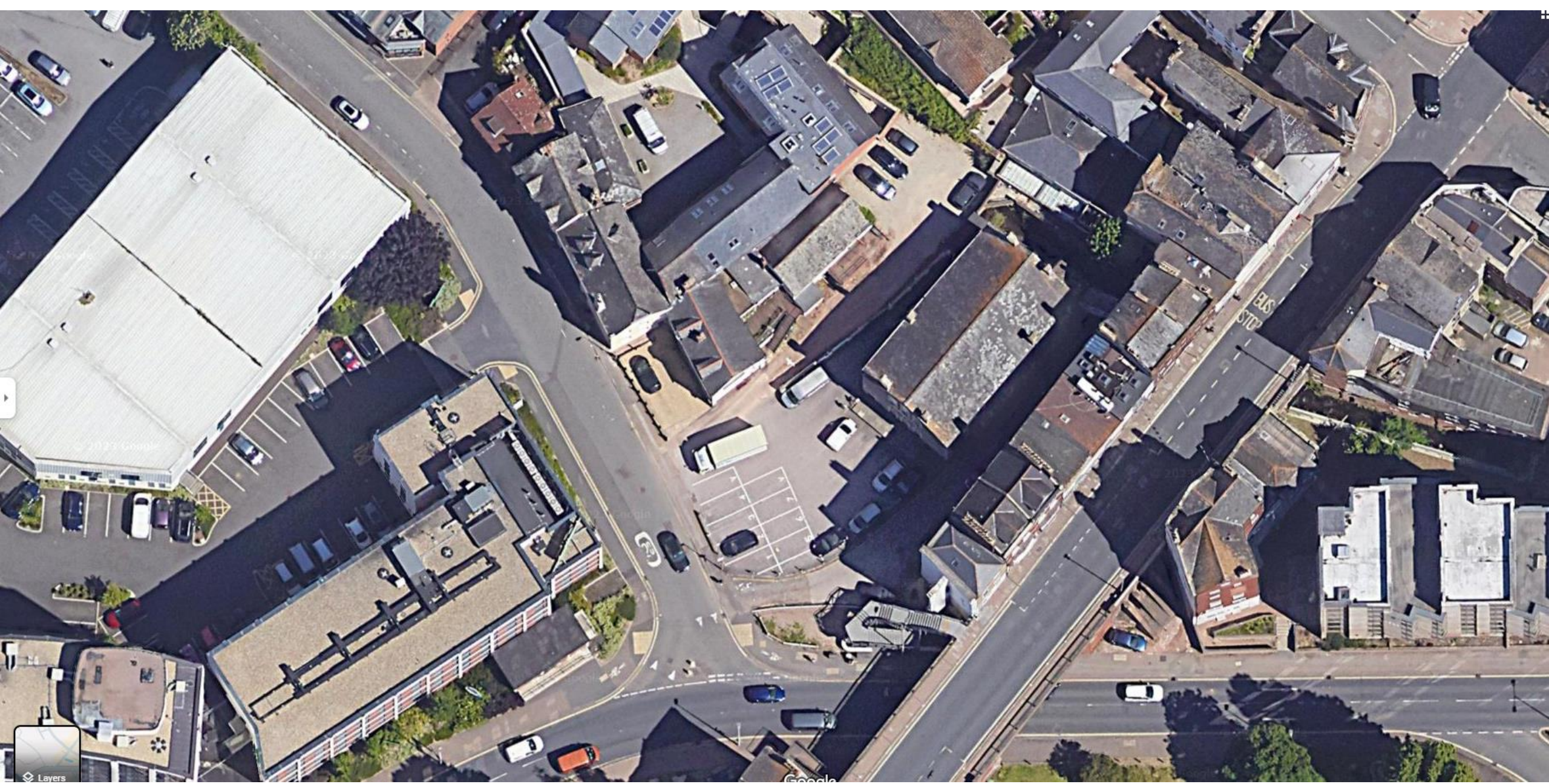
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Block Plan  
Scale 1:500 @ A1





**SITE LOCATION**



**AERIAL VIEW**

FROG STREET  
VIEW



VIEW FROM  
TUDOR  
STREET





bigwave  
hair & beauty

PLUMB-IN

beauty

SHOWER ENCLOSURES  
SANITARY WARE  
BATHTUBS & TAPS  
PLUMBING SUPPLIES  
& SPARES

PLUMB-IN  
BATHROOM & SHOWER SHOWROOM



PLUMB-IN CUSTOMER SERVICE FINDER IN MARKET PLUMB-IN BRANCHES ONLY



TUDOR  
STREET



VIEW FROM  
NEW BRIDGE  
STREET

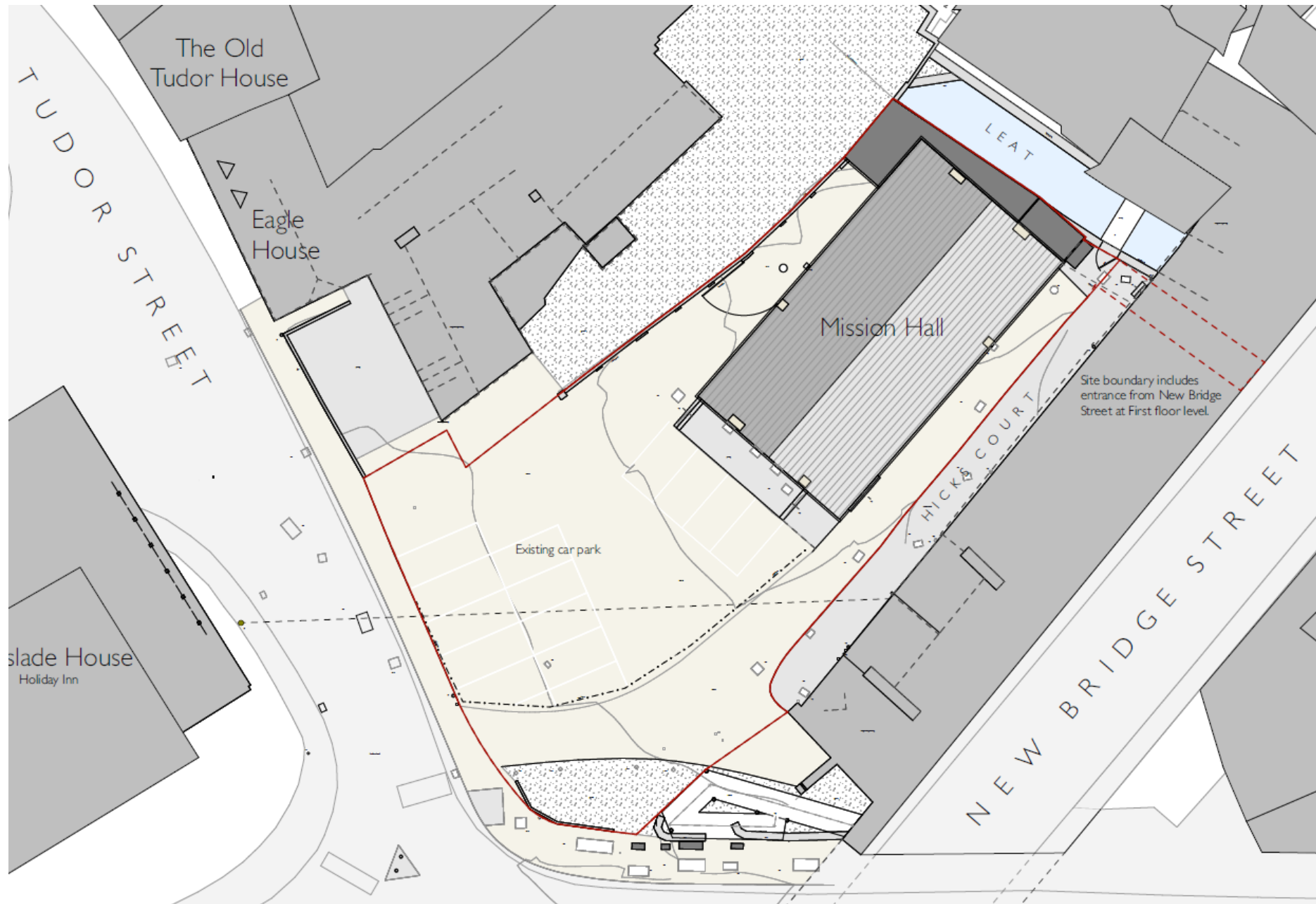




ENTRANCE  
FROM NEW  
BRIDGE  
STREET

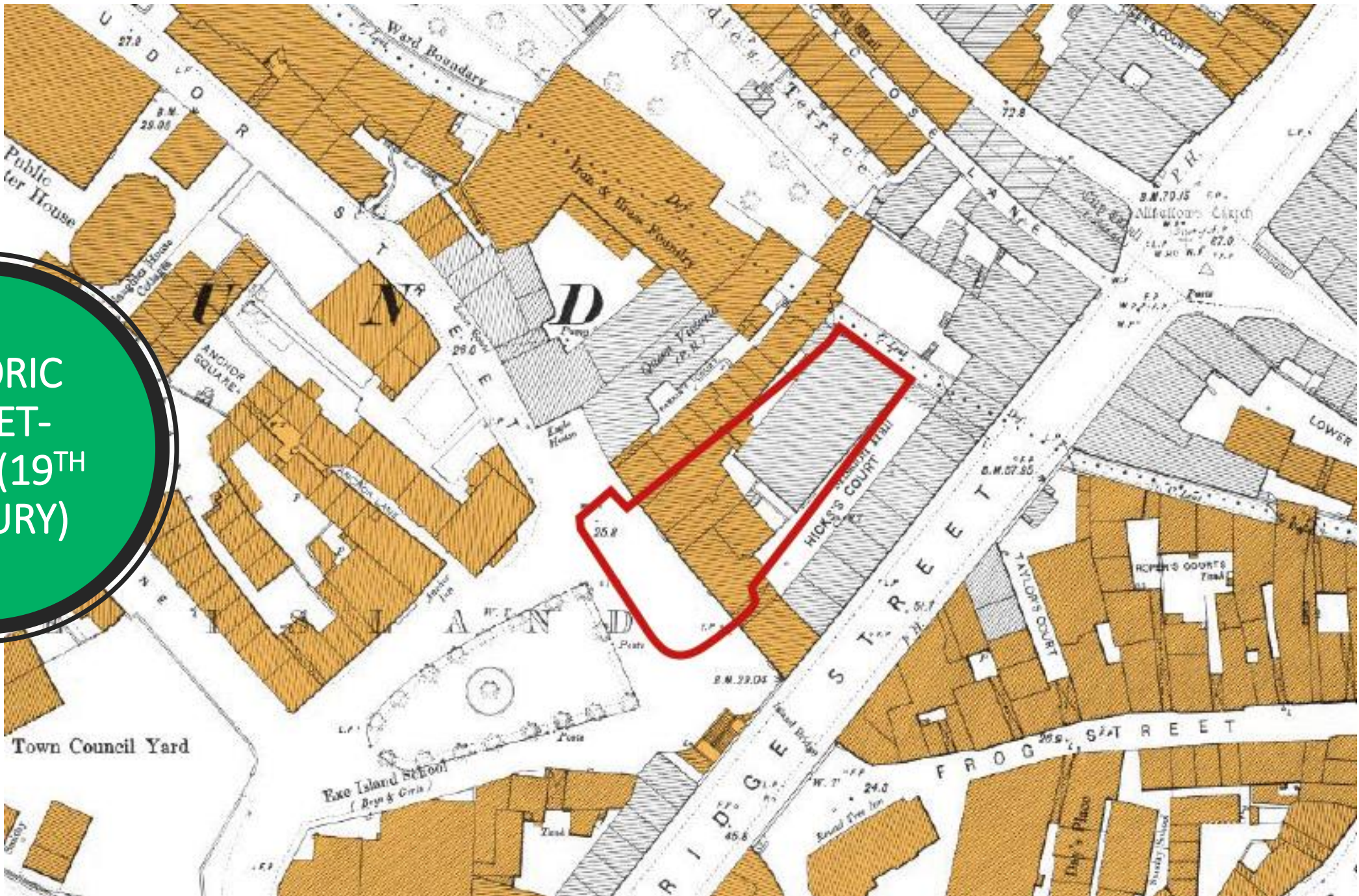


HICKS COURT  
AND  
COFFINS  
WAY



# EXISTING SITE PLAN

HISTORIC  
STREET-  
SCAPE (19<sup>TH</sup>  
CENTURY)



HISTORIC  
STREET-  
SCAPE (19<sup>TH</sup>  
CENTURY)



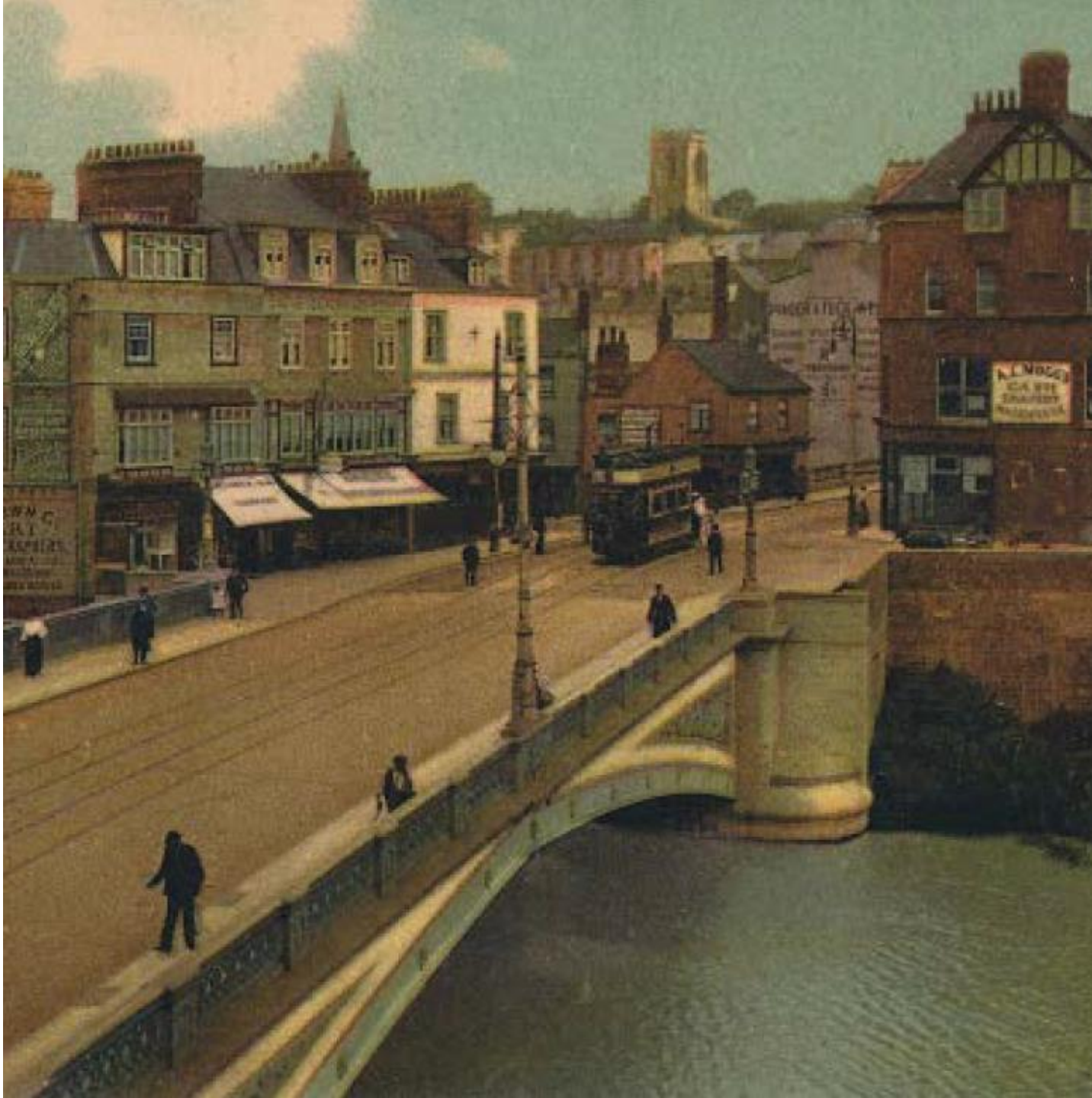
BEFORE  
INNER RING  
ROAD





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

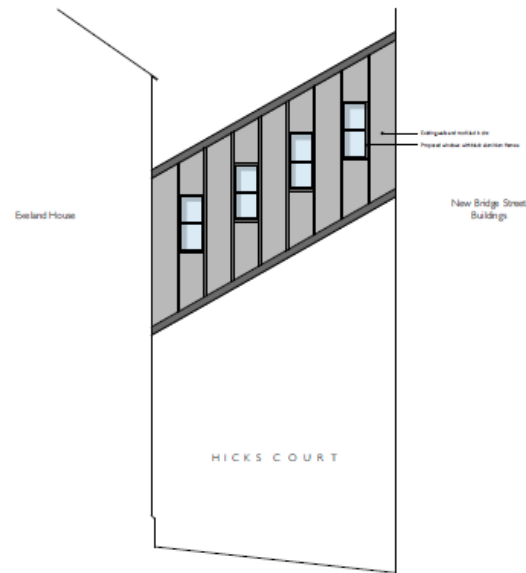
**TUDOR STREET ELEVATION**



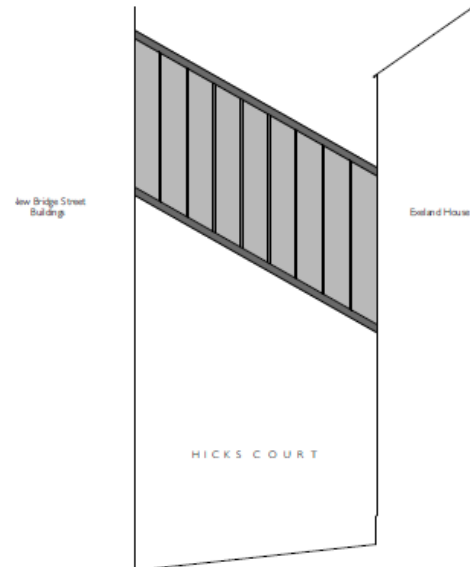
Proposed Frog Street  
Street Elevation  
Scale 1:200 @A1

# FROG STREET ELEVATION

Proposed Coffins Way  
South Elevation  
Scale 1:50 @ A1



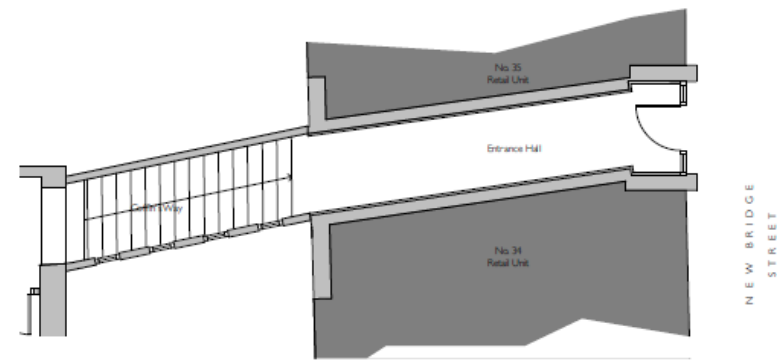
Proposed Coffins Way  
North Elevation  
Scale 1:50 @ A1



Client: Bennis 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



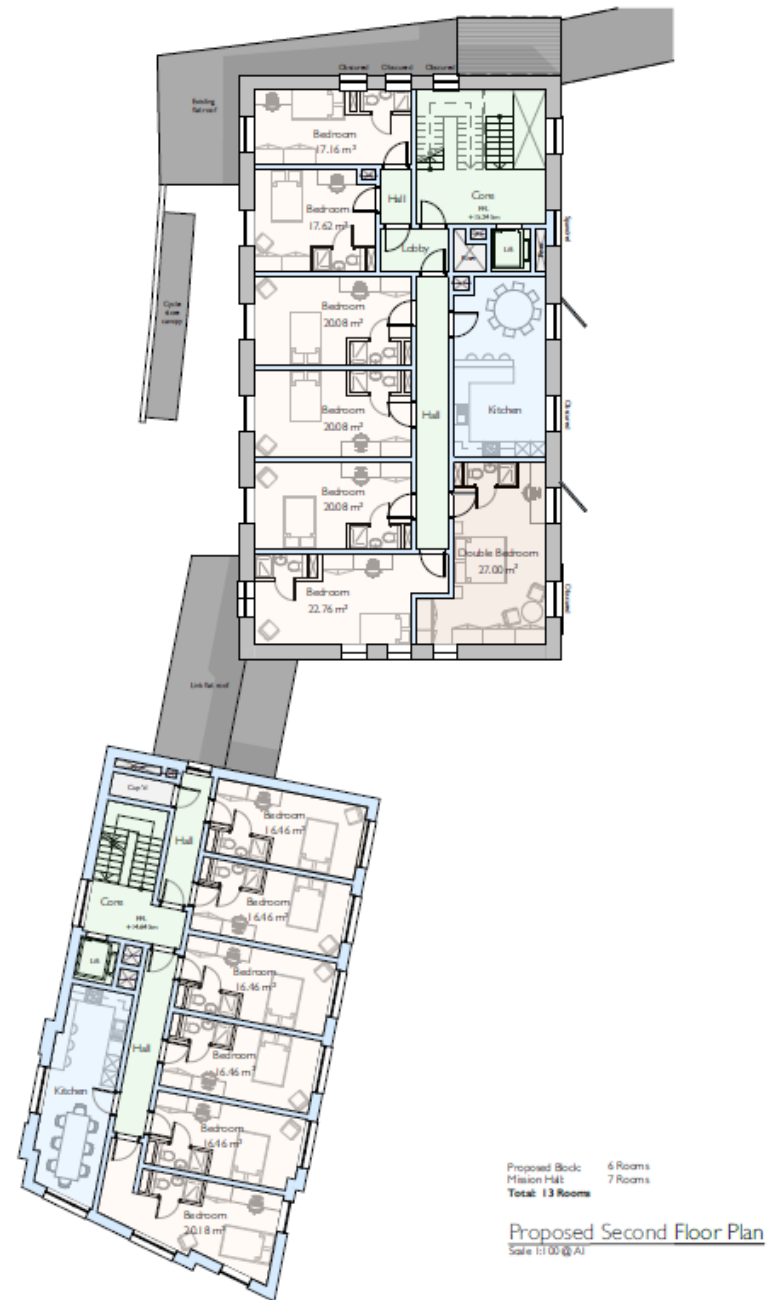
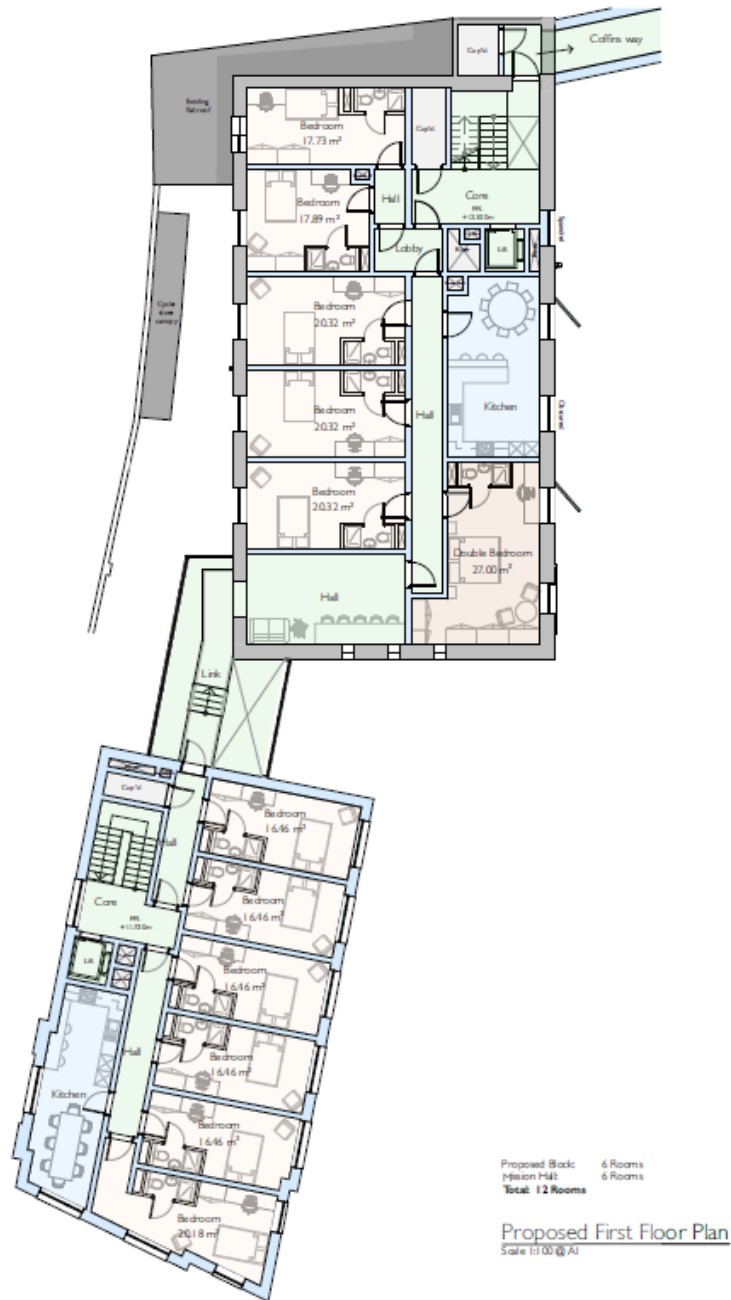
Proposed New Bridge Street and Coffins Way  
Entrance Floor Plan  
Scale 1:50 @ A1

# NEW BRIDGE STREET ENTRANCE

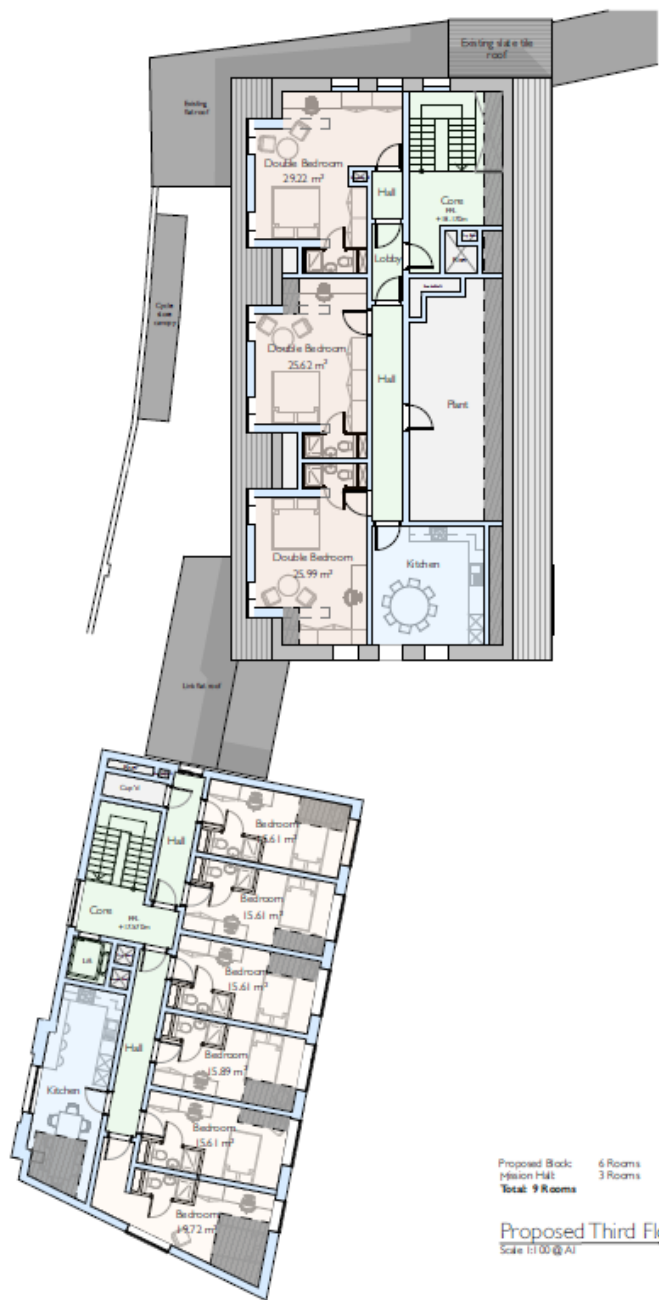


Bennk Developments Limited  
 Mission Hall, Tudor Street Exeter  
 Proposed Ground Floor Plan  
 2080\_PL\_08  
 D  
 August 2023  
 PLANNING  
 1:100 @ A1

# PROPOSED GROUND FLOOR PLAN



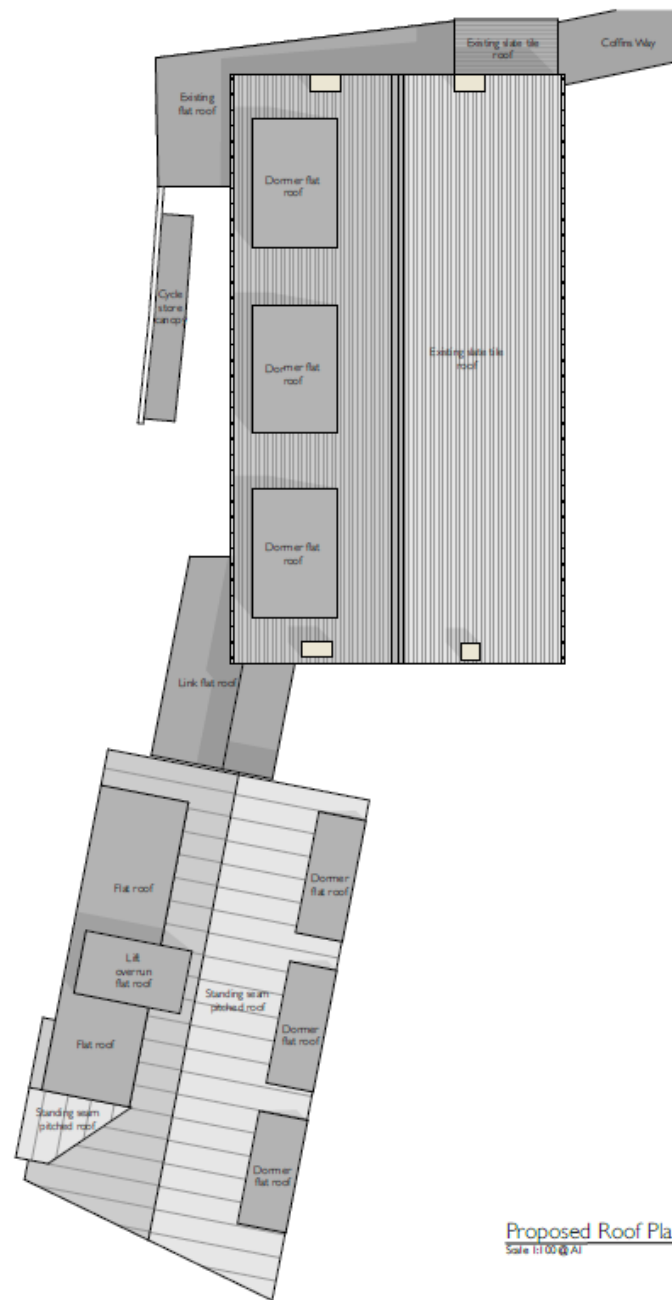
# PROPOSED FIRST AND SECOND FLOOR PLANS



Proposed Block  
Mission Hill  
Total: 9 Rooms

6 Rooms  
3 Rooms

Proposed Third Floor Plan  
Scale 1:100 @ A1

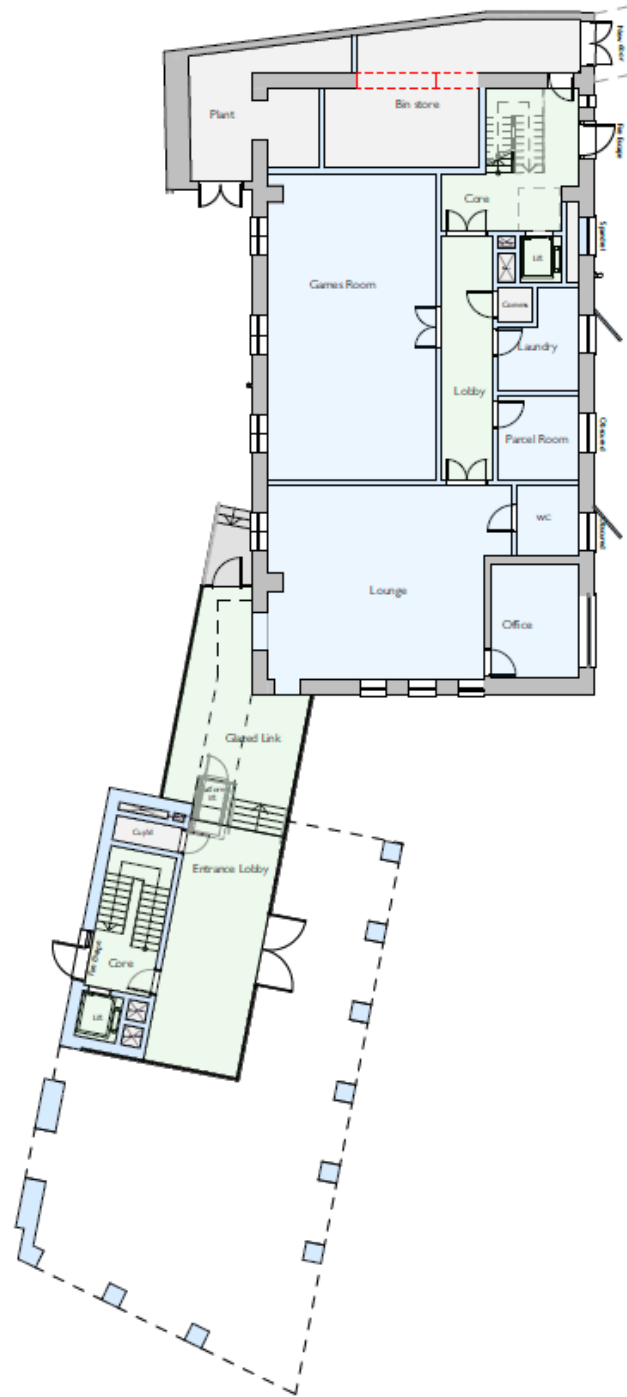


Proposed Roof Plan  
Scale 1:100 @ A1

# PROPOSED THIRD FLOOR PLAN

# PROPOSED GROUND FLOOR PLAN

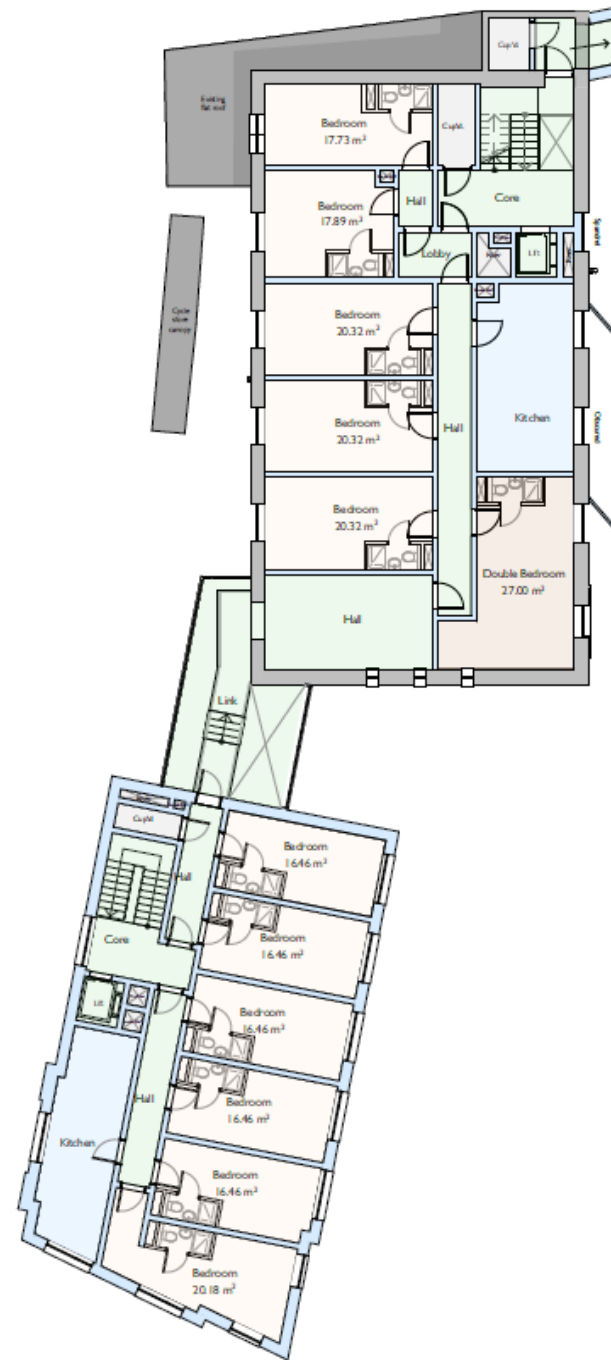
- **Lobby**
- **Games Room**
- **Lounge**
- **Bin store**
- **Plant**
- **Laundry**
- **Parcel Room**
- **Office**





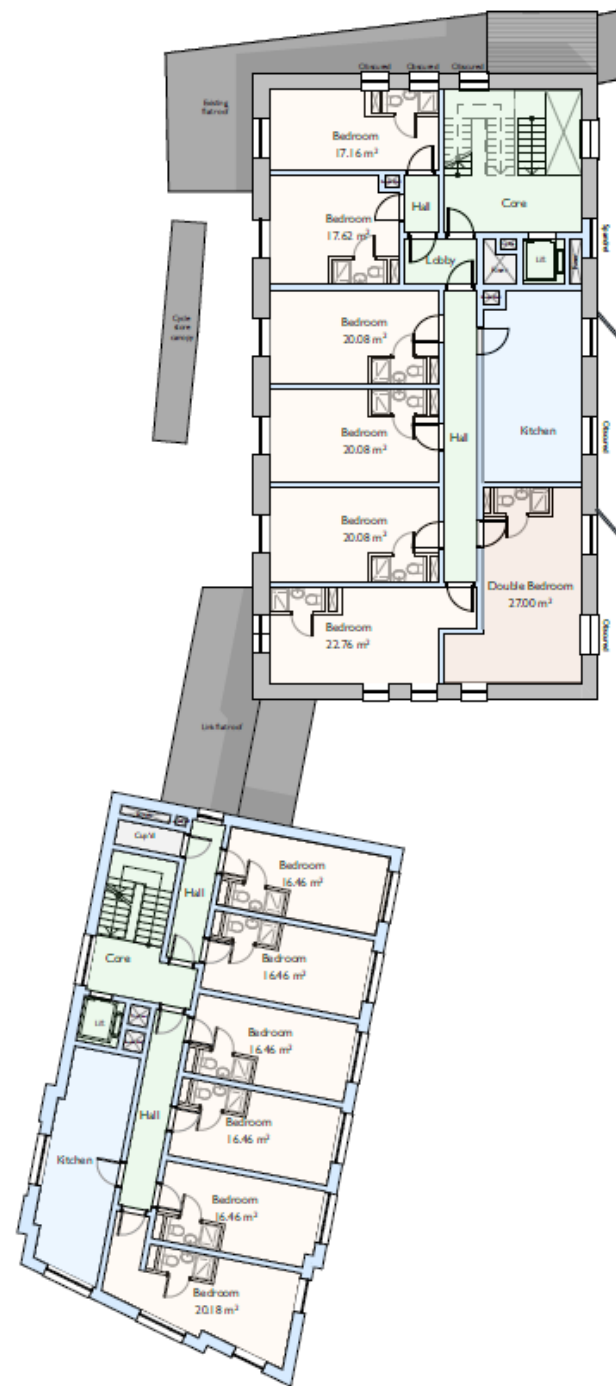
# PROPOSED FIRST FLOOR PLAN

- Bedrooms (12)
- Kitchens (2)



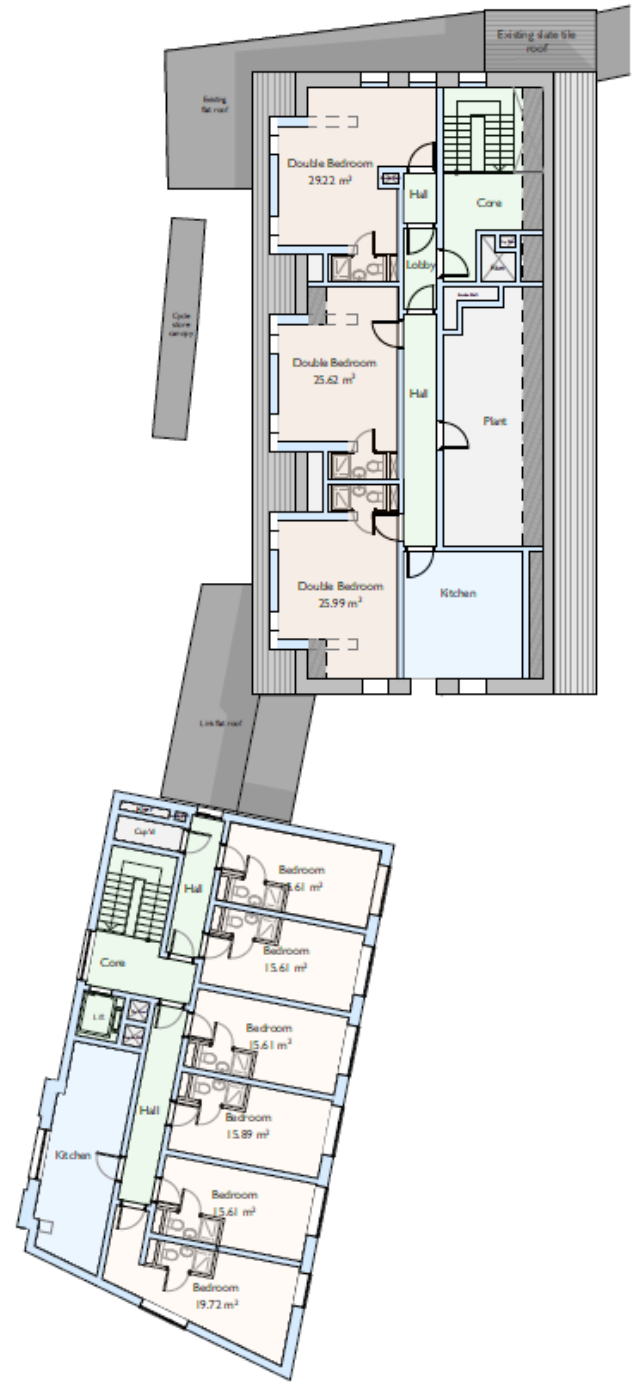
# PROPOSED SECOND FLOOR PLAN

- 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

- Withdrawal of the Environment Agency Objection
- Communication from Neighbouring Site Owner





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SHOWER ENCLOSURES  
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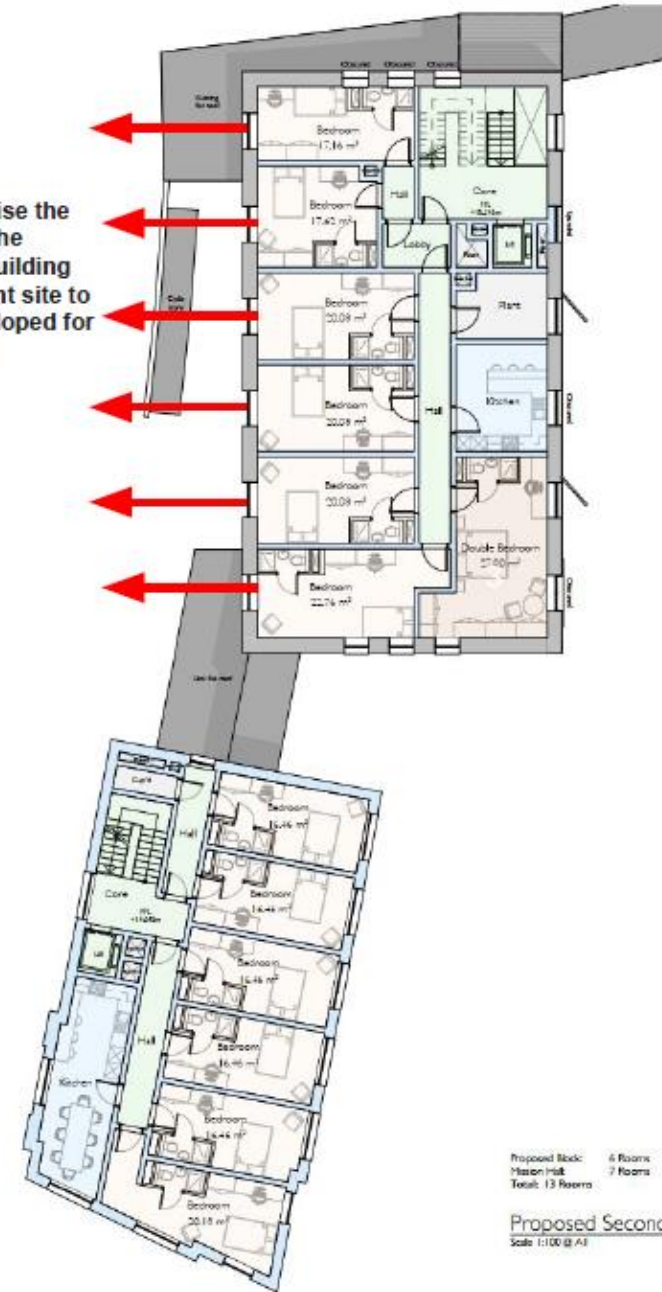
# Planning Concerns

1. Overlooking
2. Impact on future development due to overlooking and proximity to boundary (especially blue outline new building)
3. Exeland house arrangement assumes our site will not change or be developed in the future.



## Overlooking

Compromise the ability of the existing building on adjacent site to be redeveloped for housing



Proposed Block: 6 Rooms  
 Mission Hall: 7 Rooms  
 Total: 13 Rooms

Proposed Second Floor Plan  
 Scale 1:100 @ A4

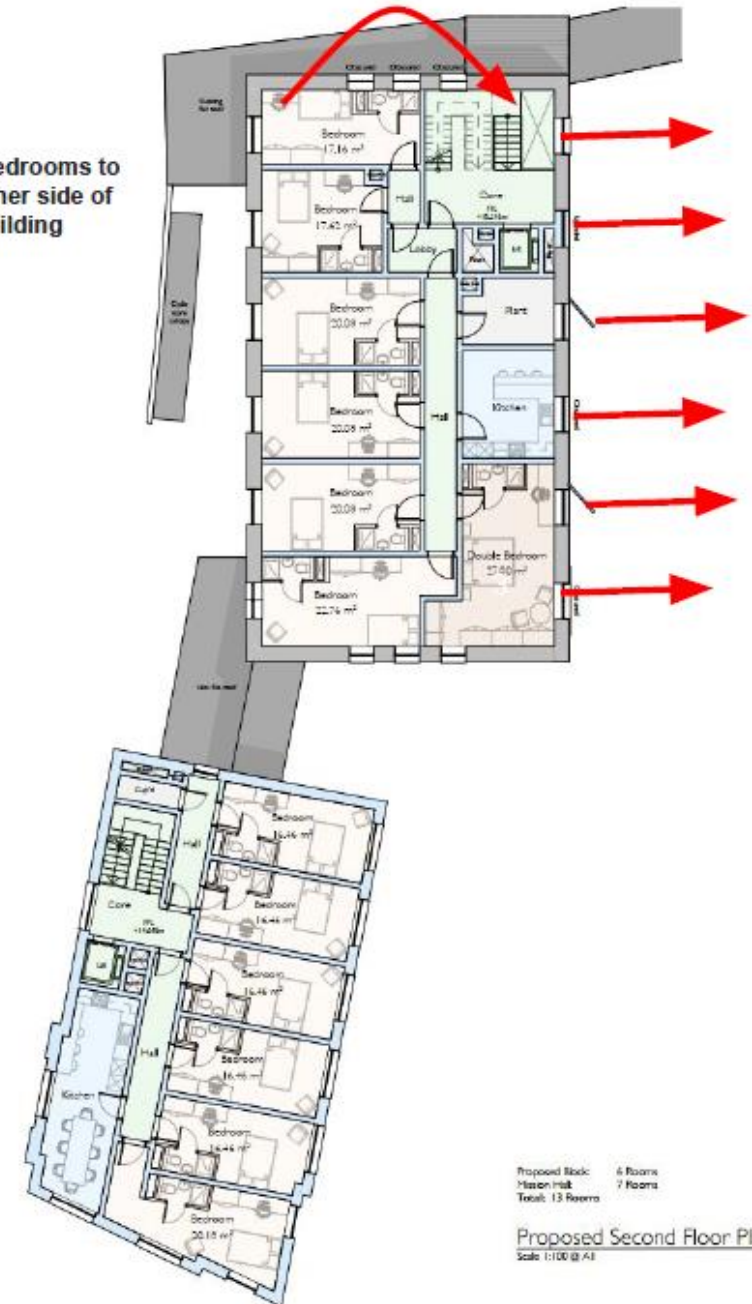
# Response to overlooking / design options

1. Flip bedrooms to other side of building
2. Move new building away from the site boundary



Overlooking

Flip bedrooms to the other side of the building



Proposed Block: 6 Rooms  
 Mission Hall: 7 Rooms  
 Total: 13 Rooms

Proposed Second Floor Plan  
 Scale: 1:100 @ A1

- a) Note the withdrawal of the Environment Agency's objection and the recommended conditions to mitigate flood risk.
- b) Consider the communication from the neighbouring site owner as a material consideration, acknowledging the potential for future development and its implications.
- c) **DELEGATE TO THE SERVICE LEAD (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:**
  - 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 the implementation of the Devon County Council Exeter Local Cycling and Walking Infrastructure Plan.

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

**RECOMMENDATION**