



**The Harlequins Centre,
Paul Street, Exeter
Historic Environment
Desk-Based Assessment**

**Volume 2: Addendum Impact Assessment
For No. 42 Northernhay Street**



Report No: 18-8 Vol 2: Addendum

07-12-2019



Triskelion Heritage Controlled Document

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Prepared by:	Esther Robinson Wild & Gerry wait	Date: 07-12-19
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Triskelion Heritage

And



Robinson Wild

CONSULTING



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1. INTRODUCTION

Curllew Alternatives Property LP have commissioned Triskelion Heritage to prepare a Historic Environment Desk-Based Assessment (the 'HEDBA') for land at The Harlequins Centre, Paul Street, Exeter, EX4 3TT (hereafter the 'Site'). The Assessment has been commissioned to accompany a planning application for the *demolition of The Harlequins Centre and pedestrian bridge over Paul Street. Making good of the façade of the Guildhall Centre, following removal of the pedestrian bridge. Refurbishment of the upper floors of 21-22 Queen Street to provide co-living accommodation. Erection of two blocks accommodating 298 co-living bedrooms (sui-generis) and associated amenity areas, a hotel with up to 120 bedrooms and associated space including bar and restaurant. In addition, a car park with up to 45 spaces, an interactive display space for the interpretation of the heritage of the site and surroundings, enhancement of the urban realm on the adjacent highways and on-site landscaping.* The HEDBA is formed of two Volumes - Volume 1: Baseline, which details the baseline conditions existing at the site, and Volume 2: Impact Assessment. They should be read in conjunction with the documentation accompanying the planning application which has been submitted to Exeter City Council.

This Addendum to Volume 2 provides an impact assessment for a designated heritage asset, No. 42 Northernhay. The Grade II listed building did not have a list entry description on Historic England's National Heritage List for England (NHLE), "*the only official, up to date, register of all nationally protected historic Buildings*" (Historic England, 2019) or an entry on the Exeter City Historic Environment Record when the assessment which informed Volume 2 was carried out. As a consequence, it was not included in Volume 2. Historic England have subsequently confirmed that the NLHE has been updated and it now contains a list entry description for No. 42 Northernhay. It therefore should be considered under the Heritage Impact Assessment relating to the development proposals for land at The Harlequins Centre.

The Impact Assessment assessed the environmental effects in relation to archaeology and cultural heritage associated with the proposed development. The Impact Assessment describes the methods used to assess the potential impacts of the proposed development on the significance of the heritage assets identified within the site and a 150m radius of its deemed centre (as agreed via consultation with Mr A Pye, Exeter City Archaeology and Conservation Officer and hereafter known as the 'Assessment Area'), the potential direct and indirect impacts of the proposed development arising from the construction process, the mitigation measures required to prevent, reduce, or offset the impacts and the residual impacts. The assessment was derived from a full and comprehensive examination of data related to designated and non-designated heritage assets and benefits from asset mapping drawn from detailed on-site observations and desk-top research.

The full scope and methodology of Volume 2: Impact Assessment are set out in Section 2 of Volume 2.



2. BACKGROUND

During the public consultation period, the owner of No. 42 Northernhay highlighted to the project team that their property was not referenced in the Impact Assessment (Volume 2) and, in their opinion, it should have been referenced based on their assertion that the building is Grade II listed.. In response, Triskelion Heritage interrogated the NHLE and Heritage Gateway again on 18th November 2019), both repositories having been interrogated by several Triskelion Heritage team members as part of the initial assessment process. Triskelion Heritage confirmed to the project team that No. 42 Northernhay was not documented in either repository. Subsequently, Mr A Pye, Principal Project Manager (Heritage), at Exeter City Council informed the project team that a paper copy of a list entry description for No.42 Northernhay is lodged in the Exeter City Archives. This is reproduced below. The list entry description dates from 2000 and suggests that No. 42 Northernhay was listed or intended to be listed at that time.



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

46TH AMENDMENT OF THE 2ND LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

CITY OF EXETER

WHEREAS:

1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and he may amend any list so compiled.
2. On 18 June 1974, the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the City of Exeter.
3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to him appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on him by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.



may be the remains of a gallery-and-back-block plan, the gallery and back block missing (the gallery of No 18 survives in part). EXTERIOR: The c1900 brick front to Nos 17 & 18 is symmetrical and 3 storeys high. No 17 has a 2-bay front with plain projecting pilasters and a plain parapet. C20 shop front with plate glass windows canted into central doorway with 2-leaf half-glazed door with low panels. 4-pane horned sashes to both floors. Rear elevation has 2 4-pane sashes and 2 smaller windows. INTERIOR: Not inspected.

SX 9192 NE

NORTHERNHAY SQUARE
(East side)

871/2/10098

No. 2

II

House. c.1850. Stuccoed mass wall construction; slate roof. PLAN: Rectangular plan with central entrance. EXTERIOR: 3 storeys. Symmetrical 3-bay front. Deep boxed eaves with some eaves brackets surviving to right return. 2 right hand bays divided by pilasters, the right hand pilaster clasping. 6-panelled door in centre bay with plain overlight. Hornless sash windows, most retaining their glazing bars. INTERIOR: Not inspected.

SX 9192 NE

NORTHERNHAY STREET
(East side)

871/2/10099

No. 42

II

Town house. Early C19. Mass wall construction, painted, stuccoed and blocked out; left return painted and roughcast. Brick chimney shaft with platband; 2 ceramic chimney pots. Slated gabled roof. PLAN: 1-room deep, 2 rooms wide. Central main entrance. Rooms heated by stack to left, none remaining to the right. EXTERIOR: Symmetrical, 3-bay front. 3 storeys high plus basement. Entrance has 6 fielded panel door within doorcase with fielded panel reveals. Rectangular overlight with 2 vertical glazing bars. Hornless early C19 sashes throughout; 12-pane sash window either side of the door. First floor has three 12-pane sash windows. Second floor has 3 6-pane sash windows. Basement has a C20 light to right side of front elevation. Left return has C20 window to ground floor right; 2-light casement window to second floor. INTERIOR: Not inspected.



SX 9293

871/12/10101

OLD TIVERTON ROAD
(West side)

Nos. 7-10 (Consec), St Ann's
Terrace

II

Terrace of 4 artisan houses, dated 1821, builder Wm. Chesterman (plaque). Flemish bond brick; asbestos slate roofs; end stacks with brick shafts with platbands, some slate hanging to rear; Nos 7 & 8 have pierced ridge tiles. PLAN: Double-fronted houses with central entrances and hipped rear wings plus later rear additions. EXTERIOR: All the houses have round-headed doorways with a reeded moulding and plain fanlights; sash windows with flat brick arches. No 7 has a timber eaves board, first floor windows replaced with 4-pane timber horned sashes, ground floor windows now aluminium, probably original panelled front door. No 8 also has an eaves board, probably original first floor windows, some glazing bars missing (8 over one panes to the outer windows, 12-pane to the centre). Ground floor windows are probably late C19 canted bays with hipped slate roofs glazed with 2-pane timber horned sashes. Half-glazed front door, porch with hipped glazed roof and lattice sides. No 9 is painted and preserves its original 16-pane sash windows with a 12-pane window to first floor centre, all with reeded architraves. C20 front door with pretty gabled porch with curly bargeboards and lattice sides. No 10 is stuccoed and blocked out. Fanlight is blind with spoke glazing bars. Outer windows 4-pane sashes, first floor centre window in a 12-pane sash, all first floor windows with reeded architraves; C20 front door. INTERIORS: Not inspected. Although there have been some alterations the row preserves more detail than is usual for modest artisan houses of this date. HISTORICAL NOTE: A stone plaque is carved with 'ST ANN'S TERRACE. THE FIRST STONE OF THIS TERRACE WAS LAID BY WM WEBBER WHO WAS MAYOR OF THIS MANOR 2 YEARS SUCCESSIVE ASSISTED BY THE WARDEN MR H BRAILY. 1821. WM CHESTERMAN BUILDER'

Signed by authority of the
Secretary of State

IAIN NEWTON
Department for Culture, Media
and Sport

Dated: 23 June 2000

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3. ASSESSMENT METHODOLOGY

The National Heritage List for England is Historic England's online searchable database of designated heritage assets. Historic England state that it is *"the only official, up to date, register of all nationally protected historic buildings..."* and it is accepted that the database is the primary source for list entry descriptions. It is accepted practice that the database is interrogated when checking if a building is listed. As part of the preparation of the baseline report (Volume 1) the database was interrogated (first in 2018 and again on 18th and 25th November 2019) and there was no list description entry for No.42 Northernhay Street. Additionally, the Triskelion Heritage Archaeological Illustrator extracted data from the Exeter City Historic Environment Record for the purposes of the figures (same dates) and there was no entry for No.42 Northernhay Street. Heritage Gateway, the website that provides access to local and national records on the historic environment was also interrogated (same dates) as part of the preparation of the baseline report and no entry was found for No.42 Northernhay Street. The Exeter City Council's 'Quick List of Listed Buildings' was also interrogated, and it was noted that No.42 Northernhay Street was documented as being Grade II listed. Mr A Pye, Principal Project Manager (Heritage), at Exeter City Council came to the same conclusion on the 26th November (see Appendix 1 below). On the basis of the thorough baseline assessment process which interrogated the definitive source for listed buildings, noting that Historic England hold the responsibility and authority of statutory listing, and that the 'Quick List' is a secondary source, we were of the opinion that No.42 Northernhay Street was an erroneous entry on the 'Quick List'.



Figure 1 National Heritage List for England - Map (accessed 25-11-2019)

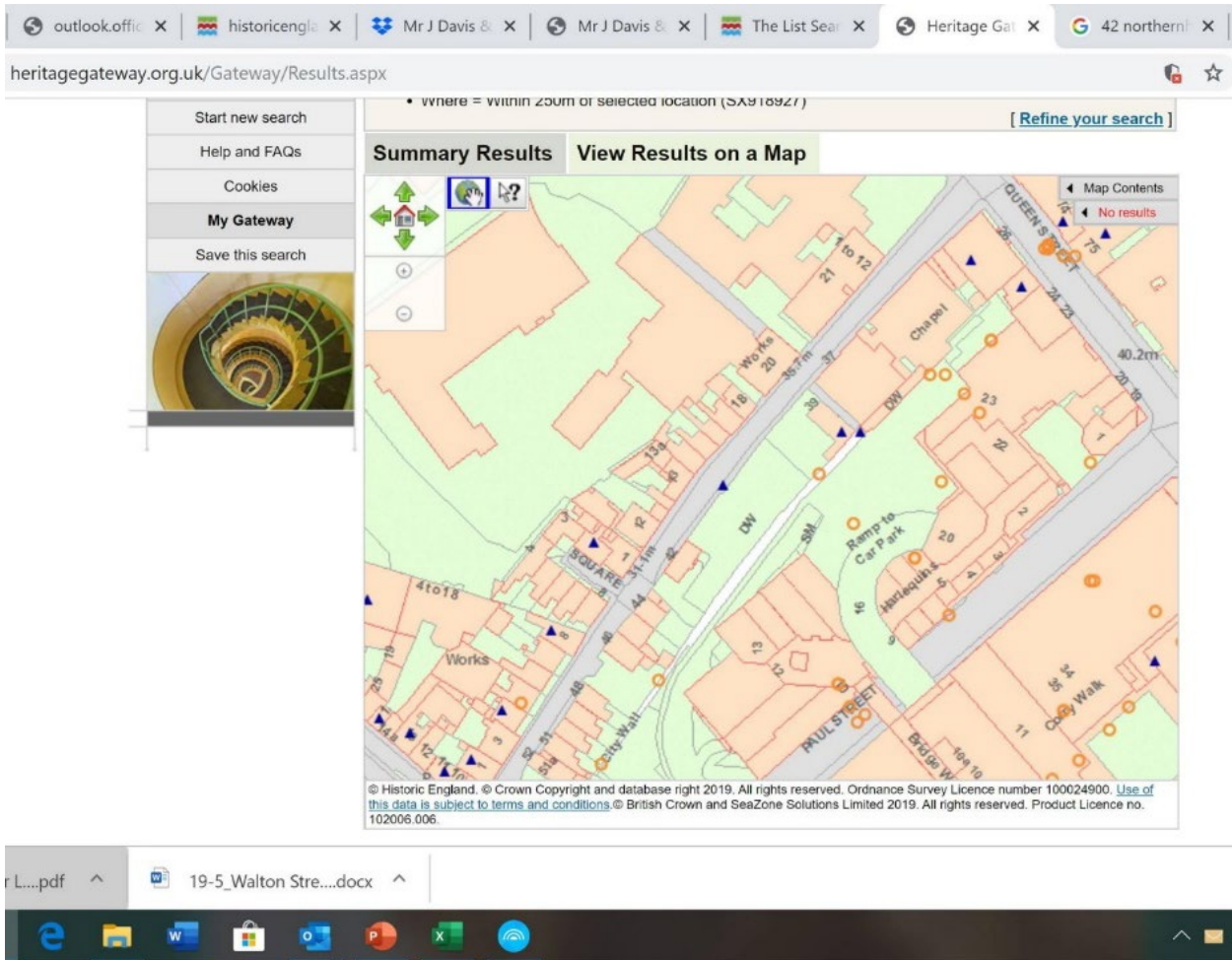


Figure 2 Heritage Gateway map showing entries on the Exeter City Historic Environment Record (accessed 25-11-2019)

For the avoidance of doubt, it is standard practice for heritage practitioners when undertaking a HEDBA to consult the National Heritage List for England rather than local archives to ascertain whether a building is listed.

The correspondence contained in Appendix 1 evidences that the omission of No 42. Northernhay on the NHLE is a Historic England error which appears to have now been rectified.



4. IMPACT ASSESSMENT FOR NO. 42 NORTHERNHAY

Following the addition of No. 42 Northernhay to the NHLE by Historic England, the Impact Assessment process detailed in Volume 2: Impact Assessment of the HEDBA has been followed in the assessment of No. 42 Northernhay and this is shown using the same tabular format used for all heritage assets in Table 1 below. Setting is addressed in the wider narrative contained in Volume 2 and this is considered appropriate given the close proximity of No. 42 to other designated heritage assets on Northernhay, the setting of which is considered in the aforementioned volume.

Table 1 Heritage Assets – Assessments of Impacts and Significance of Effects

IDENTIFIER	ASSET TYPE	NAME / ADDRESS AND Description	Significance or Value of Asset	Description of Impacts	Significance of Effects of Impacts to Assets and Settings
	Listed Building Grade 2	Town house. Early C19. Mass wall construction, painted, stuccoed and blocked out; left return painted and roughcast. Brick chimney shaft with platband; 2 ceramic chimney pots. Slated gabled roof. PLAN: 1-room deep, 2 rooms wide. Central main entrance. Rooms heated by stack to left, none remaining to the right. EXTERIOR: Symmetrical, 3-bay front. 3 storeys high plus basement. Entrance has 6 fielded panel door within doorcase with fielded panel reveals. Rectangular overlight with 2 vertical glazing bars. Hornless early C19 sashes throughout; 12-pane sash window either side of the door. First floor has three 12-pane sash windows. Second floor has 3 6-pane sash windows. Basement has a C20 light to right side of front elevation. Left return has C20 window to ground floor right; 2-light casement window to second floor. INTERIOR: Not inspected.	Medium	Northernhay Street is noted in the St David's Conservation Area appraisal as of particular value and deemed a positive contributor to the special character and interest of the conservation area. The introduction of buildings of a height and mass that do not contextually respond to the local character and distinctiveness of the area is assessed as a Moderate Adverse impact.	Moderate-Substantial Adverse

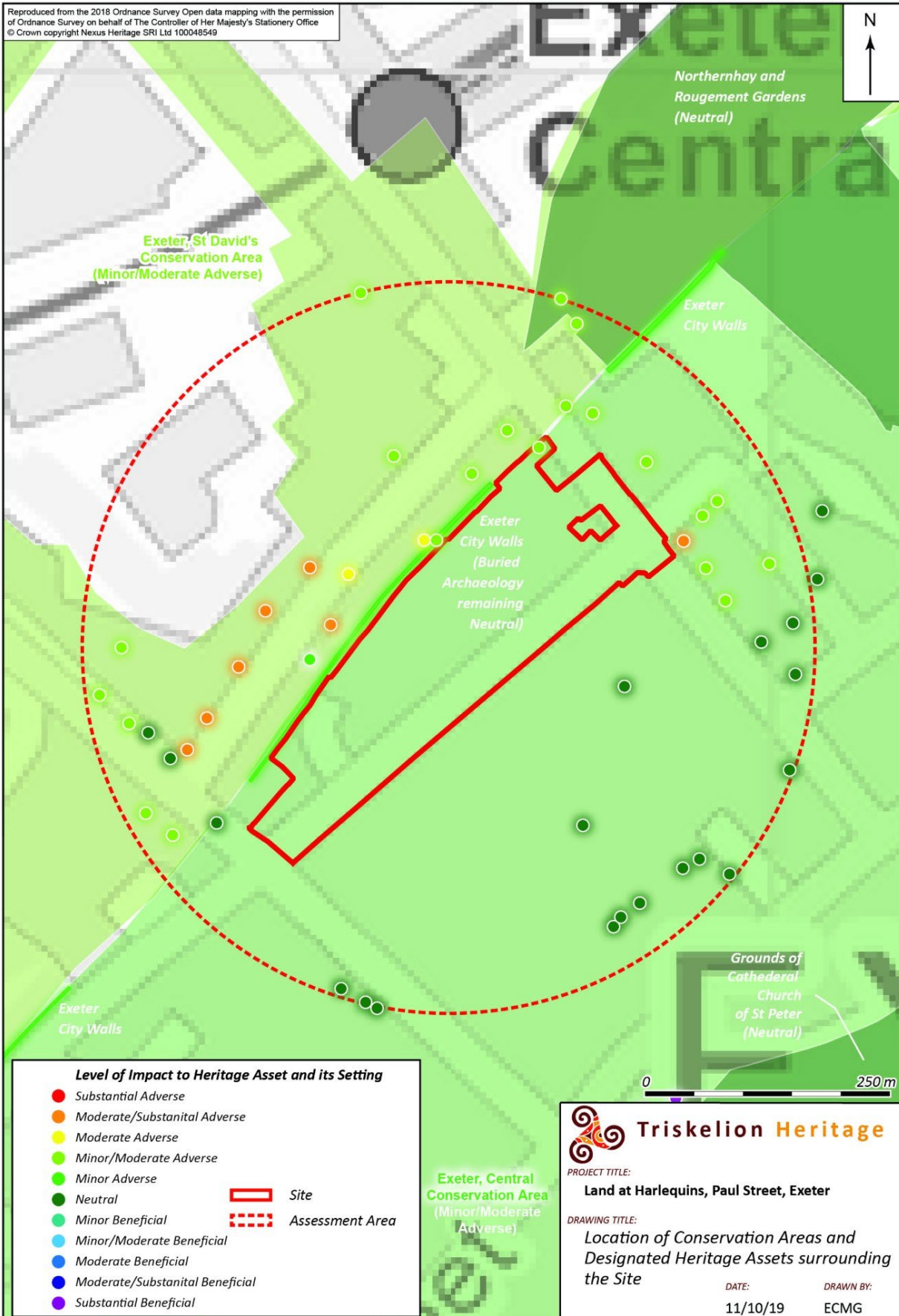


Figure 3 Plan showing impacts to significance of heritage assets colour-coded by degree of impact with No 42 Northernhay added.



APPENDIX 1: ANNOTATED EMAIL CHAIN EXPLAINING OMISSION OF NO 42 FROM THE HE LISTS

Dadds, Chris

Thu, 5 Dec, 12:13 (19 hours ago)

to me, Esther, Andrew, Greg, Lowri

Gerry/Ester

Please see below correspondence from the council and HE regarding 42 Northernhay Street.

It looks like the building is listed.

Can we therefore review and I assume that we now have to accept this?

In which case we need to produce a formal response for the council updating/amending our HEDBA and the impact assessment.

We also need to make it clear how this happened and the basis for our initial view.

Happy to discuss as necessary

Chris

Chris Dadds

Director - Planning and Development

JLL

Ground Floor, The Senate, Southernhay | Exeter EX1 1UG

T [+44 139 242 9316](tel:+441392429316)

M [+44 7774 338208](tel:+447774338208)

[REDACTED]

jll.co.uk

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Sent: 04 December 2019 12:09

To: Dadds, Chris <[REDACTED]>

Cc: Andy Pye <[REDACTED]>; 'Rhys, Rhiannon' <[REDACTED]>

Subject: [EXTERNAL] FW: 42 Northernhay Street, Exeter EX4 3ER

Chris

Please see email below concluding that no. 42 Northernhay Street is listed. Please could you revise the heritage assessment accordingly.

Regards

Matt

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214



From: listing.enquiries [REDACTED]
Sent: 04 December 2019 10:39
To: Andy Pye <[REDACTED]>
Cc: Matthew Diamond <[REDACTED]>; Rhys, Rhiannon
<[REDACTED]>
Subject: RE: 42 Northernhay Street, Exeter EX4 3ER

Dear Andrew,
My apologies for the delay. I can confirm that No. 42 Northernhay Street was listed at Grade II on the 23 June 2000. The National Heritage List has now been updated - you can view the list entry [here](#).

Many thanks for bringing this to our attention.
Kind regards,

Samantha

Samantha Amos

Listing Casework Team

Historic England

Fourth floor, Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA

0207 973 3584

Historic England confirm that No. 42 Northernhay is a listed building and it was not entered onto the National Heritage List for England at the point of listing in 2000.. No explanation for the omission is provided.

From: Andy Pye [REDACTED]
Sent: 03 December 2019 16:49
To: listing.enquiries
Cc: Matthew Diamond; Rhys, Rhiannon
Subject: RE: 42 Northernhay Street, Exeter EX4 3ER

Thanks Samantha, attached is another copy of the 2000 Amendment if that helps.
If the status of No. 42 can be clarified asap then that would be great, as this is currently rather a hot issue/application.

Regards,

Andrew

Andrew Pye

Principal Project Manager (Heritage)

City Development

Exeter City Council

01392 265224

From: listing.enquiries [REDACTED]
Sent: 29 November 2019 16:53
To: Andy Pye <[REDACTED]>
Subject: RE: 42 Northernhay Street, Exeter EX4 3ER

Dear Andrew,

Thank you for your enquiry. We'll check our databases and the old paper records. The latter might take a few days but I or one of my colleagues will email you again with an update as soon as possible.

Please don't hesitate to contact me if you have any questions.

Kind regards,

Samantha

Samantha Amos

18-8 The Harlequins Centre, Paul Street, Exeter

December 2019

Historic Environment Desk-Based Assessment Vol.3 Addendum

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Listing Casework Team
Historic England
Fourth floor, Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA
0207 973 3584

From: Andy Pye [REDACTED]
Sent: 27 November 2019 09:35
To: listing.enquiries
Subject: FW: 42 Northernhay Street, Exeter EX4 3ER

Hi,
This bounced back, perhaps because of email addresses changing as a result of your recent restructure?
Would be grateful if you can either help or pass it on to whoever can,
Many thanks,

Andrew

Andrew Pye
Principal Project Manager (Heritage)
City Development
Exeter City Council
01392 265224

From: Andy Pye
Sent: 26 November 2019 17:09
To: Designation <d[REDACTED]>
Cc: Rhys, Rhiannon <[REDACTED]>; Matthew Diamond
<[REDACTED]>
Subject: 42 Northernhay Street, Exeter EX4 3ER

Hi,
As Rhiannon is on leave for a while, we would be grateful if you can help with the following query, as it is in relation to a very much live and large planning application that is eliciting a lot of comment from the public. According to our records (see scan of copy of original amendment, attached) the above property was Listed Grade II in June 2000. However, a search of the NHLE website does not turn it up – there is no triangle over the property on the mapping (and none of the nearby ones refer to No. 42), and a text search by address does not reveal No. 42 either. While the consultants for the applicants have obviously gone by the NHLE website and concluded that No. 42 is not Listed, some members of the public have looked at our quick list and noted that it is....
Would therefore be grateful if you could look into this and clarify, thanks!

Best wishes,

Andrew

Andrew Pye
Principal Project Manager (Heritage)
City Development
Exeter City Council
01392 265224

From: Andy Pye
Sent: 26 November 2019 16:34
To: Matthew Diamond <[REDACTED]>; 'Rhys, Rhiannon'



< [REDACTED] >

Subject: RE: 19/1556/FUL - Harlequins

Hi Matt and Rhiannon,

Have checked our records of listing amendments and we have one (the 46th, attached, dated 23 June 2000) that adds No. 42 to the List. Hence it is on our mapping and on our Quick List.

Have checked the NHLE website, and note that is not mapped, and does not come up on the text search either.

I rather think, because we still have the original amendment, that the omission may be on the HE side rather than ours being wrong..... Rhiannon, would you be able to check this out with your designation colleagues?

Regards,

Andrew

P.S. paper still does have its uses.....!

From: Matthew Diamond

Sent: 25 November 2019 16:20

To: Andy Pye < [REDACTED] >; 'Rhys, Rhiannon' < [REDACTED] >

Subject: 19/1556/FUL - Harlequins

Hi Andy/Rhiannon

We've received the following comments re the above. I've checked the HE map, which does not show No. 42 Northernhay St as being listed. However, the attached, which is available on our website and where I presume the person has obtained their info, states that 42 Northernhay St is Grade II listed. My guess is the HE map is right and the attached is wrong, but I would be grateful if you could confirm.

Thanks

Matt

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214