



EUTOPIA
HOMES

CBRE

Heritage Statement



Exmouth Junction, Exeter

CBRE

April 2019

HERITAGE STATEMENT

Former Exmouth Junction Rail Yard, Prince Charles Road, Exeter

Eutopia Homes (Exeter) Limited

April 2019

OUTLINE APPLICATION FOR THE CONSTRUCTION OF 400 RESIDENTIAL DWELLINGS (CLASS C3), 65 SENIOR LIVING WITH CARE UNITS (CLASS C2), NEW PUBLIC OPEN AND GREEN SPACES, ACCESS ROAD, REFURBISHMENT AND EXTENSION OF LOCALLY LISTED FORMER WATER TOWER, AND ASSOCIATED WORKS (LANDSCAPING RESERVED FOR FUTURE CONSIDERATION).

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1.0 Introduction

- 1.2 This Heritage Statement has been prepared by CBRE Limited on behalf of 'Eutopia Homes (Exeter) Limited'.
- 1.3 It has been prepared to assist in the determination of the outline planning application to redevelop the Exmouth Junction site on Prince Charles Road in Exeter.
- 1.4 The application site, totalling 5.95 hectares, comprises a former rail yard which has been used for several different uses since the mid nineteenth century. It was originally used as an engine shed, with sidings and goods yard. A concrete works and coal concentration depot were developed later, and the site was used as a rail maintenance yard until the last main building was demolished in 2008.
- 1.5 The only building to remain on the site is a former water tower, which is locally listed.
- 1.6 This Statement assess the potential impact upon the former water tower.
- 1.7 It provides an assessment of significance of the locally listed building, taking into the consideration the requirements of paragraphs 189, 192 and 197 of the NPPF, and Policy C3 of the Exeter Local Plan First Review.

2.0 Description of Heritage Assets

- 2.1 As set out in the Introduction, the application only has one building remaining; the former water tower. The site is not located within a Conservation Area or any other statutory designation.
- 2.2 The former water tower is a locally listed building which was built in the late 19th century.
- 2.3 The building is approximately 137 sq. m, and measures approximately 25m long by 7.3m wide, and is 5.5m high.
- 2.4 It is constructed from red brick and features six arches on its southern (front) elevation, two brick arches on the eastern and western elevations.
- 2.5 The top of the building protrudes slightly as the brick work is slightly built out. The roof of the building is flat.
- 2.6 We understand the building was formerly used as a water tower associated with the former rail sidings use of the site.

3.0 Planning Policy Framework

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

3.1 Section 16 of the NPPF sets out the guidance for LPAs when assessing planning applications that affect the historic environment.

3.2 Paragraph 189 states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.3 Paragraph 192 then goes on to set out how LPAs should determine applications, and states:

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

3.4 Paragraphs 193 – 196 relate to impact upon designated assets, i.e. statutory listed building scheduled ancient monuments and World Heritage Sites. These are not applicable given the building's non-statutory designation.

3.5 Paragraph 197 relates to impact upon non-designated assets and states:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a **balanced judgement** will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

EXETER LOCAL PLAN FIRST REVIEW

3.6 Policy C3 of the Exeter Local Plan First Review relates to non-designated heritage assets in the city. It states:

Development (including changes of use, alterations and extensions) which affects a building of local importance, as identified in Schedule 5, will not be permitted where it harms the architectural or historic value of the building.

4.0 Assessment of Impact

- 4.1 The proposed development will result in the existing building being restored externally and internally, and extended. The building will then be used as a management suite for the proposed residential development, specifically the proposed PRS units.
- 4.2 The proposal will not result in the building being demolished.
- 4.3 The building is currently in poor condition as it has been derelict for at least 30 years. In light of this it is not making a positive visual contribution to the site.

WORKS TO EXISTING BUILDING

- 4.4 The proposed development will include works to the building to restore it so it can be re-used. The works include the following:
 - Re-pointing and cleaning of all brickwork
 - Installation of windows into the southern elevation of the building, within the existing brick arches
 - Internal works to create a usable space
- 4.5 Given the current condition of the building, the above works are not considered to have an adverse impact upon the nature of the building.

PROPOSED EXTENSION

- 4.6 The second element of the works to the building will be its extension.
- 4.7 The building will be extended by 110 sq. m to the east. The extension will measure 19.2m long by 7 wide, and 4.4m high.
- 4.8 The extension will be constructed from a light buff coloured brick, and will include arches with large glazing panels to complement the arches within the existing building.
- 4.9 The new extension will be slightly smaller in height (4.4m) than the existing building (5.5m) so the original building remains the main focus, and the extension is subservient.
- 4.10 The light colour of the brick work has also been selected specifically so it doesn't detract from the former water tower, and the extension is clearly a new addition.

5.0 Summary and Conclusions

- 5.1 The application site comprises a large under-used former rail sidings site which measures 5.95ha. The site is not within a Conservation Area.
- 5.2 The site has one building which is a locally listed former water tower, of a brick construction.
- 5.3 The building has been in a derelict state for approximately 30 years.
- 5.4 The proposed development includes the internal and external refurbishment of the former water tower and a new extension totalling 110 sq. m.
- 5.5 The refurbishment of the building will restore the building to its former condition, and install glazing so the interior can be utilised. This is not considered to cause any adverse impacts as set out in Policy C3 of the Local Plan First Review.
- 5.6 The second element is the proposed extension of the building. The extension will be constructed from a light buff coloured brick and will be slightly smaller in height so it remains subservient to the original building. In light of this, the extension is not considered to cause any adverse impacts to the architectural or historic value of the building.
- 5.7 In conclusion, the proposed development is not considered to cause any adverse impacts on the locally listed former water tower. Conversely, the proposal will actually improve the building by restoring it to its former condition, and by improving the wider setting of the buildings and its surroundings.
- 5.8 In line with paragraph 197 of the NPPF, the LPA should come to a conclusion by balancing any adverse impacts to the building against the positive impacts of the development as a whole. As there are not considered to be any adverse impacts, we consider that there are no contentious heritage issues with the application.