

10.0 HERITAGE CONSERVATION

Objectives

- to preserve and enhance Exeter's historic environment
- to safeguard Exeter's archaeological heritage

10.1 Exeter is fortunate in having a rich and varied heritage of buildings and townscape which has grown from Roman origins and has benefited from periods of prosperity, particularly during the 16th, 17th and early 18th Centuries. Despite the destruction of a quarter of the City Centre during the Second World War, there remains much which is worthy of preservation and enhancement.

10.2 The relationship between growth and conservation will continue to be one of the most important issues facing Exeter in the future. The quality and character of the built environment is of prime importance, not only to residents but also in attracting new commercial and industrial investment to the City and in the development of Exeter as a centre for tourism. If not properly managed, rapid growth could result in damage to those qualities which form the basis of Exeter's attraction. The task facing the Council is to balance the need for economic growth with protection of the historic environment.

10.3 This Review sets out the Council's commitment to the conservation and improvement of Exeter's distinctive character by protecting the townscape (see Section 13: Design Guidance), controlling the alteration and use of historic buildings, ensuring that buildings are particularly well designed in conservation areas, protecting historic parks and gardens, preserving and enhancing important archaeological remains and improving historical and archaeological interpretation.

Strategic Guidance

10.4 The Government (Planning Policy Guidance Note 15: Planning and the Historic Environment) considers that the preservation and enhancement of the historic built environment and sustainable economic growth are complementary objectives. Regional Planning Guidance advises that new development should preserve or enhance historic buildings and conservation areas and important archaeological features and their settings. This is reflected in the Structure Plan which advises that particular care should be taken to conserve the special historic character of settlements and the character and appearance of conservation areas, listed or other buildings of historic or architectural interest and their settings and parks and gardens of special historic interest and their settings.

Conservation Areas and Listed Buildings

10.5 Conservation areas are defined as 'areas of special architectural or historic interest', the character and appearance of which it is desirable to preserve or enhance. Designation places greater emphasis on design, materials and appearance in the consideration of development proposals, involves greater public consultation, brings



Plan 3:

Inner City Conservation Areas C1-C3, C5

the demolition of unlisted buildings under planning control and affords additional protection to trees.

10.6 Within the City there are 15 conservation areas. (see Proposals Map and Plan 3 : Inner City Conservation Areas.) The Central and Riverside areas are pre-eminent, containing many important monuments, buildings and spaces. Central is within the walls of the Old City and includes the Cathedral of St. Peter; Cathedral Yard and Close with the many medieval buildings; Rougemont Castle; St. Nicholas Priory; the City Wall; and the historic High Street, Fore Street and North Street with their 16th and 17th Century merchant's houses. Riverside includes the Canal basin and Quay area, once Exeter's maritime trading centre for the woollen and other industries, and buildings of historic importance, such as the Custom House and Cricklepit Mill. Adjoining these areas are the early suburbs of Southernhay and The Friars to the south and St.David's/Longbrook to the north. The Princes Street/ Alphington Road conservation area was a planned Victorian layout, while Alphinbrook represents a more Arcadian character on the edge of the City. The other conservation areas comprise: St. Leonard's, Baring Crescent/Mont le Grand, Pennsylvania Park and Belmont which were built as Georgian and Victorian suburbs; Cowick Street, Alphington, Exwick and Heavitree which were originally separate villages; and the town of Topsham, once an important port on the Exe Estuary with building styles reflecting its close links with Holland.

10.7 There are over 1,600 buildings in the City which are currently listed by the Government as being of special architectural or historic interest. There are many more buildings which do not enjoy the protection of statutory listing but form part of the 'familiar and cherished local scene'. These buildings may well be crucial to the identity of a particular locality and its community and may be local landmarks (see Schedule 5).

10.8 Where development is proposed in conservation areas, or which affects buildings of architectural or historic interest or other buildings or features which contribute to the character and setting of conservation areas, the Council will, in line with government guidance, require the provision of sufficient information on the historic fabric, structure and context to accompany submission of the development proposals. The Council will also require that these proposals incorporate the identification and recording of the historic structure, fabric and features affected by the works. Where demolition is proposed similar information is required together with recording before and during demolition.

10.9 Planning applications in conservation areas and for all listed buildings should normally be full applications and accompanied by full elevation details of the proposals, 'as existing' plans and elevations and sufficient detailed information on the historic fabric of the building and the features it contains. Even where an outline application is considered appropriate, it should be accompanied by sufficient illustrative sketches to indicate the effect of the proposal on the conservation area. If necessary the Council will make use of its powers under the planning legislation to require such information.

Development in Conservation Areas

10.10 The design of new development within historic areas needs careful consideration. Conservation areas are not museum pieces and new and old need to be woven together to create a dynamic, living and working community. Buildings should be maintained and fully occupied. The mixed picture of preservation, remodelling and renewal is characteristic of Exeter.

10.11 All developments should accord with the design guidance set out in Section 13: Design Guidance. Particular care should be taken to ensure that new development respects its historic setting. This does not mean that new buildings should copy their older neighbours but, when seen together, should form an harmonious group.

10.12 The street pattern is frequently crucial to the character of a conservation area. Patterns of movement have evolved over hundreds of years and the existing layout often creates views and vistas of considerable character. New development should fit in with the existing pattern. Where the historic street pattern and its associated public places have been lost or damaged, the City Council will normally seek their restoration through new development.

10.13 Exeter's conservation areas contain a variety of building styles and materials but the buildings and townscape in the immediate vicinity of a development site may not positively contribute to the character of the conservation area. New development should aim to harmonise with the buildings in areas of townscape within the conservation area that are essential to its character.

10.14 The demolition of listed buildings will very rarely be permitted but within conservation areas there is also a presumption against the demolition of unlisted buildings which make a positive contribution to the character or appearance of the area. Many unlisted buildings, including those of little architectural merit, can still be of importance within a street scene or landscape and their demolition can lead to an ugly gap which may remain undeveloped for years. Proposals to demolish such buildings will be assessed against the same broad criteria as proposals to demolish listed buildings (see 10.18). If warranted, the Council will seek to protect them through the imposition of a Building Preservation Notice, or a request to the Government to 'spot list' the building.

10.15 Redevelopment proposals must demonstrably improve the appearance and functioning of an area, both by their proposed use and quality of building and must not have a detrimental effect on the character and setting of adjacent listed buildings. The opinions of the highest national bodies are sought when appraising development proposals for sensitive sites. If redevelopment proposals are acceptable and failure to replace a building following demolition would result in harm to the character or appearance of the conservation area, then consent to demolish will be subject to a condition that demolition does not take place until planning permission is granted and a contract for carrying out redevelopment of the site is made within an agreed timescale.

C1: DEVELOPMENT WITHIN OR AFFECTING A CONSERVATION AREA (INCLUDING CHANGES OF USE, ALTERATIONS AND EXTENSIONS) MUST PAY SPECIAL ATTENTION TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

The Use and Alteration of Buildings

10.16 Many buildings of architectural or historic value are not well adapted for modern needs, they may be difficult to convert to new functions and they can be expensive to heat and maintain. Many have vacant floor space, particularly on upper floors. Often the use of upper floors, especially for housing, is discouraged by the removal of separate access points from the ground floor, or by the introduction of activities which cause noise, smell or other nuisances.

10.17 The need to repair old buildings and have them fully occupied might suggest a liberal approach to change of use, alteration or extension, but only if the essential external and internal character of the building is maintained. Extensions and alterations should not dominate the building by form, height or materials and should harmonise with its appearance. It is also essential that activities introduced to one property will not discourage the restoration or beneficial use of others. In the primary shopping area, however, the need to prevent the loss of shops and restaurants to other uses will be a priority.

10.18 Consent to demolish a listed building will be a rare exception. Proposals will be assessed against evidence to determine:

- (i) the condition of the building and the cost of repairing and maintaining it in relation to its importance and in relation to the value to be derived from its continued use;
- (ii) the adequacy of efforts made to retain the building in use including efforts to sell the building on the open market;
- (iii) whether the redevelopment would provide substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

10.19 Where the preservation, without disturbance, of the historic fabric of a listed building is not feasible or appropriate, the developer must undertake recording works in accordance with a scheme to be approved in advance by the planning authority.

10.20 The character of listed buildings and conservation areas frequently depends upon the setting of buildings. Gardens, courtyards and other spaces restricted to pedestrian use, together with boundary walls, railings and gates are integral to the character of many historic areas and should be retained. Alterations and demolition to allow convenient parking of cars are likely to be detrimental to the character of listed buildings and the townscape.

Heritage Conservation

10.21 Policy C3 applies to buildings that are not subject to statutory listing. Structures which are proposed to be added to the list will not be subject to the provisions of Policy C3 until full consultation through the forthcoming Local Development Framework has been completed. Implementation of the policy will be through normal development control procedures.

C2: DEVELOPMENT (INCLUDING CHANGES OF USE, ALTERATIONS AND EXTENSIONS) WHICH AFFECTS A LISTED BUILDING MUST HAVE SPECIAL REGARD TO THE DESIRABILITY OF PRESERVING THE BUILDING OR ITS SETTING, OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.

C3: 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.

SCHEDULE 5: BUILDINGS OF LOCAL IMPORTANCE

CRITERIA FOR SELECTION

(A) STRUCTURES OF ARCHITECTURAL AND/ OR HISTORIC INTEREST WHICH TO DATE HAVE NOT BEEN CONSIDERED SUFFICIENTLY SPECIAL IN NATIONAL TERMS TO MERIT INCLUSION ON THE STATUTORY LIST.

(B) STRUCTURES WHICH HAVE PROMINENCE AND A LANDMARK QUALITY, AND WHICH THEREFORE MAKE AN IMPORTANT CONTRIBUTION TO THE IDENTITY OF A PARTICULAR LOCALITY (I.E. WHICH ARE THEREFORE FUNDAMENTAL TO THE SENSE OF PLACE OF A PARTICULAR LOCALITY AND/OR TO THE CHERISHED LOCAL SCENE.

(C) STRUCTURES WHICH ARE PARTICULARLY ASSOCIATED WITH, AND RESONANT OF, LOCALLY DISTINCTIVE ACTIVITIES, EVENTS, PERSONALITIES, AND COMMUNITIES.

(D) EXEMPLARS OF DISTINCTIVE AND/OR SPECIAL BUILDING TYPES AND STYLES, PARTICULARLY IF NOW LOCALLY RARE OR UNUSUAL, OR IF CONSTRUCTED IN LOCAL MATERIALS.

IN ANY ONE CASE ONE OR MORE OF THE ABOVE CRITERIA MAY APPLY. BUILDINGS MUST BE IN A REASONABLY COMPLETE FORM TO QUALIFY.

AMENDMENTS TO THE REGISTER

OVER TIME, STRUCTURES MAY BE ADDED TO THIS REGISTER AS THEIR QUALITIES BECOME MORE APPARENT, OR MAY BE REMOVED WHERE IT IS CLEAR THAT THEIR ARCHITECTURAL OR HISTORIC CHARACTER HAS BEEN LOST, OR WHERE THEY HAVE BEEN INCLUDED IN THE STATUTORY LIST. CHANGES TO THE REGISTER WILL BE MADE THROUGH THE DEVELOPMENT PLAN PROCESS.

IT IS THEREFORE IMPORTANT THAT ANYBODY WHO WISHES TO CARRY OUT WORKS WHICH MAY AFFECT A PARTICULAR STRUCTURE SHOULD CONSULT THE COUNCIL'S PLANNING SERVICES TO CONFIRM ITS CURRENT STATUS BEFORE DOING SO.

<p>ALPHINGTON ROAD CRAWFORD HOTEL 66, 68A, HOMEPARK HOUSE (FORMERLY WELL PARK HOUSE), 62 (CLAREMONT)</p>	<p>ARGYLL ROAD DURYARD LODGE ROSE DURYARD</p>
<p>BALLS FARM ROAD BALLS FARM BUILDINGS</p>	<p>BARLEY LANE, COWICK CROSSMEAD</p>
<p>BARTHOLOMEW STREET EAST THE OLD MALTHOUSE RESTAURANT</p>	<p>BELMONT ROAD 31 (SPRINGFIELD VILLA)</p>
<p>BLACKBOY ROAD 39, 40, 42</p>	<p>BONHAY ROAD 'THE RED HOUSE' (RAILTRACK) 14 EAGLE COTTAGES, 10, 11, 12-20 (CONSEC)</p>
<p>BUDDLE LANE, COWICK SCHOOL HOUSE, JOHN STOCKER MIDDLE SCHOOL GREEN GABLES PUBLIC HOUSE</p>	<p>BULLER ROAD, ST. THOMAS 88 (P.O. FORMER PRISON)</p>
<p>BUTTS ROAD, HEAVITREE MOWBRAY COTTAGE (FORMER DISSENTERS' CHAPEL)</p>	<p>CANAL BASIN WALLS ETC. (SEE UNDER HAVEN ROAD) ALL STONE AND TIMBER REVETMENT WALLS, BRIDGE ABUTMENTS WALLS OF DOUBLE LOCKS & BASIN WALLS AND GATES OF TOPSHAM LOCK TOPSHAM LOCK COTTAGE</p>
<p>CHAPEL ROAD, ALPHINGTON 27 (MILL COTTAGE)</p>	<p>CHUDLEIGH ROAD, ALPHINGTON 10, 12, 16, 18, 40-46 (EVEN) & BARN TO REAR (ALL ADMIRAL VERNON) ST. EDMUND'S FARM 48, 52, 54 (FORMERLY THE GABLES)</p>
<p>CHURCH HILL, PINHOE GOFFINS FARMHOUSE & COURTYARD BUILDINGS</p>	<p>CHURCH PATH, TOPSHAM 2 CHURCH COTTAGE</p>
<p>CHURCH ROAD, ALPHINGTON 10 (THE COTTAGE)</p>	<p>CHURCH ROAD, ST. THOMAS 1-5 (CONSEC) CONGREGATIONAL CHURCH & CHURCH HOUSE ADJ 49-51 (CONSEC) (MORIAH AND EDEN VILLAS) FORMER CHURCH ADJ. NO. 49</p>
<p>CHURCH STREET, HEAVITREE 7,</p>	<p>CLAPPERBROOK LANE, ALPHINGTON 1, 2, 4-12 (EVEN)</p>
<p>CLIFTON HILL 1, 2, 13, 14 FORMER BRICKWORKS OFFICE</p>	<p>CLYST ROAD, TOPSHAM HIGHFIELD FARM, BARN & ADJ. BUILDING</p>
	<p>COUNTESS WEAR ROAD THE TALLY HO PUBLIC HOUSE ST. LUKE'S CHURCH</p>

Heritage Conservation

COWICK LANE
NEWLANDS (NOW 3-6 NEWLANDS CLOSE)

COWICK STREET
COWICK FIRST SCHOOL
29-32 (CONSEC), 46-48 (CONSEC), 49
50-52 (CONSEC)
BULLER HALL
67, 106-109 (CONSEC)
138-140 (FIRE STATION, 1896, NEW W. EXE
CENTRE
GATE PIERS TO ST. THOMAS PLEASURE
GROUND
142, 143, 144-148, 149, 150
151-152 (CONSEC) 155, 156
160 (GATEWAY TO DEBTORS' PRISON)

COWLEY BRIDGE ROAD
1 (GREAT WESTERN ROAD)

DENMARK ROAD
MAYNARD SCHOOL
28 (ISCA VILLA)
30 (CHURCHILL HOUSE)
34 (HOLMEDALE)
36 (CARLTON HOUSE)
38 (THE CEDARS)
40 (DENMARK COURT)

DENVER ROAD, TOPSHAM
OLD STORE (SETTER & SAUNDERS)

DUNSFORD ROAD, COWICK
RC CHURCH

EAST WONFORD HILL, HEAVITREE
42 (EAST WONFORD LODGE)

ELM GROVE ROAD, TOPSHAM
TOPSHAM CEMETERY, CHAPELS AND
LODGE

EMMANUEL ROAD
FORMER EMMANUEL CHURCH HALL
(NOW NORTHCOTT STUDIO)

EXWICK HILL
THE SQUARE, 1-13 (ODD)
18
BARN ADJ/BACKING ON; OPP THE
SQUARE/REAR OF MERCER HOUSE

EXWICK ROAD
THATCHED HOUSE PUBLIC HOUSE
FORMER PRIMARY SCHOOL
TOLL COTTAGE (ON CORNER WITH
STATION ROAD)
EXWICK CEMETERY CHAPEL, EXWICK
CEMETERY LODGE & TOILET BUILDINGS
EXWICK CEMETERY GATES AND PIERS

FERRY ROAD, TOPSHAM
1, 17

FOLLETT ROAD, TOPSHAM
1-4 (CONSEC), 1-5 COYSH'S SQUARE (NOW
4 & 5 JOINED)
COYSH'S SQUARE, WASH HOUSE

FORE STREET, EXETER
REAR PORTION OF 104 FACING SMYTHEN
STREET
105, 106, 111-113, (CONSEC), 115, 116
145-147 (CONSEC), 151-154 (CONSEC)
154A (THE MINT TAVERN), 162, 163
182-185 (PATERNOSTER HOUSE)

FORE STREET, HEAVITREE
ROSARY HOUSE, IN GROUNDS OF RC
CHURCH. RC CHURCH OF THE BLESSED
SACRAMENT
UNITED REFORM CHURCH
51 (FORMERLY DUNSTANS)
91 (VYVYAN HOUSE)
10, 30, 114, 118

FORE STREET, TOPSHAM

11 (AND 11A)
MATTHEWS HALL
22, 23 (NOW PART OF 21)
1, 2 CHAPEL PLACE
81, 83, 84, 85, 86, 89, 90

HAMLIN LANE

BUILDING TO REAR OF NOS 11-15

HEAVITREE ROAD

15-21 (ODD), 23-35 (ODD), 37
ROWANCROFT
ST. LUKES COLLEGE, STABLE BLOCK
ST. LUKES COLLEGE, MAIN BUILDING

HIGH STREET, EXETER

57, 58, 72, 201

HIGHER SHAPTER STREET

22 (SHAPTER HOUSE)

HOMEFIELD ROAD

2-6 (EVEN), 10-36 (EVEN)
BRAMDEAN SCHOOL (FORMERLY NOS. 45,
47 & 49), 51 (NOW PART OF BRAMDEAN
SCHOOL), 53

IDE LANE, ALPHINGTON

THE TRAP HOUSE
2 (VENTLAKE), 4

Longbrook Street

58-64 (BISHOPS BLATCHPACK)

GLASSHOUSE LANE

1 & 2 RIVERVIEW

HAVEN ROAD

THE WELCOME PUB
ELECTRICITY GENERATING HOUSE
GAS WORKS, FORMER MANAGER'S
HOUSE/OFFICE
CANAL BASIN WALLS, INCLUDING OF
SLUICE INTO CANAL
BOUNDARY WALL TO CANAL BASIN,
EAST SIDE
BOUNDARY WALL TO CANAL BASIN,
WEST SIDE - SURVIVING
FRAGMENTS AND GATEWAY TO NO. 62
WALLS OF KINGS ARMS SLUICE
REMAINS OF RAILWAY TURNTABLE,
PIAZZA TERRACINA

HELE ROAD

EXETER COLLEGE BUILDING (FORMER
HELE'S SCHOOL)
BUILDING ON CORNER WITH NEW NORTH
ROAD (FORMER ORIGINAL HELE'S
SCHOOL & HEADMASTER'S HOUSE, NOW
PART OF EXETER COLLEGE)

HIGH STREET, TOPSHAM

46, 47, 48 (BEAM COTTAGE), 49, 50
EXETER INN PUBLIC HOUSE, 75, 76

HILL BARTON ROAD

HILL BARTON HOUSE, 133 HILL BARTON
ROAD TOGETHER WITH RANGES TO THE
REAR AND NEARBY BARN

HOWELL ROAD

HIGHER BARRACKS, MAGAZINE
HIGHER BARRACKS, GUARDHOUSE

LANGATON LANE, PINHOE

69, PLEVNA

Longbrook Terrace

1-10

Heritage Conservation

MAGDALEN ROAD

58 (HENSLEIGH HOUSE), & STABLE
BLOCK/COACHHOUSE ADJ.
62 (PENLEONARD HOUSE)

MAGDALEN STREET

69-72 (CONSEC) (ALMSHOUSES)
DISSENTERS GRAVEYARD

MILL LANE, ALPHINGTON

OLD MILL

MILL YARD, COUNTESS WEAR

1-4 (CONSEC)
MILL HOUSE, 1 & 2

MONMOUTH STREET

42, 43

NEW BRIDGE STREET

2-5 (CONSEC), 29-33 (CONSEC), 36

NEW NORTH ROAD

ELMBROOK AND BROOKFIELD
THORNLEA
36-39 (CONSEC) (THE LOCOMOTIVE
PUBLIC HOUSE)
GATEWAY TO TADDYFORDE

NORTHERNHAY STREET

13, 17, 18
ELIM PROVIDENCE CHAPEL
46

OLD PINN LANE

PINHOE UNITED REFORM CHURCH

OXFORD ROAD

2

PARKFIELD ROAD, TOPSHAM

MIDDLE SCHOOL SITE, SCHOOL HOUSE
MIDDLE SCHOOL SITE, MAIN SCHOOL
BUILDING

PENNSYLVANIA ROAD

2-4, 94-98 (EVEN)
99 (ROKEBY), 102
BISHOP BLACKALL ANNEXE (EXETER
COLLEGE)
SPREYTONWAY

POLSLOE ROAD

37, 39, 41-62 (CONSEC), 79, 80

MAIN ROAD, PINHOE

37 (WATER PARK)
39, AND BUILDING TO REAR

MILL ROAD, COUNTESS WEAR

2
PRIMROSE COTTAGE
WARING BOWEN HOUSE
20-24 (EVEN)

MILLBROOK LANE

MILLBROOK HOUSE (P.O. ST. LOYES
COLLEGE)

MOUNT DINHAM

FREE COTTAGES 1-4

NEWCOURT ROAD

RED QUARRY
9-19 (ODD)

NORTH STREET

1-6 (PATERNOSTER HOUSE; SEE UNDER
FORE STREET)
7, 8, 11, 16

OKEHAMPTON ROAD

EMMANUEL CHURCH
27-41 (ODD)

OLD TIVERTON ROAD

54, 55

PALACE GATE

THE CHANTRY (CATHEDRAL SCHOOL)

PAVILION PLACE

1-20 (CONSEC)

PERRY ROAD

UNIVERSITY, WASHINGTON/SINGER
LABORATORIES

PRINCE CHARLES ROAD

FORMER WATER TANK BUILDING FOR
RAILWAY ENGINES

<p>PRINCE OF WALES ROAD UNIVERSITY, OLD (ROBOROUGH) LIBRARY UNIVERSITY, STREATHAM FARM GROUP UNIVERSITY, HATHERLY LABORATORIES</p>	<p>QUAY, TOPSHAM QUAY WALLS</p>
<p>QUEEN STREET ROUGEMONT THISTLE HOTEL</p>	<p>RYDON LANE SOUTHAM FARMHOUSE & FARM BUILDINGS</p>
<p>ST. ANDREWS ROAD EXWICK MILL 1-7 (CONSEC) VILLAGE INN (FORMERLY LAMB INN) 1 & 2 LAUNDRY COTTAGES 1-5 EXE VIEW COTTAGES 18 22 EXWICK FARM GATE PIERS TO HAMLYN'S HOUSE COTT EXWICK BARTON WEIRCLIFFE HOUSE</p>	<p>ST. DAVID'S HILL 8-14 (EVEN), 55-61 (ODD) 56 & 58 (FORMER PACK HORSE INN, NOW ALLDAYS), 60</p>
<p>ST. DAVID'S STATION MAIN STATION BUILDINGS PERMANENT WAY INSPECTORS' OFFICE ('THE WHITE HOUSE', RAILTRACK)</p>	<p>ST. DAVID'S TERRACE 1-7 (CONSEC)</p>
<p>ST. LEONARD'S ROAD 1, 33 35 (ST. LEONARD'S HOUSE)</p>	<p>ST. OLAVES CLOSE FORMERLY THE WHITE LION PUBLIC HOUSE</p>
<p>SIVELL PLACE 6, 7, 8, 9-178 (CONSEC) FORMER MORGUE FORMER BREWERY BUILDINGS</p>	<p>SPICER ROAD 'TREGEAR' & STABLE/COACH HOUSE ADJ (NOW P.O. MAYNARDS SCHOOL) 22 (THE LODGE)</p>
<p>STOKE HILL COMPASS COTTAGE</p>	<p>STRAND 36</p>
<p>STREATHAM RISE STREATHAM LODGE</p>	<p>TOPSHAM ROAD COAVER CLUB WYVERN BARRACKS, FORMER MAGAZINE (OFF BARRACK ROAD) ST LOYES COLLEGE, FAIRFIELD HOUSE, 303 403 (CROSSWAYS LODGE) SEABROOK HOUSE NEWPORT LODGE (FORMER TOLL HOUSE)</p>
<p>TUDOR STREET THE OLD STABLES THE OLD MILL</p>	<p>VICTORIA PARK ROAD COACH HOUSE ADJ. NO. 19 LARKBY & COACH HOUSE ADJ.</p>

VICTORIA ROAD, TOPSHAM 2	WESTVIEW TERRACE 1-13, 14-18, 19-22 (CONSEC)
WHIPTON VILLAGE ROAD WHIPTON COMMUNITY CENTRE (FORMER ALL SAINTS CHURCH)	WHITE STREET, TOPSHAM 4, 9-17 (CONSEC), 18-23 (CONSEC), 25, 31, 31A
WILLEYS AVENUE WAREHOUSE, AT ALPHINGTON ROAD END (I CANNINGS)	WONFORD ROAD FORMER COACH HOUSE IN GROUNDS OF NO. 35 42-46 (EVEN), 50, 52
WONFORD STREET FORMER ST. LOYES CHURCH AND/OR SCHOOL (JUNCT WITH SALTERS ROAD) WONFORD ARMS PUBLIC HOUSE	WREFORDS LANE 52 GREENACRES BARTON PLACE FARMHOUSE & BUILDINGS
YORK ROAD 6 & 7 ST. SIDWELL'S COMBINED SCHOOL	

Historic Parks and Gardens

10.22 Historic parks and gardens are an important part of the City's environment and heritage. They comprise a variety of features: the open space itself, views in and out, the planting, water features, built features and archaeological remains. The City Council aims to protect such sites from development which would destroy or harm their character or appearance and to encourage sympathetic management wherever possible.

10.23 There are currently two sites in Exeter included in the English Heritage Register of Parks and Gardens of Special Historic Interest. These are Bartholomew Street Cemetery (Grade II) and Northernhay and Rougemont Gardens (Grade II). Reed Hall in the grounds of Exeter University and Higher Cemetery are considered to be of national importance, and may be included in the Register. Sites which are important in the local context of Devon and included in the Devon Local Register (in addition to Reed Hall and Higher Cemetery) are the Bishops Palace; Cathedral Close, Pines Gardens; Colleton Crescent, Pennsylvania Park; University of Exeter, Southernhay and Baring Crescent. Additional sites may be added as a result of further research.

C4: REDEVELOPMENT WITHIN, ADJACENT TO, OR OTHERWISE LIKELY TO AFFECT THE SETTING OF, PARKS AND GARDENS OF SPECIAL OR LOCAL HISTORIC INTEREST WILL NOT BE PERMITTED IF THE PROPOSALS:

- (a) **WOULD INVOLVE THE LOSS OF FEATURES CONSIDERED TO FORM AN INTEGRAL PART OF THE CHARACTER OR APPEARANCE OF THE PARK AND GARDEN; AND**

- (b) WOULD OTHERWISE DETRACT FROM THE ENJOYMENT, LAYOUT, DESIGN, CHARACTER, APPEARANCE, OR SETTING OF THE PARK AND GARDEN.

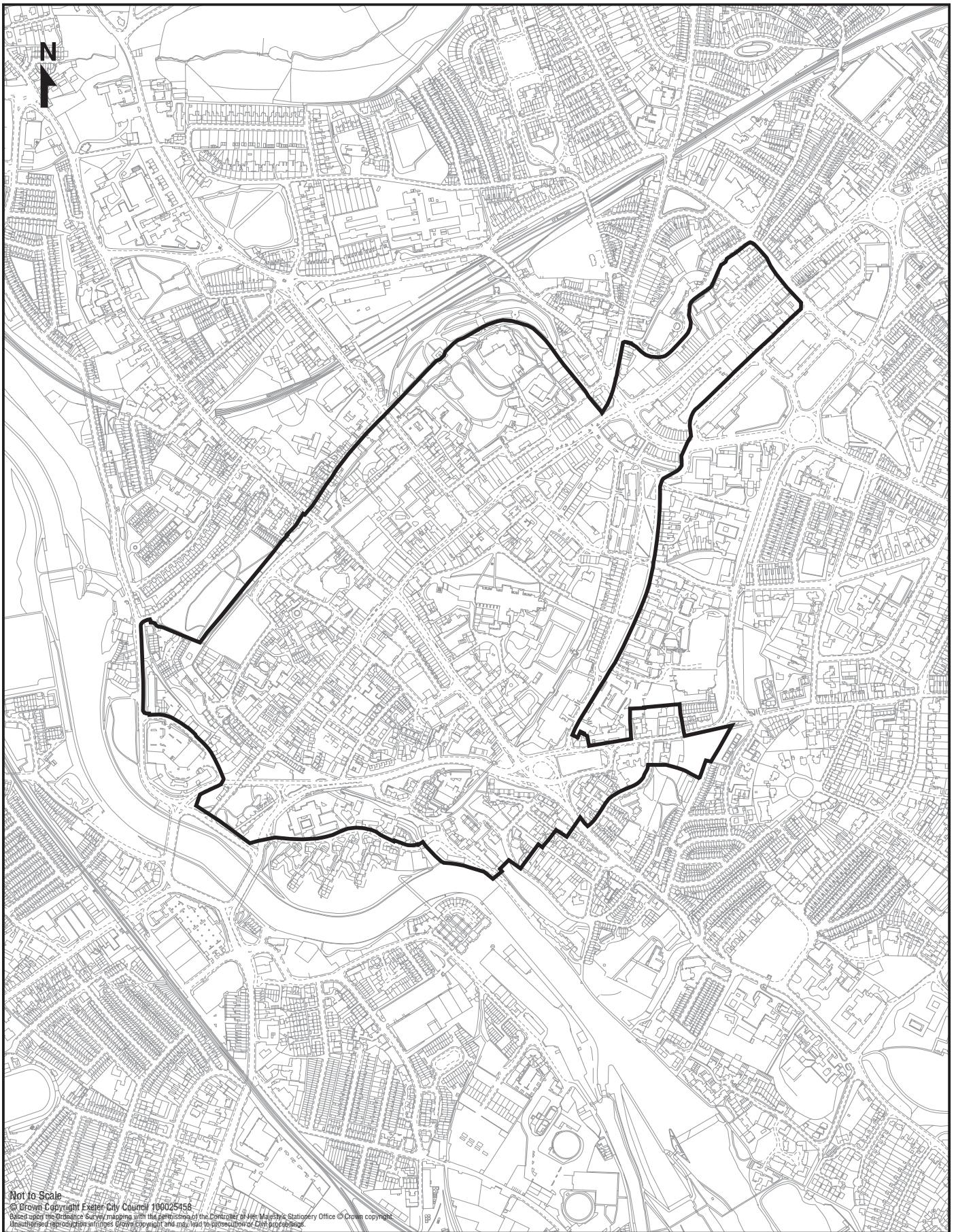
Archaeology

10.24 Archaeological remains are a finite, non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. They occur in the form of below ground remains and upstanding structures and range from the earliest evidence of exploitation of the land by prehistoric man through to the fortification and civil defence sites of the last World War. In character they vary enormously, and are often only initially visible to the specialist eye.

10.25 Before and since the last war, important discoveries have been made in Exeter, not just of well known sites, such as the Roman Legionary Bathhouse and the Medieval Danes Castle, but also on smaller sites which all help to piece together the jig-saw of the City's long history. As well as archaeological remains below the surface, these discoveries have included new information about well known monuments, such as the City Wall and Cathedral, and details of important remains in both listed and unlisted buildings.

10.26 Although the individual discoveries may not always be spectacular in themselves, the overall result has been significantly to increase knowledge of Exeter's heritage and to provide a permanent public record of remains which have been destroyed by development and other works. This has contributed to the display and interpretation of Exeter's heritage to the public, and this process is expected to continue by incorporating archaeology into several of the Council's future tourism, environmental enhancement and regeneration programmes. Where substantial features of particular archaeological or historic importance are exposed by redevelopment, the Council will, therefore, seek to ensure that these are retained in situ and, where possible, can be viewed by the public.

10.27 Exeter's historic core has been designated as an Area of Archaeological Importance (AAI) under Part II of the Ancient Monuments and Archaeological Areas Act 1979, one of only 5 such areas in England and Wales. The AAI comprises an area (covering much of the City Centre - see Plan 4) which is known to have been intensively settled in Roman and Medieval times. Designation confers upon those undertaking operations which involve the flooding, tipping on, or disturbance of the ground, the legal duty of giving six weeks prior notice of the commencement of these operations to the City Council. It is an offence to carry out such operations without first giving notice, although there are some exemptions. Under the terms of the Act, the appointed Investigating Authority (Exeter Archaeology) has the statutory right to enter, survey and excavate sites for a period of up to four months and two weeks after the expiry of the six week notice period. Where such operations occur on Council owned land, the Council would expect those undertaking them to meet the cost of the archaeological works.



Plan 4:

Area of Archaeological Importance (AAI) C5

10.28 Although the AAI highlights an area of particular intensive remains, many important remains also survive outside the AAI. Policy C5 and the approach set out in 10.31 – 10.33 will be applied in accordance with the relative importance of the known or potential remains on a development site, whether or not it lies within the AAI.

10.29 In Exeter, as elsewhere, certain archaeological sites and structures of national importance are scheduled as Ancient Monuments under Part 1 of the 1979 Act. At present, there are 20 such monuments in the City Council area (see Appendix 3). Scheduled Monument Consent is required to carry out any works which may affect them (including repairs, disturbance to the ground, flooding and tipping. Works which would adversely affect their character and setting are not permitted. Other structures are listed and are subject to listed building controls.

10.30 In addition, there are many other important remains within the City Centre which are not currently scheduled and outside the City Centre there are other known remains and areas of archaeological and historic interest such as the historic cores of Alphington, Pinhoe, Heavitree and Topsham. Information on these is available on maps and databases held by Devon County Council for the outer areas (Sites and Monuments Register) and by Exeter City Council for the City Centre. (Urban Archaeological Database.) There will also be many further important remains which are presently undiscovered, some of which will lie outside the known sites and areas of interest.

10.31 In accordance with government guidance, developers will be required to submit an archaeological assessment and/ or field evaluation report with applications for planning permission where known or potential archaeological remains are likely to be affected by the proposed development. These help to define the character, extent, depth and quality of such remains and thus indicate the weight which ought to be attached to their preservation. The Council will require developers to incorporate the results of these studies into their proposals, so that important remains are preserved in situ, through, for example, the careful siting of buildings and sensitive design of foundations. This approach will also apply to currently undiscovered sites and areas of interest which will emerge after the publication and adoption of this Plan.

10.32 Where the disturbance or destruction of some archaeological remains, normally those of lesser importance, is considered acceptable or unavoidable, appropriate recording works will be ensured through agreements and through attaching conditions to planning permissions and listed building consents. As well as site work, this will include the compilation of an indexed archive record and the submission of a report, that may, where the quality of the remains merit it, involve the full popular and academic publication of the results and public display and interpretation.

10.33 In common with England's other historic cities, it is intended that the Sites and Monuments Register and the Urban Archaeological Database (see 10.30) will form the basis of an Historic Environment Strategy. This will be published, and will contain guidance on how the historic environment of the City can and should be utilised and managed – in the context of new development and as a visitor and cultural resource.

Heritage Conservation

C5: DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD CAUSE HARM TO A SITE, MONUMENT OR STRUCTURE OF NATIONAL ARCHAEOLOGICAL IMPORTANCE, WHETHER SCHEDULED OR UNSCHEDULED, OR WHICH WOULD CAUSE HARM TO ITS SETTING. PROPOSALS SHOULD PRESERVE NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS IN SITU AND, WHERE APPROPRIATE, MAKE ARRANGEMENTS FOR THEIR ENHANCEMENT AND DISPLAY.

WHERE THE PROPOSAL WILL AFFECT REMAINS OF REGIONAL OR LOCAL IMPORTANCE, THE DESIRABILITY OF PRESERVING THE REMAINS IN SITU WILL BE WEIGHED AGAINST THE NEED FOR THE DEVELOPMENT.

IF PRESERVATION IN SITU IS NOT FEASIBLE OR APPROPRIATE THE DEVELOPER MUST UNDERTAKE ARCHAEOLOGICAL RECORDING WORKS IN ACCORDANCE WITH A SCHEME TO BE AGREED IN ADVANCE.