



SOUTHERNHAY and THE FRIARS



C O N S E R V A T I O N A R E A



Exeter City Council



Exeter City Council

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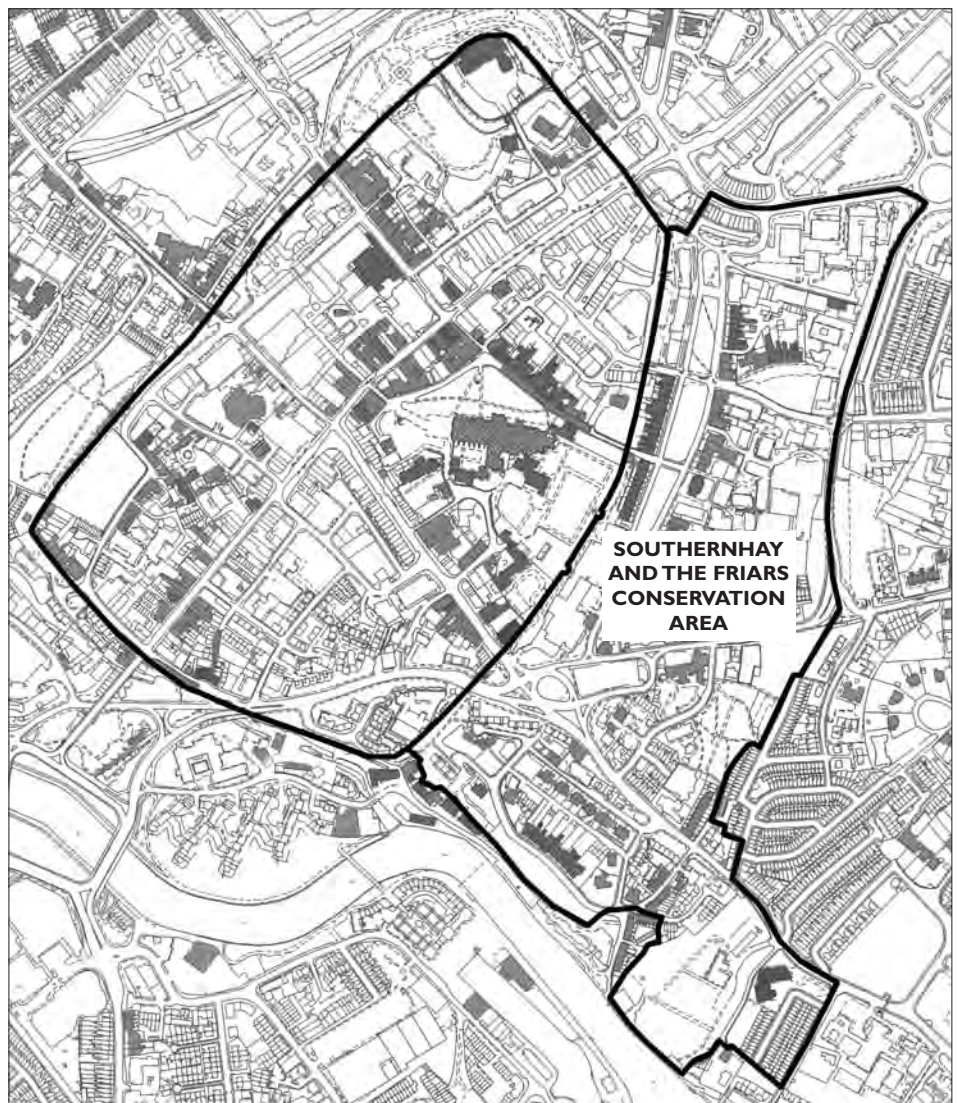
INTRODUCTION

This volume considers the Southernhay and The Friars Conservation Area, which lies to the east and south-east of the City Walls. The area has been divided into two : Southernhay and Magdalen Street, and The Friars and Larkbeare. This reflects the variations in their character and appearance, and enables a more logical assessment of their special features.

The different ages of the buildings and their varying functions (civil, religious, educational, domestic or commercial) are also indicated in the sub-division of the conservation area. Both sections, therefore, have a definable area, with their own styles of buildings and a wide variety of spaces. They have been considered under a number of headings to provide each sub-area with a detailed appraisal. These sub-areas should not, however, be seen as having hard and fast boundaries as a degree of overlapping is inevitable.

For convenience, each section starts with an Executive Summary, and a summary of the 'Townscape Character' and the 'Issues'.

SOUTHERNHAY AND THE FRIARS CONSERVATION AREA



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AREA I

SOUTHERNHAY AND MAGDALEN STREET

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EXECUTIVE SUMMARY

The Southernhay and Magdalen Street area is to the east of the city immediately outside the City Walls. Between the major routes that radiated from the Eastgate and Southgate, minor lanes followed the ditches and ramparts of the Roman and Saxon defences defining areas used for sporting and pleasure grounds, which survive as the Southernhay greens.

Early structures in the area were related to extra-mural uses, such as almshouses and hospitals, or dissenting churches and their burial grounds. Indeed, Magdalen Street is named after the St Mary Magdalen Leper Hospital. Almost all of the existing buildings were demolished in the 17th century in order to establish Civil War defences and clear lines of fire.

This legacy provided the opportunity in the 18th century for planned set-piece residential development and the terraces and crescents in the Southernhay area, mainly designed by Matthew Nosworthy, are the high point of Georgian Exeter.

Now, the Georgian houses are largely in office use and, with the modern office blocks between them and

Western Way, the area provides the City with a significant business quarter.

Wartime destruction was worst in the north of the area and redevelopment did not achieve the same cohesiveness as around Princesshay. Broadwalk House borrows from the tradition of the Georgian terrace that preceded it, but in an overblown manner, and the Civic Centre is an entirely alien structure made of uncompromising concrete panels.

The greens of Southernhay, with their distinctive evergreen oak trees, form one of the City's largest public open spaces with views of landmarks, such as the United Reform Church, the City Walls, the Cathedral and the Royal Devon and Exeter Hospital, and to the countryside beyond.

SUMMARY OF TOWNSCAPE CHARACTER

- Survival of the City Wall
- Discernible ancient plan:
 - radial routes



Georgian properties in Southernhay

- line of the outer defences
- Survival of the Southernhay greens and subsequent tree planting
- Georgian terraces constrained by earlier features into a unique townscape
- Hospitals and almshouses
- High proportion of buildings listed at Grade II*
- Major engineering feat of Magdalen Street causeway
- Significant business quarter:
 - commercial use of Georgian terraces
 - modern office blocks to the east and north
- Strong east-west pedestrian flows
- High levels of traffic
- Poor quality of much Post-war building

SUMMARY OF ISSUES

As part of this Appraisal, a number of 'issues' have been identified which are summarised below. A fuller description of the issues is included at the end of this section.

BOUNDARY TO CONSERVATION AREA

- Possible exclusion of nos. 6-26 Paris Street

HISTORIC BUILDINGS

- A viable future for the former stables in Chichester Mews
- Conservation of the remains of Palmer's Almshouses
- A scheme of repairs for the Dissenters' Burial Ground

NEW DEVELOPMENT

- Review policy for new dormers and roof extensions, signage and alarms.
- Encouragement of a wider mix of uses to improve the vitality of the business quarter
- An Article 4 direction for Pavilion Place
- Longer term encouragement for the redevelopment of the Civic Centre and the rear of Paris Street
- Development of the waste land between Western Way and the modern office blocks

TRAFFIC MANAGEMENT

- An urban design study of the complex road junctions between Southgate, Magdalen Street and Holloway Street with a view to:
 - reducing the amount of land required for traffic,
 - maximising pedestrian movement and
 - mending townscape with public spaces and development.
- Reduce through traffic in Southernhay.

TOWNSCAPE IMPROVEMENT

- Extend the City Walls walk behind nos. 13-24 Southernhay West
- Southernhay greens:
 - repair and enhance the retaining walls,
 - restore the stone plinths and railings to the perimeter
 - restore and maintain an historically appropriate planting regime
- A public realm strategy to set minimum standards for paving
- Avoid proliferation and clutter of street furniture
- Consider enhancement of Broadwalk House



View from Magdalen Street to the city centre and the cathedral

LOCATION AND SETTING

The northern part of the conservation area comprises the extra-mural land to the east of the City between the City Wall and Western Way. It is bounded to the north by Paris Street and to the south by properties on the southern side of Magdalen Street.

The principal streets included in this area are Southernhay West, Southernhay East, Dix's Field, Barnfield Road, Barnfield Crescent and Magdalen Street. It also includes the office developments between Paris Street and Dix's Field and those between Western Way and Southernhay East, as well as the extensive sites of the Royal Devon and Exeter Hospital and the Southgate Hotel.

HISTORICAL DEVELOPMENT

To the east of the City Walls, the land falls eastwards into the valley of the Shutebrook, or Schytebrook, and from north to south as the brook descends to the River Exe. This defensive position was enhanced by the addition of a ditch in the 12th century and the land outside was known as the Croidiche, or Southernhay.

It was here that the Lammas Fair was held throughout the Middle Ages.

Roads leading from the city gates had been well established by the time Exeter was refounded as a Saxon town in about AD 880. Paris Street became the Great London Road from the Eastgate and, from Southgate, Holloway led to the port at Topsham and Magdalen Street led to Honiton. Magdalen Street and Paris Street were connected by Great Southernhay running parallel to the City Wall. John Hooker's 16th century plan of St Sidwell's fee shows Southernhay as a field, bounded by Great Southernhay, while the ditch had become 'lane from Southgate to the Eastgate'. This is the basic form that has survived to the present (see the 'Introduction to the conservation areas of Exeter' for a full historical analysis).

Magdalen Street takes its name from the leper hospital of St Mary Magdalen, established in 1180 well outside the City Walls on a site by the Shutebrook, which is now a recreation ground. The area remained open land until the 15th century when William Wynard founded Wynard's Almshouses in Magdalen Street in 1436 for the relief and shelter of 12 paupers, and John Palmer erected a further almshouse in 1479 for four poor women.

Hooker shows the sparseness of development in the 16th century as it spread south from St Sidwell, which had been established as a separate extramural parish by the Dean and Chapter. Even so, it is recorded that in the early 16th century about half of the inhabitants of Exeter lived outside the walls.

By the 17th century, the primary use of Southernhay was still as a pleasure garden or promenade, but this was interrupted by the Civil War. In 1642–3 the City Walls were strengthened by the addition of an earth rampart, houses were cleared from in front of the walls to create fields of fire, and a series of earthen forts and entrenchments were constructed, which enclosed much of the south-eastern suburb.

Despite these extensive precautions the city fell to the royalists in September 1643, and over the next two years fortifications were greatly enhanced, making Exeter one of the most strongly defended cities in the kingdom. A system of zigzag ramparts and ditches defended the South and East Gates, while four major forts and many lesser strong points guarded the main approaches to the City. Wynards was one of these strong points and there were earthworks running westwards to the city walls and south across Magdalen Street. Exeter fell to the Roundhead army in April 1646 and almost every house in the suburbs was destroyed in the conflict. Thus very few buildings from before the 17th century survive in this area.

The rebuilding of the suburbs began immediately and by 1664 the growth of housing made it necessary to create a second burial ground on Trinity Green at the lower end of Southernhay. With the toleration of



Burial ground to the Friends' Meeting House

dissenters, the Friend's Meeting House and burial ground were established in 1692 in Wynard's Lane. Nearby, in Magdalen Street, the Dissenters' Burial Ground was in use from 1748 and the Jewish Burial Ground from 1757.

John Rocque's map of 1744 shows the London Inn, at the junction of Southernhay and Pares (later Paris) Street, and the Royal Devon and Exeter Hospital, which had begun in 1742, but much of the area is still devoted to open space, gardens and a large bowling green. However, in 1774, the City started to lease building plots in Southernhay and this began the most expansive layout of Georgian Exeter.

Charles Tozer shows the beginnings of this new order in his plan of 1792. The significance of the walls has diminished with the removal of the Eastgate in 1784 and breaches, made at Bedford Street and the New Cut, to link Southernhay with the City Centre and Cathedral Close. Southernhay itself has become a more formal open space lined with trees and the extensive formal gardens of a few frontage buildings.

In the late 18th and early 19th centuries, the area was transformed by the development of red brick terraces, mostly by Matthew Nosworthy, in Southernhay, Dix's Field and Barnfield Crescent. The completion of this process is recorded on John Wood's map of 1840, which also shows the intensification of building on Magdalen Street and the introduction of Pavilion Place.

Magdalen Street was modified at this time by the construction of a causeway, known as Magdalen New Road, carrying it across the valley of the Shutebrook.

After this period of intense activity, there was little development in the late 19th century with the notable exception of the Congregational Church on Southernhay East and the Devon and Exeter Hospital, which continued to expand until the 1930's. The worst of the 1942 bombing in this area was at the north end, between Paris Street and Dix's Field. On Southernhay West, the destruction extended south to Bedford Street. The whole of this part was redeveloped throughout the second half of the 20th century. Also, the area between Southernhay East and Western Way, which had degenerated from market gardens to light industry and temporary hospital accommodation, was redeveloped with a series of office blocks in the 1980's.



South Street and site of South Gate

Western Way itself was constructed as an inner relief road in the late 20th century partly on the line of the Shutebrook, which had been culverted and infilled in preceding decades. It connects via Magdalen Street with another section of Western Way to the south, giving rise to a large and complicated junction, with traffic islands, roundabouts and car parks, outside the former Southgate. Onto this fronts the Southgate Hotel, built in the 1980's and 1990's on a site that had previously accommodated the Trinity Green Burial Ground and a number of early 19th century houses built against the City Wall.

SURVIVING HISTORIC FEATURES

Survival of the City Wall, albeit much altered and restored, is the most important archaeological feature. It forms the western boundary of the conservation area. The northern part of the conservation area is strongly shaped by the line of the City Wall together with the radial routes, from the former East and South Gates, that were established in Saxon times.

Concentric lanes outside the wall, connecting these routes, defined a space used for recreation, which has survived in the form of the Southernhay greens. This space provided a pattern for the distinctive Georgian development of Southernhay and Dix's Field.

Despite the effects of development over three centuries, the fall of levels away from the City Walls is readily apparent between the West and East streets of

Southernhay. On the line of the New Cut, the difference is some two metres.

The early 19th century raising of Magdalen Street on a causeway across the Shutebrook is demonstrated by the dramatic stone retaining wall, when seen from the south. To the north, modification of the topography by infilling can be detected from the early 19th century to the construction of Western Way.

Of the many historic buildings to survive, the most important are Wynard's Almshouses, founded in 1435 but rebuilt in the 17th century; the earlier phases of the Devon and Exeter Hospital between 1742 and 1758; and the early 18th century Georgian set-piece developments. These include the formal terraces of Southernhay, Barnfield Crescent and a short surviving stretch of Dix's Field, and Southernhay House. All these buildings are listed grade II*. To these should be added, for their landmark qualities, the surviving tower of the former Congregational Church, built in 1868, and the cast-iron bridge that carries the line of the City Wall over the New Cut. These are listed grade II.



Former Holy Trinity Church and City Wall, near South Gate

CURRENT USES AND ACTIVITIES

North of the hospital, the area is very much the business quarter of the City where solicitors, surveyors and financial institutions, in particular, are concentrated. Many of the historic buildings have been converted to offices and most of the subsequent development has been for offices too. There are very few support



Magdalen Street

services for this office monoculture: a public house and a few post-war shops on Paris Street, and a wine-bar in Southernhay East. As a consequence, there is a distinct pedestrian flow across the area, to and from the city centre, during the day while, at night, the area is quiet.

Public buildings include the United Reform Church, the Friends' Meeting House, a small Edwardian theatre in Barnfield Road and the Civic Centre, which largely comprises more offices.

The hospital is the second major use (now mostly offices and administration), followed by the Southgate Hotel and the Hotel Barcelona, recently converted from the former Eye Hospital. The only notable residential use is in the Pavilion Place locality and, south of Magdalen Street, the flats between the Jews' and Dissenters' Burial Grounds.

Magdalen Street carries a deal of traffic between the two sections of Western Way and the effects of traffic management at the junction outside Southgate detract from the qualities of the conservation area. Southernhay

also has constant traffic because it gives access to the Princesshay area and three of the City's car parks.

TOWNSCAPE ANALYSIS

GENERAL INTRODUCTION

Southernhay provides a dramatic sweep of open space running from north to south, separated by lateral roads into a series of four greens following the gentle curve of the City Wall. It is punctuated by mature trees and is defined by the busy rhythm of its terraces, designed by Matthew Nosworthy as the high point of Georgian Exeter.

Despite the formality of the buildings, the earlier history prevents Southernhay from adopting the rigid geometry of Georgian urban planning and this gives it a distinctive character. The history is more apparent in Magdalen Street, where the townscape has evolved from the 17th century Wynard's Almshouses (rebuilt) to the early 20th century Exeter Eye Hospital and,



View along Southernhay West

indeed, the recent Southgate Hotel. The same would have been true of the other radial route, Paris Street, which was densely packed with houses and commercial property on a much smaller scale until it was almost completely destroyed by bombing. It is now dominated by large free-standing office blocks. Red brick is the characteristic building material in this area, so much so

that its use has persisted from the 18th century to the most recent office building. Indeed, departures from this norm, such as the stucco of Chichester Place or the render of Morwenstow, are very noticeable. Local stone, used widely in earlier buildings such as Wynard's Almshouses, was relegated to an inferior role, as seen in retaining walls or on the rear elevation of no. 1a Barnfield Crescent.

It is not uncommon for public buildings to contrast with their surroundings, but the raw concrete of the Civic Centre stands out as a particular exception. On the other hand, the buff brick and limestone rubble of the United Reform Church relate well to the surviving stone tower.

Roofs are generally slate and lead, but again the United Reform Church is the exception with copper, while clay tiles on Morwenstow reflect its Arts-and-Crafts character. Artificial stone was used by Nosworthy for doorcases and contrasting banding. It is thought that this is because several members of the Coad family, of Coadestone fame, lived in the Exeter area.



Brick, render and stone buildings in Magdalen Street

Little survives in the streets themselves other than a small amount of granite slabs used for gutters and kerbs; several circular cast-iron coal-holes remain *in situ*, set into Yorkstone slabs. Southernhay West and East have cast-iron nameplates, with an unusually bold typeface, and Wynard's Lane has a less dramatic ceramic nameplate. There are also the distinctive wave-spiked railings to many of the Nosworthy houses. Otherwise, however, street furniture is a miscellany of modern bollards, litter bins, traffic signs and boxes for electrical switchgear.



View of cathedral from Southernhay West

Long views are made possible by the linear plan of the Southernhay greens. To the north, the church tower provides a focus with the terraces foreshortened to either side. Southwards, the open countryside beyond the city can be seen through the narrow gap between the Southgate Hotel and the Dean Clarke Hospital group. There are also glimpses of the cathedral between the developments of Southernhay West. Magdalen Street, too, has long views eastwards towards a distinguished group of cedar trees in Magdalen Road, but this axis has been interrupted by the junction with Western Way.

DETAILED ANALYSIS

SOUTHERNHAY WEST

Nos.1-10 are three-storey, red brick houses converted in 1975 into offices. The slate roofs have cambered, lead-covered dormers behind brick parapets and the properties are divided by substantial chimney stacks. The roof of no.7 has been modified into a mansard.

The houses are three windows wide and the end houses break forward slightly with entrances on the end elevations. Windows to the first and second floors are flat-arched, while those on the ground floor have semi-circular heads set in arched openings, a characteristic of the area. The doorways are similarly arched with rusticated Coadestone surrounds with faces on the keystones. Coadestone is also used for the modillion cornice and for banding between storeys. Basement areas at the front are defined by elegant railings with distinctive wavy spikes.

Despite the apparent uniformity of this terrace, the first floor cills of one half are lower than those of the other half, suggesting that it was built in two phases. Behind no. 10 is a contemporary single-storey pavilion to which a second floor has been added in the form of a steeply pitched, lead-faced perimeter to a flat roof, which has a modern cupola and narrow dormers. This property faces the New Cut, which breached the City Wall in 1750 to link Southernhay with the Cathedral Close. On the line of the City Wall there is an elegant cast-iron bridge of 1814, bearing the inscriptions 'Burnet Patch Esq. Mayor' and 'R Trewman Esq. Receiver'.

To the north, nos.13-24 form a similar terrace of 12 properties of which the central four houses and those at the end break forward. Nos.15 and 17 have lowered cills at first floor level, the latter having cast-iron windowguards. The conversion of roof space has been more *ad hoc* in this terrace with a more haphazard arrangement of dormers, some of which have flat roofs and modern top-hung quarter lights.

Nos.1-24 are fine compositions with group value in the best Georgian sense – good individual buildings, yet part of a finer set. It should be noted, however, that none of the original external shutters survives. Conversely, there are numerous alarm boxes and lettering on the facades, which detract from their original character.

Behind no.24, and fronting Bedford Street, is the site of the Theatre Royal, which lies partly within the Central Conservation Area. It is now occupied by Fanum House, which sits astride the line of the City Wall. This building of 1956 by L H Fewster and Partners has a ground floor shop with two floors above, which oversail the pavement supported by a



Fanum House, Bedford Street

series of concrete columns. The end elevations are brick with floor-to-ceiling windows and steel balconettes, while the front is of reconstituted Portland stone panels. The steel-framed windows have thin, projecting concrete surrounds.

North of Bedford Street, are the three linked office blocks of Broadwalk House, which replaced two further Georgian terraces destroyed by bombing in 1942. Designed by Leach, Rhodes and Walker in 1974, each box has flat red brick facades rising to four storeys with punched openings for 16 aluminium-framed sash windows to each floor. The flat roof contains a fifth floor with a perimeter pitch of slate and a series of lead-lined dormers. All upper windows, including the dormers, are the same size except for two pairs in each block, which drop to floor level with



Broadwalk House, Southernhay West

serpentine steel balconies. On the ground floor, there are eight glazed openings of shopfront proportions.

The rear elevation is similar to the front. There is then a landscaped margin, over an underground car park, between the building and the City Wall. In *The Buildings of England*, Broadwalk House is described as 'overlarge' and 'uncomfortably dressed up to be slightly in keeping...all hopelessly failing to disguise its greedy bulk'.

SOUTHERNHAY EAST

Opposite Broadwalk House, Southernhay United Reform Church is a major landmark turning the corner into Dix's Field. The three-stage limestone tower, with corner buttresses and a tall octagonal spire, is all that remains of the Congregational Church of 1868 by John Tarring. The body of the church was rebuilt in 1956 by R M Chalice and Son in buff brick with tall mullion and transom windows and a copper roof. The transepts are clad in limestone rubble with dressed quoins and the same treatment is given to single-storey aisles, which also have 'television screen' windows.



United Reform Church, Southernhay

Of the same build is the adjoining Berkeley House, fronting Dix's Field, with the Church Rooms behind. This has the same brick to two storeys and slate to a third disguising a flat roof. The first two bays break forward slightly, then there is a classically derived doorcase with a semi-circular hood and a further three bays. Windows are steel-framed with thin concrete surrounds and to the top floor are lead-covered dormers. Steel railings in Festival of Britain style define a narrow space in front.



Chichester Place, nos.15-21 Southernhay East

South of the church is Chichester Place (nos.15-21), a terrace of seven houses each three windows wide, built in 1824. The terrace is finished in lined stucco and has a continuous portico to the ground floor supported on Greek Doric columns. This provides a balcony at the first floor, with cast-iron balustrades, onto which French casements open. The middle and end houses break forwards slightly with pediments over. The terrace is set back a little from the building line and stone steps lead up through raised lawns to the two-panel front doors. However, its restrained elegance is spoilt by large and prominent alarm boxes.

Between Chichester Place and Barnfield Road, nos.22-24 are three early 19th century red brick houses, now offices, of three storeys with mansard attics. Each has a central round-headed door with sashes above and tri-partite sashes to either side. Nos.22 and 23 have sliding shutters to the ground floor. No.24 has rebuilt front and end elevations and a modern pedimented doorcase.

South of the junction with Barnfield Road, the next

four red brick houses are all of three storeys but have a descending scale that accentuates the slope of Southernhay. No.25 is late Georgian having segmental sashes to its three bays. Those on the upper floors are tripartite either side of plain sashes while, on the ground floor, there are plate glass sashes with margin lights. The entrance is in the six-bay return to Barnfield Road. No.26 is wider, but lower because it has no parapet. Each floor has triple sashes to either side with single sash windows to the central bay above a re-positioned off-centre door. Rusticated quoins and a bracketed cornice are of Coadestone. Nos.27 and 28 are earlier (late 18th century) with burnt headers offsetting the red brickwork. They are set back from the pavement with iron railings round basement areas. A central carriage arch has sash windows above and front doors to either side in classical surrounds. There are two further bays of sashes on both sides, those to the upper floors having shutters. Windows to no.27 have been replaced without their glazing bars, while no.28 retains cast-iron window guards at first floor level.

Southernhay Gardens gives access to the 1980's offices

behind. Beyond there is a terrace of six houses (nos.30-35) similar to the West Southernhay terraces with arched ground-floor windows and Coadestone door surrounds. Here, however, much was destroyed by fire in 1942 and only the facades are retained. Indeed, nos.31 and 32 were rebuilt in near facsimile but as a single office block with three large dormers. No.30 has shutters and all have modern walls and railings around front basement areas.

The building line steps back again for Southernhay House, an early 19th century three-storey detached villa with two-storey wings. The roofs are hipped and slated with oversailing bracketed eaves. The front is three windows wide with arched windows and doorcase to the ground floor under a Roman Doric portico, which has a central pediment. To the rear, the main building is five bays wide with a cast-iron verandah to the ground floor.

The Georgian appearance of Southernhay East is interrupted by Trinity Court, an office block, which replaced a Methodist church in the 1970's. It is a four-storey red brick building with concrete banding to express the floor slabs. Five bays of large, black-framed windows with concrete panels below give a vertical emphasis and there is an oval terracotta-coloured service extension above the flat roof.

Adjacent to the south and slightly set back is a group of three late 18th century houses (nos.38-40). They are three-storeys and two bays wide in red brick. No. 38 has been altered to a conventional pitched roof without a parapet, but it does retain cast-iron window guards at first floor level. Nos.38 and 39 have adjacent



Nos.38-40 Southernhay West

doors united by a later Gothic porch. They are separated from no.40 by an ornately twisted cast-iron downpipe. Boundary walls and railings are modern, as are the brick planters on the return elevation of no.40 facing onto an access road to the offices behind. To the rear of no.39 is a Victorian extension of polychromatic brickwork with decorative bargeboards. There is also an exceptionally fine beech tree in the garden.

THE SOUTHERN END OF SOUTHERNHAY EAST

Here, the scale of Southernhay increases although the carriageway, no longer divided by greens, becomes progressively narrower. On the east side is the Royal Devon and Exeter hospital, founded in 1741 by Dean Alured Clarke (hence its present name Dean Clarke House) and designed *gratis* by John Richards. It was one of the earliest provincial hospitals. Originally set in open land, as Rocque's map of 1744 shows, it has developed an urban context over time. The three storey building is of red brick with rusticated quoins and topped by a cupola, which is still a prominent feature of the skyline. It has a central block of nine bays and wings to either side. Subsequent alterations have included the pediment of 1772, substantial cast-iron railings of 1831, and the stone doorcase of 1859. In the late 19th century, wings were added to the rear with distinctive paired towers.

Adjacent, to the south, Cecil Boyall House was added in 1935 to provide a new outpatient department in a neo-Georgian style designed by local architect Leslie Moore.



Southernhay House, Southernhay West

Opposite the hospital is the car park of the Southgate Hotel, screened by a line of evergreen oaks, on the site of the Trinity Green Burial Ground. North of this is Curzon House, a modern office block, detailed as a stripped-down version of the hospital. The Southgate Hotel also uses classical references for its two-, three- and four-storey blocks of red and yellow brickwork. Indeed, it incorporates nos. 45/46 Southernhay, a small pair of early 19th century houses.



Railings outside the Royal Devon and Exeter Hospital

DIX'S FIELD

Dix's Field, leading eastwards from the top end of Southernhay, was planned in a similar manner with central lawns bordered by Georgian terraces. However, much was lost to bomb damage in 1942 and, on the south side, only three of Nosworthy's three-storey red brick houses survive (nos.13-15). No.11/12 at the east end of the terrace has been rebuilt and a first floor balcony runs across all four. To the west, a further three houses have been built in near facsimile. Between these and Berkeley House (attached to the United Reform Church) is Sterling House, a three-storey and

dormer office block in red brick with soldier course banding and window heads. It is seven windows wide with a stair bay breaking forward to the left and an eclectic entrance section to the right. Stirling House was built in 1988 by Ian Penrose Architects of Exeter.

While some of the central landscape of Dix's Field survives, the area northwards to Paris Street has been redeveloped with a series of office blocks. First, the two five-storey blocks comprising the Civic Centre built in 1965-72 by the City Architect, Vinton Hall. These are concrete frames clad in grey precast panels. They contrast considerably in colour and form with the brickwork of both new and old buildings in the area. To the south and west of these is a series of large 1980's blocks forming Manor Court. Red brick with classical stone dressings, they are three storeys with large mansard roofs built over a multi-storey car park. The bulk of Manor Court is particularly apparent from Western Way.



Manor Court and the Civic Centre, Dix's Field

PARIS STREET

Fronting Paris Street and masking the car park is The Mount, a 1990's post-modern block of five storeys, which includes classical and art deco references in the detailing of its breakfront shape. The red brick facades are enlivened with blue-brick banding, art-stone dressings and blue margin-glazed windows.

As the main road to London, Paris Street was lined with development from an early stage. Now, however, the Honiton Inn near its junction with Western Way is the sole survivor of that pre-war form. This is a 19th

century building, much altered in Edwardian times with multi-paned oriel windows and large dormers decorated with faux timber-framing.

BARNFIELD CRESCENT

South of Dix's Field, behind the red brick mass of Stirling House, are the decaying stables of Chichester Mews, which are reached from Southernhay by a concrete access to the south of Chichester Place. Here, there are also views of the rear elevation of Barnfield Crescent showing wide triple-sash windows to the principal rooms and Diocletian windows above.

Barnfield Crescent was a development of five houses by Matthew Nosworthy in 1805. They follow the pattern established in Southernhay: red brick, three windows wide, arcaded to the ground floor, and Coadestone cornice and banding. However, these houses have four storeys, a complete set of cast-iron balconettes at first floor, and two wrought-iron holders for lanterns. Iron catches by the upper windows are all

that remain of the external shutters shown in a photograph in Thomas Sharp's plan *Exeter Phoenix*. To the west, nos.1 and 1a were added in 1840 in a lower but sympathetic form, the latter being set back and built of Heavitree stone. To the east, Morwenstow is a detached villa of Edwardian appearance. It has rough-rendered walls on a brick plinth, mullion and transom timber windows with leaded lights, gables and dormers in a tiled roof, and ornately faceted chimney stacks. It is also remarkably early for its type, being clearly shown on the Ordnance Survey of 1878.

BARNFIELD ROAD

Between Morwenstow and the southern terrace of Dix's Field, there are lawns with mature trees, including a notable cedar, but there is also a large single-storey prefabricated office. In front of Barnfield Crescent, there is car parking and then an extensive lawn edged with evergreen oak trees, which overhang a limestone retaining wall on Barnfield Road. Although the Crescent now leads off Barnfield Road through a



Barnfield Crescent



Barnfield Road



Finance House, Barnfield Road

pair of granite gate piers, the road actually came several years later as a continuation of Bedford Street across Southernhay to connect with the London road. East of Barnfield Crescent's lawn, at the junction with Western Way, a pair of 1920's houses, white rendered with hipped slate roofs, have been extended to front and rear to form the Devon Probation Centre.

On the south side of Barnfield Road, adjacent to no.25 Southernhay East, is the Barnfield Theatre, a former Edwardian public hall. It is red brick with pale terracotta details and a slate roof, which has a square cupola set on the diagonal and a short slated spire. The main building is five bays of tall paired windows with pedimented entrances in the end bays. The central bay rises through the terracotta cornice to form an ornate gable culminating in an urn finial. Coping to the gable ends is finished with ball finials at the eaves and the apex. To either side there are lower two-storey wings, slightly set back, each with a single bay of sash windows rising to a small semicircular pediment and ball finial.

Between the theatre and Western Way, Barnfield Road is fronted by Finance House, a linked series of three- and four-storey red brick office blocks. They have concrete banding to express the floor slabs, lead-faced panels between the windows in each bay, and lead parapets round a flat roof. A two-storey arch gives access to the rear. This building set the tone for a further ten office blocks, most named after Oxford colleges (Balliol House, Hertford House, Keble House etc.), which were developed during the 1980's in the angle of Barnfield Road and Southernhay East. They

are accessed from Finance House, Southernhay Gardens and a new access road immediately to the south of no.40 Southernhay East. There is also pedestrian access to either side of Southernhay House and the blocks are linked by densely landscaped paths and courtyards. Four further blocks were planned on the eastern side of the site adjoining Western Way. This land is now car parks, a children's play area and semi-derelict scrub land.

WESTERN WAY

This modern inner relief road forms the eastern boundary of the area. From the junction with Paris Street to Barnfield Road, it is in a slight cutting with planted verges and a buttressed brick retaining wall overlooked by the mass of Manor Court. South of Barnfield Road, it is on an embankment bounded by the weldmesh fence to the office blocks site.

MAGDALEN STREET NORTH SIDE

The 1st Edition Ordnance Survey plan shows dense development between the South Gate and Southernhay, which was largely demolished for the highway improvements of the 1960's and 70's. A positive result of this clearance, however, was the creation in the 1970's of the landscaped path and cycle route alongside the City Wall. The wall in this section has the ends of steel joists and brickwork patching infilling the scars left when the buildings were removed. Along this stretch is a small green postern gate.

Now, the numbering of Magdalen Street starts at 49 with a rendered late 18th century house with tripartite sashes. No. 50 has a similar architectural style and



Nos. 49-50 Magdalen Street

features although it is not rendered and the red brick gives it a different appearance. It has similar sashes, door case and fanlight. The main section of the building is two storeys and two bays wide, surmounted by a parapet. But the roof behind continues with an eaves gutter over the next three bays, which may at one time have been a separate building.

Within the wall adjoining this building, a Heavitree stone doorway with gable and stone pinnacles is all that remains of the Palmer Almshouses built in 1487. The provenance of this structure is given in the pediment tablet, which states: 'This house was presented as Habitations for four poor women and also endowed by Mr John Palmer of this city anno 1487'. There are a number of other inscriptions on the structure relating to periods of repair, the earliest being in 1759 by Chamber and the second by Nathaniel Rogers MD in 1878.

The street is then dominated by a high red brick wall, over two metres, which encloses the hospital site. Behind it is a long, late 19th century, red brick block erected as nurse's accommodation and still in hospital use. The architectural style and detailing clearly derive from the main hospital block. It has a three-bay pedimented centre, with a curious bow window in the middle, and it is flanked by two wings of eight bays. There is another projecting pedimented section at the end of the east wing. The windows are tall narrow timber sashes with square panes arranged four-over-four.

Squeezed into a small site between the nurses' wing and Wynards Almshouses is no. 59, an early 19th century house of three storeys in stucco. It has distinctive Victorian cast iron railings to a basement area.

Wynard's Almshouses were founded in 1435, rebuilt and altered in the 17th and 18th centuries and restored to a picturesque medieval appearance in 1863-4. They are built of Heavitree stone with sandstone dressings to mullioned windows and a distinctive roof of alternating bands of plain and scalloped clay tiles, and a decorative ridge. A substantial entrance from Magdalen Street is flanked to either side by two narrow, two-storey bays each with a small gable at the eaves. Adjacent is the chapel of 1436, which forms the south-east corner. It has Victorian traceried windows between heavy buttresses and a distinctive stone bell-cope, which forms a local landmark. The glass is by Hardman.

The limestone flags of the entrance lead to a cobbled courtyard with two-storey almshouses around it. The twelve cottages repeat the narrow bays and dormers of the front and have tall brick and stone chimneys and planked doors. They were restored and turned into Council Offices in 1973. The courtyard has an open timber well-house and a large tree.



Wynard's Almshouses, Magdalen Street

To the east is a patch of open grass before Wynards Lane is announced in tiles on the flank of nos. 63 and 64 Magdalen Street. These are elegant Georgian townhouses of 1810. Both are three storeys, of brick construction, with two bays of recessed timber sash windows and pitched slate roofs. The front doors and



Courtyard, Wynard's Almshouses, Magdalen Street

ground floor window are round headed with reeded imposts. The elevations have heavy white horizontal bands at each floor level. Originally, the land sloped rapidly towards the Shutebrook and this is evident in the dramatic stepping down between nos.63 and 64. Shortly after they were built, however, the road level was altered by the introduction of a causeway and they are now set below road level, cordoned off by railings and with no direct access at the front.



Ceramic letters form the Wynard's Lane street sign

The adjacent site has been vacant and construction of a new building is currently underway. The building line is then broken by a side street, Pavilion Place, giving access to the Friends Meeting House, the remainder of the hospital site and the properties of Pavilion Place.

Beyond, nos. 65-68 Magdalen Street is a block of four tall stuccoed terrace houses backing on immediately to nos. 17-20 Pavilion Place, which are of a smaller scale and overall height. Built only ten years later than nos.63 and 64, this block conforms to the profile of the causeway. The distinguishing feature is the rounded corner as it returns into Pavilion Place where the entrance to no.65 is located. Although the block appears simple and uniform, closer examination reveals that the width of the properties varies from one to two bays and the timber sash windows are of a variety of sizes and thus have a different glazing bar arrangement. There are two iron trellis balconies on the upper floors on no. 65 and although an elegant and interesting feature look somewhat incongruous with the very plain elevation. The roof is set behind a parapet and there



Nos.65-68 Magdalen Street

are large out-of-scale dormers on three on the properties while no.68 has one small well proportioned and detailed central dormer.

The last terrace of four properties is St Petrock's Almshouses of 1890. These are set back from the building line behind front gardens enclosed by red brick walls with a double row of bullnose brick coping. The houses have a gothic flavour characterised by the steeply pitched gabled roofs and polychromatic brickwork.

PAVILION PLACE

Pavilion Place has three terraces of small artisans' houses, which step in pairs down the slope to the east. They are included in the City Council's list of buildings of local importance. They were originally two storey brick houses, two windows wide with timber sashes and slate roofs. Over time their uniformity has been eroded by changes, such as painting or rendering the front elevations and changing the windows and roof coverings. Despite the changes these properties form a cohesive group but, at



Pavilion Place

the rear, the landscape once occupied by hospital buildings has degenerated into a large car park.

Almost hidden totally by the buildings of Magdalen Street and enveloped by a mass of car parking is the self-contained Friends Meeting House and burial ground. There was a Friends Meeting House on the site from 1692. The existing building dates from the late 19th century. It has a rectangular plan with an octagonal end with a dominant steeply pitched roof. It is constructed of grey limestone cut into rectangular blocks of varying sizes and laid with random coursing giving the elevation a geometric random grid pattern, which is effective in enlivening the façade. A contrasting honey-coloured limestone is used for the stone mullioned windows. Unfortunately the materials and detailing of the recent alterations such as the installation of plastic windows and prominent roof lights is not of such a high standard. At the front the building has the remains of its boundary wall with railings and an entrance gateway with crowstepped gable which has been infilled. The burial ground is a secluded green space with a dramatic avenue of large, clipped yew trees lining the main path giving it a strong architectural element.

MAGDALEN STREET SOUTH SIDE

The causeway, also known as Magdalen Bridge, is readily apparent as a massive stone retaining wall when seen from the recreation ground opposite nos.65-72. On this lower level are the 18th century Jewish Burial Ground enclosed in its original boundary wall and a



Friends' Meeting House, Wynard's Lane



Burial ground to the Friends' Meeting House, Wynard's Lane

later Dissenters' Burial Ground now considerably overgrown. Between them are two small modern blocks of flats.

The main building on the south side is the former Exeter Eye Hospital of 1908, now converted to an hotel. It was designed by Alfred Thomas (who also designed Belfast City Hall) after a competition judged by Charles Barry. The extensive three-storey brick and stone building is a significant landmark especially as the remainder of Magdalen Street's south side has been lost to traffic circulation and a car park.

SIGNIFICANCE

The Southernhay area provides important evidence about the way in which Exeter developed out of the confines of its City Walls, first for leisure uses and the relative isolation of hospitals, almshouses and burial grounds. Then, as the need for defences diminished, it developed as a residential showpiece which, in turn has become a thriving business quarter.

The primary street plan of the area can be traced back to Saxon Exeter even though all its buildings were destroyed in the 17th century and an overlay of defensive earthworks was imposed during the Civil War.

Most of the buildings that have survived in this area from before the early 20th century are now listed and they provide the principal streets with substantial lengths of uninterrupted historic frontages. It is a measure of the significance that should be attached to the Georgian planning of Southernhay, Dix's Field and Barnfield Crescent that six entries, comprising some 39 properties, are at grade II*. Also remarkable is the listing for group value of a number of properties, such as no.24 and no.31 Southernhay East, which have been subject to substantial post-war rebuilding. Further buildings at grade II* are Wynard's Almshouses and the Royal Devon and Exeter Hospital.

BUILDINGS: CONTRIBUTION TO THE CONSERVATION AREA

The individual buildings have been assessed in the Townscape Analysis, above. Here, they are listed in three categories according to the degree to which they contribute to the character of the conservation area and these categories are also recorded on the Townscape Analysis map.

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

BARNFIELD CRESCENT

- Nos.1/1a (II)
- Nos.2-6 (II*)
- Morwenstow – a remarkably complete Edwardian-style house of 1876

BARNFIELD ROAD

- Barnfield Theatre – an Edwardian public hall in red brick with terracotta details

CHICHESTER MEWS

- Stables – an unusual survival now in poor condition

DIX'S FIELD

- Nos.11-15 (II*)

MAGDALEN STREET

- Nos.49/50 (II)
- Remains of Palmer's Almshouses (II)
- The Nurses Home – Late 19th century, red brick
- No.59 – mid 19th century, stucco
- Wynard's Almshouses (II*)
- Nos.63/64 (II)
- Nos.65-68 (II)
- Nos.69-72, St Petrock's Almshouses – gothic, 1890's
- Former Exeter Eye Hospital (II)

PARIS STREET

- No.74, The Honiton Inn – much altered sole survivor of pre-war Paris Street

PAVILION PLACE

- Nos.1-13 and 14-16 – Artisan terrace, early 19th century (on local list)
- Nos.17-20 – contemporary with the listed early 19th century nos.65-68 Magdalen Street (on local list)

SOUTHERNHAY EAST

- Reform Church (tower grade II) church body 1956
- Nos.15-21 Chichester Place (II*)
- Nos.22-24 (II)
- Nos.25-28 (II)
- Nos.30-35 (II)
- No. 36, Southernhay House (II*)
- Nos.38-40 (II)
- Royal Devon and Exeter Hospital, Dean Clarke House (II*)
- Royal Devon and Exeter Hospital, two wings at the rear each with two towers
- Royal Devon and Exeter Hospital, Cecil Boyall House – red brick, 1935
- Nos.45/46 (II)

SOUTHERNHAY WEST

- Nos.1-10 (II*)
- No.10a (II)
- Cast-iron bridge to the New Cut (II)
- Nos.13-24 (II*)

WYNARD'S LANE

- Friends' Meeting House – late 19th century, limestone with a steep slate roof

BUILDINGS WHICH MAKE A NEGATIVE CONTRIBUTION

BARNFIELD CRESCENT

- Temporary single-storey offices behind Morwenstow

BARNFIELD ROAD

- Nos.3/5 – 1920's paired houses with bland extensions for office use to front and rear

MAGDALEN STREET

- The Branch Office P H

PARIS STREET

- Civic Centre – concrete panelled office blocks, 1956-72
- Nos. 6-26 – built 1960-62, the start of the 'modern' style on the easterly approach

SOUTHERNHAY WEST

- Broadwalk House – brown brick, 1974, terraced form but at least a storey too high

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION

All of the remaining buildings in the conservation area, but especially:

BARNFIELD ROAD

- Finance House

DIX'S FIELD

- Manor Court
- Berkeley House
- Nos.16-17
- Sterling House

MAGDALEN STREET

- Nos.1-6 Magdalen Bridge Court
- Nos.7-12 Parkside Court

PARIS STREET

- The Mount

SOUTHERNHAY EAST

- No.37, Trinity Court
- No.42, Curzon House
- Southgate Hotel

SOUTHERNHAY GARDENS

- Balliol House
- Hertford House
- Keeble House
- Pembroke House
- Southernhay Court
- Darwin House
- Linacre House
- Langwith House
- Oriel House

ARCHAEOLOGY

The Area of Archaeological Importance, designated in 1984, extends from the City Centre outwards to include the City Wall, properties facing Southernhay West, the Southernhay greens and the carriageway of Southernhay East. It also includes Magdalen Street and land to the south as well as a few curtilages on the north side, such as nos.49/50, Wynard's Almshouses, nos.63/64 and the Friends' Meeting House.

Excavations have produced evidence of 1st century and later activity outside the limits of the Roman legionary fortress and, of course, the Roman settlement wall. For instance, in 1974, a wattle-lined well containing 1st century pottery was discovered on the site of what is now Keble House.

Immediately outside the City Wall, there were two late Roman defensive ditches of about AD 150-400. These were succeeded by a single large Saxo-Norman ditch, filled in during the 12th century, and then by a medieval ditch. These defences took up most of the area between the City Wall and what is now the rear elevation of the terraces fronting Southernhay West.

While this evidence may suggest an early extra-mural settlement, any further evidence is likely to have been swept away during the two Civil War sieges of Exeter. In 1643, a deep ditch and ramparts were constructed along the line of the Southernhay West terraces, and any property existing at the time would have been

demolished to prevent the enemy gaining cover. Despite this clearance, there is likely to be evidence below ground of 16th century development fronting Magdalen Street.

ABOVE GROUND HISTORIC FEATURES

THE CITY WALLS

- All the surviving remains and the Art Nouveau plaque commemorating the site of the South Gate

BARNFIELD ROAD

- The lawns, gate piers and retaining wall to Barnfield Crescent
- Cast-iron letter box

DIX'S FIELD

- Vestige of the central green, which was similar to the Southernhay greens until the north terrace was destroyed

MAGDALEN STREET

- Dissenters' Burial Ground – red brick wall, overgrown but significant
- Jewish Burial Ground – red brick wall, Hebrew tombstones
- Retaining wall to south side of Magdalen Street – uncoursed Heavitree stone
- Cast-iron railings to no.59
- Limestone paving and cobbles to Wynard's Almshouses

PAVILION PLACE

- Granite kerbs and gutters
- Gas-lamp standard

SOUTHERNHAY

- Southernhay greens including stone plinths for railings
- Retaining walls to the Southernhay greens – roughly coursed local sandstone with limestone coping
- Wrought and cast-iron railings to basement areas of frontage buildings
- Cast-iron street names
- Kerbs and gutters of granite slabs

WYNARD'S LANE

- Ceramic street name

ISSUES

BOUNDARY

PARIS STREET

Consideration might be given to whether nos.6-26 Paris Street are most appropriately included in this conservation area or whether they should join similar post-war developments opposite and to the north-west in a further designation based, perhaps, on London Inn Square.

HISTORIC BUILDINGS

CHICHESTER MEWS

A scheme should be promoted for development that secures a viable future for the former stables behind Barnfield Crescent.

PALMER'S ALMSHOUSES

Conservation of the remains of Palmer's Almshouses in Magdalen Street should be considered before they decay too far.

THE DISSENTERS' BURIAL GROUND

The Burial Ground is overgrown and in a state of disrepair. A scheme of repairs to prevent further decay should be considered urgently.

NEW DEVELOPMENT

DEVELOPMENT CONTROL POLICY

A policy for new dormers and roof extensions would curb the excesses, seen for instance at nos.13-24 Southernhay and nos. 65-68 Magdalen Street, and would clarify expectations.

Policy and practice for development control and enforcement should be reviewed, especially in relation to the siting and design of signage and alarm boxes on listed buildings.

MIXED USES

The vitality of the business quarter would be improved by the encouragement of a wider mix of uses. This would reduce the need for pedestrian movement to the City centre.

ARTICLE 4 DIRECTION

While most of the buildings are not in residential use, there is a small area of housing at Pavilion Place that would benefit from an Article 4 direction to withdraw permitted development rights. This is particularly important in respect of external joinery, roof materials and roof extensions because the terraces are looked down upon from Western Way and form the foreground for important views towards the Royal Devon and Exeter Hospital.

CIVIC CENTRE

In the longer term, encouragement should be given to the redevelopment of the Civic Centre in a manner that reinforces the historical plan.

TOP OF SOUTHERNHAY

The rear of properties on Paris Street and the associated parking and servicing area should be remodelled or redeveloped to provide a better closure to views up Southernhay.

WESTERN WAY

The waste land between Western Way and the modern office blocks should be developed in order to give a more positive boundary to the road.

TRAFFIC MANAGEMENT

SOUTHGATE JUNCTIONS

An urban design study should be made of the complex road junctions between Southgate, Magdalen Street and Holloway Street with a view to:

- reducing the amount of land required for traffic,
- maximising pedestrian movement,
- creating opportunities for public space or development and
- mending the historical townscape by enclosing spaces with buildings.

SOUTHERNHAY

Through traffic should be reduced by:

- improving access to City centre facilities from primary routes,
- improving public transport to reduce the need for private vehicles and
- providing traffic calming that does not conflict with the sensitivities of the conservation area.

TOWNSCAPE IMPROVEMENT

CITY WALLS WALK

The possibility of extending the City Walls walk behind nos.13-24 Southernhay West should be investigated.

SOUTHERNHAY GREENS

Historical research of the Southernhay greens should be undertaken with a view to:

- repairing and enhancing the retaining walls,
- restoring the stone plinths and railings to the perimeter and
- restoring and maintaining an historically appropriate planting regime.

PAVING

A public realm strategy should be developed to set minimum standards for paving and other enhancements, and to provide for the phased reinstatement of traditional materials in historical contexts.

‘Desire line’ paths that have emerged, for instance at Dix’s Field, should be acknowledged with hard paving.

STREET FURNITURE

Also part of a strategy, traditional cast-iron and ceramic street names should be promoted. And the siting of all street furniture, particularly traffic signs, bollards, litter bins and electrical switchgear, should be carefully considered to avoid proliferation and clutter.

BROADWALK HOUSE

The scope for enhancements to mitigate the effect of Broadwalk House on the character of the conservation area should be considered.

AREA 2

FRIARS AND LARKBEARE

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EXECUTIVE SUMMARY

The Friars and Larkbeare area comprises parts of the Holy Trinity and St Leonard's parishes to the south-east of the City Walls, divided by the Shutebrook, which was for a while the City boundary. Its form is determined by ancient routes, radiating from the Southgate towards London and the port of Topsham, and by the north bank of the River Exe.

The Holy Trinity area was colonised by the Greyfriars in the 13th century and, although the friary was demolished at the Dissolution, a substantial suburb developed until the 17th century, when most buildings were cleared for the creation of Civil War defences. By contrast, the Larkbeare area was a royal hunting ground in which the first Earl of Devon established a chapel to St Leonard in about 1140.

Improvements to the Exeter Canal in the 18th century bypassed Topsham, making Exeter a major port. At the same time, the woollen industry was at its peak and historic maps show open spaces devoted to tenterfields for drying cloth. The resulting increase in wealth led to prestigious late Georgian developments, such as

Colleton Crescent, Friars' Walk and Lansdowne Place. In the mid-19th century, the estates to the east of the Shutebrook were developed with increasing density made possible by the improvement of Magdalen Street, which gave a direct connection to the City centre. Unfortunately, the 20th century has seen considerable clearance, particularly in the area of Southgate, to accommodate new blocks of flats and a complicated series of road junctions.

The southern half of the conservation area is largely residential, in contrast with the commercial character of the northern half. It is busy with heavy traffic loading on principal routes, but it also has relatively peaceful open spaces at Bull Meadow, Colleton Crescent and Larkbeare House, with a wealth of mature trees and significant views over the River Exe to the open countryside beyond.

SUMMARY OF TOWNSCAPE CHARACTER

- Survival of the City Walls
- Historical plan of the radial routes
- Significance of the riverside – the historical port
- Late Georgian development built on the wealth of the port and the woollen industry, such as Colleton Crescent and Lansdowne Place
- Mid-19th century expansion at a higher density in St Leonard's
- Connection to City centre facilitated by the Magdalen Street causeway
- Largely residential, a mix of terraces and villas
- Open space in Bull Meadow and Colleton Crescent
- Mature trees, many of specimen quality
- Views of River Exe and countryside beyond
- Effect of heavy traffic on principal routes



Colleton Crescent

- Threats to character of the area:
 - erosion of paving and traditional street furniture
 - alterations to single family dwellings
 - changes to boundary walls and railings

SUMMARY OF ISSUES

As part of this Appraisal, a number of 'Issues' have been identified which are summarised below. A fuller description of the issues is included at the end of this section.

BOUNDARIES OF THE CONSERVATION AREA

- Consider appropriate designation for St Leonard's Avenue and Wierfield Road

HISTORIC BUILDINGS

- Develop the scope for grant schemes to:
 - repair of vulnerable buildings,
 - reinstate missing architectural features and
 - repair and reinstate boundary walls and railings
- A scheme of repairs for the Dissenters' Burial Ground
- Public access to the grounds of Larkbeare House

NEW DEVELOPMENT

- Consider an Article 4 direction for St Leonard's Avenue and Weirfield Road, and also Kimberley Road and nos.21-29 Holloway Street
- Remove, redevelop or remodel buildings that make a negative contribution

TRAFFIC MANAGEMENT

- An urban design study of the complex road junctions between Southgate, Magdalen Street and Holloway Street with a view to:
 - reducing the amount of land required for traffic,
 - maximising pedestrian movement and
 - creating opportunities for public space or development

TOWNSCAPE IMPROVEMENT

- A public realm strategy to set minimum standard for paving
- Reinstall traditional paving materials
- Promote traditional street names
- Avoid proliferation and clutter of street furniture
- Promote floodlighting of the City Walls
- Co-ordinate colour schemes for stucco buildings

LOCATION AND SETTING

The southern part of the conservation area comprises land between Magdalen Street and the River Exe. It is bounded to the north-west by the City Wall, to the north by properties fronting Magdalen Street, and to the east by the late 19th century housing developments east of Temple Road and Roberts Road and north of Topsham Road. To the south, the area includes the extensive grounds of Larkbeare House, St Leonard's Church and the three terraces developed in the 1890's on the site of St Leonard's Villa. To the south-west, the boundary follows the change of level the land drops sharply to The Quay.

The Quay itself is part of a contiguous Riverside Conservation Area, which also includes an indent at Colleton Hill where the Shutebrook joins the River Exe. This area was used to store ballast for ships docking at the quayside.



Riverside Walk, The Quay

The main streets within the area are Holloway Street, continuing as Topsham Road, Friars' Walk and Colleton Crescent. There are concentrations of late Georgian buildings in Friars' Walk, Colleton Crescent, Melbourne Street and Lansdowne Place and of 20th century housing in Southgate, Melbourne Place and Colleton Mews.

HISTORICAL DEVELOPMENT

Of the four principal roads leading from the Roman city, that from the South Gate leading south-east to the port at Topsham has survived to become Holloway Street and Topsham Road. During the Middle Ages, when weirs prevented ships from reaching Exeter, the road to Topsham was a vital link and it was appropriately known as Garter Street. Magdalen Street was a late Saxon addition, providing an alternative to the Eastgate as a route towards London.

The ditch and rampart outside the City Wall, clearly shown on Hooker's map of 1587 and Brawn and Hogenberg's map of 1610, became Quay Lane giving access from Southgate to the riverside where there is now just a footpath.

The Shutebrook, running parallel to the City Wall, became the boundary of the City. Beyond, were the royal estates which, after the Norman Conquest, were allocated to the 1st Earl of Devon. It is said that he founded the first chapel dedicated to St Leonard and a small Cluniac priory followed in 1140. In 1222 parish boundaries were formalised: Holy Trinity between the City Wall and the Shutebrook, and St Leonard's beyond. These parishes were amalgamated in 1969.

The Franciscan Greyfriars had established a house in the western corner of the City in 1230 but, as Exeter developed in the 13th century, they moved to a site outside the walls south of Southgate in an area still known as Friars' Green. By the 16th century, others had followed and the area between Magdalen Street and Holloway Street became a significant suburb. Indeed, by this time, a quarter of the City's population was living outside the walls. After the Dissolution, however, all four of the City's major monastic houses were demolished and their sites are shown as open space on Hooker's map of 1587. In St Leonard's, Larkbere

House (later Larkbere) was established by the Shutebrook in the 13th century, acquiring patronage of the parish in 1566 when a new chapel was built.

By the 16th century, due to the strength of the Devon textile trade, Exeter had grown from a minor provincial town to become one of the major cities in England. However, with the threat of civil war in the 1640's, the south-east suburb was enclosed by further defences. A redoubt was built at Wynard's Almshouses on Magdalen Street and a further stronghold was placed to the south on Holloway Street. These were joined by earthworks linking back to the City Walls. In the ensuing conflict, the City fell to the Roundheads and virtually every house in the suburbs was destroyed.

The 18th century saw Exeter become a major port with the widening of the canal that enabled ships to bypass Topsham. It also saw the peak of the woollen trade, and Charles Tozer's map of 1792 shows tenterfields on Bull Mead, Colleton and Larkbere. Limekilns, built on the quayside opposite the head of the canal, made use of coal imported from Wales and limestone from Babacombe to serve a building boom in the early 19th century, which saw the construction of Colleton Crescent, Lansdowne Place, Melbourne Street and the villas of Friars' Walk.

In 1737 Larkbere House was sold to John Baring of the banking dynasty and in 1755 his son bought the neighbouring Mount Radford Estate. Topsham Road was 'improved' by sinking it into a cutting and so reducing its effect on these estates. Nevertheless, they were redeveloped with increasing density from the mid-19th century, facilitated in part by the construction of a causeway in 1832 carrying Magdalen Street across the Shutebrook to give better access to the City.

The existing street pattern was largely established by the time of the Ordnance Survey mapping of 1876. However, the 20th century saw post-war clearance and reconstruction at Southgate and Watergate, and the road systems associated with Western Way. It was intended in the 1970's that the two parts of Western Way would be linked by a road passing through Bull Meadow. This was rejected after a public inquiry, leaving the link to be effected by Magdalen Street with a massive series of junctions and traffic islands separating the Holy Trinity and Southernhay areas.



Holloway Street meets Western Way

SURVIVING HISTORIC FEATURES

The clearance of housing in the Quay Lane area means that the City Wall to the south-west of Southgate is particularly apparent, albeit much repaired and restored. The site of the former Southgate is important, too, as the reason for the primary radial routes, Holloway Street and Magdalen Street, which have survived since Roman and Saxon times respectively.

The Dissolution of the monasteries and the destruction in the Civil War mean that no early buildings survive. To the north, on Magdalen Street, there are the 17th century Wynard's Almshouses and the Dissenters' and Jews' Burial Grounds. There is also a fragment of the medieval Larkbere House on Holloway Street, now a Scheduled Ancient Monument. Three houses at Friars' Green and two at Good Shepherd Drive date from the 18th century. However, the majority of the historic buildings in the area date from the early 19th century onwards: Colleton Crescent (1805); Colleton Villa, Colleton Lodge and Riverside Court (1830); Colleton House and South View, and the villas of Friars' Walk (1830-40); and Melbourne Place and Lansdowne Terrace (mid-19th century).

From the late 19th century, there is St Leonard's Church, Larkbeare House and much of the smaller-scale housing, while the early 20th century has provided the New Theatre, the Eye Hospital and the Alice Vlieland Clinic.

There are several historic walls, for instance in Larkbeare Road, Topsham Road and the Magdalen

Street causeway, and a small amount of historic paving and a few early street lights survive.

CURRENT USES AND ACTIVITIES

The predominant building use is residential, from the 19th century houses to 20th century flats. There is social housing at Good Shepherd Drive and the judge lodgings at Larkbeare House. Colleton Crescent and Colleton Villa are largely offices. There are two public houses, two hotels, a theatre, a gymnasium and an undertaker, but no shops. Where there is evidence of shops, they have been converted to residential use. The tradition of hospitals in the area continues with the clinic in Bull Meadow Road and the tradition for religious uses continues with St Leonard's Church, Kingdom Hall and the Salvation Army Temple.

Magdalen Street, Holloway Street and the Acorn roundabouts tend to be heavily loaded with traffic. The secondary streets are generally quiet because they are not through routes, although car parking is clearly at a premium in places. Bull Meadow is a peaceful public park with mature trees and a children's play area.

TOWNSCAPE ANALYSIS

GENERAL INTRODUCTION

This southern part of the conservation area is generally well defined by firm boundaries: the City Wall, the cliff behind the Quay, Bull Meadow and principal roads. Magdalen Street and Holloway Street/ Topsham Road are heavily used, while the areas between them and to the south are noticeably more peaceful.

The survival of any historic buildings in the area is remarkable given that it has been subjected to successive waves of clearance in the past. The monastic buildings of Holy Trinity were demolished in the Dissolution of the early 16th century and virtually the whole area was cleared 100 years later in the Civil War. The 20th century saw wholesale destruction for road building and for post-war housing, a process that has continued until recent times. The main survivals,

therefore, are from the late Georgian and late Victorian periods at either end of the 19th century.

For the late Georgian buildings, the predominant building material is stucco with the major exception of Colleton Crescent, which has a family relationship with the red brick terraces of Southernhay. The use of architectural renders has persisted into the 20th century with buildings such as Darwin Court, Elliot House, Riverside Court and nos.74-77 Holloway Street. However, as brick became more readily available during the 19th century with mass production and improved transport, it was increasingly used as the facing material on late Victorian and Edwardian buildings, such as The Salvation Army Temple, Kingdom Hall, the terraces of St Leonard's and the Eye Hospital. Brick has also continued into the 20th century at Southgate, Watergate, Elizabethan Court and Colleton Mews. Roofs are invariably of blue slate except where concrete tiles have been used on recent flat developments.

The form of development in each age is a mix of terraces and free standing villas or pavilions. While some, such as the terraces of Melbourne Street, are built to the edge of the pavement, most buildings afford a degree of front garden and boundary treatments including walls, railings and hedges. There are larger gardens to the detached houses and public spaces in front of Colleton Crescent and at Bull Meadow. As a result, the area is well appointed with shrubs and mature trees.

Streets are generous in width with tarmac carriageways throughout. Pavements are mostly tarmac with concrete or granite kerbs. There is a pavement of sandstone flags along Colleton Crescent, although this would appear to be partly a restoration. The brick-paved area east of no.71 Holloway Street is an enhancement of the 1980s. Original streetlights are rare and most are either modern and utilitarian, or modern and reproduction. There are several early ceramic street signs, using a separate glazed tile for each letter, and



The Salvation Army Temple, Friars' Gate

some of cast-iron. The least attractive aspect of street furniture is the increasing presence of boxes containing electrical switchgear.

The general fall of the land towards the river, and the cliff to the rear of The Quay, allow dramatic views across Exeter's south-west suburbs to the countryside beyond. These views are particularly apparent from the footpath that was formerly Quay Lane, alongside the City Wall, and from the greens in front of Colleton Crescent. On the riverside, between the foot of Colleton Hill and Larkbeare Road, there are significant views both upstream towards The Quay and downstream towards the southern suburbs.

DETAILED ANALYSIS

FRIARS' GREEN

This is the area to which the Franciscan Friars moved in the 13th century. Now, the oldest buildings are 18th century. The stuccoed Magnolia House and Lawn House, with reeded and panelled doorcases, and the slightly later red brick Acacia House, occupy a large and virtually unseen area of gardens. They are bounded to the west by high retaining walls, which once fronted onto Quay Lane and a side street, now called Watergate, connecting to Friars' Gate. There are also hedges and fences including one of corrugated iron on the north side.

The former Quay Lane is now a tarmac footpath bordered by lawns, which ramp up to the City Wall. This is a modern enhancement, punctuated with sycamore trees and replica gas lanterns, that gives uninterrupted views to the south-west and enables an appreciation of the parallel City Wall. Further south, the lawns sweep round the retaining wall of Acacia House to accommodate Watergate House, a flat-roofed four-storey block of early 1960's flats built of light red brick with brown tile-hanging. To the south-east is a car park edged by Watergate Path and then a high brick wall announces the grounds of Colleton Villa with its many trees. This is a substantial stucco house, now offices, of about 1830 with pilasters to either side, supporting a full-width pediment, and an Ionic porch. The railings are a modern replacement.

Colleton Villa forms a stop to views down Friars' Gate,



Colleton Villas, Friars' Green

which has on the west the New Theatre and on the east the Salvation Army Temple. The theatre was originally the Holy Trinity Church Hall built in 1912 but made redundant when the church closed in 1969. A low boundary wall of Heavitree stone supports a cast-iron plinth and a robust set of spear-head railing. The Salvation Army Temple was created in 1890 by adding a red brick frontage, one room deep, to the side of an earlier stucco chapel. Panelled doors survive, but much of the window detail was lost in a refurbishment of 1978.

COLLETON CRESCENT

As Friars' Gate turns southwards to become Colleton Crescent, it is edged to the east by the decorative cast iron gates and railings to the Priory Drill Hall. This early 19th century stucco house was greatly altered in 1982 when an attic storey and further blocks in the grounds were added to provide a series of apartments.

The Crescent itself is a shallow curve of nine large, four-storey, red brick houses similar to those in Barnfield Crescent and also designed by Matthew Nosworthy. They have the same double-arched ground-floor windows, Coadestone details, wave-topped railings and first floor window balconies of wrought-iron. Here, however, there is a more explicitly symmetrical composition. The houses to either side of the centre have full-width iron balconies with verandahs. The central five houses break forwards flanked by nos.2 and 8, which are slightly lower, and again by nos.1 and 9, which are lower still at three storeys but with a deep entablature supported by giant pilasters. The pavement is stone-flagged with granite



Colleton Crescent

kerbs and outside no.7 there is a cast-iron letterbox to which a modern postal pouch box has been attached. Several of the houses have wrought-iron lantern holders built into the railings. At either end, there are also two cast-iron gas lamp columns converted to electricity by the addition of swan-neck tops.

In front of the Crescent there is a raised lawn with specimen trees, bounded to the south-west by wave-



Boundary railings and views over riverside, Colleton Crescent

topped railings reinstated in the 1980's on the edge of the cliff that drops to The Quay. This area has panoramic views of the river, the Exeter suburbs to the west and south, and of open countryside beyond.

South-east of the Crescent is Colleton Lodge, a two-storey stucco house of about 1830 to which a rough texture has been added. It is edged by dense planting and a rendered wall with cast-iron gates and gate piers. Behind is Friars' Lodge, a villa of similar age now converted into flats with signs of minimal maintenance, chain link fencing and a flue pipe inserted into the front elevation.

Behind Colleton Crescent, Lucky Lane gives access to the rear gardens, most of which are used for car parking. The garden on no.9, however, has a terrace of four two-storey rendered mews houses. On the north side are the garages of properties in Friars' Walk.

FRIARS' WALK

The south side begins with the early 19th century chapel that now forms the rear part of the Salvation

Army Temple. Then there are six pairs of stucco houses designed in about 1840 to appear as villas. Three windows wide, the centre bay being blind, they have entrances to the sides and hipped roofs with wide bracketed eaves. Nos.1-8 have pilasters with incised lines and honeysuckle motifs. Nos.11 and 12 are slightly later. They have three storeys and Tuscan porches to either side with tripartite sashes above.



Listed house in Friars' Walk

While there is some evidence of original boundary walls, most of the houses and the former chapel have modern railings. A number of the properties have individual colour schemes, which result in ugly colour junctions down the middle of the villas.

On the north side, nos. 18-22 are a series of 1960's courtyard bungalows, which turn their backs on both Friars' Walk and Holloway Street. No.23 was a small early 19th century house with semicircular-headed sashes. It was heavily altered to become part of Elliot House, a modern three-storey block of flats designed with historical references, such as quoins and a pediment. Adjoining to the west, no.25 is a two-bay rendered building set back from the road. It has modern casements and a hint of a Regency bay. Nos.26-28 are a three-storey stucco block of three houses built each two windows wide, built between 1830 and 1840. There is a moulded cornice with a central pediment and no.26 retains details lost on the others, such as window architraves, pediments over the first floor openings and panelled door reveals.



Ceramic letters from the Friars' Walkstreet sign

Nos.29 and 30 were two three-storey villas with pyramid roofs, but they have been stripped of all historical detail with the use of harsh rendering and plastic and steel for doors and windows. Between them is an alleyway with two plain cast-iron bollards with rounded tops polished by decades of passing hands. To the rear is an eastward extension of Friars' Gate with two very altered Victorian houses. Friars' Walk has good examples of ceramic tiled street names.

HOLLOWAY STREET – SOUTH SIDE

From the top of Friars' Gate there is a view past modern telephone kiosks and the New Theatre to Colleton Villa and countryside beyond. To the east, nos.74-77 are rendered blocks of flats with heavily boxed eaves and a peppering of balanced flue outlets.

The next three houses are an isolated group that was spared from being sacrificed for road improvements. No.73 is the end of what was a late 18th century terrace of two-bay, three-storey stucco houses with moulded string courses and panelled door reveals. No.72, slightly later, has a similar arrangement but the openings are



Nos. 71-73 Holloway Street



No. 71 Holloway Street

tapered in Egyptian style with eared architraves and there is a pediment. The first floor windows are French casements with their own pediments and iron balconies. No.71 is also early 19th century. It is built of an unusually dark red brick with semicircular-headed windows and central door to the ground floor in recessed arches echoing the Nosworthy terraces. Above, the three bays are defined by two-storey brick pilasters with moulded heads and bases in painted stone.

The return elevation of no.71 is slightly recessed indicating the pre-existence of adjoining property. It is rendered and painted with a mural depicting the decay of Exeter. This forms the backdrop to an environmental scheme carried out on a small triangle of land in 1984 to celebrate 150 years of the Royal Institute of British Architects. The south-east side of this space is overlooked by the rear of Elliot House and the largely blind elevations of nos. 18-22 Friars' Walk.

The remaining south side of Holloway Street is taken up by the flats of Darwin Court, Melbourne Court and Cowon Court which form part of the Larkbeare area.

LITTLE LARKBEARE

While Great Larkbeare was established in the 13th century on the north side of what was to become Holloway Road, there was also a Little Larkbeare to the south. This house and warehouse, which once played an important part in the Exeter woollen trade, were demolished in the early 19th century and the grounds reaching down to the river were redeveloped to provide Melbourne Street, Colleton Row and Colleton Hill. The latter two lie outside this conservation area.



The Hour Glass Public House, Melbourne Street

Melbourne Street has two terraces of early- to mid-19th century three-storey stucco houses each two windows wide, some with their original panelled doors and decorative fanlights. The west side has lost some parapets and cornices, and there are two inserted shopfronts. The east side is more uniform, but plainer with an eaves gutter. At its north end are two pairs of earlier, but much altered, houses. No.7/8 has exposed softwood framing and nos.9 and 10, set back from the road, have entirely new stained casements. No.11, to the rear of no.12/13, is clad in slate-hanging and corrugated iron indicating further 18th century softwood framing. At the south end is the Hour Glass Inn, which is higher than but contemporary with the terrace. It curves dramatically to turn the corner into Colleton Row with a two-storey extension.

Stone flag surrounds to the basement area grilles in Melbourne Street indicate that the pavement was once stone paved, rather than the present tarmac. The granite kerbs survive, however, with generous granite slabs forming the gutters. The north end of the western terrace is abutted by the entrance block to Darwen Court. Built in the early 1980's, this rendered housing development is painted in Neapolitan ice-cream colours. One block faces Holloway Road with a sawtooth elevation set back from the building line behind lawns and shrubs, while another faces Melbourne Place creating a garden and parking courtyard behind nos.22-27 Melbourne Street. To the south, is a passage that has a particularly good example of a converted gas lamp.

At the junction of Melbourne Place and Melbourne Street is a substantial pair of banded stucco houses, Colleton House and South View, built between 1830 and 1840. They have iron railings and stout gate piers to the front. Colleton House has a Doric porch and a modern dormer. Behind it is the former coach house now converted for residential use with lettering incised directly into the brick boundary wall.

To the east of Melbourne Street are the recent blocks of flats, Melbourne Court and Cowon Court, facing Holloway Street with matching houses in Colleton Mews behind. They were built on the site of the coach house and stables to Larkbeare House in red brick with yellow brick banding. They have top-hung casements in imitation of sash windows and rendered panels with



Colleton House, Melbourne Street

applied planks imitating timber framing. Behind, and to the south in Colleton Grove, are the remains of the boundary wall to the Little Larkbeare estate, a mix of limestone and Heavitree stone later raised in red brick.

ST LEONARD'S

To the east of the Little Larkbeare area are the very extensive grounds of Larkbeare House, which stretch from Topsham Road down to the river. The house was built in about 1870 by Sir John Bowring, an eminent lawyer son of Charles Bowring of Little Larkbeare, but by 1879 it had been acquired by the County Council for judges' lodgings, which it still is. It is a mansion, in 16th century style, constructed of uncoursed squared limestone with sandstone for the mullion and transom windows and a plain clay tiled roof. The grounds contain a collection of mature specimen trees including a line of HoIm oaks along the eastern boundary. In the southern corner is a timber building



Larkbeare House, Topsham Road

with steel windows on the site of the former limekilns of St Leonard's Quay. The western corner is the site of a 16th century quayside inn, the Knave of Clubs, which existed well into the 19th century. Now, St Leonard's Quay has reduced to a riverside walk and the grounds of Larkbeare House have been redefined with a high wall of Heavitree stone.

Larkbeare Road, once known as Limekilns Lane, separates Larkbeare House from St Leonard's Church with high stone walls. The medieval church was replaced in 1831 but this building became unstable when it was extended and the whole building was replaced between 1876 and 1886 to the design of R M Fulford. It was built of limestone with sandstone dressings and a tall octagonal spire, which is a prominent landmark. In 1968 and again more recently, the church has been extended to provide modern vestry rooms. The church appears to be on high ground because Topsham Road was lowered in the 18th century and the retaining wall still includes the abutment of a bridge that gave access to the owners of Radford House opposite.

The churchyard has several mature trees, especially two copper beeches, and there are dramatic views north-west across the city to the Cathedral and south over allotment gardens and across the river. The area was extended in 1890 when the neighbouring St Leonard's Villa was demolished. The wrought-iron gates and massive granite gate piers from the villa now serve the church.

The rest of the villa's grounds were redeveloped with the terraces of St Leonard's Avenue and Weirfield



St Leonard's Avenue



St Leonard's Church, Larkbeare Road

Road. These are red brick with banding of yellow brick and much use of moulded bricks. They have six-panel bolection moulded doors and canted bays with cambered sashes and fishscale tile-hanging between the two floors. However, the majority have been altered.

NORTH OF HOLLOWAY STREET

From Topsham Road, no.1 Roberts Road is an eclectic Victorian former Post Office with two storeys of red brick, banded by stone, over a rendered ground floor. The corner is chamfered with a gable above, but the effect is ruined by plastic windows. Adjoining is no.38 Holloway Street, a surviving fragment in Heavitree stone of the 16th century Larkbeare House, which was largely demolished in the 19th century for road widening and the creation of Roberts Road.

Adjacent is Elizabethan Court, a recent block of red brick flats with a further block behind fronting Roberts Road. Southgate Court is another, similar development turning the corner into Lansdowne Terrace. The terrace itself is on the north-west side. A mid-19th century row of ten stucco houses of three storeys raised over semi-basements. The doors are set in panelled reveals with a bracketed cornice and the ground floor windows have pediments on brackets, though some are missing. No.10 has a decorative fanlight, but four letterboxes have been cut into the panelled door. Nos.10 and 11 are a pair of late 19th century houses similar to those at St Leonard's.

Lansdowne Terrace leads into Bull Meadow. Taking its name from the Bull Inn, which stood on Magdalen



Lansdowne Terrace



Medieval fragment of Larkbeare House in the wall of no.38 Holloway Street

Street until the 17th century, it was once a tenterfield for drying cloth, but became a public park in 1889. Its lawns, mature trees and children's playground span the area between Temple Road and Bull Meadow Road with the Jews' and Dissenters' Burial Grounds to the north. This was also the valley of the Shutebrook or Larkbere Stream, as it was later known. The stream was progressively culverted from the Middle Ages onwards and certainly by the time Magdalen Street was elevated on its causeway in 1832 providing an impressive stone backdrop to Bull Meadow.

Holloway Street rises sharply after Lansdowne Terrace with views back to St Leonard's church spire. Next is St Nicholas' Roman Catholic School, built in 1875 of red brick with polychrome arches and set on a massive plinth of limestone. The school function moved in 1977 and the old school is now used by Jehovah's Witnesses, while the large utilitarian building behind has become a gymnasium.

A terrace of nine Edwardian houses follow, similar to the St Leonard's houses but with dormers to the bays



Former Roman Catholic School, Holloway Street

and party walls expressed through the roofs. Most of the doors and windows have been altered, but distinctive boundary walls to the small front gardens survive with rounded copings and ball-topped caps to the gate piers. Similar housing also lines Kimberley Road behind, but without the front gardens. No.2 retains the original bolecion-moulded six-panel door. Also on Kimberley Road is a red brick former chapel, now in residential use, with a side elevation of four giant arches onto Bull Meadow Road.

No.20 Holloway Street is a mid-19th century stucco house, now an undertakers. The windows, set in architraves with pediments to the first floor, have been renewed in plastic. To the left, a series of undistinguished buildings house a private chapel.

Bishop Westall House was a mid-18th century five-bay house of distinction, although stretcher-bond brickwork to the side and rear suggest that only the front has historical interest. Here, there is a fine Ionic porch and contemporary wrought-iron railings. The building has been extended in a housing conversion to link with a mid-19th century stucco house that

presents a two-gabled front onto Holloway Street behind a tall evergreen hedge. Also in this housing complex is the late 18th century Bishop Pasterfield House, which is similarly five bays, but stucco with a Tuscan porch. It is shown on 19th century maps as a Female Penitentiary. Three two-storey blocks of flats in plain brick complete a landscaped courtyard serviced by Good Shepherd Drive off Bull Meadow Road.

Opposite, merging into the landscape of Bull Meadow, is the Alice Vlieland Clinic. Built in 1929 to the



The Alice Vlieland Clinic, Bull Meadow Road

design of the City Architect, this low brick and stone building has classical references and an Art Deco pediment to the porch. To the north, Bull Meadow Road is edged by the distinctive red and blue brick boundary wall of the former Eye Hospital. This imposing red brick building was converted to an hotel in 1999 with the addition of a large circular dining room to the rear.

SOUTHGATE

As the need for defences receded in the 18th century, the gateways were removed to ease congestion. The South Gate was the last to be demolished in 1819 and road improvements have continued ever since to create the present complex junction of five roads and eleven islands.

A fragment of road off Friars' Gate is now called Southgate and nos.1-20 are a continuous block of 1960's maisonettes similar in build to Watgate House. Western Way increased the breach in the City Wall, which was healed in part when the steel bridge, designed with the adjacent multi-storey carpark (Niall Philips Associates), was installed on the line of the wall in the 1990's. In 1976, a terrace fronting Magdalen Street was demolished. This site is now a car park on

the Acorn roundabout, so named after a public house the descendant of which is the existing Trading Post. Dense planting of trees and shrubs does not disguise the large number of traffic signs or the need for a high brick wall to shelter the Good Shepherd housing.

SIGNIFICANCE

While the basic plan – Magdalen Street and Holloway Street radiating out from the South Gate – can be traced to Saxon times, the area is otherwise a testament to Exeter's capacity to recover from successive waves of clearance. Much of its history is, therefore, unseen and the most significant survivals are the set-pieces from the early 19th century and then the developments of the late Victorian and Edwardian periods.

BUILDINGS: CONTRIBUTION TO THE CONSERVATION AREA

The individual buildings have been assessed in the townscape analysis above. Here, they are listed in three categories according to the degree to which they



The former Eye Hospital, now the Hotel Barcelona

contribute to the character of the conservation area. These categories are also recorded on the Townscape Analysis map.

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

BULL MEADOW ROAD

- Alice Vlieland Clinic – Two buildings of 1929

COLLETON CRESCENT

- Nos.1-9 (II*)
- Colleton Lodge (II)
- Gates and Piers to Colleton Lodge (II)

COLLETON ROW

- No.8 – mid-19th century building to rear of Hour Glass Inn

FRIARS' GATE

- Colleton Villa (II*)
- Priory Drill Hall (Now Riverside Court) (II)
- Railings at Riverside Court (II)
- Salvation Army Temple – Red brick 1890
- The Little Theatre – Formerly Holy Trinity Church Hall 1913
- Railings at The Little Theatre
- Nos.15 and 17 – mid-19th century houses, much altered

FRIARS' GREEN

- Acacia House (II)
- Lawn House (II)
- Magnolia House (II)

FRIARS' WALK

- Nos.1-8 (II)
- Nos.9 and 10 (II)
- Nos.11 and 12 (II)
- Nos.26-28 (II)
- No.23 - mid-19th century house absorbed into Elliot House

GOOD SHEPHERD DRIVE

- Bishop Pasterfield House (II)
- Nos.9-14 Bishop Westall House (II)
- Nos.1-8 Bishop Westall House – 18th century house

HOLLOWAY STREET

- No.33 (II)
- No.38 (II)
- No.71 (II)
- No.72 (II)
- No.73 (II)
- No.20 – Mid-19th century house, now an undertakers
- Nos.21-29 – Late 19th century terrace
- Kingdom Hall – Former St Nicholas Roman Catholic School 1875

KIMBERLEY ROAD

- Nos. 1-9 – Late 19th century terrace
- No.10 – Former chapel, now house
- Nos. 11-15 – Late 19th century terrace

LANSDOWNE TERRACE

- Nos.1-10 (II)
- Nos.11 and 12 – Pair of late 19th century houses

MAGDALEN ROAD

- Exeter Eye Hospital, now an hotel (II)
- Jews' Burial Ground (Wall Grade II)
- Dissenters' Burial Ground

MELBOURNE PLACE

- Colleton House (II)
- Friars' Lodge (II)
- Southview (II)
- The Coach House – Mid 19th century, converted to house

MELBOURNE STREET

- No.8 (II)
- Nos. 9 and 10 (II)
- Nos.12-19 (II)
- The Hour Glass Inn (II)
- Nos.22-27 (II)

ROBERTS ROAD

- No.1 – late 19th century former Post Office

ST LEONARD'S AVENUE

- Nos.1-19 – late 19th century terrace
- Nos.26-38 – late 19th century terrace

TOPSHAM ROAD

- Church of St Leonard (II)
- Larkbeare House – late 19th century mansion

WEIRFIELD ROAD

- Nos.1-21 – late 19th century terrace

BUILDINGS WHICH MAKE A NEGATIVE CONTRIBUTION

BULL MEADOW

- Gymnasium behind Kingdom Hall – utilitarian shed

FRIARS' WALK

- Nos. 18-23 – modern courtyard houses

HOLLOWAY STREET

- Buildings between Penitentiary Court and No.20
- utility buildings

MAGDALEN STREET

- The Branch Office PH

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION

All of the remaining buildings in the conservation area but especially:

BULL MEADOW ROAD

- Pair behind 20 Holloway Street

COLLETON MEWS

- Nos.1-7 (odd)
- Nos.9-19 (odd)
- Nos.2-16 (even)

FRIARS' GATE

- Building to the rear of Riverside Court
- Buildings east of Riverside Court

FRIARS' WALK

- Elliot House
- No.25
- Nos.29-30

GOOD SHEPHERD DRIVE

- Nos.1-18
- Bungalow building to the rear of Bishop Pasterfield House

HOLLOWAY STREET

- Nos.74-77
- Cowon Court
- Nos.9-14 Darwin Court
- Nos. 1-6 Elizabethan Court
- Melbourne Court
- Southgate Court

LUCKY LANE

- Nos.2-8 (even)

MAGDALEN STREET

- Magdalen Bridge Court
- Parkside Court

MELBOURNE PLACE

- Nos.1-7 Darwen Court

MELBOURNE STREET

- No.8 Darwen Court
- Building between no.22 and Southview

ROBERTS ROAD

- Nos.7-9 Elizabethan Court

SOUTH GATE

- Nos.2-20

WATERGATE

- Nos.1-7

ARCHAEOLOGY

The area includes two scheduled ancient monuments. The first is the City Wall, which has been made more prominent by the clearance and improvements on the site of the former Quay Lane and by the succession of repairs to the outer surfaces around the Roman core, which are particularly evident here. The second monument is a conduit which runs under no.38 Holloway Street and no.1 Robert Road and under the carriageway of Holloway Street. This was an early part of the process to culvert watercourses in order to facilitate development.

Despite successive clearances, there is a high likelihood of evidence surviving below ground of Roman ramparts, the Greyfriars' monastic buildings, early

suburban development on Magdalen Street and the Civil War defences. For this reason, the Area of Archaeological Importance designated in 1984 includes the Friars' Green area and Magdalen Street as well as the City within the walls.

ABOVE GROUND HISTORIC FEATURES

THE CITY WALLS

- All the surviving remains and the outline of the gate towers at the South Gate.

BULL MEADOW

- Public park

BULL MEADOW ROAD

- Boundary wall to former Eye Hospital

COLLETON CRESCENT

- Lawns, railings, lamp columns and cast-iron letterbox
- Stone pavements and kerbs
- Gates and gate piers to Colleton Lodge

COLLETON GROVE AND MEWS

- Wall to Little Larkbeare

DARWIN COURT

- Cast-iron lamp column

FRIARS' GATE

- Railings to the New Theatre and Riverside Court

FRIARS' WALK

- Ceramic street names
- Cast-iron bollards between nos. 28 and 29

LANSDOWNE TERRACE

- Ceramic street name

MAGDALEN STREET

- Dissenters' Burial Ground
- Jews' Burial Ground
- Retaining wall to Magdalen Bridge (Causeway)

MELBOURNE STREET

- Granite Kerbs and gutters
- Railings to Colleton House and Southview

TOPSHAM ROAD

- 18th century retaining walls

WIERFIELD ROAD

- Iron gates and granite gate piers from St Leonard's Villa

ISSUES

It is inevitable that some of the Issues repeat those established in Part 1 (Southernhay and Magdalen Street), either because of the physical overlap of the sub-areas or because they represent continuing themes.

BOUNDARIES

Consider whether St Leonard's Avenue and Wierfield Road should remain within the conservation area or be part of an adjacent area.

HISTORIC BUILDINGS

PUBLIC INVESTMENT

There is considerable scope for grant schemes:

- to secure the repair of vulnerable buildings, such as Friars' Lodge and nos.26-28 Friars' Walk
- for the reinstatement of missing architectural features such as parapets and cornices, for instance in Melbourne Street and Lansdowne Terrace
- for the repair and reinstatement of boundary treatments – walls and railings – to original details.

THE DISSENTERS' BURIAL GROUND

The Burial Ground is overgrown and in a state of disrepair. A scheme of repairs to prevent further decay should be considered urgently.

LARKBEARE HOUSE

Public access to the grounds of Larkbeare House should be promoted, at times when security is not an issue, for the better appreciation of both the house itself and the collection of specimen trees.

NEW DEVELOPMENT

ARTICLE 4 DIRECTION

Most of the buildings in the area comprise flats, listed buildings or non-residential uses, to which stricter controls already apply. There are, however, two small areas of single family dwellings, which would benefit from an Article 4 Direction to limit the cumulative effect of small-scale change, such as the inappropriate replacement of doors, windows and roofing materials. They are the houses of St Leonard's Avenue and Weirfield Road, and also Kimberley Road and nos.21-29 Holloway Street

BUILDINGS MAKING A NEGATIVE CONTRIBUTION

The potential should be considered for the enhancement of the conservation area by the removal, redevelopment or remodelling (as appropriate) of the former Acorn Public House, the private Chapel of Rest adjacent to no.20 Holloway Street and the gymnasium to the rear of Kingdom Hall.

TRAFFIC MANAGEMENT

SOUTHGATE JUNCTIONS

An urban design study should be made of the complex road junctions between Southgate, Magdalen Street and Holloway Street with a view to:

- reducing the amount of land required for traffic,
- maximising pedestrian movement and
- creating opportunities for public space or development.

TOWNSCAPE IMPROVEMENT

PAVING

A public realm strategy should be developed to set minimum standards for paving and other enhancements, and to provide for the phased reinstatement of traditional materials in historical contexts.

STREET FURNITURE

Also part of a strategy, traditional cast-iron and ceramic street names should be promoted. And the siting of traffic signs, bollards, litter bins and electrical

switchgear should be carefully considered to avoid proliferation and clutter.

FLOODLIGHTING

A scheme should be promoted for the floodlighting of the City Walls.

COLOUR

Encourage co-ordination of colour schemes for stucco properties, for instance in Friars' Walk, and Melbourne Street.



SOUTHERNHAY AND THE FRIARS
CONSERVATION AREA



AREA 1
SOUTHERNHAY &
MAGDALEN ST :

NORTH
TOWNSCAPE
ANALYSIS

- CA Boundary
- Scheduled Ancient Monuments
- Listed Buildings
- Buildings – Positive contribution
- Buildings – Negative contribution
- Buildings – Neutral contribution
- Negative spaces
- Significant views

Contact

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