



Views, Density and Heights Study

Allies and Morrison
Urban Practitioners

Stage 1 Skyline and Views Report
December 2024



CONTENTS

Introduction	4	Views	40
1.1 Background to the study	6	3.1 Overview	42
1.2 Objectives of the study	8	3.2 Strategic skyline views	44
1.3 National planning policy	10	3.3 Approaches to the city	52
1.4 Local planning policy	14	3.4 Western hills	60
1.5 Methodology	16	3.5 River corridor	66
1.6 Selected landmarks	18	3.6 Views out to the countryside	76
Context	20	3.7 Castle, city walls and gates	84
2.1 Setting the scene	22	3.8 Cathedral setting	96
2.2 Evolution of the city	24	3.9 Key landmarks	104
2.3 Exeter's historic skyline and setting	26	3.10 Picturesque planning	110
2.4 Built character	28		
2.5 Natural character	34		
2.6 Zones of Theoretical Visibility	39		

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1

INTRODUCTION

1 INTRODUCTION

1.1 Background to the study

What is a Skyline and Views Study?

This study seeks to identify important views that need to be protected or enhanced, in the context of development. It considers the heritage of the city and how views have been retained or lost over the decades.

Why does Exeter need a Skyline and Views Study?

As cities develop the nature of views and how one experiences the place will change. Each decade of change and development will introduce new elements within the townscape. A context-led approach to growth and development seeks to avoid the obstruction of key views, maintaining these as viewing corridors and allowing a continued appreciation of the character of the city. More than this, a context-led approach also encourages the enhancement of views and even the opening up of lost or new views.

This study will form an important part of the evidence base for the Exeter Local Plan and will be instrumental in shaping the scale, massing and nature of development across the city over the next two decades.

Exeter Cathedral is the primary focus for the analysis of views. The Cathedral was completed in 1400AD and is both a Scheduled Monument and a grade 1 Listed building. The primacy of the Cathedral over the cityscape reflects a design intention and therefore can be understood to be an element of the significance of the protected asset. Some new developments have sympathetically responded to the cathedral, for example, views towards the city centre we're protected and enhanced at Princesshay. However, the primacy of the Cathedral has also been eroded as the city has grown and as a result of some unsympathetic modern developments. To avoid further, cumulative harm, new development should aim to optimise densities while working with the topography of the city and respecting the city skyline and significant views. Preparing a strategic evidence base to inform the Local Plan and its policies will establish which key views, opportunities and sensitivities are important, and to ensure that some of the most significant potential impacts on the historic environment are understood in drawing up development proposals. The study does not replace the need for individual projects to conduct detailed visual impact assessments, and they will be subjected to the normal development management process.

What has been done before?

This study builds on much great work that has already been undertaken.

The full series of Conservation Area Appraisals provides a detailed appreciation of the townscape in the most historic parts of the city. Within the appraisals, some views have been mentioned and these have been identified and reviewed as part of this study.

In 2008, Alan Baxter and Associates prepared a Height Constraints Analysis for the Grecian Quarter area in Exeter. This provided a good appreciation of the views across and into the city and an indication of many of the views that should be considered for this study.

In 2021, LDA Design prepared the Exeter Density Study. This study sought to provide high-level recommendations for appropriate minimum residential densities within the city centre, as well as identifying other areas of Exeter that are suitable for a general uplift in density. The Exeter Density Study recommended that 'analysis is undertaken to inform design guidance relating to building heights across the city centre and adjoining Conservation Areas in order to protect the setting of heritage assets, including near and long-distance views of the Cathedral', hence the Skyline and Views Study is now being undertaken.



1.2 Objectives of the study

Scope and intent

This study is a Skyline and Views Study. It forms part of a wider commission to consider views, densities and building heights in the city. This first stage and report is about identifying views and viewing corridors.

It aims to establish a clear understanding of the relationship between landmarks and the surrounding landscape and topography. It will provide an evidence base for the Exeter Plan and will be used to inform future planning application decisions.

Limitations of this study

This is not a comprehensive study of views. Instead, it provides an initial study and exploration. This study identifies those views that are particularly important and need to be carefully managed. It also identifies themes and types of views that are specific to Exeter and need appreciation and consideration. In many cases, the study does not identify every viewpoint, but rather representative views which illustrate what is important about the nature of these types of views. The river corridor is a good example of this and the study emphasises that many viewpoints exist all the way along the corridor looking up and down stream and into the city. Rather than detail every possible viewpoint, a selection of representative views have been selected to highlight how the views change, what can be seen and the relationship between the river valley and the city.

The study has focused on a select set of landmark buildings with a particular emphasis on the Cathedral. The landmarks selected beyond the Cathedral are those with considerable historic value and which punctuate the skyline and are likely to be most visible. They are all listed structures.

There are of course other landmark buildings which could be considered such as the John Lewis building, the Medieval Exe bridge, and university buildings such as the Physics tower. These have not formed part of this study, but have been highlighted in some of the panoramic views to indicate their presence in the Exeter skyline.

This study forms an initial review in order to inform the Local Plan process. In the future, further assessment will undoubtedly identify additional viewpoints and landmarks that should be considered.

What makes an important view?

There are potentially hundreds of viewpoints in Exeter that could be considered. Indeed, local residents often talk about how the views across the city are a key part of the city's character and what they love about it. What this study needs to do is to differentiate between views in order to identify those of the highest priority to be protected or enhanced. There may, however, be other views that need to be considered at planning application stage, for example concerning heritage assets with a more localised presence in the townscape.

To establish which views should be considered there are some important criteria. Firstly, the position of the viewer is important – is it a popular approach route into the city, is it a public space, or perhaps it's a historic viewpoint that has been captured in old paintings. The viewpoint should preferably be publicly accessible so that it can be appreciated.

Secondly, the focus or composition of the view must be considered. What is the view of and does it show a good proportion of a landmark or combination of landmarks? In addition, the value of the view must be considered across a range of factors. These are:

- **Aesthetic value** - views which support the visual quality and enjoyment of the city
- **Legibility value** - views which help people to orientate themselves and views which connect landmarks together or to the wider countryside
- **Historical association** - views which are important historically e.g. ceremonial / military
- **Communal value** - views important to local people



1.3 National planning policy

The government has stated that good design should be more integral to both plan-making and decisions on development proposals. As such, significant weight should be given to development which reflects local design policies and government guidance on design. This takes into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative design which promote high levels of sustainability, or helps raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

National planning policy framework (2023)

In 2023, the Government published a revised National Planning Policy Framework (NPPF), which set out the government's planning policies for England. The NPPF sets out a number of new design and planning principles that are relevant to this skyline and view study.

Conserving and enhancing the historic environment

The NPPF outlines the approach to conserving and enhancing heritage assets, emphasising their townscape and landscape significance. It encourages local authorities to create strategies that balance conservation with development, ensuring that changes contribute positively to local character. When assessing development proposals, authorities must prioritise minimising harm to heritage assets and require clear justification for any substantial harm or loss. Public benefits and the viability of maintaining the asset are key considerations in decision-making.

Achieving well-designed places

Chapter 12 states that it is important to plan positively to achieve high quality and inclusive design and that local authorities should develop robust and comprehensive policies that set out the quality of development that will be expected in their area. These should be based on a clear vision for the future of the area and upon a detailed evaluation of the characteristics that define it.

Appropriate densities

The NPPF also requires efficient use of land and appropriate densities. Planning policies should take into account the desirability of maintaining an area's prevailing character and setting, as well as promoting regeneration and change. Where there is limited space to meet housing requirements, it is key that policies avoid homes being built at low densities to ensure development is optimised.

Urban-design led approach

The NPPF promotes an urban design-led approach to planning that requires buildings to respond to the location in which they are located rather than prescribing specific architectural styles. It states that local plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable; and that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an area's defining characteristics.

It highlights that planning policies should ensure developments will add to the overall quality of the area throughout their lifetime of development, are visually attractive resulting from good architecture and landscaping, and are sympathetic to local character, history and urban setting, while not discouraging innovative development.

Planning policy guidance (PPG)

The NPPF is further supported by Planning Policy Guidance. These guidance notes provide more details on how policies and framework principles should be implemented.

There are a number of guidance notes which provide further detail on view corridors

Historic environment

This PPG advises on the government's policy for enhancing and conserving the historic environment. It emphasises balancing heritage conservation with development needs, requiring local planning authorities to take into account the significance of heritage assets. The guidance encourages sustainable development, involving public engagement and expert advice to protect and enhance these assets for future generations while allowing appropriate change.

National design guide (NDG) and national model design code (NMDC)

In addition to the NPPF the government has published the NDG and NMDC which help demonstrate what good design means in practice. The NPPF states that any local plan policies, design guides or codes must be consistent with principles set out in the NDG and NMDC. Such design codes and guides can be prepared at an area-wide, neighbourhood or site specific scale and carry weight in design-making. These should be produced as either part of a plan or supplementary planning documents.



Fig 1 National Planning Policy Framework (NPPF)



Fig 2 National Design Guide (NDG)



Fig 3 National Model Design Code NMDC)

The Setting of Heritage Assets (2017)

Historic England's key document, 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3', provides guidance on how to assess and manage the impact of development on the setting of heritage assets. It is of particular importance for this study, informing how views have been identified, valued and assessed.

The report outlines how views play an integral role in how heritage assets are appreciated and understood. Their composition and experience within a view impacts their perception and therefore influences their local or regional significance and suitability to change.

Protection of views involves carefully assessing potential changes and ensuring that development proposals either avoid harm, mitigate harm, or enhance the view. This is an important point, as it outlines that development does not necessarily equate to harm, and has the opportunity to restore key sight lines or remove elements obstructing the view.

The study is directly informed by guidance prepared by Historic England, and the Council and consultant team have worked collaboratively with Historic England in the preparation of the analysis and this report.



Fig 4 The Setting of Heritage Assets (2017) by Historic England



1.4 Local planning policy

The Exeter Plan (draft 2023)

The Exeter Plan Draft 2023 is a comprehensive urban development strategy for Exeter, intended to guide the city's growth and evolution for the next twenty years. The Exeter Plan is the new name for the Local Plan, and has been in draft since 2020. It incorporates principles of sustainable, high-density development focused on brownfield sites, with the goal of creating vibrant, liveable neighbourhoods. It emphasises the importance of local distinctiveness, environmental sustainability, and community well-being. The plan is likely to be adopted in early 2025.

Exeter Density Study (2021)

The Exeter Density Study was published in July 2021. Its purpose was to provide Exeter City Council with high-level recommendations for appropriate minimum residential densities within and around the city centre. It also identifies potential sites suitable for an uplift in density, in line with the NPPF. Increasing densities is a sustainable way of meeting housing targets as it reduces urban sprawl and thus protects the surrounding natural landscape and habitats, as well as reducing the reliance on cars as residents live closer to the city centre and public transport hubs.

Liveable Exeter (2019)

The Liveable Exeter is an evidence based document supporting the emerging Exeter Plan to deliver the Exeter Vision 2040. It highlights how a transformational housing delivery programme can encourage major investment and regeneration into the city, with the aim of improving peoples' quality of life and well-being.

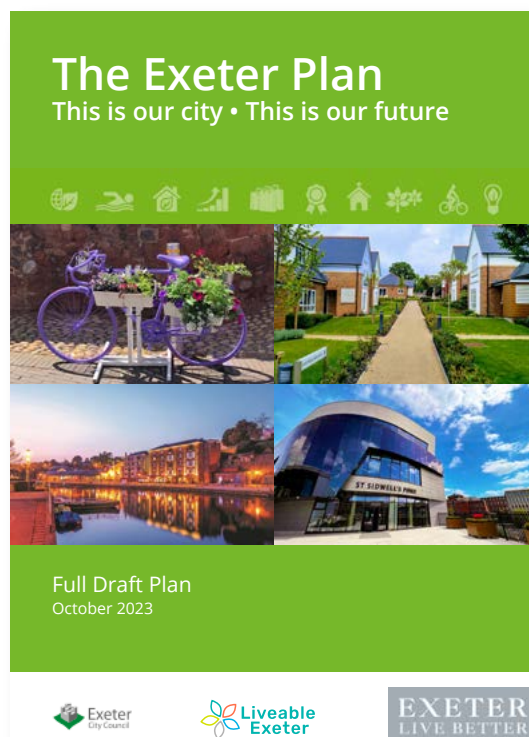


Fig 5 The Setting of Heritage Assets (2017) by Historic England

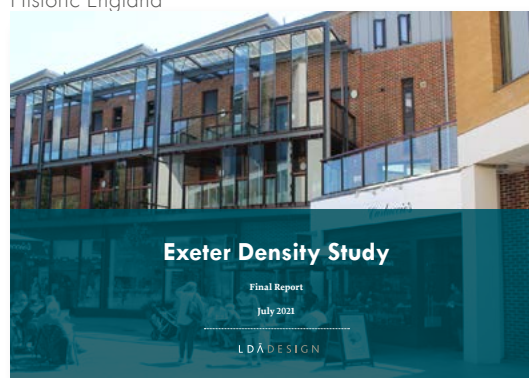


Fig 6 Exeter Density Study (2021) by LDA Design



Fig 7 Liveable Exeter: A transformational Housing Delivery Programme (2019)



1.5 Methodology

The approach to this study has involved a series of steps, drawing on different sources of knowledge, information and data, to build up a picture of the views that are important to Exeter now and in the future.

Step One: review

Firstly, the team reviewed all the background documents to understand views already identified and particular sensitivities in relation to these. These include:

- Full Draft Exeter Plan
- Exeter Density Study
- Liveable Exeter Transformational Housing Programme
- Relevant conservation area appraisals
- Water Lane SPD & Design Code (particularly with respect to the approach to the density and heights work undertaken).
- Grecian Quarter Height Constraints Analysis 2008

Step Two: data mapping

The next step was to draw together the all data available to understand where landmarks are theoretically visible from. This involved compiling a composite model using 3D terrain, building heights and massing data. Multiple observer points were then identified for each landmark building (at different heights and points across the structure). Viewshed analysis was then used to model where each point could theoretically be seen from across Exeter. This produces an analysis plan indicating which viewpoints can theoretically see more of the landmark.

Importantly, this analysis does not factor in any obstacles to views beyond buildings. The actual visibility may be significantly reduced by trees and other infrastructure. The analysis plan identifies a draft list of views and viewpoints for further detailed testing, such as seasonal changes to vegetation, and the day and night differentiation.

Step Three: site survey, July 2024

An initial series of site surveys were undertaken to test the views identified by the computer model. This allowed the team to discount views that were not present in reality on the ground and to identify other views, glimpses and sensitive locations. This included short distance views within the city centre. At this point the team also employed the Ordnance Survey pilot 3D model of Exeter to generate model images of each viewpoint alongside each of the on site survey photos.

Step Four: stakeholder workshop

A stakeholder workshop was organised with key officers and stakeholders. This included officers from Exeter City Council, Devon County Council, and Historic England, as well as representatives from key local groups including Exeter Civic Society, Devon Archaeology Society, Exeter Cathedral and Design West.

The team presented the context for the study and the rationale for the draft list of views identified to date. Stakeholders were invited to validate the views identified and identify additional views to be considered.



Following the workshop the team added in the views identified by stakeholders to establish a complete list of candidate views.

Step Five: view filtering, August 2024

A further site visit was undertaken to test and photograph the additional views identified as part of the workshop. The composite list of candidate views were then assessed to score their aesthetic, legibility, historic and communal value. Through this process the team were able to identify the most valuable views and therefore those to take forward to detailed assessment.

Step Six: selected views assessment

The team then prepared assessments and collated information on each of the selected views. These comprised both important key views as well as representative views under the themes identified with stakeholders.

Alongside identifying the view cones and outlining the composition and significance of each view, the team also identified pointers on how change might be managed and any opportunities to enhance the view or setting.

Step Seven: implications

By overlaying all the view cones and sensitivity factors, a heat map can then be established to indicate a broad brush impression of sensitivities, regarding to some of the specific matters analysed in this study. A first draft of this heat map has been included in this draft report for discussion. Once reviewed and refined, this heat map will help inform building

heights guidance indicating height limitation areas and the reasons for them, alongside areas with potential for increased height or density (to be further assessed in Stage B).



1.6 Selected landmarks

The following key historic landmarks have been selected as the scope for this study. They represent a selection of the most historic and visible elements on the Exeter skyline. The primary focus for the study within these is Exeter Cathedral given its prominence at the centre of the Exeter skyline.

1. Exeter Cathedral

The Cathedral is a Grade I listed building, standing prominently on high ground at the centre of the city. Its construction commenced 1275 and was completed in the mid 14th century, with restoration taking place between 1870 and 1877. The silhouettes of the nave and the twin Norman towers over the transepts are key features on the Exeter skyline, and important navigating anchors from many viewpoints around the city. Cathedral Close, surrounding and including Exeter Cathedral, is a Scheduled Monument. It's wide open space contrasts the narrow streets of medieval Exeter, creating a unique setting to the rest of the city.

2. Rougemont Castle

Rougemont Castle is a historic Norman fortress established after 1068. It occupies a prominent position on a hill in the northeastern part of Exeter's city centre. Its elevated location historically provided panoramic views. The Castle includes the best Norman gatehouse-keep in the country. The Castle is a Grade II* listed building and a Scheduled Monument.

3. St Michael and All Angels Church (Mount Dinham)

St Michael and All Angels Church, located on Mount Dinham in Exeter, is a striking Gothic Revival landmark. Designed by Rhode Hawkins, it was built in 1865-8. Its tall 220ft spire appears frequently on the skyline, and is visible from many parts of the city. The church is a grade I listed building.

4. Colleton Crescent

Colleton Crescent is a elegant Georgian terrace overlooking the River Exe and quay. Built in the early 19th century (1802-14), this sweeping crescent of townhouses was designed by Matthew Nosworthy who was a key architect of Georgian buildings in Exeter (including Southerhay). It enjoys a commanding position above the Exe valley and is a grade II* listed building.

5. St Leonard's Church

St Leonard's Church stands prominently at the edge of the river valley. The church was built in 1876-86 by R M Fulford on the site of a medieval church. The church is a grade II listed building.

6. Southernhay United Reformed Church

Southernhay United Reformed Church is primarily a 1950s rebuild, but with a spire which survives from the former Victorian church on the site. The church is a grade II listed building.

7. St David's Church

St David's Church, a prominent landmark in Exeter, sits atop St David's Hill. This Anglican church was built in 1897-1900 by W D Caroe. The church's distinctive north east tower with clustered buttresses is an important townscape feature. The church is grade I listed.

8. Sidwell Methodist Chapel

Sidwell Methodist Chapel is situated on Sidwell Street to the north of the city centre. It was built in 1905 by F J Commin in Edwardian Baroque style with Art Nouveau details. It comprises a large square chapel rising through octagonal lantern to a circular cupola. The chapel is a grade II* listed building.

9. City Walls

The Exeter City Walls are a major historical landmark that reveal much about the city's ancient past and its strategic significance. They are among the oldest city defenses in the UK, tracing back nearly 2,000 years to the Roman period, and have been adapted and maintained over the centuries.

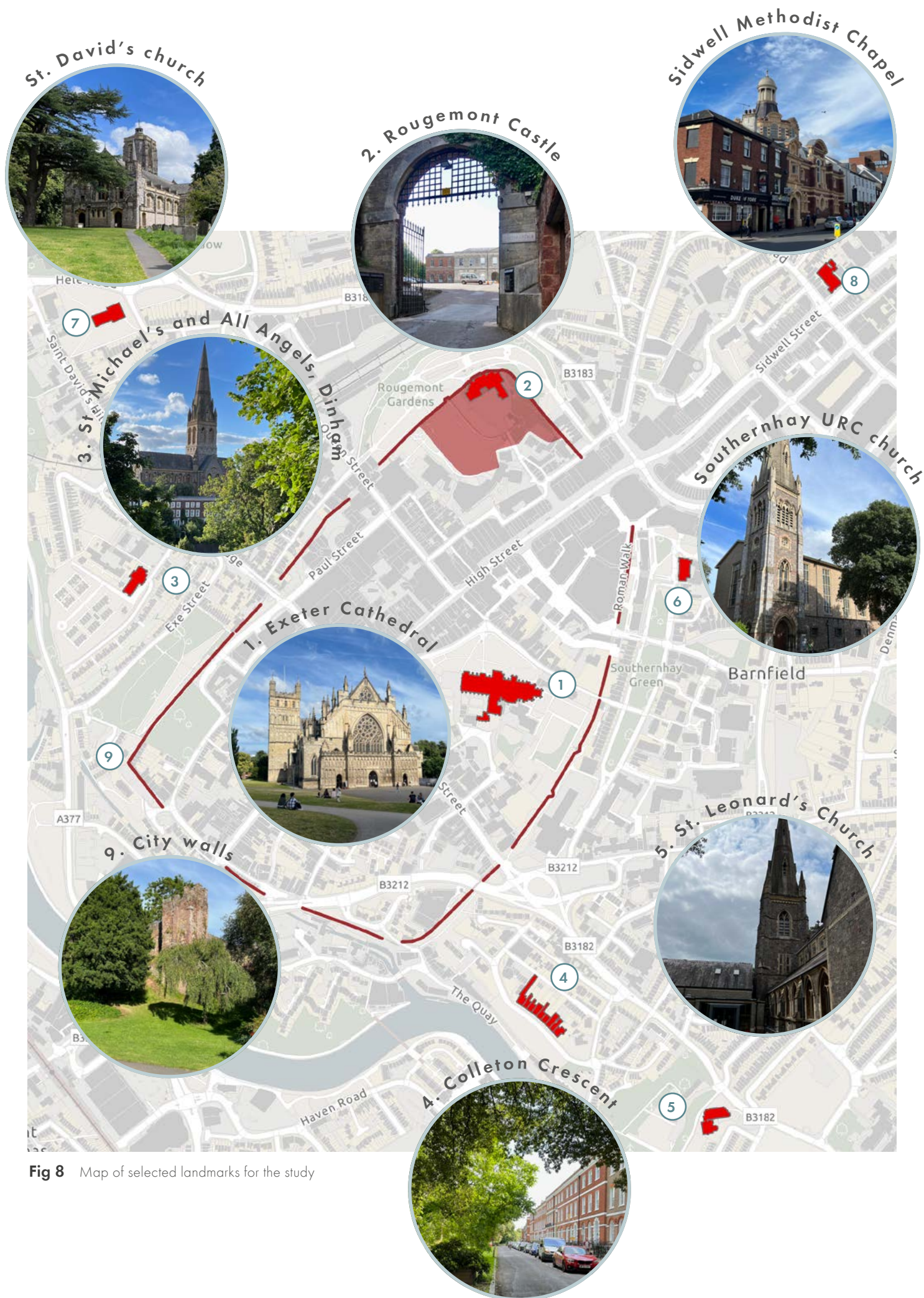


Fig 8 Map of selected landmarks for the study

2

CONTEXT

2 CONTEXT

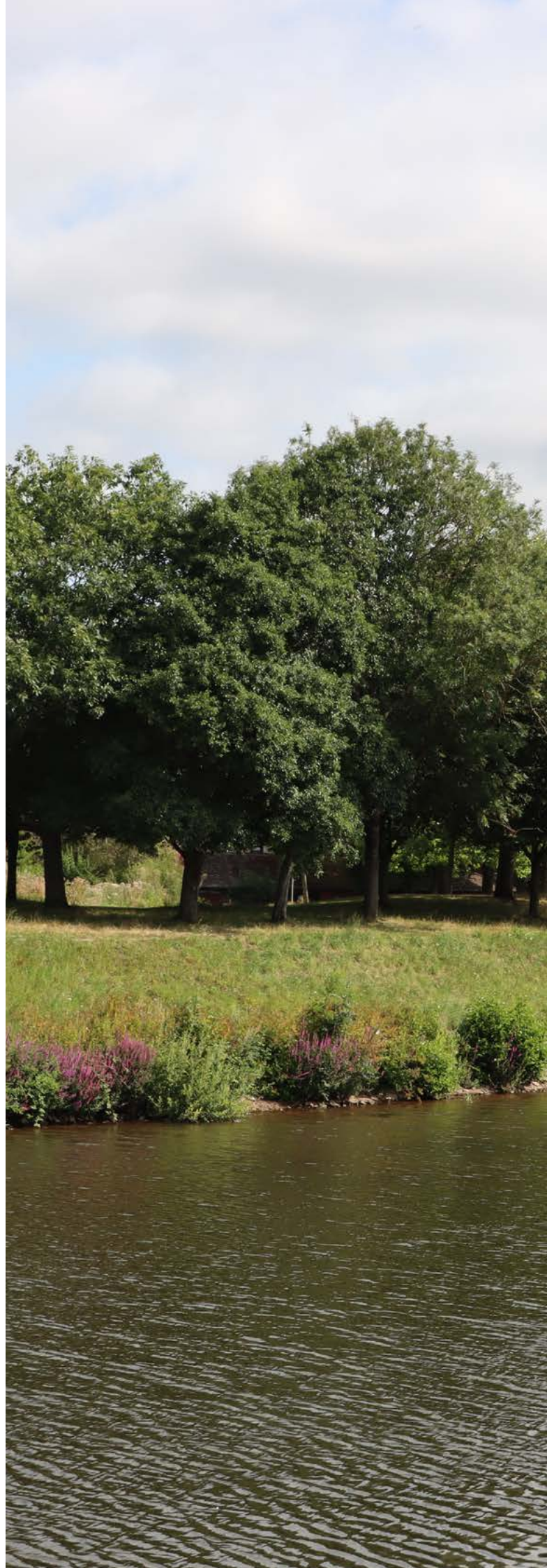
2.1 Setting the scene

Before commencing the identification and analysis of views it is important to establish an understanding of the city's character and its evolution.

This chapter first provides a high-level, map-based overview of the built and landscape character of the city area. The historic evolution of the city is then summarised, followed by an introduction to the mapping of Zones of Theoretical Visibility across the city. Together these set the context for the themed approach to views that follows in Chapter 3.

Some headline aspects underpin this context:

- Topography is key to the character of the Exeter. The high points upon which the Cathedral and Castle sit, as well as the surrounding valleys and high grounds, form important viewpoints into and out of the city. The hills surrounding the city provide the vital landscape setting for Exeter, which is hugely significant in terms of its landscape sensitivity and development strategy.
- The defensive nature of the city from its initial evolution is still evident today in an almost intact set of city walls and historic approaches to the city.
- The River valley provides an open corridor which bends around the city supporting a historic and attractive approach to the city. The Exe Bridges stand at an important historic crossing point of the River Exe, which are today identified as a Scheduled Monument. The Bristol and Exeter railway mainline - later the Great Western railway - also follows the river valley and offers significant views across Exeter.





2.2 Evolution of the city

Exeter owes its long history to its fortuitous position in the landscape. The topography has played a central role in shaping its history and development, from its earliest settlement to its modern growth. The city's location on the River Exe, and its valleys and hilly terrain, has provided natural advantages for defence, trade, and expansion over the course of its history.

The Roman fortress of c. 50-75 CE was established on a hill above the Exe, above the lowest bridgeable crossing. Later, the Roman town expanded from the fortress, and by the beginning of the 3rd century CE stone walls were containing a loose grid of streets. The crossing at North Street and South Street, and the remains of the wall, are the most tangible Roman legacy.

By the 9th century the town had been re-founded by King Alfred the Great, who re-established the city as a key fortified centre, known as a burh, during the early medieval period. The layout of the defensive Saxon burh can still be traced in today's street pattern.

Rougemont Castle was built shortly after the Norman Conquest of England in 1066. William the Conqueror ordered its construction in 1068 to secure control over Exeter and the surrounding region. The site was strategically chosen on high ground, just outside the city's Roman walls, offering a strong defensive position. It sits 50m above the River Exe, this

elevated position offered a strategic advantage, and means it can still be viewed from around the city today. One of the most prominent remaining features of Rougemont Castle is the Norman gatehouse, which is one of the oldest surviving parts of the castle. Built shortly after 1068, it is well-preserved and showcases Norman architectural features, such as large, round-headed arches. Today, the remaining structures, including the gatehouse, are designated as Grade I listed buildings, recognising their exceptional historical and architectural significance.

The 12th century Norman Cathedral, built at the heart of the former Roman fortress, was a powerful statement and dominated the city skyline. The north and south towers are the main survival from this early period and are unique in being positioned either side of the nave, where normally transepts would be expected.

In the 13th century, stone turrets were added on the lower (and more vulnerable) southern city walls. The old Roman walls were progressively strengthened, raised or rebuilt over the centuries, including reinforcements during the Civil War of the 1640s.

By the 15th century Exeter was one of the principal cloth markets in the south west and one of England's richest towns,

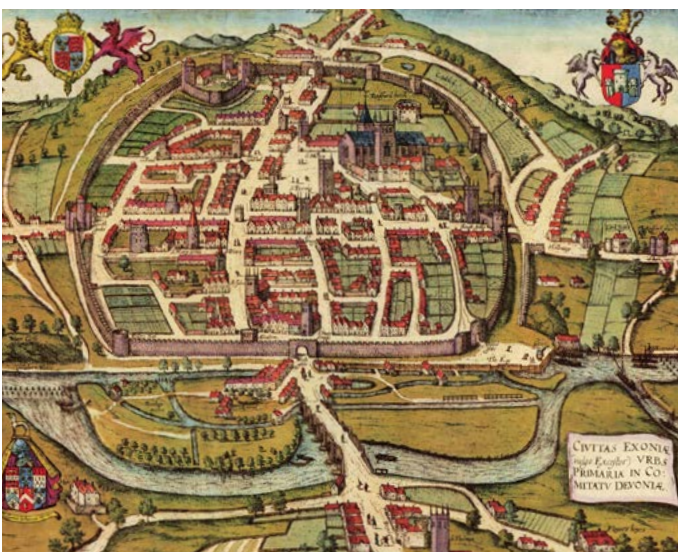


Fig 9 The city of Exonia, a coloured 16th century map engraving by George Braun (1593)



Fig 10 The Opening of the Bristol and Exeter Railway as seen from Exwick Hill in 1844-1850. Painting by W. Hake.

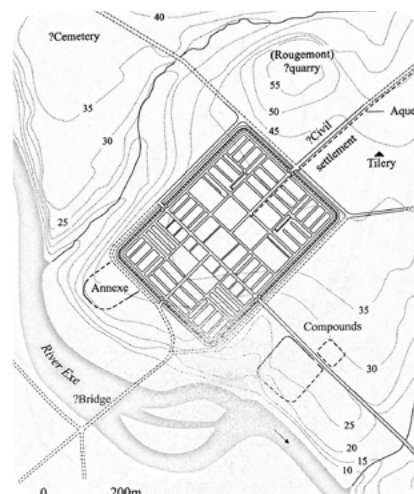


Fig 11 Topographical setting of Roman Exeter fortress c. AD 50-75 (Helen Jones in Kain and Ravenhill Historical Atlas of South-West England)

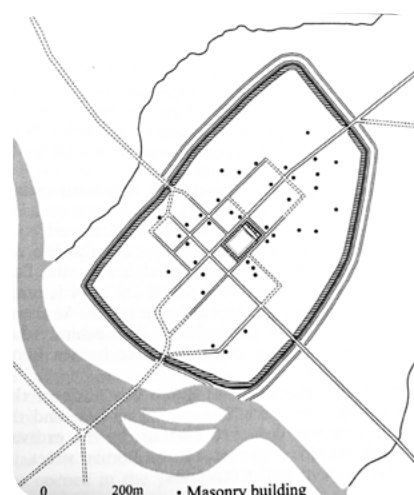


Fig 12 Late Roman Exeter c. AD 150 to early 5th century (W. G. Hoskins)



Fig 13 Late Saxon Exeter c. 880-1068 (Helen Jones in Kain and Ravenhill Historical Atlas of South-West England)



Fig 14 Norman Exeter c. 1068-1220 (Helen Jones in Kain and Ravenhill Historical Atlas of South-West England)

having developed intensively within the confines of the old walls. Trade was considerably assisted by the navigable Exe and its ability to take small sea-going vessels. There was a hiatus when the river silted up and Exeter lost trade to Topsham, but fortunes revived after the opening of the canal (1564).

18th century Exeter saw renewed prosperity and speculative developments such as Southernhay, built outside the walls.

The railway reached Exeter in 1844, consolidating the city's economy and stimulating further suburban expansion on both sides of the Exe. New churches were built with their spires and towers enriching the city skyline.

In the 20th century, the trauma of devastating wartime bombing prompted successive programmes of renewal and planning. Tall buildings and significant road construction played major parts in the immediate regeneration of postwar Exeter. This period also saw a significant expansion of housing. Then, following the 1960s, there began a turn to focus on conservation and more incremental change for the historic city. The growth of the university has perhaps been the most striking achievement in recent decades, along with the redevelopment of the Princesshay shopping area.



Fig 15 Exeter Cathedral in 1943. Signboards advertising new locations of shops that once stood on Exeter High Street before their demolition following the Blitz on the city in Spring 1942.

2.3 Exeter's historic skyline and setting

Historic appreciation of the skyline

As the city of Exeter has evolved there has been a constant appreciation of its special setting and skyline. This has been captured in countless paintings and engravings over hundreds of years. This and previous studies have reviewed many of these productions, identifying the locations of these viewpoints today.

Whilst artistic licence has been employed and the Cathedral is often shown much larger than real life, many of the viewpoints still afford views over the city today that provide similarly pleasing panoramas. Exeter from Exwick by William Traies (painted in 1840-1850) depicts the view from Exwick Hill in the 19th century. Views from Higher Exwick Hill and Whitycombe Valley Park allow a similar viewpoint, and whilst the foreground has changed markedly, the skyline and background still contain many of the same features and qualities.

Exeter's city walls

Exeter was built as a defensive city, with city walls, five city gates and a series of towers around its perimeter. About 70% of Exeter's city wall remains intact today, although access and interaction is limited to some key sections. All of the city gates are gone but their former presence continues to exert an influence on the urban morphology of these locations, and there are buried archaeological remains that could be of national significance. Public access to many of the vantage points on the city walls is reduced, but there are many sections where to walk along the base of the walls or see historic sections adjacent to routes into the city. Recent developments, in particular Princeshay, have improved the accessibility, interpretation and setting of the walls, improving their experience for the public. Exeter Museum provide a self-guided walking tour leaflet promoting the exploration of the full perimeter.

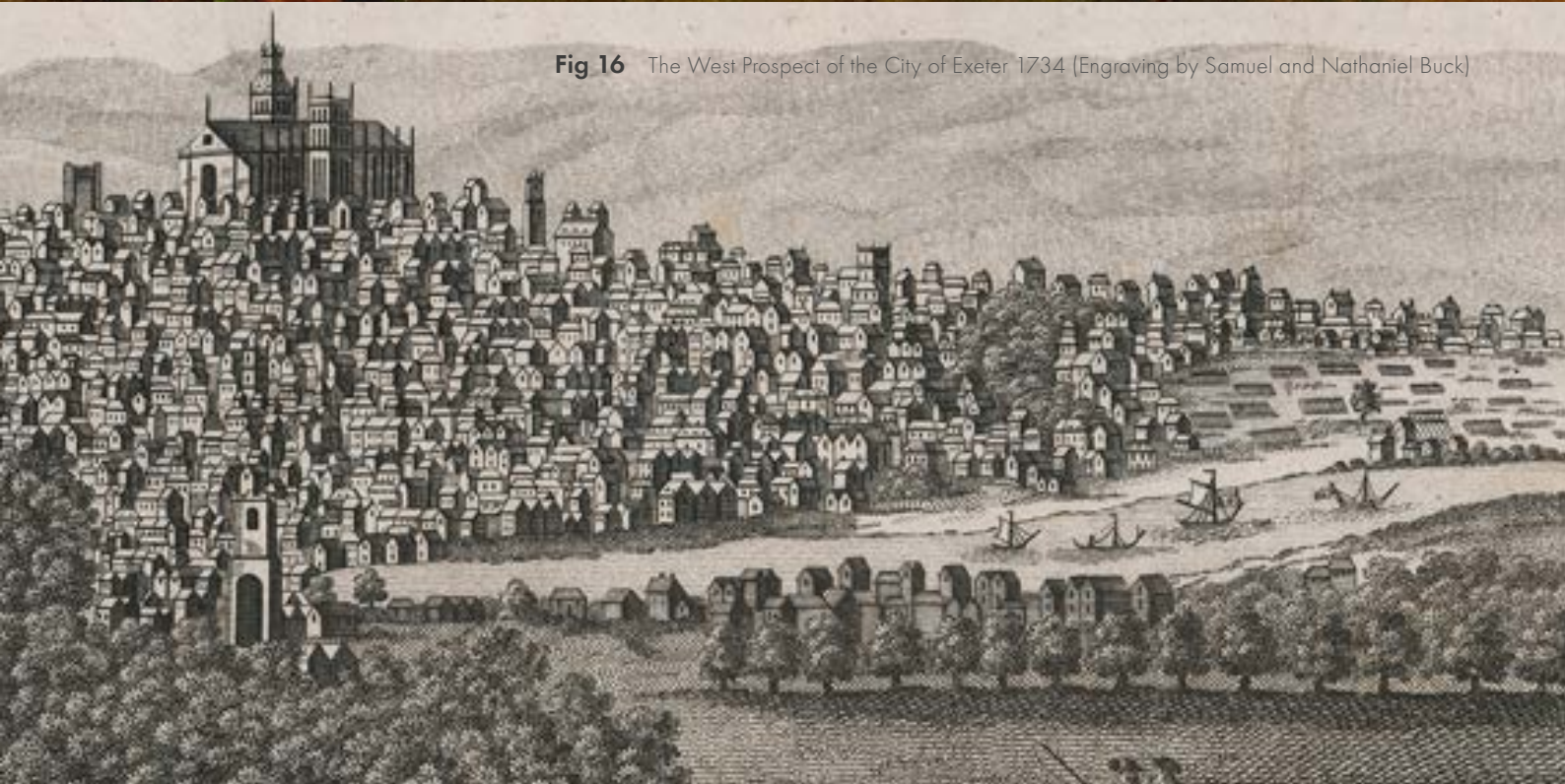
Where the views and vantage points do exist they are important and could be much better celebrated. This study has sought to include an appreciation of the city walls and gate entry points to help support an enhanced experience of these in the future.



Fig 17 Exeter from Exwick 1840-1850 (Painting by William Traies)



Fig 16 The West Prospect of the City of Exeter 1734 (Engraving by Samuel and Nathaniel Buck)



2.4 Built character

Figure ground

The pattern of development footprints across the city allows a useful insight into the character and eras of growth of the city. The city centre stands out as tightly packed and intensified plots around the historic high street route. Radial routes joined the city to historic villages, which are now subsumed as suburban neighbourhoods.

The plan makes clear where development in the city has not occurred - in the Valley Parks and to the higher ground in the north and west, as well as the river valley running from north west to south.

Along the south side of the river valley there is the large footprint, generally low rise Marsh Barton industrial and

commercial development, similar in footprint and layout to the Sowton Industrial Estate on the eastern boundary of the city.

One can read the topography into the figure ground looking at the sinuous suburban streets along the hill slopes to the west and north.

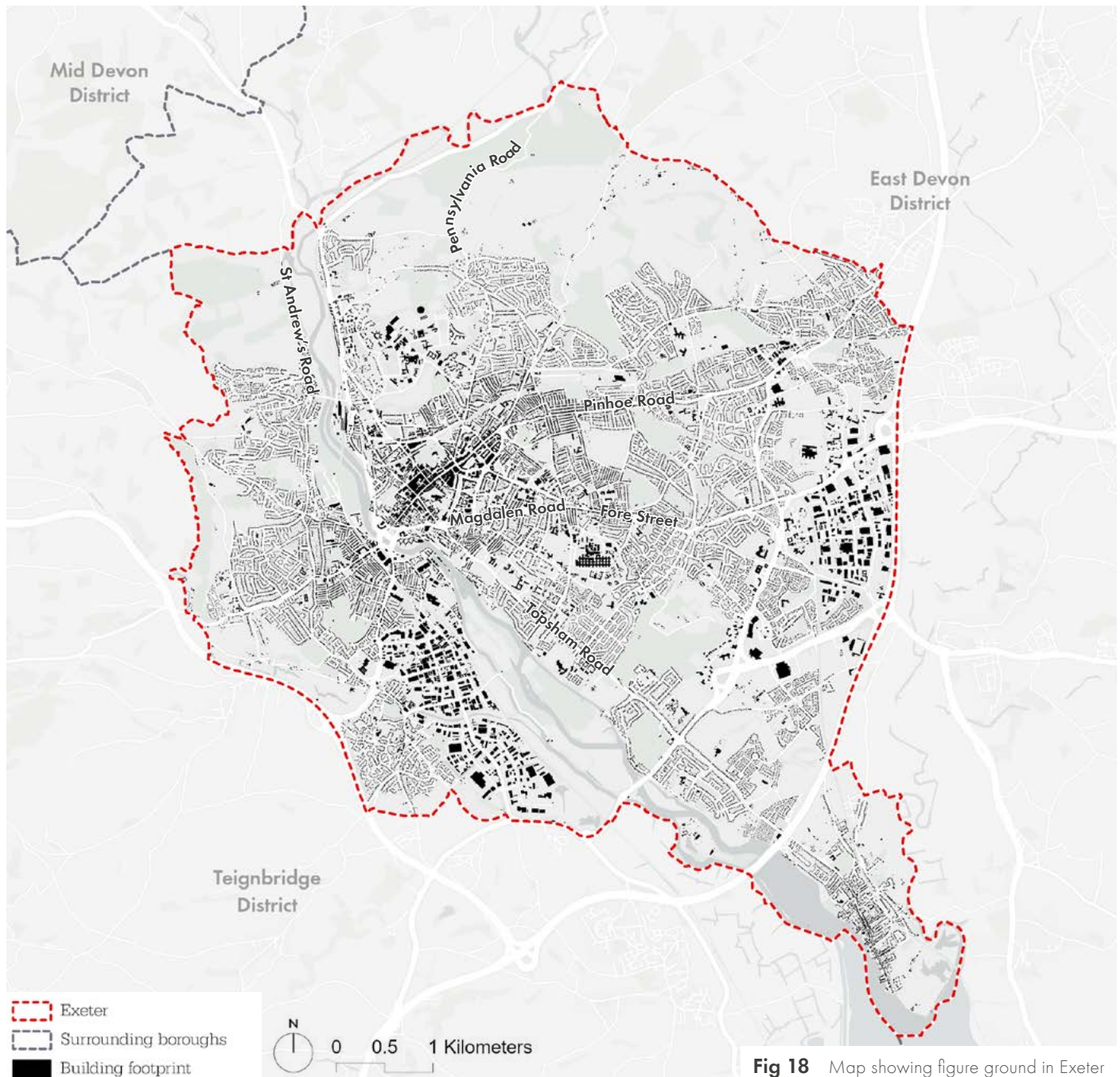
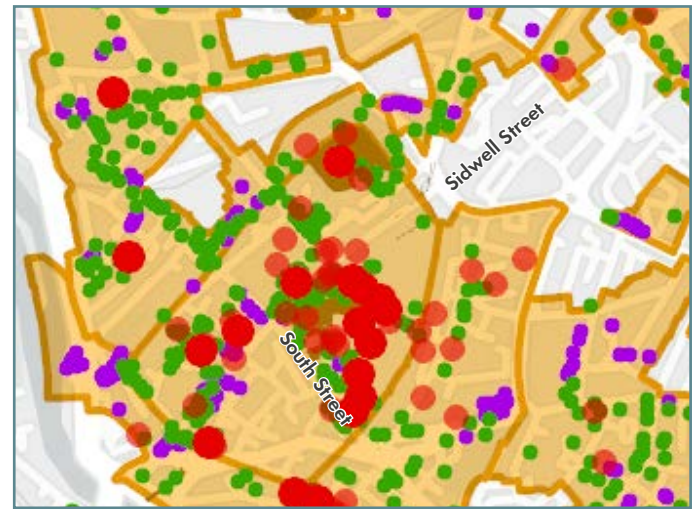


Fig 18 Map showing figure ground in Exeter

Fig 19 Map showing heritage in Exeter city centre



Heritage

Despite extensive bombing during the Blitz in 1942, much of Exeter's historic fabric has survived today. The city central areas are densely packed with listed buildings and conservation area coverage is high. Key assets such as the Roman city walls, of Roman origin with later additions, and the Cathedral building dating back to the Norman era are key features of the city. Outside of the city core, many historic assets are present on the ancient routes into the city.

The River Exe has been very important to the city's evolution. In particular, Exeter canal and the Quay have played a pivotal role in Exeter's economy for many centuries. The canal was first constructed in the 16th century, and the Quay has been a hub of activity since Roman times.

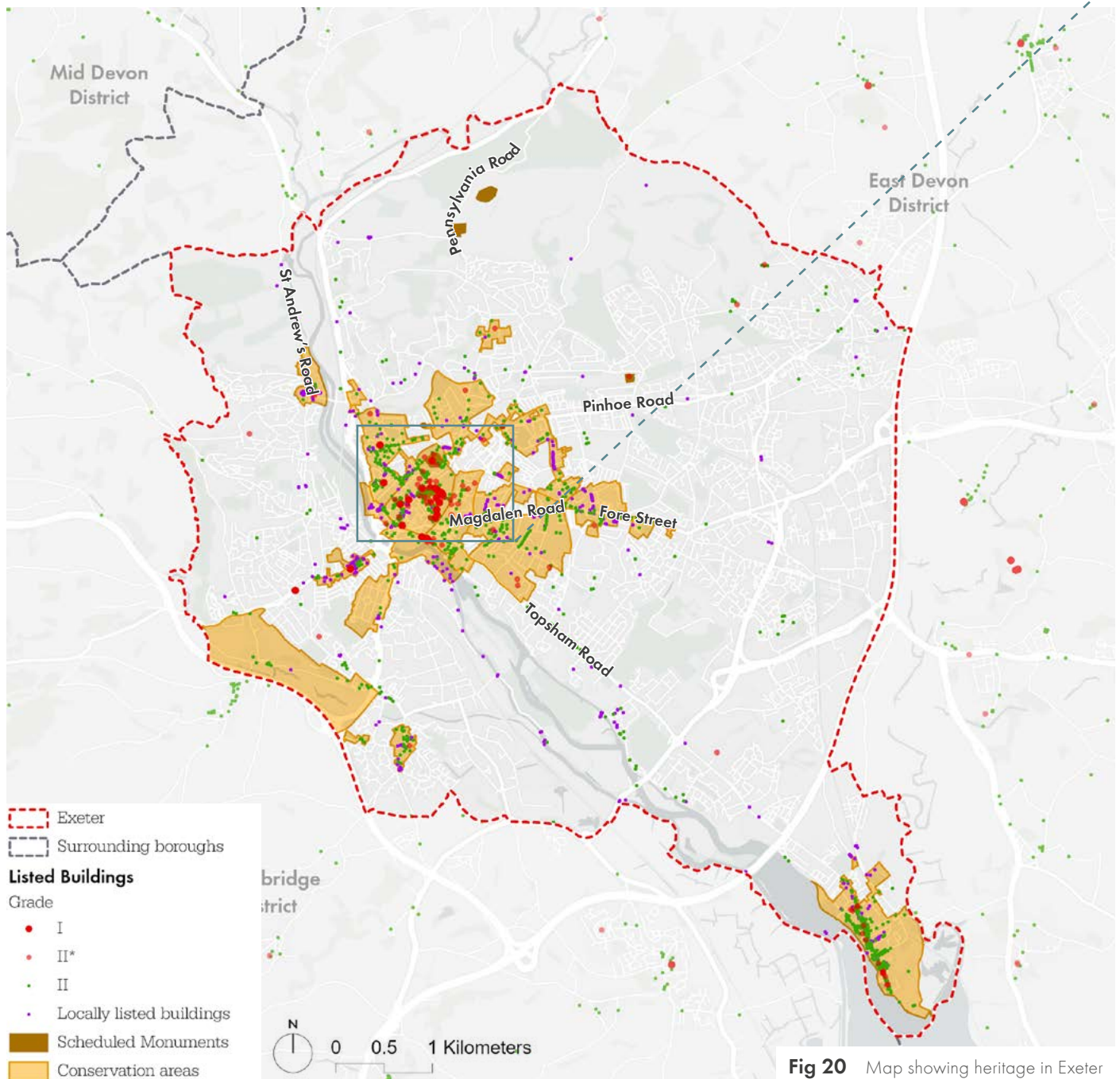


Fig 20 Map showing heritage in Exeter

Building heights

Outside of the city centre, residential neighbourhoods are predominantly 2 storeys (c. 5-6m). Within the city centre, there is much greater variation with heights generally up to 18m or the equivalent of 5-6 storeys. A small number of taller buildings are also present including the John Lewis building on Sidwell Street (8 commercial storeys) and The Depot on Cheeke Street (8 residential storeys). The University of Exeter campuses have introduced greater heights outside of the city core (e.g. Physics tower at 9-10 non-residential storeys). In addition, Renslade House is 10 storeys tall, and sits on low lying ground overlooking the River Exe. We have used the Ordnance Survey calculated building heights here to produce this plan. It uses RelH2 which is the derived value from the calculated absolute value for the eave height, minus the calculated absolute value for ground height.



Fig 21 Map showing building heights in Exeter city centre

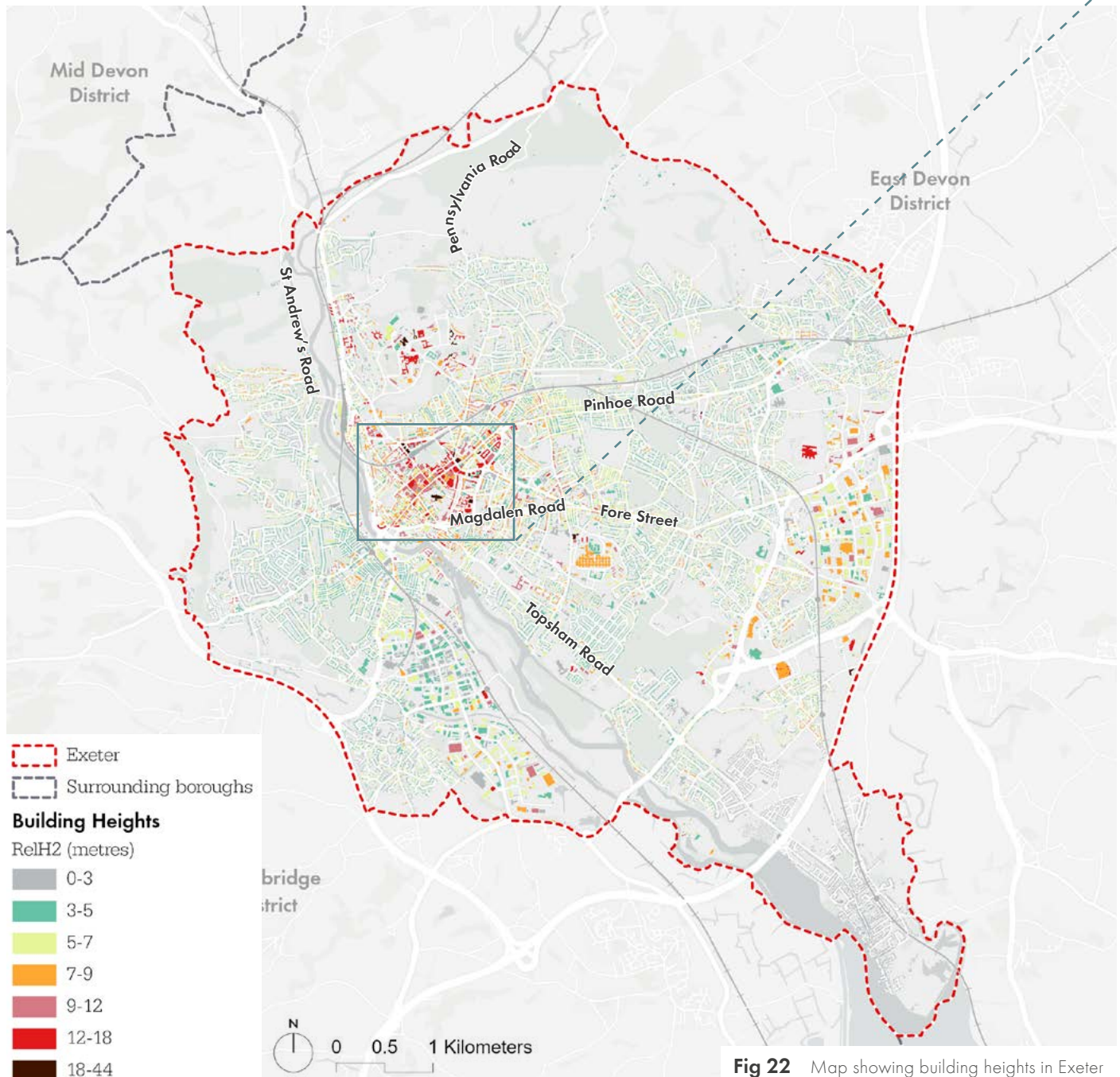


Fig 22 Map showing building heights in Exeter

Floor Area Ratio (FAR)

The Government's NPPF and PPG both encourage local authorities to make effective use of land by supporting brownfield development and higher densities where appropriate. This can be challenging in historic cities. A particularly useful approach is to look at the intensity of some of the most historic parts of a city in contrast to some of the more modern development. The FAR density map below shows the densest parts of a city are also the oldest and most cherished.

The FAR data ranges from 0 to 7.5 across Exeter. FAR measures building density, calculating the total building floor area by the total plot area. It is great for understanding how space is really used. The map differentiates areas by using green to represent Conservation Areas and red for non-conservation

areas. Exeter's expansion throughout history is clear from the city's morphology. Pre-war developments that relied on walkability and city centre industry are typically of finer grain and higher density. Today, the centre is characterised by mid-rise buildings of 3-5 storeys, permeated by narrow streets that broadly follow the historic street pattern. Generally, the areas that are designated as Conservation Areas are of a higher density than the other areas, with large parts of the city centre at 1-3 FAR. Mid-century suburban developments relied more and more on vehicular transport, which created a low density city fringe for Exeter, with large areas of city being <0.5 FAR. 21st century developments have included low-mid density suburban expansion and high density student accommodation in the eastern part of Exeter, clustered around the new rail stations of Newcourt and Digby & Sowton.



Residential density (DPH)

The data you use to measure density is important, often, looking across a range of data sets provides a much clearer picture than just looking at one. Dwellings per hectare (DPH) offers a detailed look at residential density across the city. The map below illustrates a varied landscape of residential density, with certain areas showcasing high concentrations of dwellings, reflecting urban cores with intensive land use. Conversely, other regions exhibit lower densities, indicative of suburban or semi-rural characteristics. This analysis not only maps out the current state of housing distribution but also serves as a critical tool for identifying areas with potential for further development or those that may benefit from density diversification. However, what this measure misses is the

contribution of other land uses and the overall intensity of the built environment. The density of development recommended for Exeter by LDA Design in the Exeter Density Study (2021) are similar to the existing densities present in the city, particularly around the high densities in the core and edge of centre and close to the Quay.

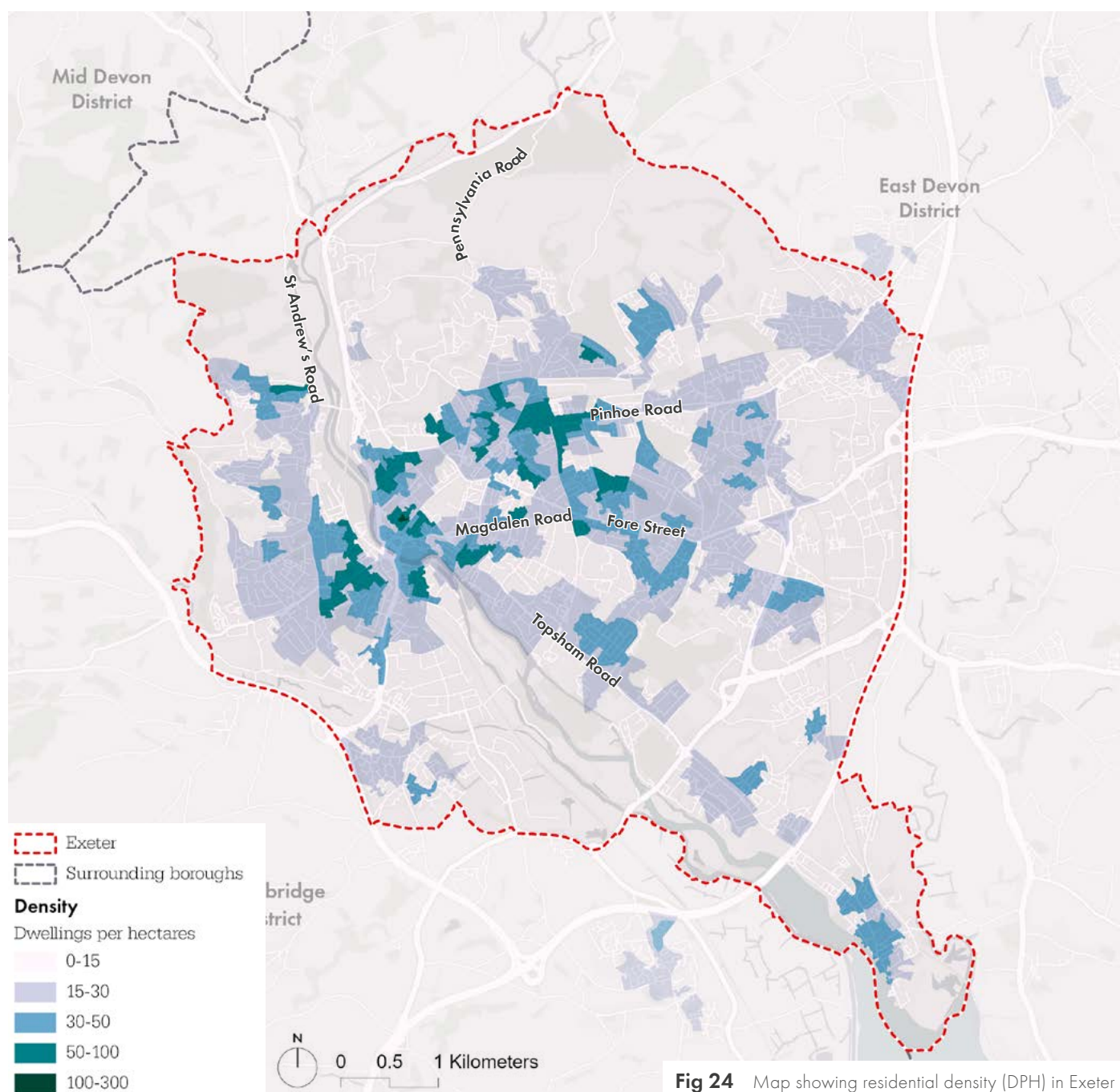


Fig 24 Map showing residential density (DPH) in Exeter

Population density

Population density analysis, based on the latest available data, provides a different gauge of how densely populated different areas of the city are, indicating the concentration of people within a given area.

Population density, calculated as the number of people residing within one square kilometre of land, offers insights into the occupancy of the urban fabric of Exeter. High-density areas, typically do correlate to those with high residential density (DPH), but there are interesting differences where some typologies are more intensely occupied.

When one combines FAR, DPH and pop/sqkm layers, the truest picture of density or urban intensity is established. This shows

that it is the city centre and areas around the University which are the most densely populated.

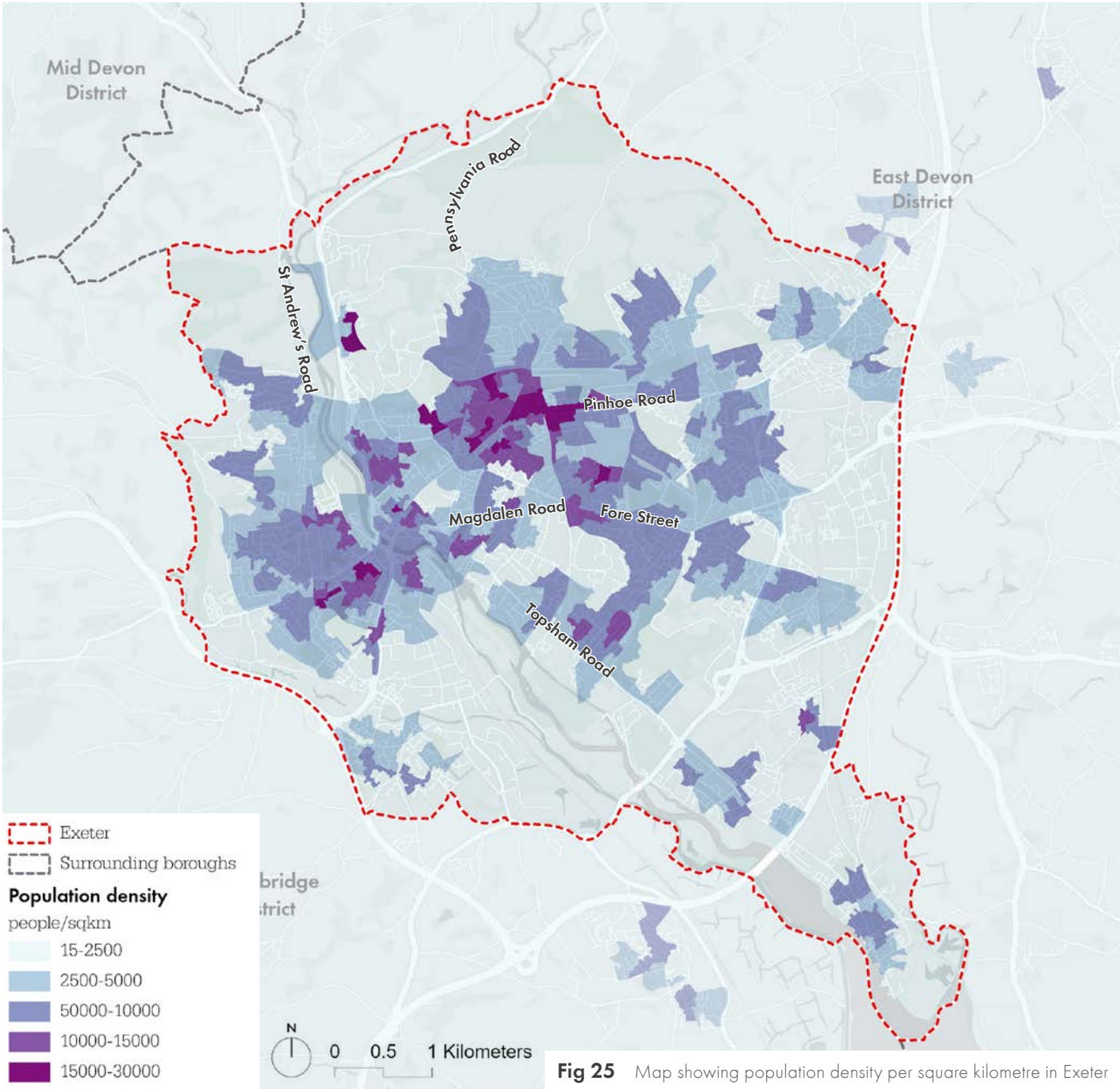


Fig 25 Map showing population density per square kilometre in Exeter

2.5 Natural character

Topography and flooding

Exeter is located in a valley along the River Exe. The valley floor itself is quite flat and wide to the south and west of Exeter, which has allowed the urban area to spread outwards. The city centre sits within the wider Exe valley, to the eastern side of the river's floodplain. It has some steep hills, noticeable for pedestrians and cyclists on roads such as Fore Street and New Bridge Street. The Cathedral sits 40 metres above the River Exe, and the Castle above that. The landscape surrounding Exeter consists of rolling hills in most directions. A pronounced ridge of higher ground runs from west to east to the north of Exeter's city centre. Stoke Hill and Pennsylvania Hill form the western end of this ridge at around 90 metres elevation. As the ridge continues eastward, it flattens out into the area known as

Pinhoe. This dramatic topography creates impressive views at different scales, and provides the landscape setting unique to Exeter.

Historically, the River Exe has been prone to flooding, particularly in low-lying areas near the quay. While less common, tidal influences from the English Channel can affect the River Exe, especially during storm surges or high tides, adding to the flood risk.

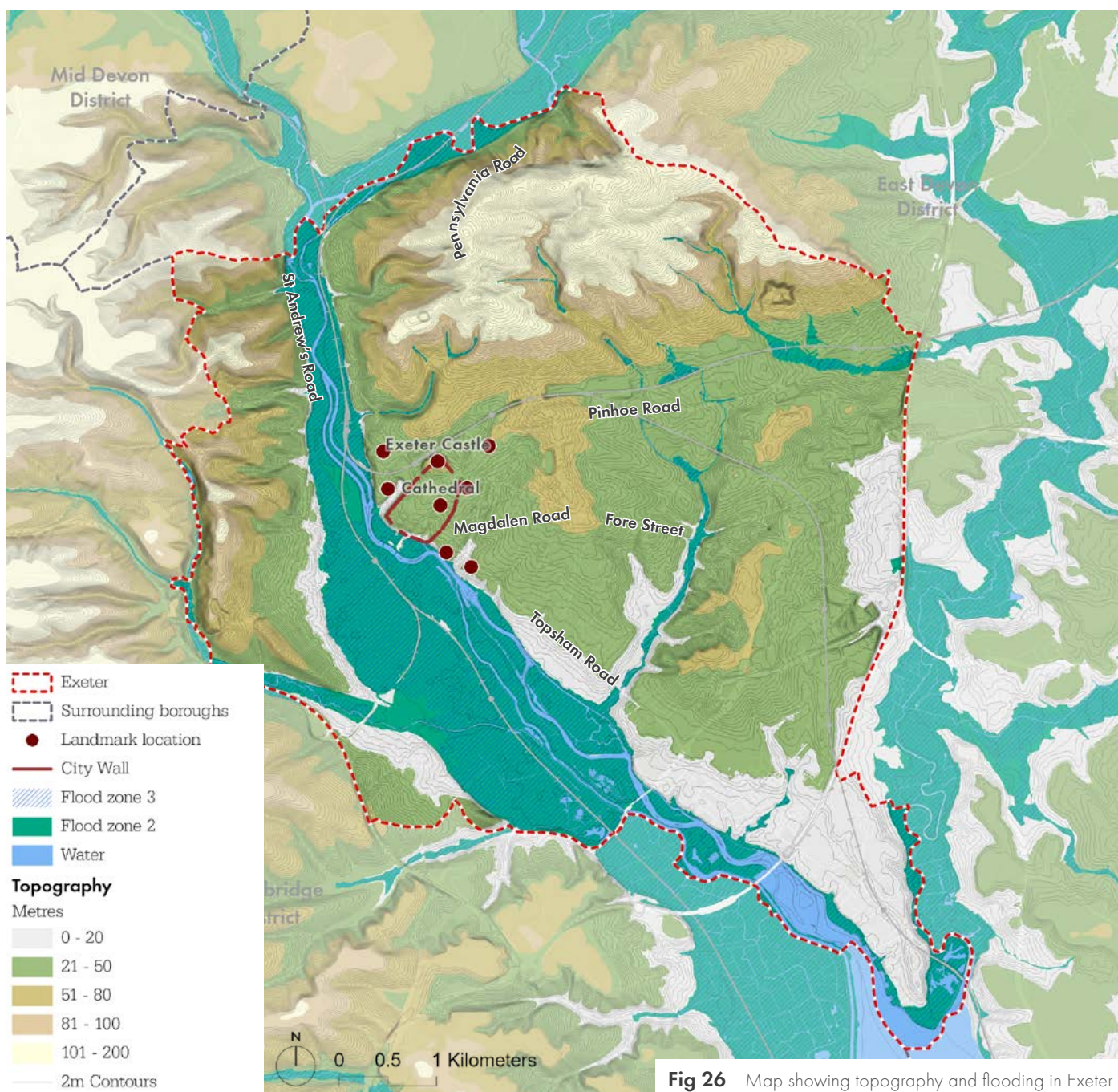


Fig 26 Map showing topography and flooding in Exeter

Green and blue space

Exeter has significant green infrastructure provision both on the high ground surrounding the city and at low level running through the river corridor. A significant bank of green spaces is associated with the university campus and runs down to the Hoopern Valley and Taddiforde Brook.

The River Exe and the Exeter Canal are integral parts of the city's geography, forming a network of blue infrastructure. The River Exe originates on Exmoor in Somerset and flows southward through Devon for about 60 miles (97 km) before reaching the English Channel at Exmouth. Along its journey, it passes through Tiverton, Bickleigh, and Exeter. The canal runs about 5.5 miles (9 km) from Exeter to Turf Lock, where it meets

the Exe Estuary. Initially, the canal could accommodate small ships, but over time, it was widened and deepened to allow for larger vessels, reaching its current form by the 19th century.

The green spaces outside of the city are linked by the Green Circle walking route which takes in the designated Valley Parks, including Riverside, Ludwell, Mincinglake, Barley Valley, Duryard, Whipton and Hoopern. The Valley Parks are a collection of green spaces that stretch through the city, following natural valleys formed by streams and tributaries of the River Exe. These are highly valued by the community, and a haven for wildlife.

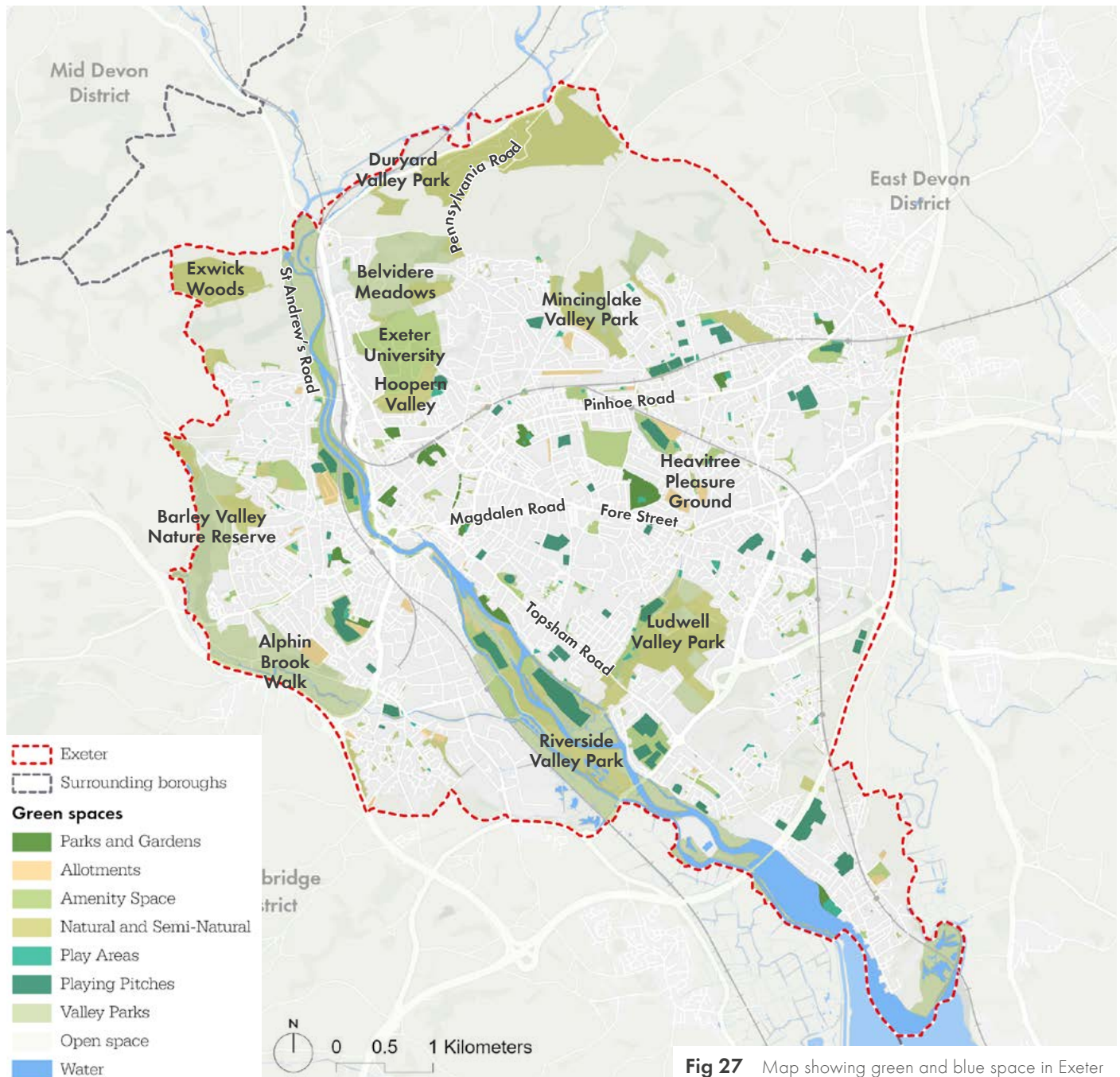


Fig 27 Map showing green and blue space in Exeter

Tree and woodland coverage

The green assets outside of the city have abundant tree cover and woodland. This is particularly true north of the city through Mincinglake Valley Park, Stoke Woods, Exwick Woods and Whitycombe Way Valley Park. Within the city centre there are understandably few areas of dense trees. Northernhay Gardens around the Castle and St. Bartholomew's Cemetery are the two main areas that provide well-treed oases in the central area.

A recent study conducted by the University of Exeter in collaboration with the charity Trees for Cities and Forest Research has shown Exeter has 11.67% tree canopy cover. The study compared Exeter to other UK cities and suggested

improvements to green spaces to meet national standards and enhance biodiversity, air quality, and flood resilience. Exeter achieved the second highest percentage, which demonstrates that trees are an important determinant of the city's character.

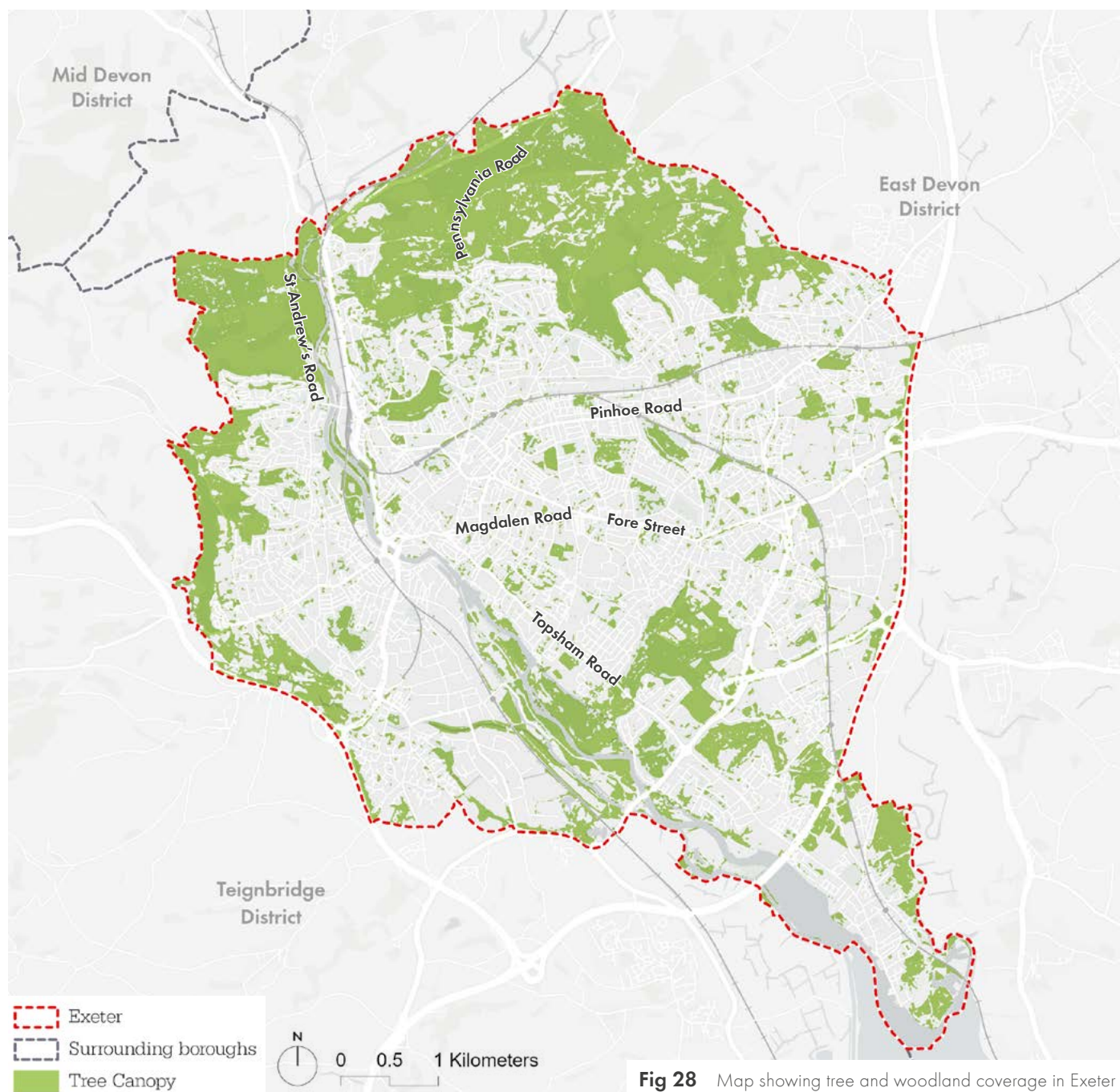


Fig 28 Map showing tree and woodland coverage in Exeter

Strategic urban greening factor

When one combines the green spaces and presence of trees it can be a useful indication not just of overall green character, but also resilience to extreme weather and temperatures. The map below shows an analysis of strategic urban greening factor. This is based on the Urban Greening Factor used in London to assess development proposals, but applied strategically to assess existing areas. A score of 1 represents a fully green space with trees, whilst a score of 0 indicates no grass, planting or trees at all. A minimum score of 0.3 or 0.4 is considered a guide for a minimal level of greening to support resilience.

The map below shows the levels of greening across the city today. It highlights area such as Water Lane where greening will be required as part of any future redevelopment.

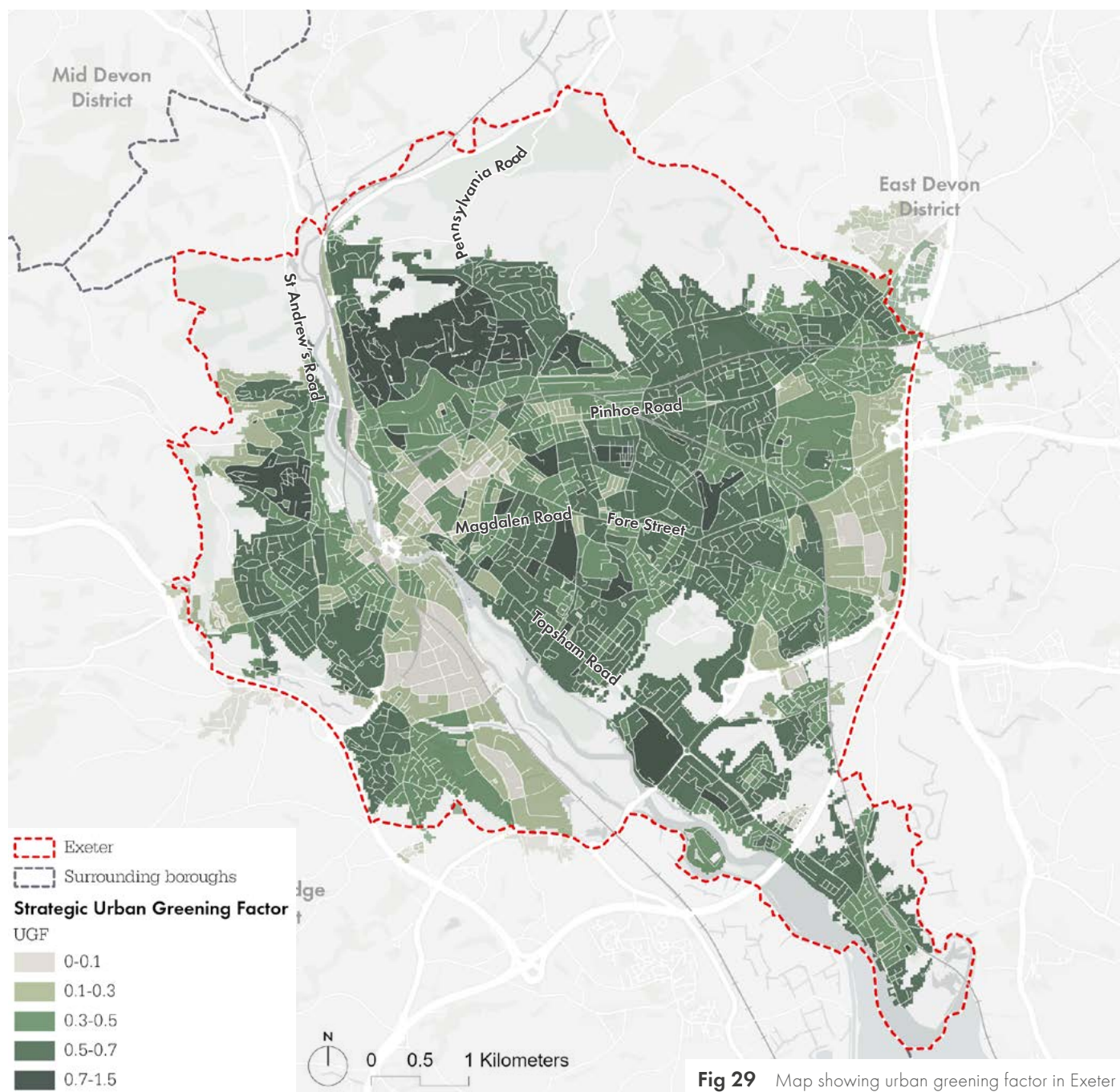


Fig 29 Map showing urban greening factor in Exeter

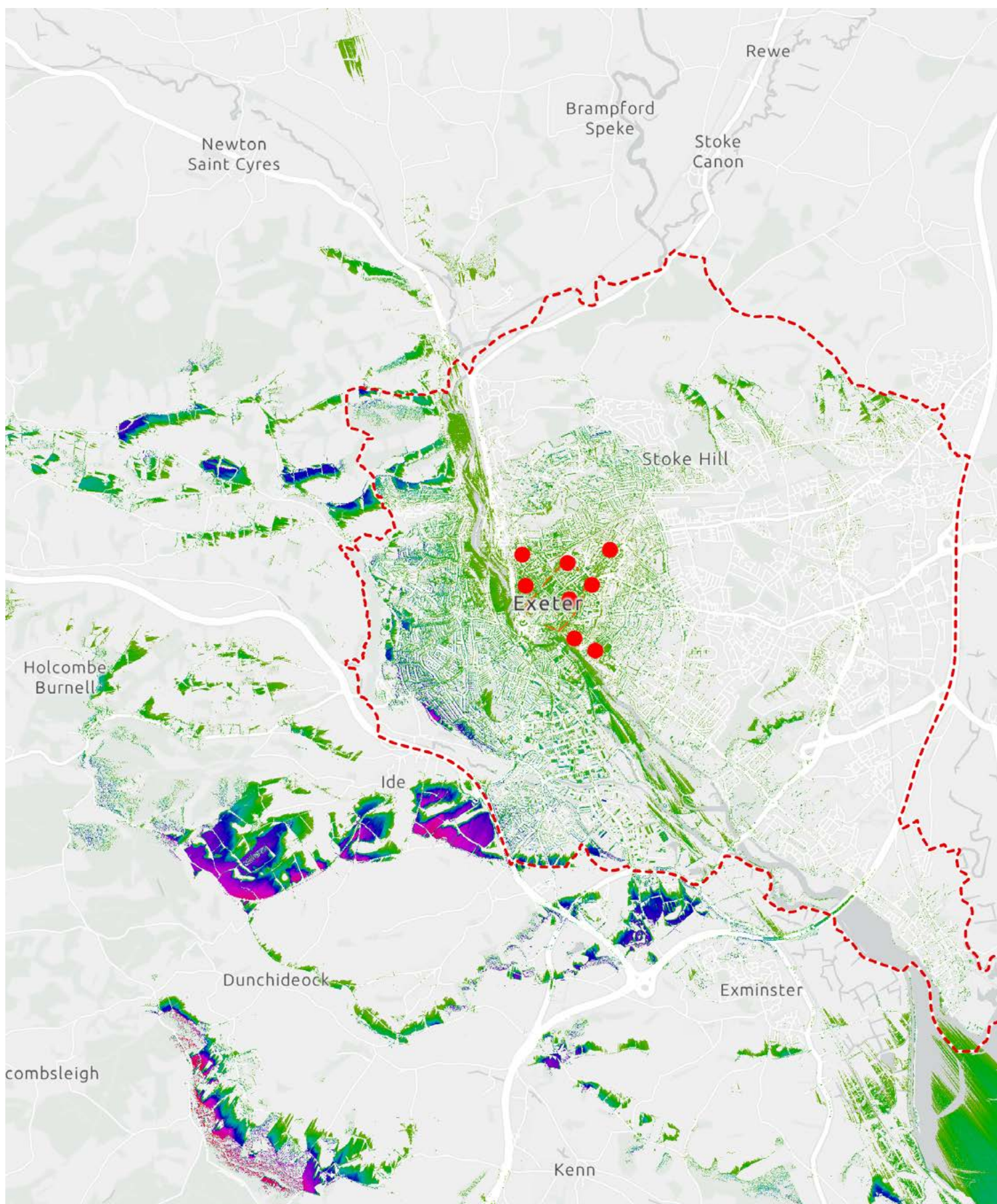
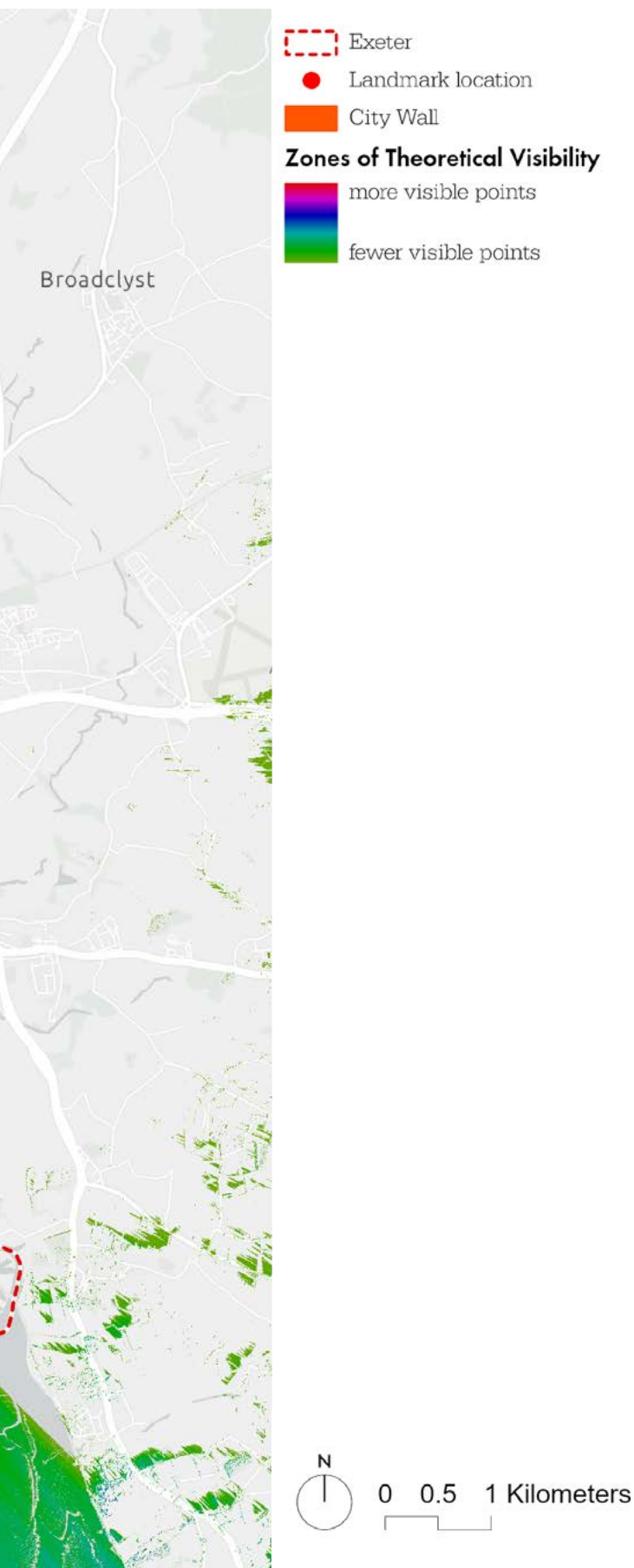


Fig 30 Map showing Zones of Theoretical Visibility analysis: this plan includes all selected landmarks and therefore provides an indication of areas where more observers can see more elements of the landmarks. Those shown in red, pink and blue can see more elements of the landmarks. Those shown in green can see just the top of the landmarks.



ore landmarks can be seen from.
one or two landmarks.

2.6 Zones of Theoretical Visibility

The Zones of Theoretical Visibility analysis provides a good basis for identifying viewpoints from which one or more of the key heritage assets contributing the Exeter city skyline is visible from.

Firstly, key visible points are modelled on each of the selected landmark buildings, such as on the spires and facades. These points were chosen to pick up the core features of each landmark that might be visible in views around Exeter. The means not just the top of spires or towers were selected to model, but also the mid heights so to pickup views that can see more of the silhouette of the building form. Secondly, viewshed analysis using GIS is then used to model where these visible points can be seen from around Exeter, which is shown in the plan opposite. Coloured areas on the plan show where Exeter's key landmark buildings can be seen from. The colour of the areas depends on how many of the visible points can be seen. At those locations shown in the darker hues of red, pink and purple one can theoretically see multiple landmarks and more of the landmark building silhouettes.

When all the landmarks are combined in this Zones of Theoretical Visibility analysis we get a good idea of which are the good vantage points for panoramic or skyline views.

There are long distance view corridors from high ground to the north west and south west in particular, as well as along the river valley. In general, the Zones of Theoretical Visibility are determined by topography in Exeter, meaning more skyline views are feasible from the south and west.

As this is 'theoretical' visibility, it assumes an unobstructed view, so it doesn't account for trees, buildings, weather, seasonal variations, or whether an area is publicly accessible. Highlighted areas on the map does not guarantee that landmarks will be clearly seen from these locations, if at all. However, it is a useful tool for helping to understand the visual impact of potential development, and then what mitigating measures might need to be taken to protect key vantage points.

3

VIEWS

3 VIEWS

3.1 Overview

The city's panoramas, framed architectural compositions, and linear views contribute to Exeter's unique sense of place and character, serving as visual anchors that connect residents and visitors to the city's past, its culture, and its natural surroundings.

By recognising these views and prioritising their preservation and enhancement, responsible growth and higher density can be managed, without threatening the city's exceptional heritage and urban identity.

This study has identified a wide range of views present in Exeter. Some views are long standing, others are more recent. Some are familiar public views, whereas others may be little-known or have limited public access.

Identifying views

The study analysed a wide range of views identified through the Zones of Theoretical Visibility analysis and a stakeholder workshop. These were then assessed by the following four values criteria to identify which views were most significant in preserving Exeter's heritage and character. These values are:

- Aesthetic value - views which support the visual quality and enjoyment of the city
- Legibility value - views which help people to orientate themselves and views which connect landmarks together or to the wider countryside
- Historical association - views which are important historically e.g. ceremonial / military
- Communal value - views important to local people

There a wide variety of views, some of the key features and characteristics will be discussed briefly.

Panoramic vistas, such as those afforded from higher ground like Barley Valley Nature Reserve, show Exeter's distinctive urban form within its landscape setting. These expansive views not only provide a memorable visual experience, but also support a sense of belonging. Many skyline views are also found in historic images, such as topographic drawings, paintings and engravings, particularly from the western hills such as Exwick Hill.

Linear views, exemplified by the historic approach routes to the city, offer a dynamic visual experience that unfolds as the viewer moves towards and through the city. These linear perspectives not only provide a sense of continuity and visual coherence but also reveal the layers of history and architectural styles that have contributed to Exeter's unique character.

Preserving and enhancing these channelled views ensures that residents and visitors alike can fully appreciate the city's evolution and the seamless integration of old and new. There are multiple linear Cathedral views, many along historic streets which often form a series of kinetic views, unfolding as the viewer moves along the route. In addition, the historic nature of the city as a defensive settlement with walls and gates, mean there are significant historic entry views, contributing to an understanding of how Exeter grew and functioned.

Framed architectural compositions, such as the emblematic profile of Exeter Cathedral framed by the surrounding buildings, create striking visual narratives that celebrate the city's architectural heritage. These framed views serve as visual anchors, guiding the viewer's eye towards significant landmarks and natural features, while also highlighting the intricate details and character that have shaped the city's built environment over time.

Some views represent the historic setting, celebrating Exeter's heritage such as Cathedral Close and Southernhay Gardens. Other views relate to a planned building form such as villas or crescents overlooking a vista, often built in the Georgian or early Victorian period. Many of these views are now obscured by trees and planting, but some including the view from Colleton Crescent still exist.

View themes

In assessing the views across Exeter, it became quickly apparent that there are some core themes that determine where viewpoints are located and the nature of the views. This chapter is therefore structured with respect to these themes (see Fig. 29), which are:

- Strategic Skyline Views
- Approaches to the City
- Western Hills Views
- River Corridor Views
- Views out to the Countryside
- Castle, City Walls and Gates
- Cathedral setting
- Other landmark setting
- Picturesque planning views

For each of these themes the section begins with an overview and appreciation of the nature of these views. Within this overview a widespread selection of viewpoints are illustrated which show the spectrum of views possible under this theme. These include the views identified by the Zones of Theoretical Visibility analysis and a stakeholders workshop. From this

selection, a set of key or priority views have been chosen based on a more thorough assessment of their value. For each of the chosen views a more detailed spread is then included, explaining:

- Location and overview
- View composition
- Reasons for selection
- Significance of the view
- Managing change
- Enhancing the view

View types

Under each theme, there are two types of view - Representative View and Specific Viewpoint. Some of the selected views are from a specific viewpoint, but some are representative views that illustrate a typical composition from a wider area such as the river corridor or an approach route into the city. View types are not mutually exclusive and one view may be allocated both types. Icons are used throughout this chapter to indicate view types in the top right hand corner of each view spread, alongside the view theme. A capital R indicates a representative view, and a capital S indicates an important location-specific viewpoint (see Fig. 32).

Referencing

Each view has a reference code in the title of each spread. See Fig. 31 which outlines the initials used for each view under the identified view theme. This is then followed by a number relating to the number of views under each view theme.



-  **Strategic skyline view (S)**
Views from high ground outside the city including from the hills immediately surrounding the city
-  **Approaches to the City (A)**
Views along historic routes into the city, these linear and/or kinesthetic experiences provide a sense of continuity
-  **Western hills views (WH)**
Views of the city from the rising hills to the west of the River Exe
-  **River corridor (R)**
Kinetic views along the city's waterways
-  **Views out to the countryside (VC)**
Views from the core of the city centre out to the green hills outside
-  **Castle, city walls and gates (C)**
View along historic approach route or gate entry to the city
-  **Cathedral setting (CS)**
Near setting short distance view, sometimes 360 degree view, around cathedral
-  **Key landmarks (K)**
Short and mid distance views of key landmarks in the city other than the cathedral
-  **Picturesque planning (P)**
View from vantage point used as a location and viewpoint for historic building

Fig 31 View theme icons and their overview



-  **Representative View**
-  **Specific Viewpoint**

Fig 32 Viewpoint type icons

3.2 Strategic skyline views

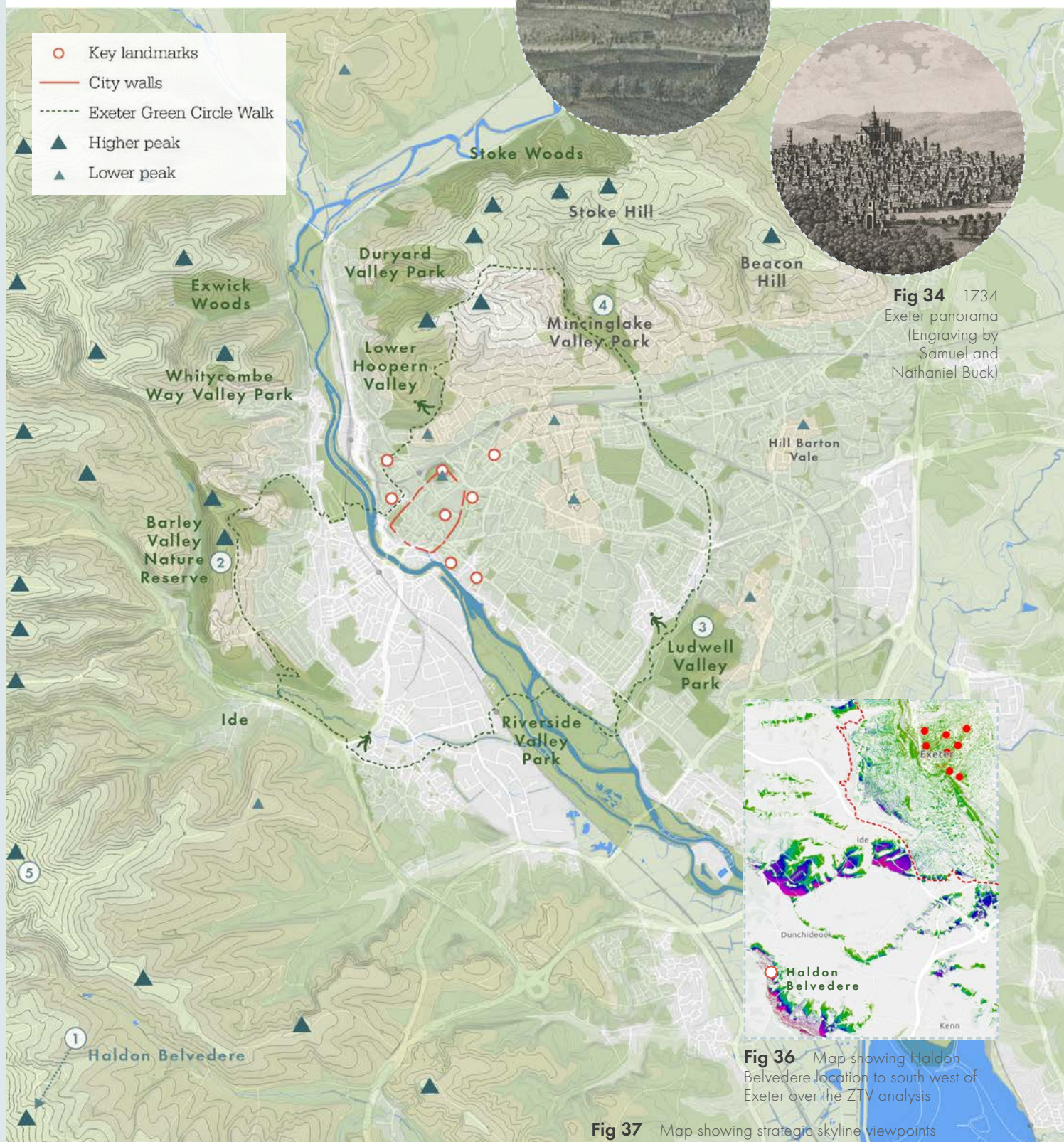


There are a number of strategic skyline views that look towards Exeter within its landscape setting. The five viewpoint locations shown on the map below (Fig. 35) were identified using ZTV analysis and provide a good indication of the strategic skyline views of the city. The key views that this study will examine are Haldon Belvedere, Barley Valley Nature Reserve, and Ludwell Valley Park.

Fig 35 The West Prospect of the City of Exeter 1736 (Engraving by Samuel and Nathaniel Buck)



Fig 34 1734 Exeter panorama (Engraving by Samuel and Nathaniel Buck)



Context

Exeter owes its long history to its fortuitous position in the landscape. The topography is key to the character of the city, it was established on a small but defensive hill above a bend in the Exe valley, surrounded by rolling hills. The land rises to the north, east and west of the city and there are many open areas on high ground, such as the Valley Parks, that provide views back towards the city centre and across its neighbourhoods. The city can also be viewed from longer distances such as Haldon Belvedere, Haldon Forest, and on clear days Woodbury Castle. The more distant views offer

the chance to see Exeter within its wider Devon context, and proximity to the Blackdown Hills National Landscape, East Devon National Landscape, and Exmoor National Park.

Historic significance

An extensive array of paintings, engravings and lithographs that show Exeter within the natural landscape have been produced since the 18th century. The most popular vantage points for artists were from fields on the north western and western hills, some of which still exist today (see Western hills section for more detail).



1. Haldon Belvedere

Located 7 miles south west of Exeter, the longest range view of Exeter is from Haldon Belvedere. It shows the city surrounded by agricultural fields and the natural landscape.



2. Barley Valley Nature Reserve

Situated to the east of Exeter, the reserve offers panoramic views west across the urban landscape as well as to the surrounding countryside.



3. Ludwell Valley Park

The Valley Park is located on the southeastern side of the city, close to the neighbourhoods of Wonford and St Loyes and backs onto Pynes Hill Business Park.



4. Mincinglake Valley Park

The park is located to the north west of Exeter and has views south and east, away from the city centre. Trees and vegetation obscure views to the city centre and its landmarks.

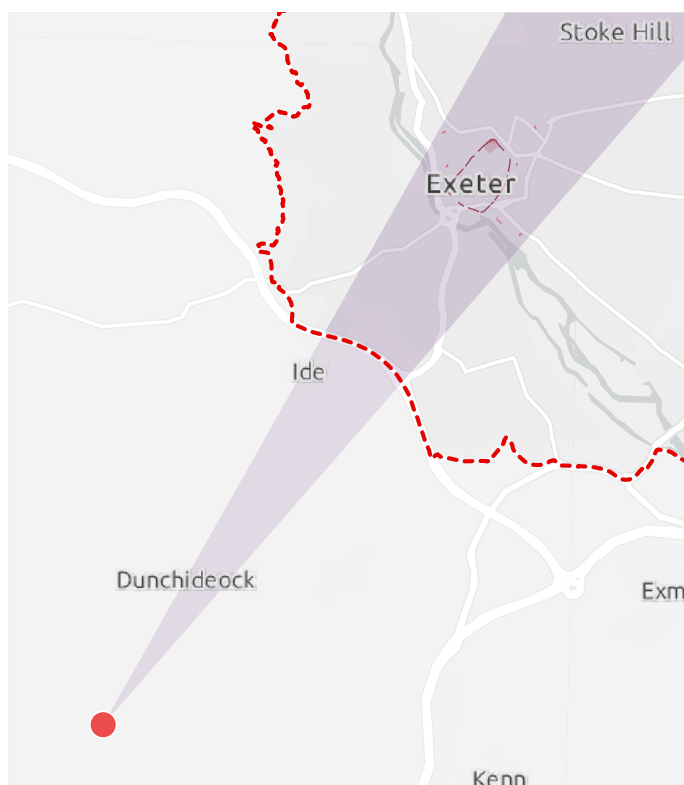


5. West of Ide

The topography rises to the south and west of Ide, presenting long range views back across Exeter. This area is in a zone of theoretical visibility, and can be viewed from an accessible road.

© Google Street View

S01 Haldon Belvedere



003° 35.56434245' W 50° 39.84685394' N

Location and overview

Haldon Belvedere, also known as Lawrence Castle, is a triangular Gothic tower built by Sir Robert Palk in 1778. In 1772, prior to its construction, Palk undertook widespread planting to mask the tower from close view. The Castle is built on a ridge line in the Haldon Hills, at the most northern tip of Haldon Forest, southwest of Exeter. Haldon Forest was planted after the First World War to provide an important supply of timber to help rebuild the nation and has been managed and protected by Forestry England for 100 years. It continues to supply timber today as well as now being a popular recreational site and a rich habitat for species of raptor, butterflies, birds and mammals. It is designated a SSSI.

View composition

When looking north east from the tower, the aspect takes in a wide view showing the whole of Exeter city and the surrounding landscape. In the foreground the wooded hills of Haldon Forest provide a frame to the city beyond. The midground shows agricultural fields and nearby settlements, such as the village of Clapham. In the background, there are long views across the whole of Exeter city, the Blackdown Hills in the centre, East Devon National Landscape on the right, and towards Exmoor National Park in the distance on the left.

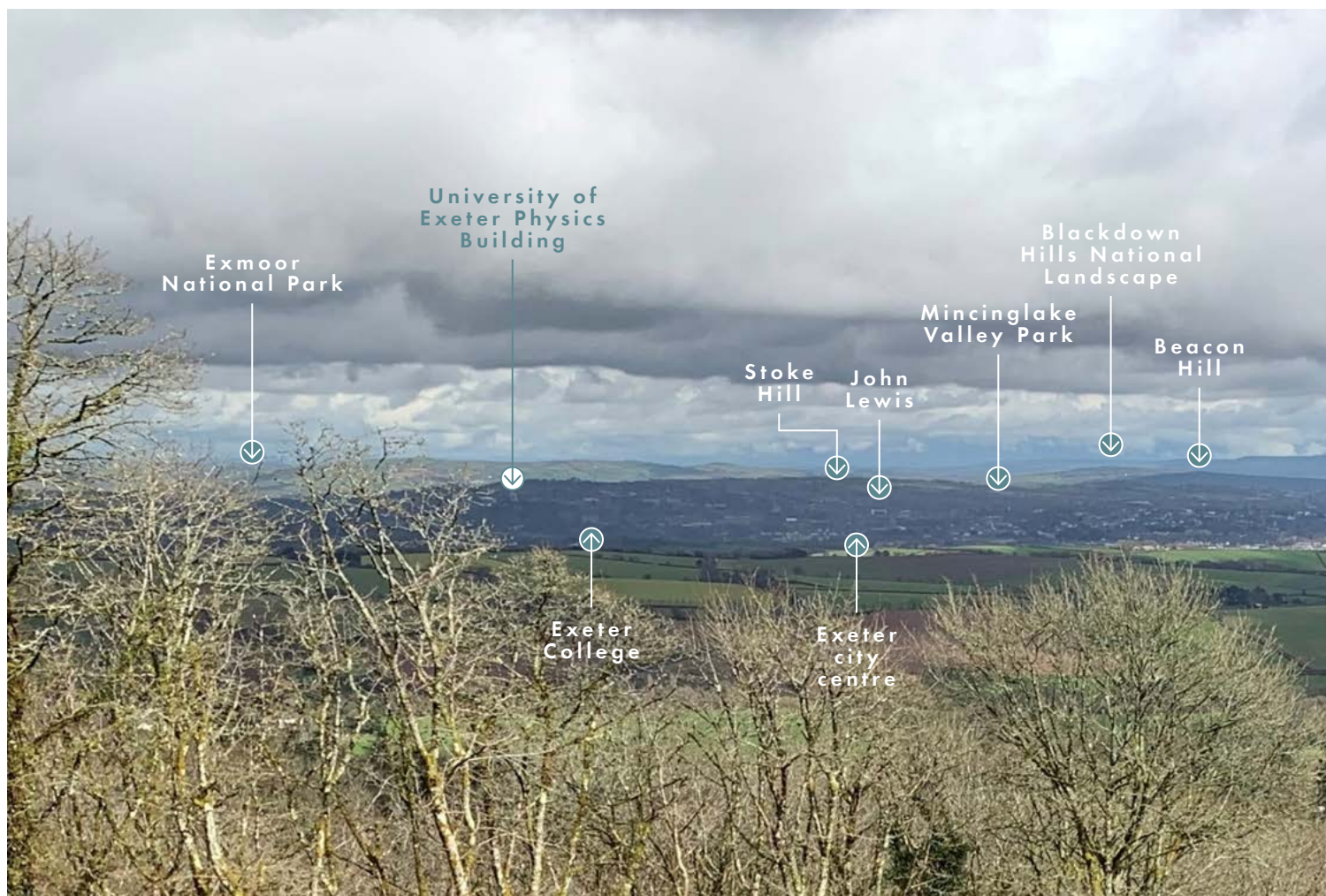


Fig 38 Photo showing S01 Haldon Belvedere view. Date of photograph: TBC by ECC. Camera: TBC by ECC

Reasons for selection

This view provides the best long distance view of Exeter from the surrounding countryside. The view is unobstructed and a great vantage point to see the city in its full landscape setting. The tower provides a 360 degree view, illustrating how Exeter sits in the wider Devon context.

Significance of the view

Lawrence Castle is grade II* listed, the view from its tower has existed for over 230 years, and is therefore historically significant. The aesthetic quality of the view is high with gently rolling hills in both the foreground and background, showing how Exeter is nestled into the landscape. Whilst the castle is no longer publicly accessible, the view has been included as it could become publicly accessible in the future. Lawrence Castle is clearly visible from the city and local people recognise it as a viewpoint.

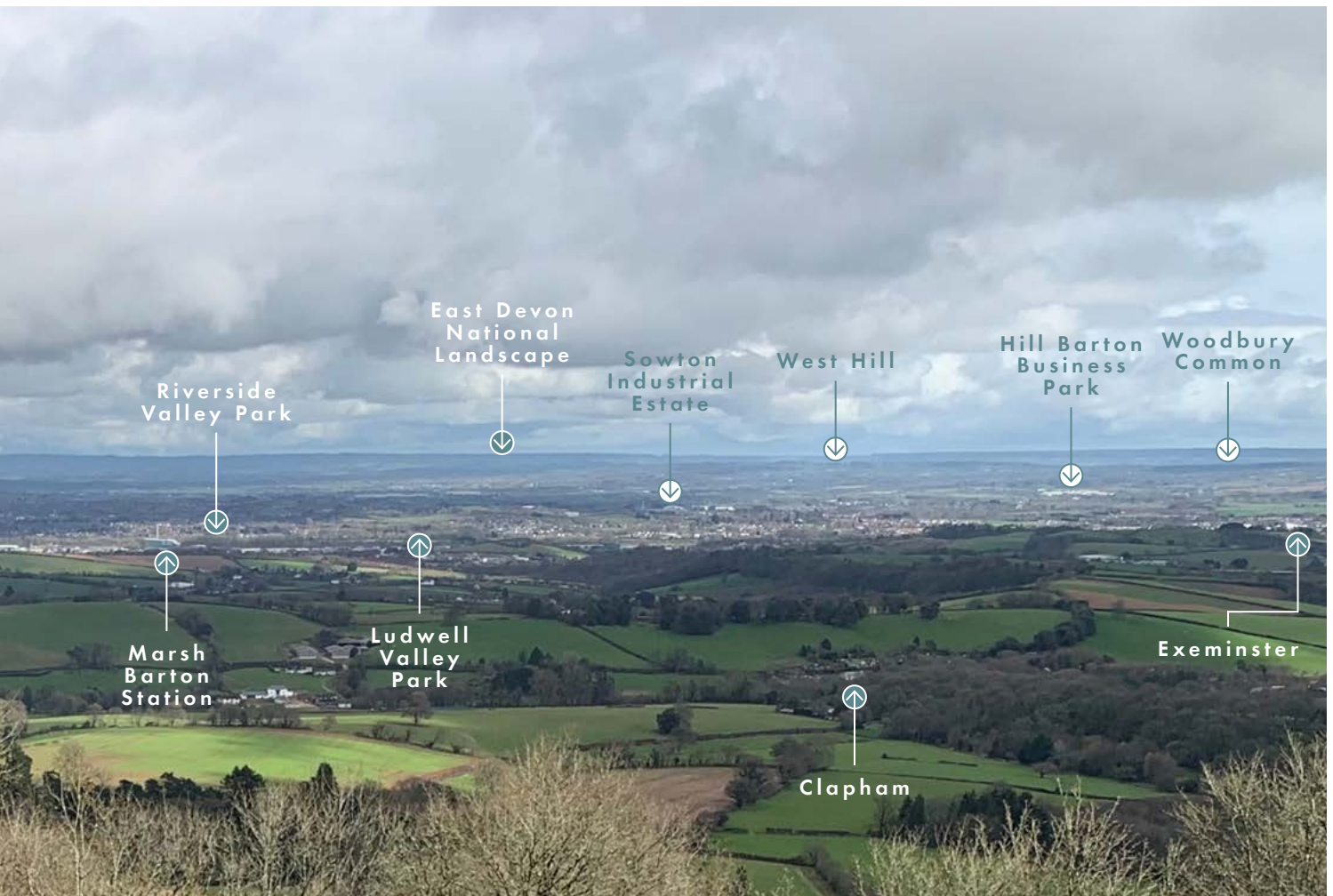
Managing change

Lawrence Castle is situated on the edge of Haldon Forest, which is a designated SSSI, and therefore changes in the immediate foreground are unlikely. However, renewable energy farms - such as wind or solar - environmental or farming changes could occur and impact the view. The location and scale of renewable energy farms should avoid the immediate

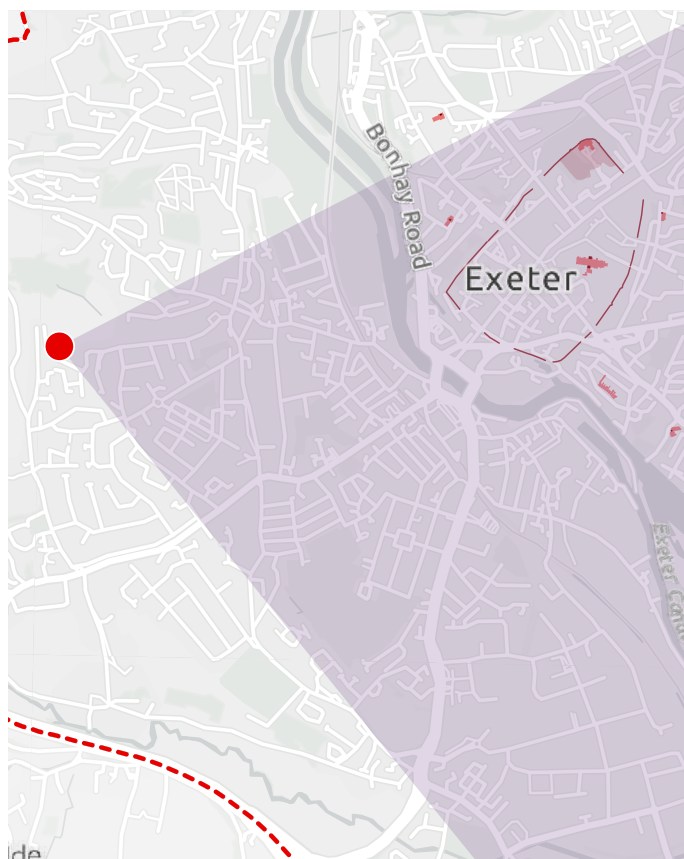
foreground of this view, or be masked by trees where possible. Development, particularly in Marsh Barton, within the southern and more low-lying areas of Exeter which can be clearly seen in this view, should be carefully considered to ensure similar heights, massing and grain of the existing urban landscape is retained. The Exeter Energy Recovery Facility, next to Marsh Barton Station, is already a prominent feature in the view, and heights, massing and grain in this location should not become more prominent than the city centre, where the centre of gravity of the city should remain. Development in the northern areas of Exeter, such as Stoke Hill, Pensylvania and the University of Exeter, should not break the horizon line, so the city remains viewed within the River Exe Valley.

Enhancing the view

The growth of trees in the immediate foreground may need management to maintain the full 360 degree view. Some buildings stand out prominently due to their height and light facade colour, these include Exeter College, the University of Exeter Physics building, and John Lewis. Building with a softer and more natural colour palette in the future will help to blend new development into the more historic urban fabric, appearing less stark against the natural landscape. The key opportunity relating to this view would be to provide public access to the tower to allow more people to appreciate the viewpoint.



S02 Barley Valley Nature Reserve



003° 33.51054963' W 50° 43.15471292' N

Location and overview

Barley Valley Nature Reserve is a natural area located on the western edge of Exeter between Exwick and St Thomas. The reserve is known for its open meadows, woodland, and meandering trails, making it a popular spot for walkers and bird watchers. As part of the Exeter Green Circle walk, it is easily accessible and frequently used. It sits 1.25 miles west of Exeter Cathedral and city centre.

View composition

L002 is from an important specific viewpoint on high ground. The panoramic aspect shows the whole of the city in its landscape setting, with many landmarks in the view. In the foreground are the residential houses situated on High Meadows and Isleworth Road. In the mid-ground, the topography rises on the left hand side towards the University of Exeter and extends to the right down the Exe valley. The city centre is seen in the centre of the view, with some of the landmarks buildings protruding above the mid-ground horizon line. In the background, the horizon is the East Devon National Landscape hills, which are to the east of the city and beyond.

Reasons for selection

The high point of L002 offers a legible view of Exeter's entire skyline within its landscape setting. The aspect offers a very clear view of St Michael and All Angels Church, which is only 1.6km away. The spire protrudes above the horizon, making

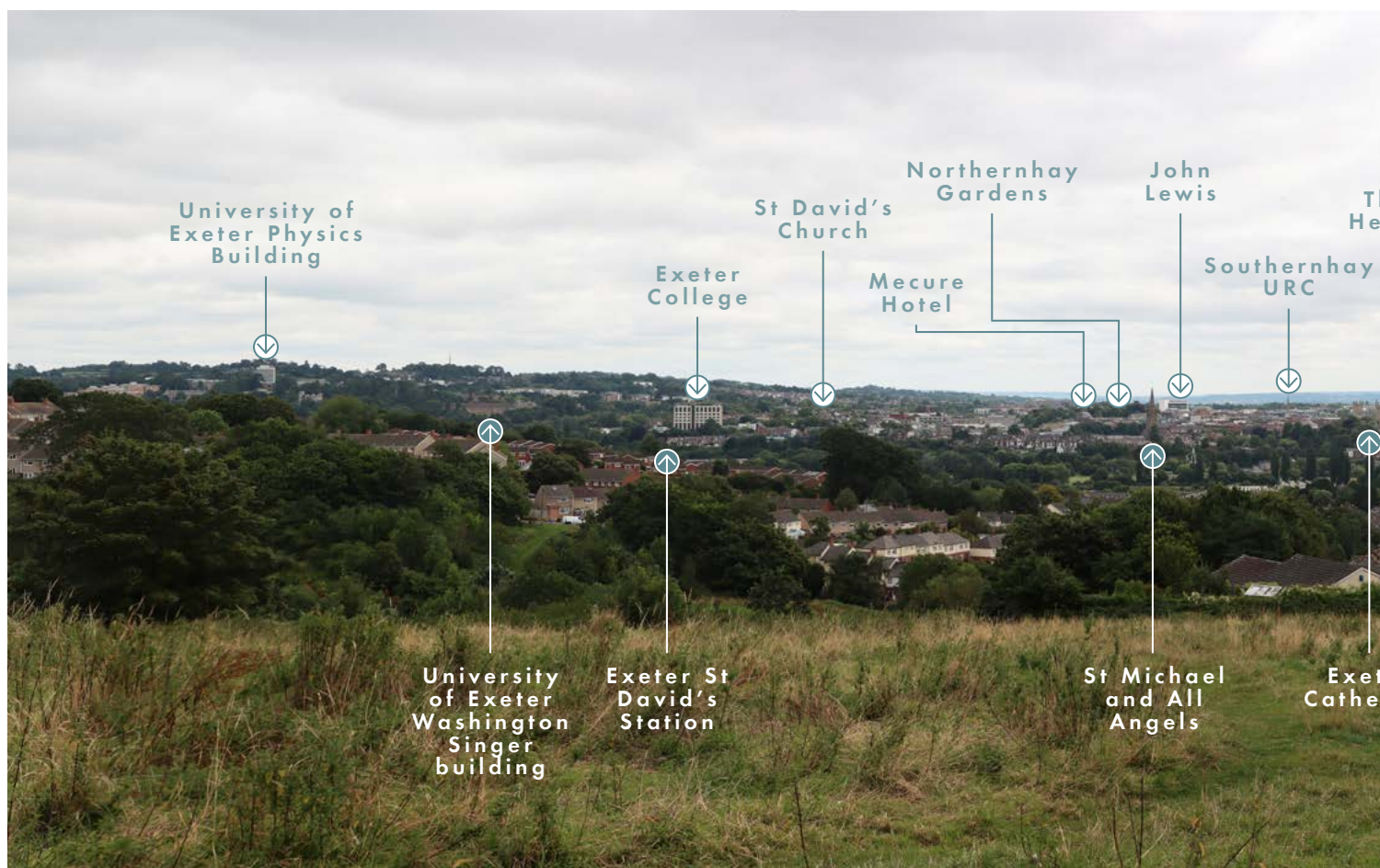


Fig 39 Photo showing S02 Barley Valley Nature Reserve view. Date of photograph: 2 August 2024. Camera: Cybershot Sony RX100 SLR

it very prominent and a readily identifiable landmark. To the right of this, 2km from the viewpoint, the Cathedral towers can also be clearly seen, sitting beneath the far-off horizon line. However, parts of the towers project slightly above the mid-ground horizon, and as a result of its considerable mass the Cathedral remains a notable feature of the view. Between them is Southernhay URC, but it is more distant and less prominent. Most of Exeter's key landmarks can be seen, as well as other prominent buildings such as University of Exeter Physics building, Exeter College, John Lewis and Devon County Council. Ludwell Valley can also be view on the right hand side of the view, which is another open space connected by the Exeter Green Circle Walk.

Significance of the view

The skyline view of the city is enhanced by the green foreground and background, placing the urban area within its natural setting, as it has been viewed for century. As a public park, and part of Exeter's Green Circle walk, this view is accessible to all. An important part of Exeter's character is its proximity to the natural landscape, and this is one of the remaining views on the western side of the city to capture the cityscape from this aspect within its landscape setting, such as many historic paintings, drawings and etchings represent.

Managing change

Any development in the foreground must remain low rise

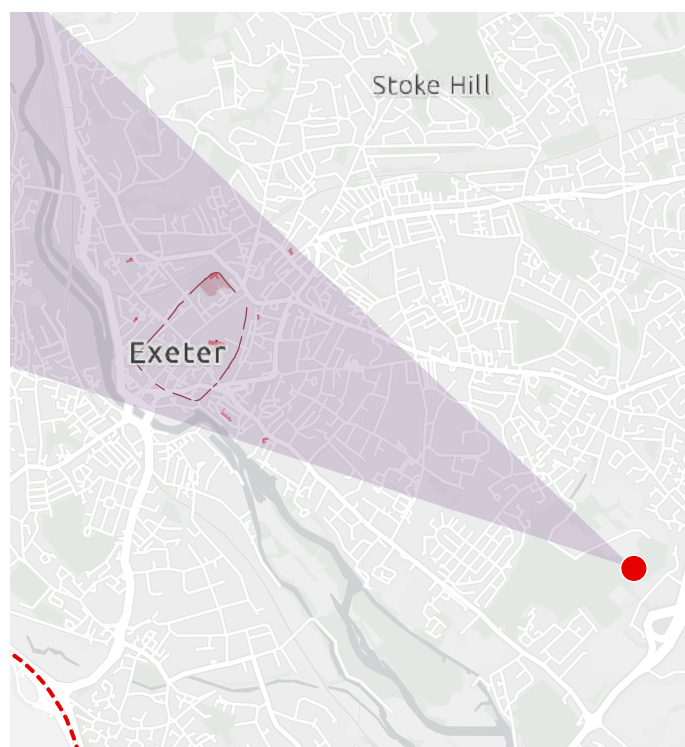
to maintain the full breadth of the view. Development must not block or obscure any key landmarks, whether in front or behind. Conservation areas in the city centre will help to protect the character and appearance of these areas when density and heights of new developments is being decided, but this must be carefully managed in Exwick, St Thomas and other suburban areas to the west of the River Exe that are not protected. Development that competes with the prominence of the existing landmarks, whether by height, density, or other means, should be avoided. Any new development that would break the skyline should also be carefully considered in terms of its contribution to the overall composition of the city skyline.

Enhancing the view

The growth of vegetation in the immediate foreground may need management to maintain the full breadth of the view. However, the vegetation must not be over-managed, as the charm of Barley Valley Park lies in its intimacy with nature. Some buildings, such as Exeter College, John Lewis, and Holiday Inn deviate from the predominantly finer grain character of Exeter. Their stark materiality does not complement the historic setting, and takes some of the prominence away from the key landmarks. This should be avoided in the future, and options to retrofit these building with more subtle materials could be explored.



S03 Ludwell Valley Park



003° 29.40019726' W 50° 42.57195148' N

Location and overview

Ludwell Valley Park is one Exeter's six Valley Parks, established in the 1980s to protect the city's natural green spaces and enhance biodiversity. It is located in the south east of the city, sitting between the neighbourhoods of Wonford, St Loyes, and Higher Wear and lying 2.8km south east of Exeter Cathedral. The park is a working farm, though many of its fields are publically accessible, and is part of Exeter's Green Circle Walk. It is popular for its cherry orchards, wooded lanes, the Northbrook stream and Pynes Hill (reaching 70m).

View composition

It is a representative view, as there are many viewpoints within Ludwell Valley Park that offer a similar aspect. The view looks north west over Exeter, with the city centre on the right hand side of the view. In the midground, the view looks over the suburban neighbourhood of Wonford, and it's repetitively arranged red-brick semi-detached homes. Behind, much of the city centre is hidden by trees, but you can see the Cathedral towers, and the spire of St Michael and All Angels Church protruding above. In addition, the white domed clock tower of the Wyvern Barracks can be seen to the mid-left of the view. In the background, the view stretches out towards Redhills and Cowick, the western suburbs. In the far distance, the Western

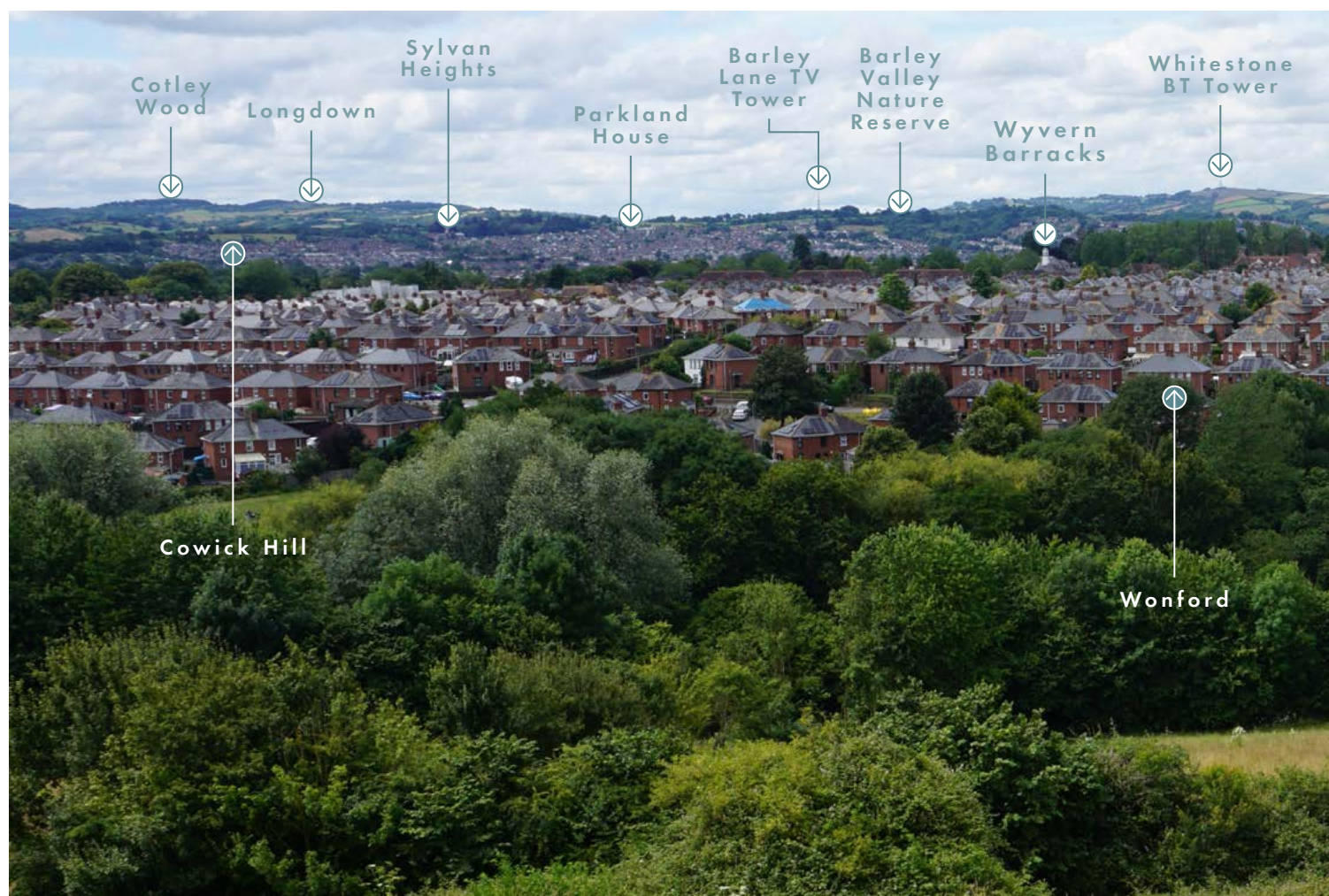


Fig 40 Photo showing S03 Ludwell Valley Park view. Date of photograph: 11 July 2024. Camera: Cybershot Sony RX100 SLR

hills are viewed rising above the city, and Cotley Wood, Newton Wood and Exwick Wood can be seen perched on the hilltops.

Reasons for selection

Ludwell Valley Park offers panoramic views across Exeter's southern and western neighbourhoods, over the Exe Valley and out towards the western hills. This view is dominated by trees, fields and wildlife both in the foreground and the background, giving a true sense of the rural setting that characterises the city. It also has glimpses of the key landmarks in the historic city centre protruding above the trees.

Significance of the view

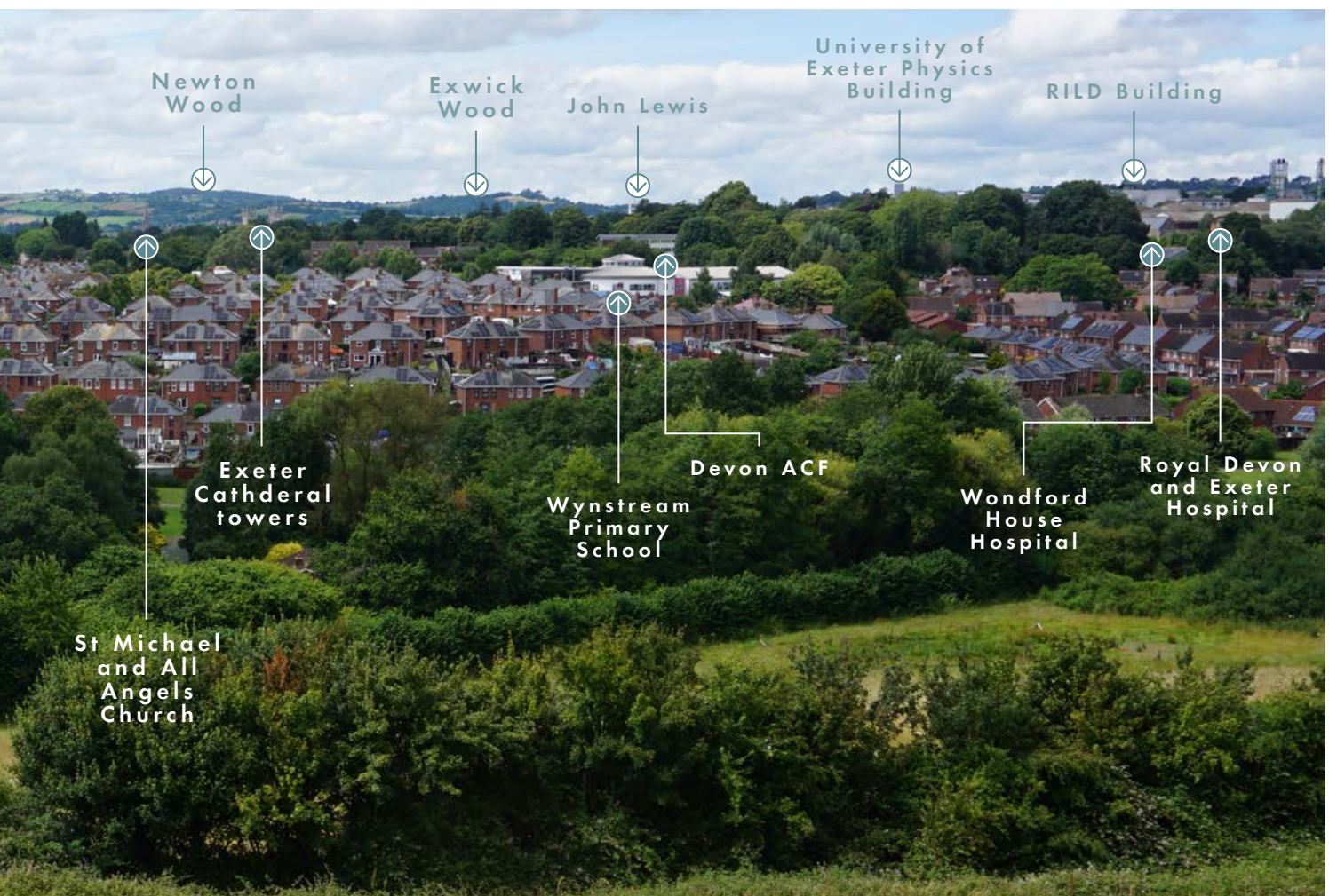
The view of the Cathedral towers and spire of St Michael's and All Angels Church remain unchallenged in this long view despite expansion of the city, and is worthy of protection. Agriculture has been important to the city for many centuries, Ludwell Valley Park views demonstrate Exeter's agricultural heritage sitting alongside views of the historic landmarks. The variety of landscapes within Ludwell Valley Park means that the views are diverse and continually changing as you explore different parts of the park. The Valley Park is open to the public and situated on the Green Circle Walk, so Exeter's local and visitor populations are able to easily experience and enjoy it.

Managing change

Preserving views towards the Cathedral and St Michael's and All Angels Church provides historic continuity within the changing landscape. The unchallenged prominence of these key assets should be carefully considered, and tall buildings that would interfere with this should be avoided. Wonford has a consistent architectural style, density and height framed by trees, and this character should be respected. The widespread integration of trees in this view is key to its significance and must be protected. Urban sprawl on the western hills should avoid reaching the crest of the ridgelines, to retain the city's sense of integration into the landscape. Any development that might obstruct views of the natural setting should ensure to have breaks in its massings to retain these distant views.

Enhancing the view

The growth of trees around the Cathedral towers and St Michael and All Angels Church should be managed to retain views towards these. The view of the Cathedral could be improved by trimming some of the trees in its view corridor, which would give an even clearer view of this asset. More trees and vegetation could be introduced into the housing estate, this will improve the view by integrating the townscape more greatly into the landscape, as well as creating a better street environment for the local community.





Context

There are a number of key approach routes into the city centre that offer views of the skyline and its key landmarks, including Pennsylvania Road, Heavitree Road, Topsham Road, Alphington Road, Redhills, Dunsford Road, Cowick Street, St David's Hill, Magdalen Road and Blackboy Road. These are all pictured on the opposite right hand page. St David's Hill, Dunsford Road, Cowick Street and Topsham Road are considered the most important and studied in greater detail on the following spreads.

Historic significance

There are several ancient approach routes to the city centre, most of which can be traced back to the Saxon period. These routes come in from all directions to the city; some follow the river valley and approach the city from flat land, whereas others descend from higher ground, revealing views of key landmarks. Many former views along the historic approach roads have been masked by subsequent development. In particular, the views along Pennsylvania Road are very limited, and those along Heavitree Road no longer feature the Cathedral. Trees also obscure the views towards the historic centre, but these often enhance the scenic quality of Exeter.

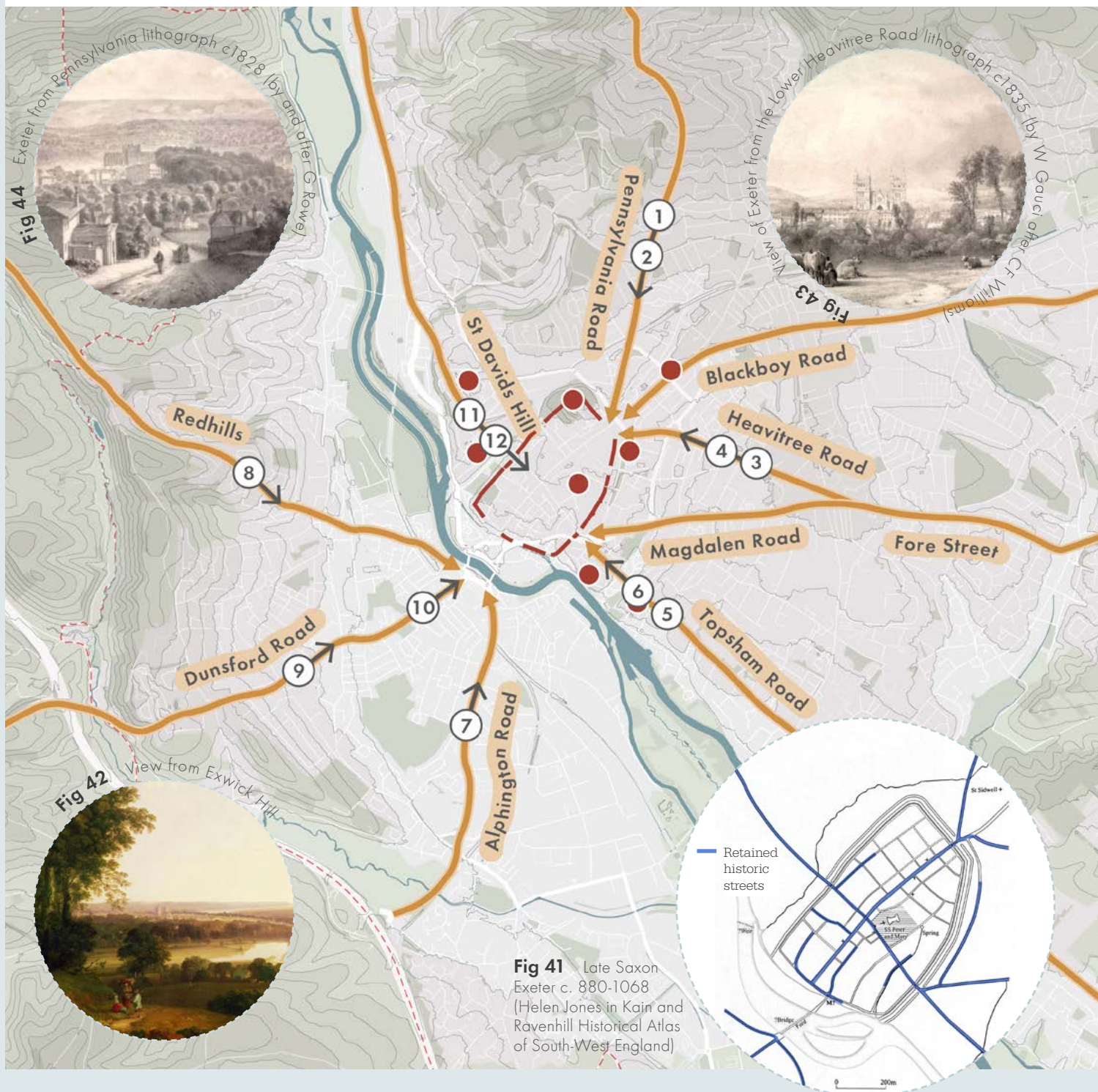


Fig 41 Late Saxon Exeter c. 880-1068 (Helen Jones in Kain and Ravenhill Historical Atlas of South-West England)



1
Pennsylvania Road view of the Cathedral



2
John Lewis from Pennsylvania Road / Prince of Wales Road junction



3
View towards the city from Heavtree Road / College Road junction



4
View towards the city from Heavtree Road / Higher Summerlands



5
St Leonard's Church from Topsham Road / St Leonard's Road junction



6
The Cathedral from St Leonard's Church bus stop, Topsham Road



7
© Google Street View
View of the city centre from Crawford Gardens bus stop, Alphington Road



8
© Google Street View
View across the city centre from Redhills, Higher Barley Road junction



9
The Cathedral and city from Dunsford Road / Bowhay Lane junction



10
The Cathedral from Cowick Street high street

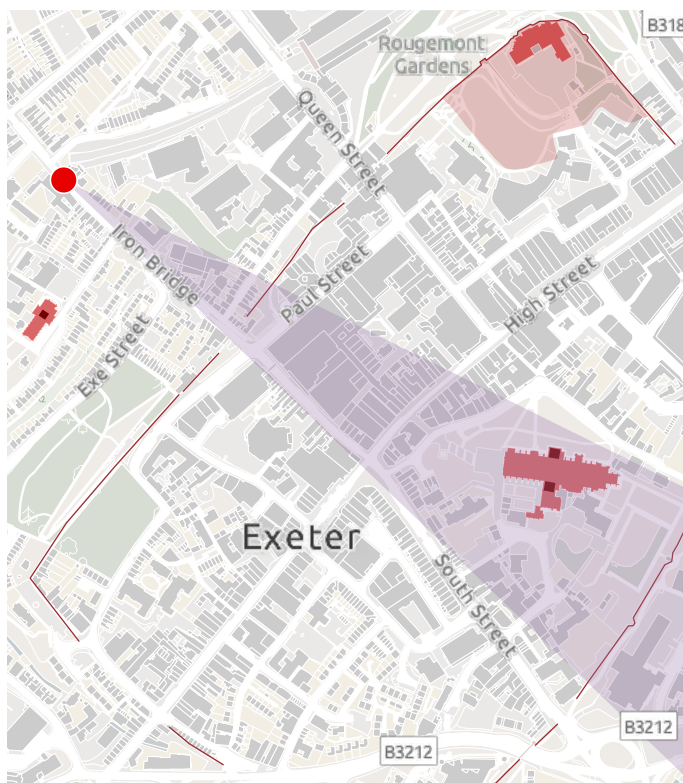


11
View of St Michael and All Angels from St. Davids Hill / Richmond Road



12
View of the Cathedral from St. Davids Hill / Iron Bridge junction

A01 St David's Hill / North Street



003° 32.23494749' W 50° 43.50904712' N

Location and overview

The view is taken from where the Iron Bridge starts and departs from the historical route level of St David's Hill. The Iron Bridge is situated on the north western edge of the historic city centre, to the east of the River Exe. The Iron Bridge was commissioned in 1834 to bridge over the steep Longbrook Valley, in front of the ancient North Gate. This gate was used primarily as an entrance for goods and travellers from North Devon, but it was demolished in 1769 to better open this entrance to the city. The Iron Bridge sits on top of Lower North Street, which was the original road to North Gate. The street is made up of largely Georgian and Victorian period buildings, as well as the new Iron Bridge Studios development for student accommodation.

View composition

In the foreground, on the left hand side are buildings fronting Lower North Street, on the right hand side are buildings fronting the raised Iron Bridge. In the centre of the image is Iron Bridge leading up to North Street which connects to the High Street. In the background, the Guildhall shopping centre can be seen on the left hand side, and the Mary Arches multi-storey car park on the right. The top of the Cathedral Towers can be seen protruding above the Guildhall shopping centre.



Fig 45 Photo showing A01 St David's Hill / North Street view. Date of photograph: 11 July 2024. Camera: iphone 12

This is a representative view as the journey down St David's Hill and across the Iron Bridge all offer similar but varied perspectives due to the steep topography.

Reasons for selection

St. David's Hill, a road of Roman origin, is an important historic approach into the city centre. The Iron Bridge now replaces the original, ancient route down Lower North Street, but has now stood for almost 200 years. This route also leads past and through the position of the original North Gate. The Cathedral Towers can also be seen along this approach into the city.

Significance of the view

This view is historically significant along an ancient approach to the city from the north west, as it has existed in some form for millennia, and the street in its current character and form has existed for many centuries. The Cathedral Towers are viewed here, which given the long existence of the route and its location at the ancient North Gate, it gives continuity with the past experience of this approach road. Today, it is an important entry point by foot and cycle from Exeter St David's rail station. The view is therefore widely experienced by local people and visitors and provides legibility to the city centre on entry.

Managing change

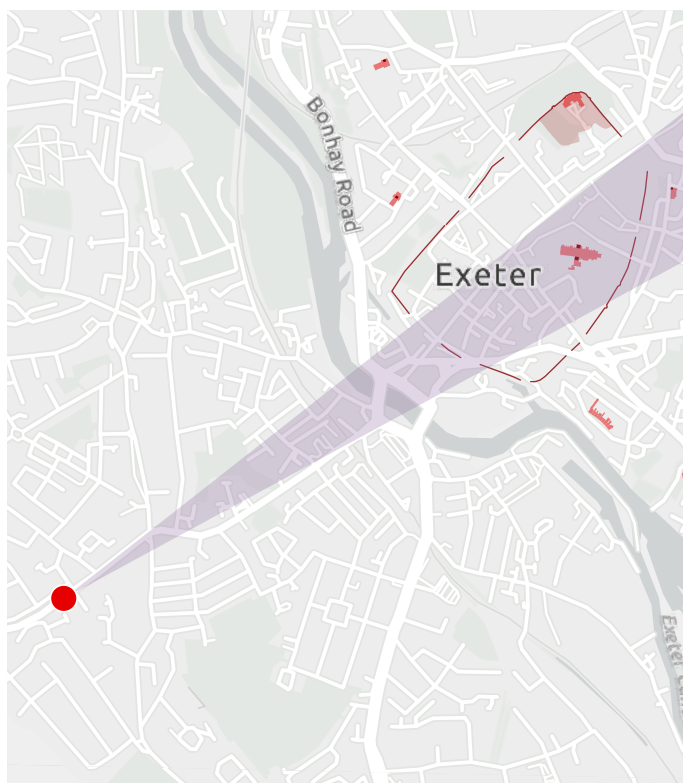
The Guildhall shopping centre is a large, bulky form introduced in the 1970s and obscures all but the top of the Cathedral towers. Any development in this area should seek to restore a better view of the Cathedral and provide a more appropriate setting, in keeping with the historic character of the historic city centre. Refer to the Stage 2 Sites Report for more information on appropriate development here.

Enhancing the view

Glimpses of the Cathedral towers are present but are marred by unsympathetic development in the foreground. The Guildhall shopping centre and the St Mary Arches car park introduced huge floor plates and a coarse grain into a townscape that historically had a much finer grain. Opportunities to break up these bulks and restore views of the Cathedral towers and a more sensitive repair of North Street should be sought.



A02 Dunsford Road / Cowick Street



003° 33.06247034' W 50° 42.78419495' N

Location and overview

The view is located in St Thomas, a suburban area west of the city. Dunsford Road descends from Pocombe Hill, becoming Cowick Street half way down to meet the River Exe by Exeter St Thomas Station. The route travels from a rural setting, through a suburban residential area, and into the urban centre.

View composition

Dunsford Road and Cowick Street is a representative view north east towards the historic centre from the western approach into Exeter. Some key buildings along this route include St Thomas Methodist Church, St Thomas the Apostle Church, Buller Court and Tower House. The photo below chosen to represent this view is taken outside Bowhill Primary School. On the horizon, the city centre, Cathedral and Cathedral garden trees can be seen along this route.

Reasons for selection

This is an ancient western approach route into the city and one of the main entrances into the centre, especially for western villages such as Bakers Hill, Longdown and Ide. The prominent views of the Cathedral and the Sacred Heart Church provide a memorable and striking visual experience in the transition from the countryside into the city. At higher points on Dunsford Road the spire of Southernhay URC can also be glimpsed



Fig 46 Photo showing A02 Dunsford Road / Cowick Street view. Date of photograph: 11 July 2024. Camera: Cybershot Sony RX100 SLR.

between the Cathedral towers. The buildings transition from 21st and 20th century homes at the top of the hill further west, and move towards Victorian and Georgian terraces as you move eastward, illustrating the expansion of the city.

Significance of the view

This is a remarkable experience of the Cathedral, as you are able to appreciate a bold and uninterrupted view of the whole upper section, its architectural detail, and its silhouette. The clear presence of the Sacred Heart Church facade is also a unique view, and allows you to appreciate the scale of the Cathedral. The glimpses of Southernhay URC, alongside the Cathedral and Sacred Heart Church provide connection with the past, illuminating the historic character of Exeter. The view has existed for many centuries and experienced by many people, the busy thoroughfare will continue to be viewed by many people and is therefore very significant. It also evidences residents' proximity to the city, acting as a visual link between the urban and suburban settings.

Managing change

Development should not obscure views of the Cathedral or other landmarks, and should not challenge the primacy of the Cathedral or compromise with its silhouette. New buildings should be of complementary tones and materials, and not pull

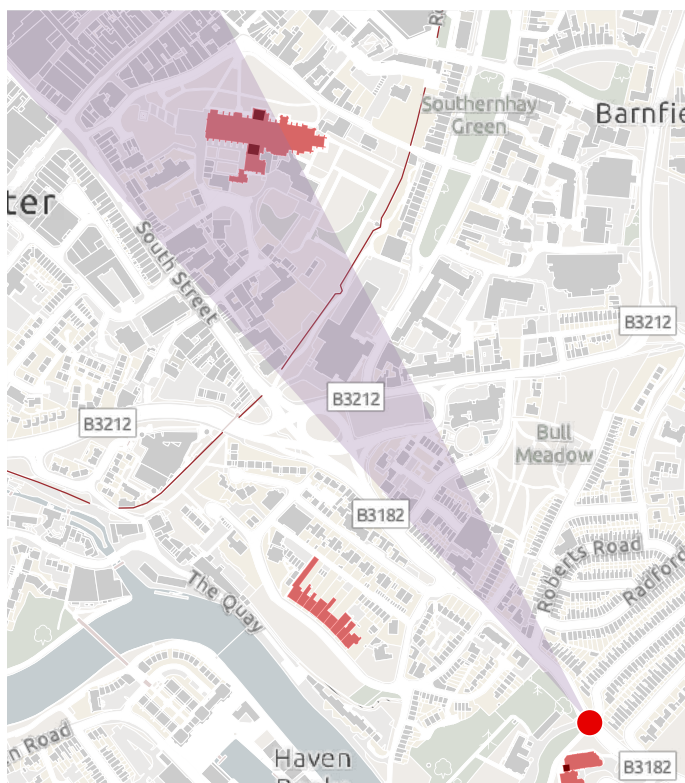
prominence away from the Cathedral. Around the Cathedral, development should also not exceed the tree-line, so the Cathedral remains the most prominent feature on the skyline. It is a kinetic view, changing as the viewer winds down the hill. The relationship between any new development and the Cathedral will change as the viewer moves along the route.

Enhancing the view

There are other significant buildings in the view that are not of high quality architecture or inkeeping with the historic character or materiality of Exeter. Some large mass buildings within the view, such as John Lewis and Holiday Inn, could be improved to better support the quality of the view. The stark, white materiality of these competes for prominence in the view and more subtle tones would shift focus more greatly onto the Cathedral. Should redevelopment be appropriate in the future, a collection of smaller massings would be beneficial. On the route itself, once you pass Dunsford and Orchard Gardens the road lacks greening (other than the St Thomas gardens). Due to the dominant nature of the road infrastructure, the view is not reaching its aesthetic quality potential. It could be improved by reducing road widths, and integrating new trees and planting along the route, so long as it does not obscure the Cathedral view.



A03 Topsham Road



003° 31.42480172' W 50° 42.99957585' N

Location and overview

Topsham Road is a historic south eastern approach route, linking Topsham and other suburban neighbourhoods into Exeter. The Romans first constructed Topsham Road between their quay at Topsham and the fortress of Exeter almost 1500 years ago. Today, the journey along Topsham Road transitions from the more suburban, leafy surroundings of Countess Wear and St. Leonard's, into a denser urban environment when it reaches Holloway Street. The route is lined by largely 20th and 21st century dwellings until you reach St Leonards Road where a finer grain and historic character is established. There are also some institutional buildings and St Leonards Church, which is a key landmark building. The route runs parallel to the River Exe, but sits on slightly higher ground, offering glimpses over the western hills at breaks in development.

View composition

The view is an important, specific viewpoint, located next to the St Leonard's Church NW bound bus stop, between Cedar Road and Barnado Road. It is also a representative view of the ongoing south eastern approach into Exeter. In the foreground on the left is an old stone wall with large mature trees sheilding views of St Leonard's Church and Larkbeare House. On the right is another stone wall and rows of terraced streets running



Fig 47 Photo showing A03 Topsham Road view towards Exeter City Centre. Date of photograph: 2 August 2024. Camera: Cybershot Sony RX100 SLR.

perpendicular to the route. There is a steep slope down to Holloway Street immediately in front of the view, before it quickly begins to rise again as it approaches the ancient South Gate. Due to this topographical dip, a wall of urban fabric rises in the midground where the hill begins to climb again. On the horizon in the background, the Cathedral towers can be seen prominently in the view.

Reasons for selection

Topsham Road is an important historic route, and the main south eastern approach into Exeter. It has a combination of urban and rural views that reflect Exeter's integration in the natural landscape. The transition from a suburban to an urban setting along this route is marked visually by the increased prominence of the Cathedral and other central Exeter buildings as they are revealed. The Cathedral towers rise above the web of urban fabric in the midground, making it a focal point in the skyline.

Significance of the view

Topsham Road leads to the ancient South Gate, and has been in use since the Roman period, making it historically very significant. Although the gate no longer stands, the road offers an appreciation of how the city was entered. There are very limited viewpoints on this approach route to see the Cathedral

in such prominence and therefore this specific view is important, as well as any other glimpses that may exist along it, offering a connection to the past.

Managing change

New developments should respect and compliment the existing architectural styles, such as using materials, forms and scale that are in-keeping with the traditional Georgian, Victorian, and Edwardian architecture prevalent along the route. Building heights should be limited, and not exceed to tree line of the Cathedral gardens. This view will impact development at the South Gate roundabout and gyratory, and any new development here must ensure the view to the towards the Cathedral remains unobstructed Refer to the Stage 2 Exeter Heights and Density Study for more information on appropriate development here.

Mending townscape

Tree growth on the left hand side of the road should be managed so it does not obscure the view of the historic city centre and Cathedral from this point. There is an opportunity to comprehensively redevelop the 20th century road layout and the views towards the Cathedral at the end of Holloway Street and the base of South Street, this is discussed in more detail at C005 South Gate view spread.





Fig 48 1829 Exeter from Exwick Hill (Engraving by William Alexander le Petit from original study by William Henry Bartlett)



Context

The western slopes of the Exe valley have been progressively developed over the last 200 years. From largely open land with nurseries and gardens to gridded terraced residential streets on the lower lying flat land and suburban 20th century streets curving up the steeper slopes. The topography rises quickly to the west of the River Exe creating many eastward views towards the city. Panoramic views across the city can be found from green open spaces and hilltops, as well as along streets with an east west orientation. Other glimpses can still be seen on other oriented streets between houses.

Fig 49 Exwick Cemetery



Fig 50 Higher Exwick Hill



Fig 51 Isleworth Road



Fig 52 Cowick Barton Recreation Ground



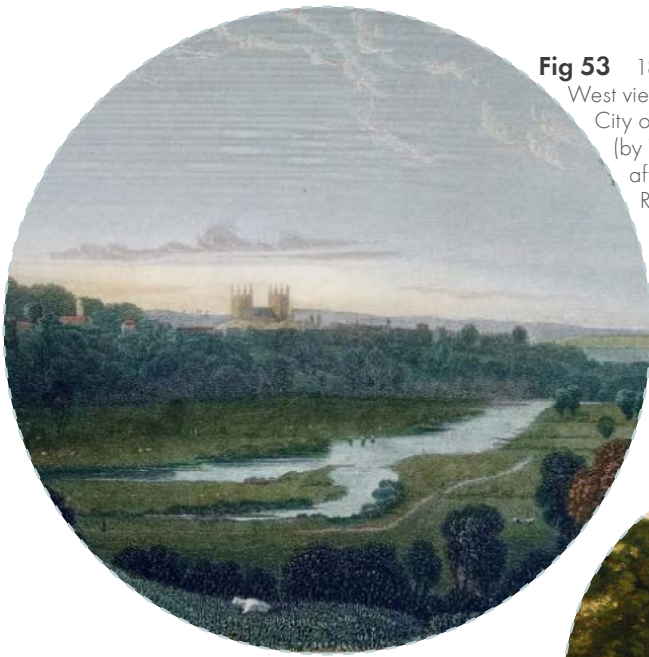


Fig 53 1827 North West view of the City of Exeter (by W Taylor after GF Robson)



Fig 55 c. 1845 City of Exeter from Exwick Hill (Steel line engraving anon)

Historic significance

Historic paintings and engravings have reflected the aspects from the western hills for many centuries, in particular the prospects from Exwick Hill and Cowick (or Dunsford) Hill.

Exwick Hill was a popular vantage and viewpoint for artists over the centuries. Multiple paintings and engravings show the view across the Exe valley and across the city with great prominence of the Cathedral (albeit often exaggerated). Given this, a view from Exwick hill has been chosen to study in more detail on the following page.

There are less examples of historic paintings and illustrations from Dunsford and Cowick Hill, but the area offers expansive and impressive views across the city, and therefore the views from Cowick Barton Recreation Ground will be studied here.



Fig 56 Exeter from Exwick 1840-1850 (Painting by William Traies)



Fig 58 Exeter from Barley c1845 (Steel line engraving vignette by Newman & Co)

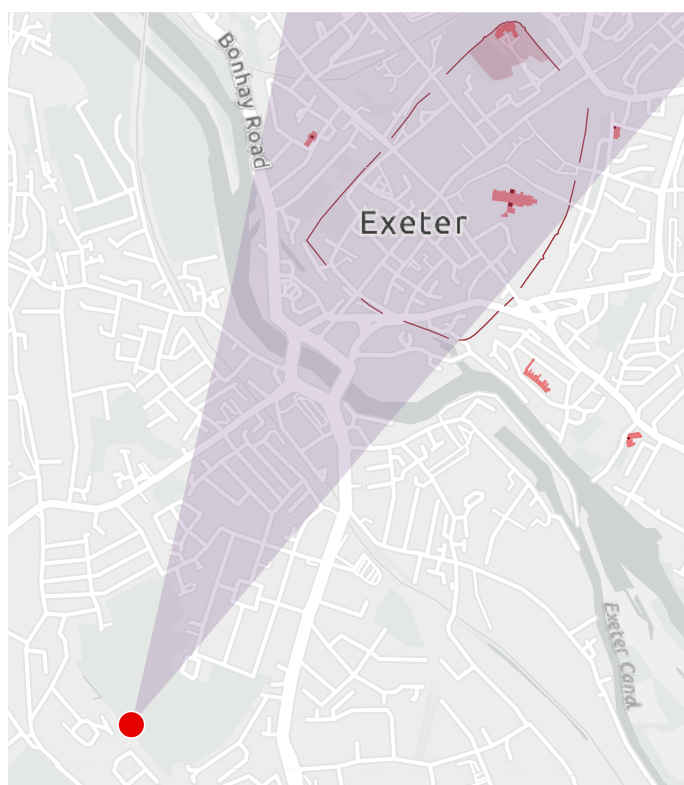


Fig 54 c 1840 Exeter from Exwick hill (Lithograph with contemporary colouring, published by W Spreat)



Fig 57 Exeter from Cowick Hill c1860 Hill (Anon Steel line engraving)

WH01 Cowick Barton Recreation Ground



003° 32.63349998' W 50° 42.57866663' N

Location and overview

Cowick Barton Recreation Ground is located in the St Thomas area of Exeter and looks towards the city centre from the south west. It sits on low lying ground, but offers views of key landmarks thanks to the wide open space free of obstructions. It is a popular public park, serving as a focal point for local residents living on the west of the River Exe.

View composition

The foreground of the view is Cowick Barton park, an open field of grass with some large significant trees in the middle and around the park's circumference. In the middle distance, residential areas line the park, and transition into the city centre where key landmark buildings can be seen. In the background, hills rise to the north of Exeter city, towards the northern suburbs, Belvidere Meadows and the University of Exeter.

Reasons for selection

Cowick Barton Recreation Ground offers panoramic views of Exeter, with views of key historic landmarks including St Michael and All Angels Church, Exeter Cathedral and St Leonards. Sacred Heart Church, John Lewis, and the Devon County Council clock tower can also be seen from some



Fig 59 Photo showing WH01 Cowick Barton Recreation Ground view towards Exeter City Centre.
62 Date of photograph: 2 August 2024. Camera: Cybershot Sony RX100 SLR.

locations. The park offers a range of views that encompass both Exeter's historic city centre and the surrounding countryside, highlighting their close relationship.

Significance of the view

Being a large open space, the park offers unique views across Exeter that would not be possible without the lack of development here. St Michael and All Angels Church, Exeter Cathedral and St Leonard's Church all break the horizon line, creating great prominence of these landmarks. Cowick Barton Recreation Ground is a well-used park frequented by many people daily, and therefore the views from here are experienced by many people.

Managing change

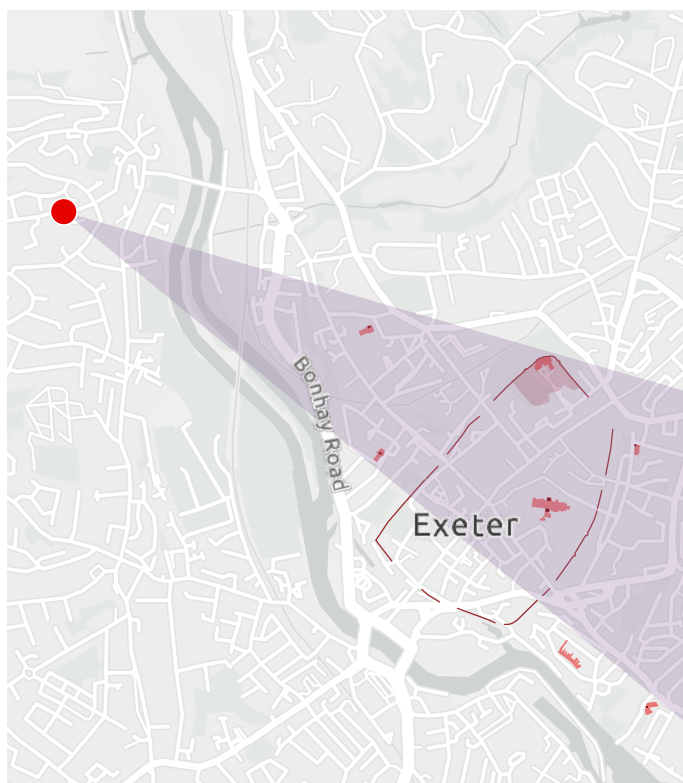
Any development in this area should respect the vital significance of the view of the Cathedral towers and spire of St Michael and All Angels Church, and should not challenge the primacy of these assets or coalesce with their silhouettes, as well as seek to enhance the view. Development around the park should be of relatively low scale so as to be inkeeping with the existing character and setting. The integration of trees within the town and around the park should be sought in any further development.

Enhancing the view

Existing dwellings around the park largely face away from the green space, backs of fences and plots lower the aesthetic value of the view. Where possible, opportunities to develop buildings facing the park to frame the space and enhance the view should be sought. Vegetation and trees should be managed to not obscure views towards key landmarks. The John Lewis building obscures the outline of the Cathedral from this location, which should not be permitted in the future. This could be improved by refurbishing the facade materiality to better complement the Cathedral.



WH02 Higher Exwick Hill - upper



003° 33.11904580' W 50° 43.83574548' N

Location and overview

Higher Exwick Hill, located in the north western area of Exeter, in the suburb of Exwick. The hill offers some of the most panoramic and impressive views of the city and its surroundings. Historically, the vantage point has attracted artists seeking to capture the city and its integration in the region's natural beauty. During the 18th and 19th centuries, the Romantic movement emphasised the beauty of the natural landscape, and the hill's combination of wide, open skies, rolling countryside, and distant views of Exeter's historic skyline provided a perfect subject matter for artists.

View composition

In the immediate foreground, are the residential houses on Higher Exwick Hill. In the midground is the Exe Valley. The topography descends steeply, and then begins to rise again, overlooking the valley and Exeter St David's Station. On the right hand side in the midground, there are views over the suburban neighbourhoods of Exwick and St Thomas, and over the Riverside Valley Park. On higher ground, on the left of the view, Exeter college, St David's Church and the spire of Southernhay URC Church can be seen. On the right and further away, Exeter Cathedral and St Michael and All Angels Church can be seen in the background. In the far distance



Fig 60 Photo showing WH02 Higher Exwick Hill - upper - view towards Exeter City Centre.

Date of photograph: 2 August 2024. Camera: Cybershot Sony RX100 SLR.

behind them, the East Devon National Landscape hills can be glimpsed. Views towards Woodbury are prominent on the right hand side.

Reasons for selection

The elevation of Exwick Hill provides a notable vantage point and allows for expansive sight lines that capture both the urban landscape of Exeter, its location in the Exe River Valley, and the rolling countryside beyond. Key landmarks can be seen, including St David's Church, Southernhay URC Church, the Exeter Cathedral towers, St Michael and All Angels Church and other buildings such as Exeter College and the Mecure Hotel.

Significance of the view

This location provides exceptionally clear and prominent views of many of Exeter's key landmarks. As they all break past the horizon line, it gives them great clarity. The views from Exwick Hill, and the way they have been captured historically in through different artistic mediums, contribute to Exeter's cultural and historical heritage. They document how the landscape has been perceived and valued over time. Preserving the visual integrity of these views is crucial not only for maintaining the area's aesthetic appeal but also for honouring the legacy of the artists who were inspired by this landscape.

Managing change

Any new development should be carefully considered to maintain the full breadth of the view and respect its historic legacy. Development in front of, or behind key landmarks should not obscure the buildings' silhouettes or compete for prominence on the horizon, and should be of complementary architectural character, tone, and materiality. Development should also respect the natural landscape, and sustainably integrate within Exe Valley, whilst retaining the extensive tree coverage in this area.

Enhancing the view

Exeter College has lessened the aesthetic quality of the view, as its height, mass and prominence are out of step with the prevailing character. This could be improved by refurbishing the facade with softer materiality and tone, to reduce its prominence on the horizon. If appropriate, it could be rebuilt at a lower height, however, opportunities to retrofit existing buildings should be first explored before redevelopment is proposed. There is opportunity to develop more harmoniously, and with a finer urban grain, around Exeter St David's Station to improve this view.



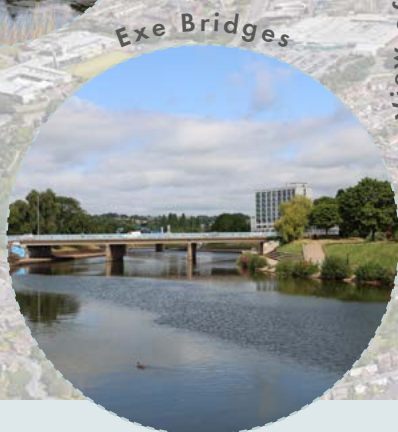


Fig 61 The river has been a vital feature to the development of Exeter, 1821 engraving of ships and boats on the waterfront in Exeter



Fig 62 A historic drawing from 1827 looking south east across the River Exe and towards Exeter's city centre, key landmarks protrude above the tree line. The character of which still remains today.



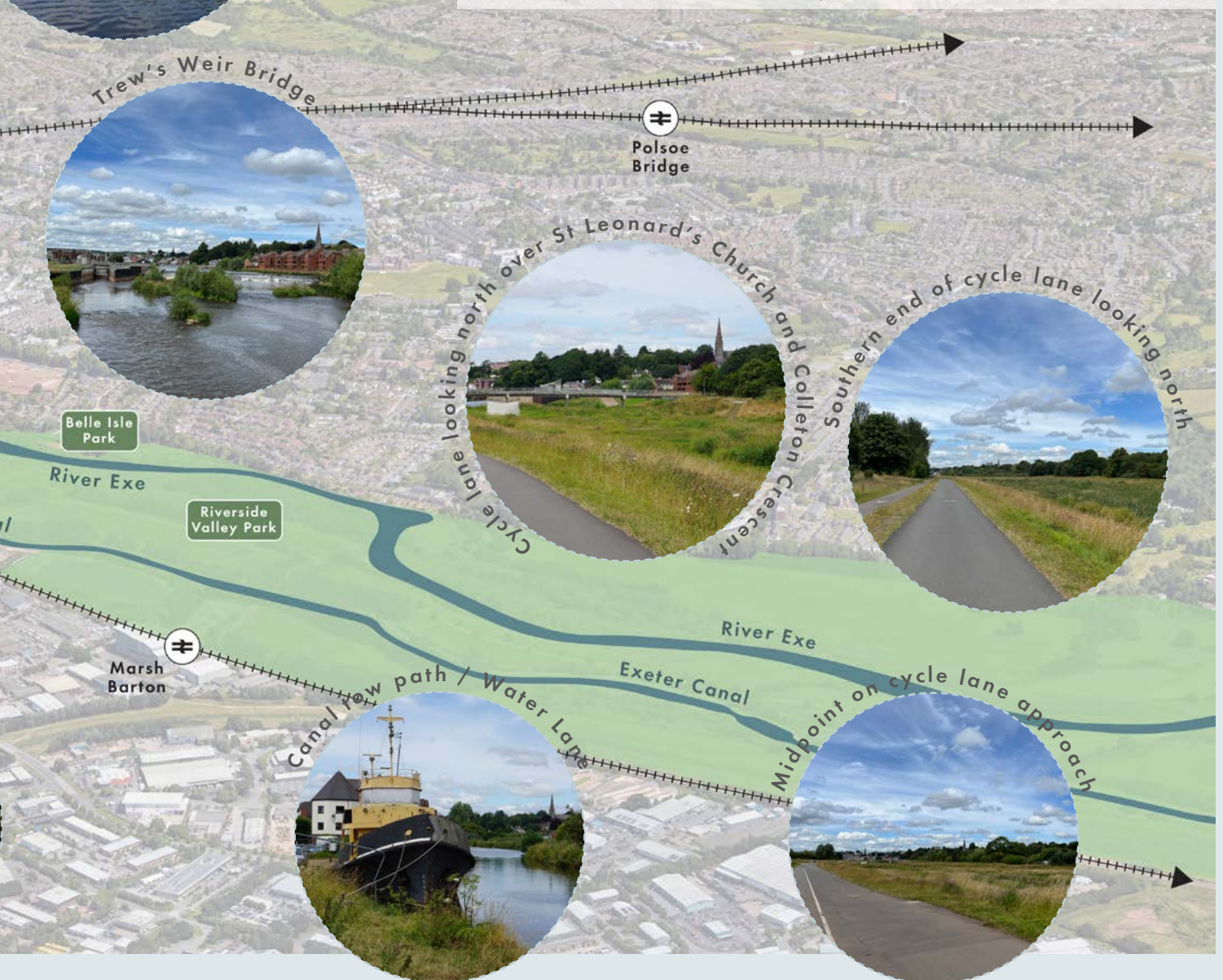
The Quay



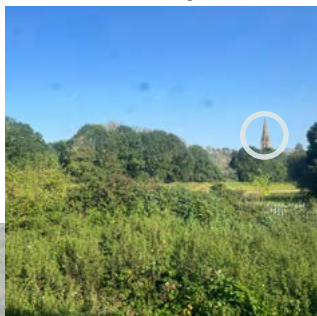
Context of the River Exe

Exeter lies comfortably in the valley of the River Exe. The valley width fluctuates, widening in some places to create large floodplains, and tightening around the city centre where the land rises more steeply. The Cathedral sits 40m above the River Exe, and the Castle higher still demonstrating the climb from the river to the historic city centre. A walk along the river offers views of Exeter's key landmarks standing above the trees, such as St Michael and All Angels' Church, Exeter Cathedral, and St Leonard's Church.

The waterside area was developed through the Quay area, on the eastern side of the river's floodplain. The kinetic experience of the river setting provides shifting views towards key landmarks, a historic quality that must be retained.



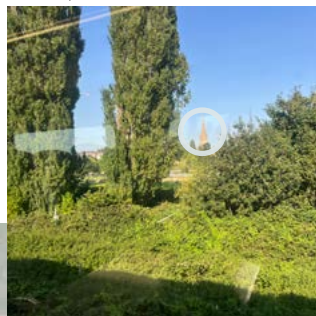
View alongside river to St. Michael and All Angels



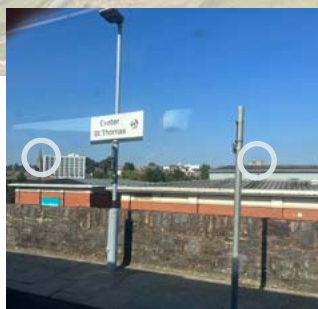
View across Flowerpots Park to St. Michael and All Angels



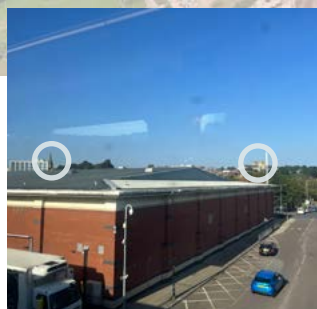
Further glimpse to the east of Flowerpots Park



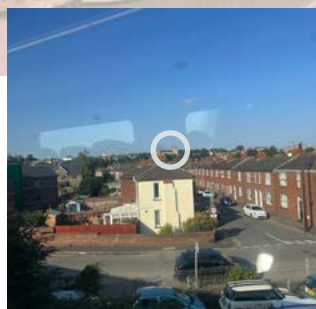
View of church spire and Holiday Inn west of St Thomas station



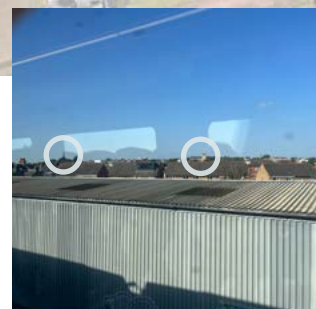
View from St Thomas station



View across Exe Bridge retail park



View next to Isca Road



View across Tan Lane sheds

Rail line sequence

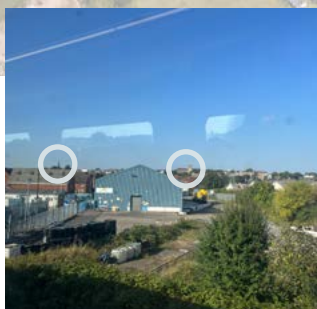
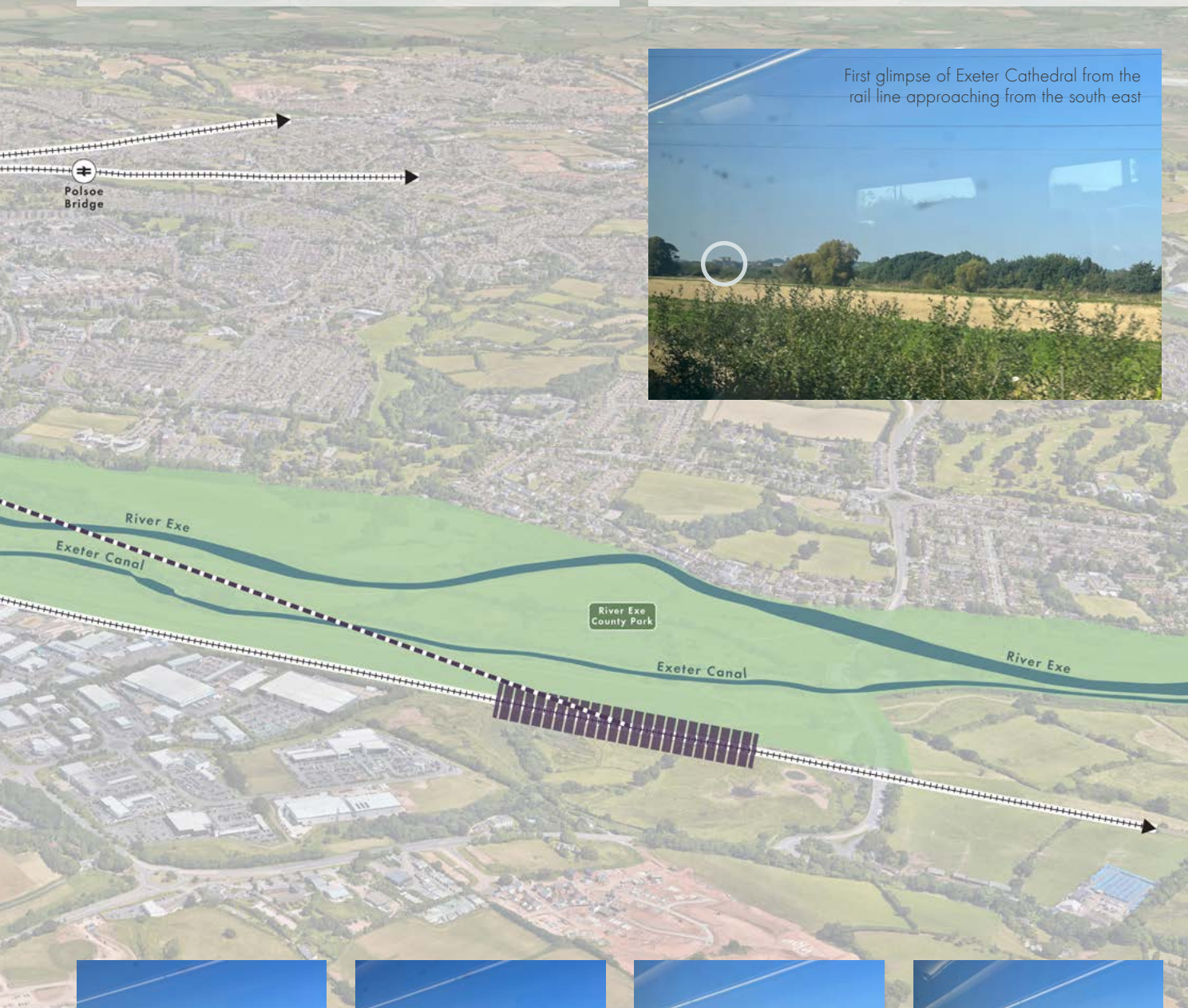
Exeter has a distinctive stretch of railway that affords a memorable approach and journey through the city. From Teignmouth, the rail line follows the sea shore, turning inland at the estuary from Dawlish Warren and running right on the land edge up to Powderham. The line then rises past Exminster and Matford.

After passing under Bridge Road (A379) and over Matford Brook, gaps in the tree line along Alphin Brook support views to the Cathedral towers, and at times St Leonard's

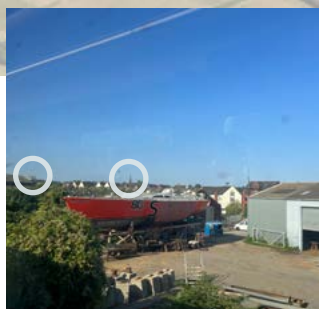
and St Michael and All Angels churches.

At Marsh Barton the line runs along the development edge. Trees in the river valley limit the first views of the city but these open up on the stretch at Haven Banks. The line runs along an embankment which overlooks rooftops in the Haven Banks area, with the Cathedral coming in and out of view.

St. Michael and All Angels Church and St Leonards Church are prominent features in the sequence, remaining visible along much of the line.



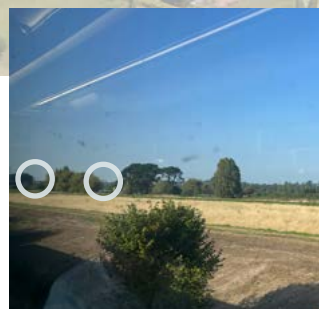
View across Tan Lane sheds



View across Water Lane /
Coastal Workboats

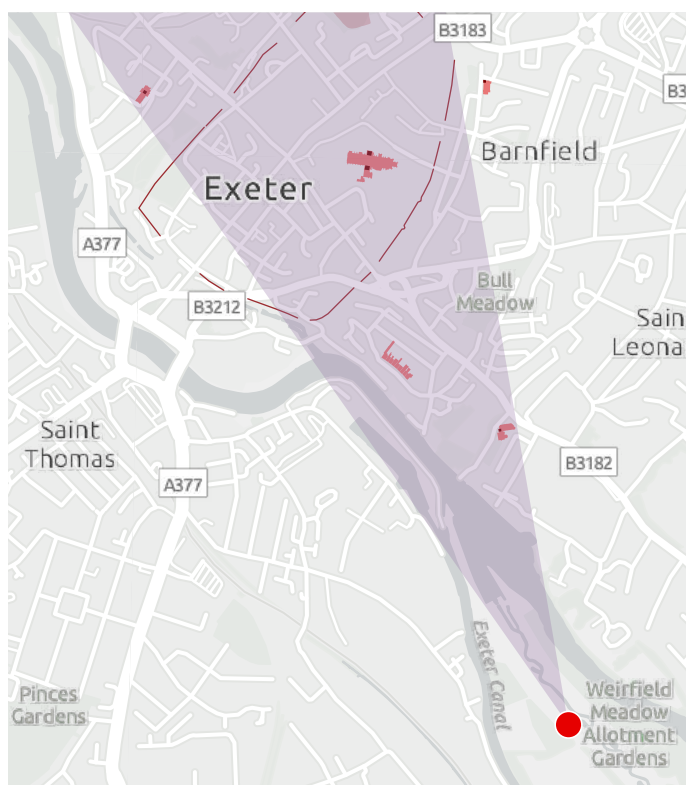


View across Alphin Brook



View across Alphin Brook

R01 Cycle path



003° 31.36516666' W 50° 42.63016669' N

Location and overview

The view is taken from the cycle path within Riverside Valley Park, looking towards the quay and city of Exeter. The cycle path sits between the River Exe and the Exeter Canal, to the south of the city centre.

View composition

In the foreground, there is an expanse of lush green space. The open space is framed by the historic quay and dense tree coverage, which, masks some of the built context on the right side. In the midground, some of the Exeter's key landmarks and other historic buildings rise above the tree line. In the background to the left, open fields rise to the north of the city, framing the city in its natural setting.

Reasons for selection

The cycle path offers a picturesque and historic view of the city. The steep sides of the Exe Valley rise clearly in front of the view, and are a notable reminder of the city's connection to the natural landscape. There are clear sight lines of several notable city landmarks, including St Michael and All Angels Church, Colleton Crescent, the towers of Exeter Cathedral, and St Leonard's Church. These landmarks punctuate the cityscape and tree line, standing in great clarity against the sky. The view is framed by the green expanse of the park in



Fig 63 Photo showing R01 Cycle Path view towards Exeter City Centre. Date of photograph: 11 July 2024. Camera: Cybershot Sony RX100 SLR.

the foreground, with the city's historic architecture standing out above the luscious trees.

Significance of the view

This view from the R5 Cycle Path offers a sense of continuity between the natural landscape and the urban environment, highlighting Exeter's unique geographic setting. As a popular cycling and walking route, this location provides an accessible perspective of Exeter's skyline for many people. The towers of the Cathedral, Exeter's key architectural and historical landmark, are prominently visible and viewed against trees and open space, not found elsewhere in the city. This is also a very clear and important view of St Leonard's, as you can see the main body of the church as well as the spire. Lastly, this view gives an appreciation of Colleton Crescent's elevated position in relation to the river, which in turn lends extensive views out to the western hills.

Managing change

The view from the R5 Cycle Path is relatively secure from urban development in the immediate foreground due to its location within a protected green space and flood plain. The prominence of the historic quay within this view is a key component of the foreground and development coming forward should seek to respect the scale and mass of the development

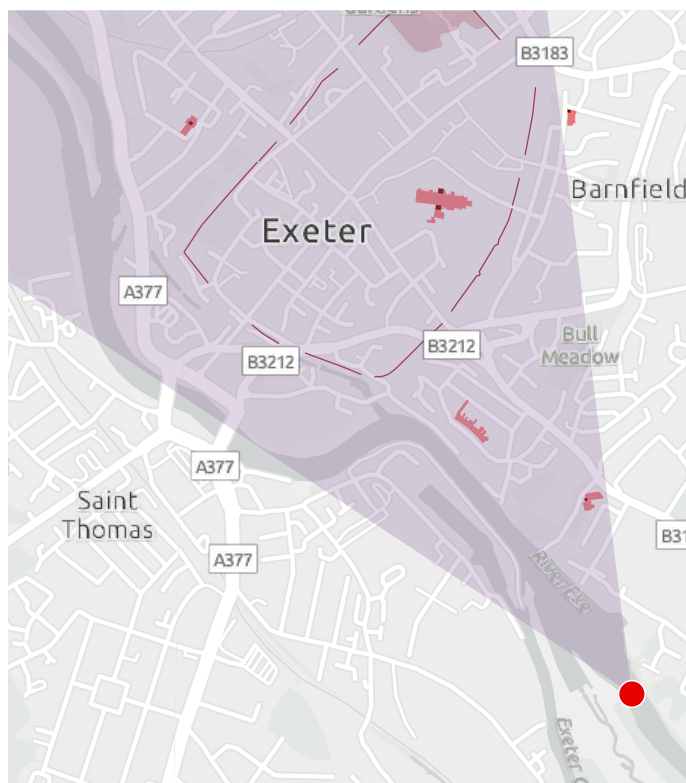
within this location. Any development within the city that would obscure the prominence and silhouettes of the key landscapes should be avoided.

Enhancing the view

This is a particularly picturesque from of Exeter from the Exe Valley and efforts should focus on maintaining the balance between the green open space and the urban skyline visible from the cycle path. In particular, ensuring that the line of sight to the key landmarks remain unobstructed will be vital to preserving the aesthetic and historical value of this view.



R02 Trews Weir Suspension Bridge



Location and overview

Trews Weir Suspension Bridge is located on the River Exe, to the south east of the city centre and connects the neighbourhoods of St Leonard's to St Thomas. It also provides a pleasant and popular circular walking route from the Quay with the Cricklepit Bridge. It was first constructed in 1935 for the Willey's Foundry by the King's Asphalt Company, to provide a crossing for worked on the new estates at Burnthouse Lane to walk to work in their foundry. Prior to this, there was a wooden bridge in its place from 1839 to 1904.

View composition

The view captures a tranquil scene along the River Exe, where the river splits, creating a small stream that runs parallel to the path. In the foreground the River Exe flows over the weir, with lush greenery lining the banks. In the midground on the right, St Leonard's Church is visible behind a block of apartments fronting the river. On the centre left of the view, is Exeter's historic Quay, rising up behind is the spire of St Michael and All Angels Church against the back drop of the city centre. In the far distance on the right, the western hills can be seen climbing above the city. Whitestone BT Tower is visible, and Exwick hill and woods can be seen behind the Quay.

003° 31.42572624' W 50° 42.78347919' N



Fig 64 Photo showing R02 Trews Weir Suspension Bridge view towards Exeter City Centre.
Date of photograph: 11 July 2024. Camera: Cybershot Sony RX100 SLR.

Reasons for selection

This view from Trews Weir was selected for its balanced composition of natural beauty and historic architecture. The scene captures the essence of Exeter, with the River Exe framed by the Quay, the city centre, and some of the city's key landmarks such as St Michael and All Angels Church and St Leonard's Church. The Weir also nods to Exeter's historic connection to the river, and its utilisation in the functioning and growth of the city.

Significance of the view

The value of this view is the city centre and quay's relationship to the River Exe. The river has been used by the city's people for many centuries, and this view demonstrates this close functional relationship and is therefore very significant to Exeter's heritage and story. The rural backdrop shows Exeter in its landscape setting, which creates legibility to the city's geographical position. St Michael and All Angels Church and St Leonard's Church spires protrude clearly above the horizon line, assisting with wayfinding and contributing to the view's historical significance.

Managing change

The foreground of the Trews Weir Suspension Bridge view will likely remain undeveloped, however, any development

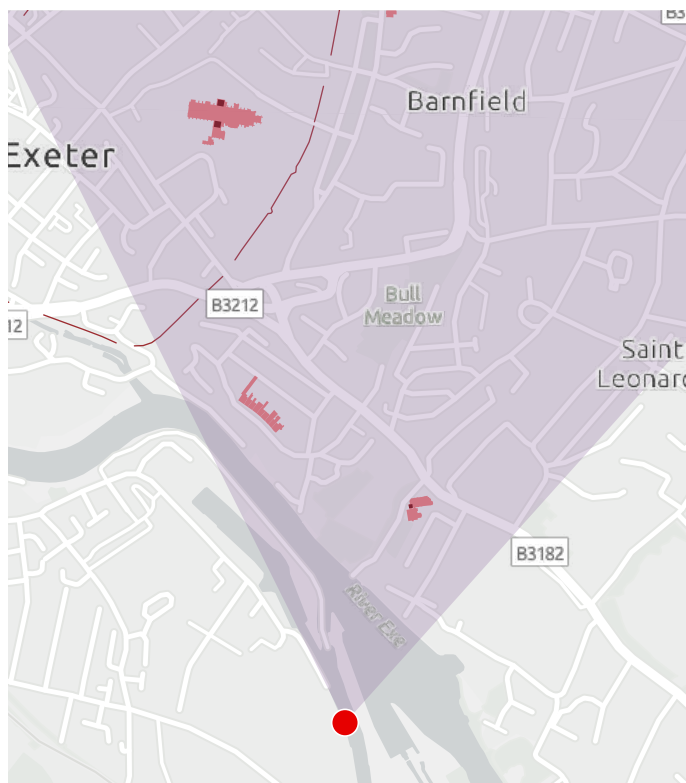
in the mid and background must be carefully considered. The prominence of the historic quay within this view is a component of the foreground and development coming forward should seek to respect the scale and mass of the development within this location. Development in the St Leonard's Quarter should respect the historic significance of this view, and should complement St Leonard's Church in materiality, tone, height, and mass. It should not compete for prominence in this view, to refrain from distracting the historic setting. Any future changes should prioritise preserving the visual integrity of this view, maintaining the balance between the expanse of the River Exe, views to the western hills, and the built elements alongside.

Enhancing the view

This view is relatively stable, with limited risk of major development in the foreground that might disrupt the scene. Existing buildings should focus on maintaining a positive relationship with the River Exe, whilst retaining the balance between the open space, views of the Quay and city centre, and sightlines towards St Michael and All Angels Church and St Leonard's Church. Careful attention must be paid to the growth of trees and shrubs along the riverbank, ensuring that the view continues to capture the historic and natural character of Exeter.



R03 Haven Road / Canal Banks



003° 31.60166668' W 50° 42.81466668' N

Location and overview

This view is taken looking north from Haven Road, on the western banks of Exeter Canal. It sits to the south of the city centre, close to the canal basin. The Canal has a long history, first opening in 1566 for goods to bypass the weirs constructed along the River Exe to arrive at Exeter's port swiftly, and reaching its present form in the 1830s.

View composition

In the foreground, the waters of the Exeter Canal reflect the vibrant greenery along the banks. In the midground to the left, the formal composition of Colleton Crescent stands prominently, complemented by the trees. Behind Colleton Crescent, the top of Exeter Cathedral's towers are visible, peeking above the treetops. On the right, St Leonards Avenue is seen climbing up towards St Leonard's Church. A large amount of the roof, tower and spire of St Leonard's can be seen here in great clarity. The Exeter Canal joins the River Exe to the left of the view, and other low rise buildings are seen in the midground fronting the river.

Reasons for selection

This view was selected for its serene composition, which combines a mature landscape setting with glimpses of Exeter's historic architecture and key landmarks. It provides a clear



Fig 65 Photo showing R03 Haven Road / Canal Banks view towards Exeter City Centre.

view of Colleton Crescent and St Leonard's Church, and offers a glimpse of the pinnacles of Exeter's Cathedral towers. The contrast between the peaceful canal setting and the distant towers of the Cathedral and St Leonard's Church capture the essence of Exeter as a city where nature and history coexist. The Exeter Canal also represents the city's historic connection to the river, and its utilisation in the functioning and growth of the city through trade.

Significance of the view

The visibility of Colleton Crescent, the Cathedral tower pinnacles and St Leonard's Church spire provides a visual connection to the city's rich heritage. The view from Haven Bank highlights the importance of Exeter's waterways in shaping the city's landscape, while the surrounding greenery emphasises the area's natural beauty. It is a historically important viewpoint as it was depicted in an engraving by J M W Turner in circa 1838. Turner's picture highlighted Colleton Crescent's vantage point above the river, and showed the Cathedral in the distance behind. This view, alongside Turner's depiction, gives an appreciation of Colleton Crescent's elevated position in relation to the river, which in turn lends extensive views out to the western hills. This view showcases Exeter's unique blend of urban, industrial and natural environments, illustrating the city's historic legacy.

Managing change

Ensuring that key landmarks remain visible will preserve the balance between the historic and natural elements present. Any future development in the area should be carefully considered to protect the sight lines towards these key landmarks - Colleton Crescent, Exeter Cathedral, and St Leonard's Church. The glimpsed view of Exeter Cathedral is most at risk of being obscured due to development at the South Gate gyratory, which could impact it. Development here that might alter the prominence and silhouettes of Colleton Crescent and Exeter Cathedral should be avoided, and should respect the historic character, materiality, tone, height and mass of these landmarks. In addition, managing the surrounding vegetation could be important to ensure the continued visibility. Refer to the Stage 2 Sites Report for more information on appropriate development here.

Enhancing the view

To maintain this view's depth, it is essential to manage the growth of trees masking the Cathedral towers. Efforts should be focused on preserving sightlines to the key landmarks, to continue to represent the harmonious relationship between Exeter's historical architecture and its natural setting.





Context

The experience of Exeter portrays a strong sense of a city surrounded by green hills. The view from the top of the Cathedral's north tower illustrates the constant green hills on the horizon below. Exeter's important relationship with the surrounding countryside, and the views that orientate one within this unique setting were identified by stakeholders as important elements in the character of the city. Stakeholders emphasised the need to maintain the views from the core of the city out to the green hills of surrounding countryside and highlighted the key streets that enable this.

Historic Significance

During the mid-late 20th century a policy was put in place which kept the top parts of the hillsides as open land, limiting the growth up the hillsides. Sites such as Barley Valley Nature Reserve were kept development free as part of this strategy. As a result, many of the historic routes out of the city afford linear views to the distant green hills. Local stakeholders are keen to see this policy continued and the views out to green hills maintained. This means development at the edge of the city limits will need to be checked to support this.

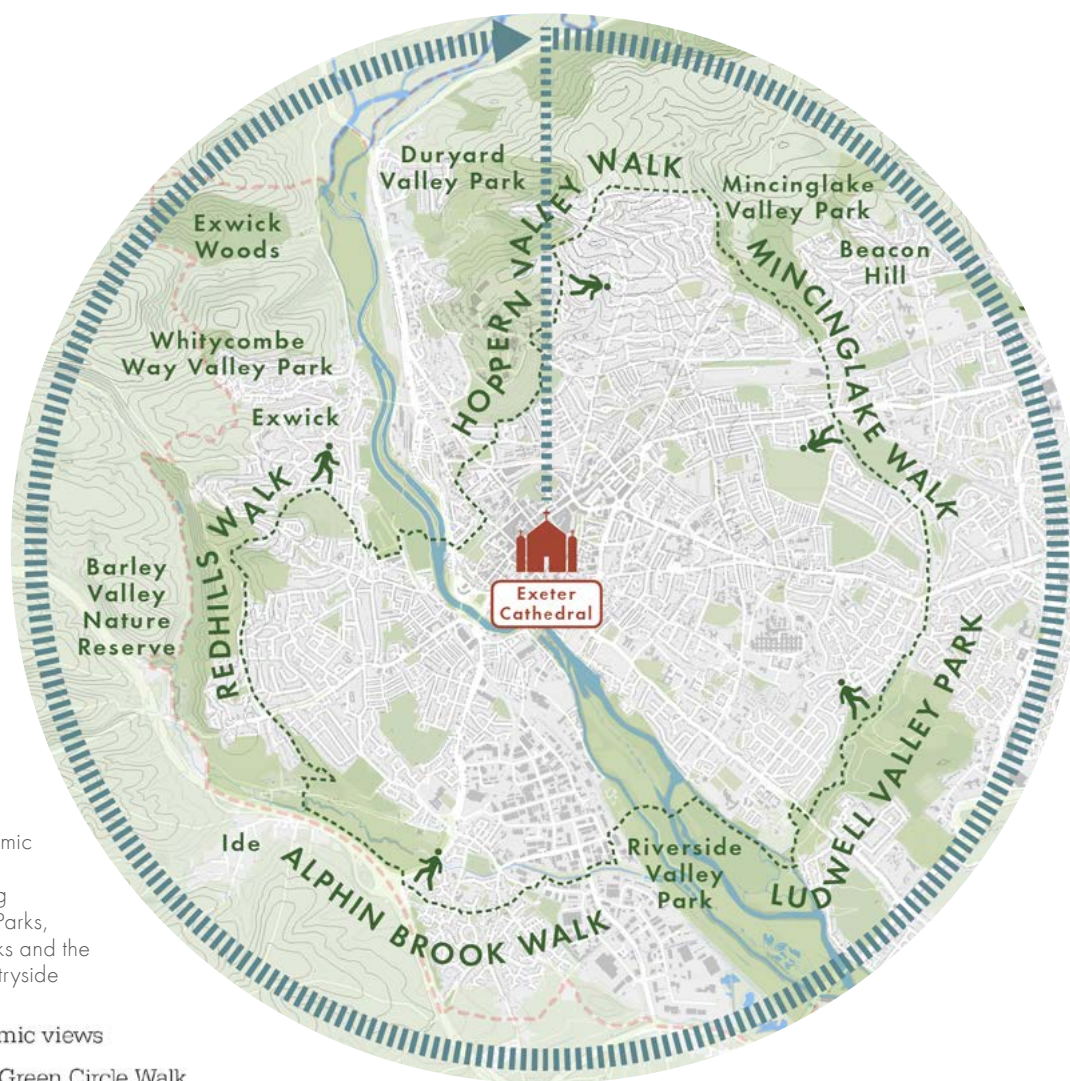


Fig 66 Panoramic view from Exeter Cathedral looking out to the Valley Parks, Green chain walks and the surrounding countryside

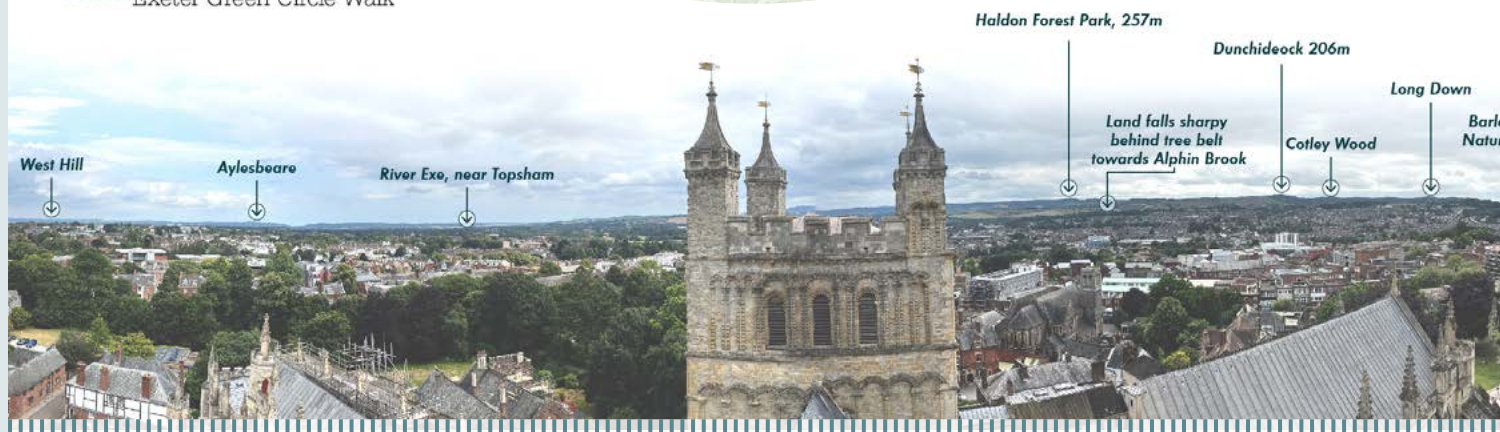
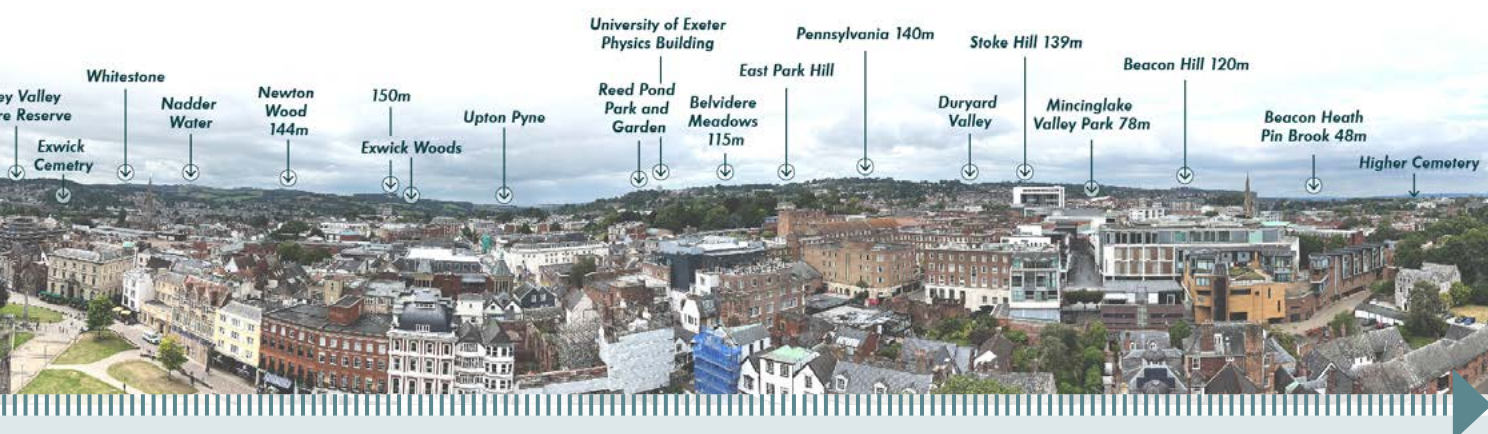
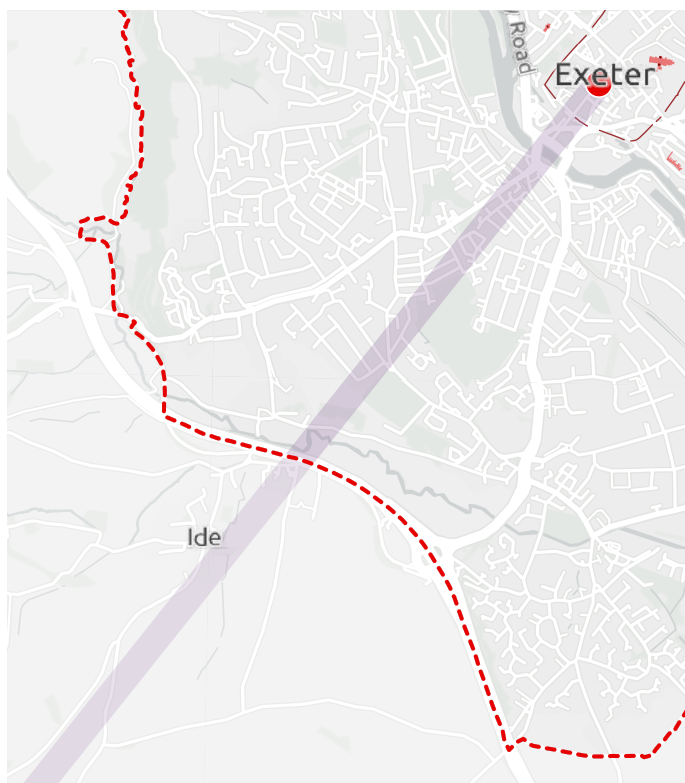




Fig 67 Plan showing streets with views out to the countryside from the city centre



VC01 Fore Street



003° 32.03816662' W 50° 43.28883335' N

Location and overview

Fore Street is located within the historic city centre. It runs south west from the High Street, down to the River Exe. It is a popular shopping street and one of Exeter's oldest thoroughfares, rich with heritage assets. The buildings represent a mix of architectural styles from different periods. The bottom of the road leads to the Exe Bridges, next to the historic site of the former West Gate, which was first built by the Romans in the 2nd century AD. Fore Street is a very historic route, leading from the West Gate towards the city centre. It is a commonly named road in Devon, meaning the Street which continues on below the High Street.

View composition

The view down Fore Street offers a framed perspective along one of the city's most historic routes, stretching over the Exe Valley towards the Western Hills. In the foreground, the street is lined with shops fronting a vehicular route which travels steeply downhill towards the River Exe. In the midground, the view overlooks Exeter St Thomas Station, Cowick, a suburban neighbourhood of Exeter, and the Cowick Lane allotments. In the background, the countryside stretches out into the distance. The horizon forms a ridge of treelined hills, on the edge of Haldon Forest Park.



Fig 68 Photo showing VC01 Fore Street view. Date of photograph: 7 August 2024. Camera: Cybershot Sony RX100 SLR.

Reasons for selection

The street's alignment, descending to the river and the city's former west gate, offers a direct and valuable connection between the historic city and the countryside beyond. This view highlights the continuity between Exeter's urban environment and the surrounding rural area. As a popular shopping street in the centre of the city, Fore Street has a high footfall and therefore the view is experienced by many people.

Significance of the view

The view from Fore Street is important both visually and historically. As a key route within the city walls, it has served as a major thoroughfare for millennia. Being the historic connection from the former West Gate to the city centre, this view is therefore extremely important for the city. The view encapsulates Exeter's historic evolution and maintains a visual link to the countryside. The framing of the heritage buildings emphasises the relationship between the built environment and the natural landscape, emblematic of the city's long-standing relationship with its surroundings.

Managing change

To preserve the integrity of this view, any changes along Fore Street should respect the historic character, urban grain, and consistent heights of the buildings and the street's role as a

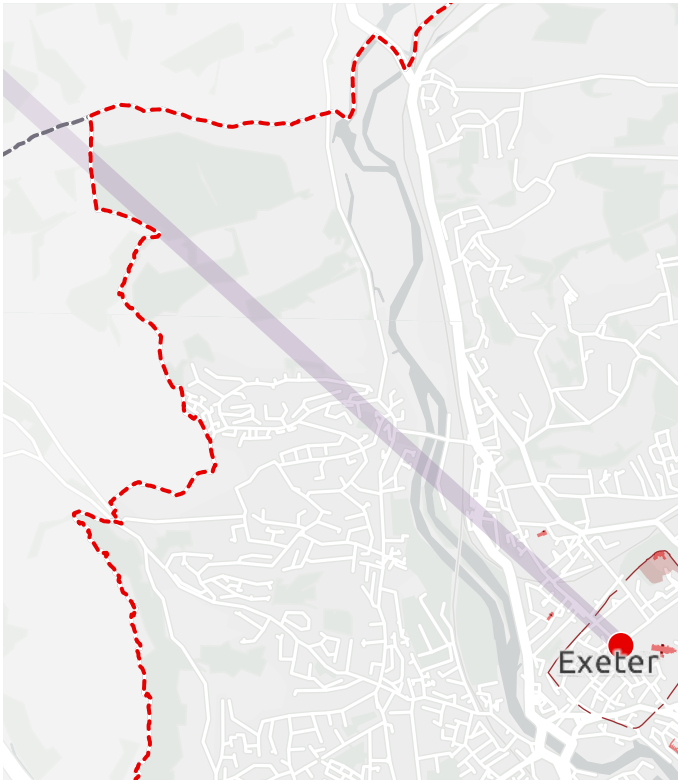
visual corridor to the countryside. Modern developments or alterations should be sensitive to the existing architectural styles and avoid obstructing the view of the surrounding hills. Maintaining the balance between historical preservation and necessary urban development is key.

Enhancing the view

Efforts should focus on preserving the street's historic character while ensuring that the view towards the countryside remains unobstructed. This could include managing signage, street furniture, lighting and any potential overdevelopment that might disrupt the sight lines. By protecting the visual and historical integrity of Fore Street, the view will continue to serve as a vital connection between the urban core and the natural landscape.



VC02 North Street



003° 31.89053771' W 50° 43.32473436' N

Location and overview

North Street is a historic route running north west from the Cathedral and High Street to the site of the ancient North Gate. It is one of the city's oldest streets, dating back to the medieval period. It has played an important role in Exeter's history, serving as a central route and bustling area for trade and commerce. North Street was crucial as a thoroughfare for merchants and travelers coming from the north. The North Gate was originally part of the Roman city walls, dating back to around 200 AD, though it was significantly rebuilt and modified over the centuries. The gate was eventually demolished in 1769 to improve traffic flow, as Exeter's old city walls became less necessary for defence.

View composition

The view down North Street in Exeter captures a historically significant corridor leading towards the former entrance of the city's medieval walls. The street is tightly framed by buildings on either side. The current construction scaffolding on the left emphasises the ongoing changes in this urban area. The historic character of the street is reflected in the older buildings on the left. As the street slopes downward, it opens up to a distant view of the countryside, connecting the city's past with the surrounding landscape.

Reasons for selection

This familiar north-west public view out of the city was selected for its historic importance. Despite modern developments and the impact of traffic, the view along North

Street remains a crucial visual and historical link between the city and its rural surroundings. The framed perspective of the street emphasises this connection, making it an important urban vista. As you reach the bottom of the street, St Michael and All Angels Church comes into view on the left hand side, as well as the Iron Bridge ahead.

Significance of the view

The view from North Street is historically significant, representing one of the primary routes into the city through the former medieval entrance in the city walls. This corridor has served as an essential link between the urban core and the countryside for centuries. The view contributes to an understanding of how the city once functioned. It also offers a unique, close view of St Michael and All Angels Church.

Managing change

To preserve the historical significance of this view, it is essential to manage the visual impact of modern developments along North Street. Efforts should focus on maintaining the street's historic character while minimizing the negative effects of traffic and construction. Enhancing the visibility of the distant landscape and improving pedestrian access would help restore the balance between the street's historical role and its modern use. Refer to the Stage 2 Exeter Heights and Density Study for more information on appropriate development here.

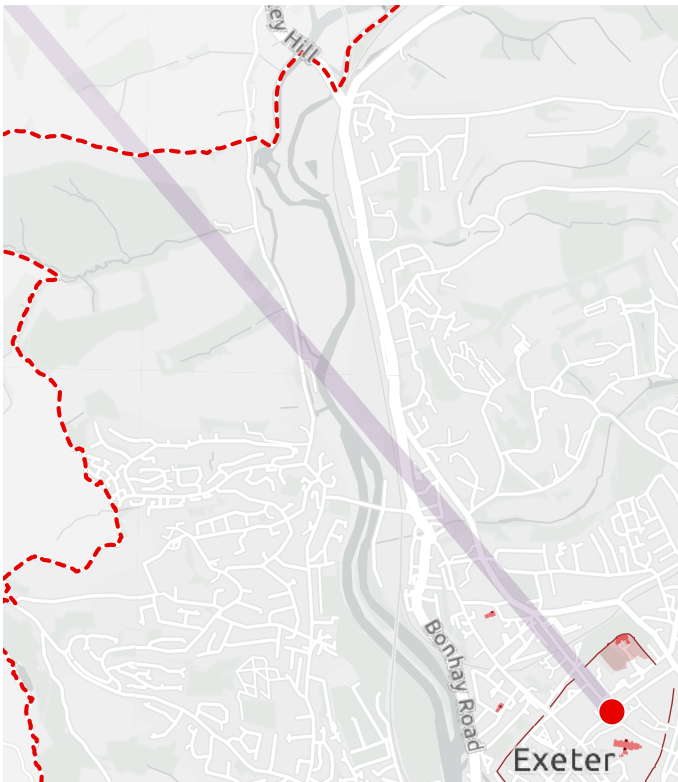
Enhancing the view

Restoring the view along North Street requires careful attention to both the built environment and the street's function as a traffic artery. Reducing visual clutter from signage, improving the pedestrian experience, and respecting the historical architecture will help reinvigorate this important vista. By addressing these challenges, the view can better reflect its historical significance as a gateway between Exeter's city walls and the surrounding countryside.

Fig 69 Photo showing VC02 North Street view. Date of photograph: 11 July 2024. Camera: iphone 12



VC03 Queen Street



003° 31.84616660' W 50° 43.42583334' N

Location and overview

Queen Street looks out north west to the countryside beyond the city. It has a rich history, tracing back to the 19th century when it was developed as part of a broader expansion in Exeter. Named in honor of Queen Victoria, it was laid out in the 1830s and 1840s to connect the city center to the newly built St David's Railway Station, which opened in 1844. This new street quickly became an essential route for people traveling in and out of Exeter, bringing with it the promise of commercial growth and modernisation.

View composition

A linear perspective framed by a blend of historic and modern buildings, directing the eye towards the horizon and the countryside beyond the city. In the foreground on the left, neoclassical ornate architecture contrasts with more modern structures on the right, highlighting the city's architectural diversity. The view provides a clear visual path from the heart of Exeter's city centre to the surrounding landscape in the background. The street's alignment and framing draws the attention outward, emphasising the connection between the urban environment and the rural landscape beyond.

Reasons for selection

This familiar view out of the city is selected for its historical significance, coherence, and aesthetic value. The mix of architectural styles along the street illustrates the city's growth over time, while the linear view emphasizes its role as an important thoroughfare leading out of the city.

Significance of the view

The view along Queen Street holds considerable historic, communal, and aesthetic significance. Queen Street serves as a key route within the ancient city walls, offering a meaningful connection between Exeter's urban centre and the surrounding countryside.

It captures Exeter's architectural evolution, with buildings (many listed) from various periods coexisting harmoniously along the street. The clear sight lines leading out of the city reinforce the street's role as a crucial corridor that connects the city's interior with its rural surroundings, making it an important visual and cultural link.

Managing change

To preserve this view's integrity, it is essential to balance historic preservation with modern development. Any new construction along Queen Street should respect the existing architectural character, particularly the heritage buildings. Enhancing the pedestrian environment and minimizing visual clutter will help maintain the view's aesthetic and historical value.

Enhancing the view

Maintaining the historic legibility of Queen Street is key to preserving its value as a visual and cultural link between the city and the countryside. Efforts should focus on managing signage, street furniture, and any redevelopment projects to ensure they respect the street's historic context. By preserving the linear perspective and architectural diversity, Queen Street will continue to serve as a vital route that connects Exeter's urban core to its broader landscape.

Fig 70 Photo showing VC03 Queen Street view. Date of photograph: 11 July 2024. Camera: iphone 12



3.7 Castle, city walls and gates



Context

Exeter's historic castle, city wall and its ancient gates are significant assets that are key to understanding the city.

Large parts of the walls still stand, and the former city gates are still the main points of entry to the city centre today. The positions of the five city gates are in varying levels of disrepair due to modern development and road construction, as found at South Gate and West Gate.

The Norman Rougemont Castle is located on a small hill, at the highest point in the city centre. The walls surrounding the castle offer panoramic views across Exeter, boasting impressive views of key landmark buildings. The castle takes its name from the red volcanic rock (*rouge mont* in French) on which it stands.

Public access to the city wall is limited to some key sections, but the city has established walking routes to experience the remains of the wall and learn about its history. In particular, public access to vantage points on city walls is much reduced, but where views do exist they are of high value.

Historic significance

The city wall, which encircles the heart of Exeter's city centre, originally had four stone gatehouses - North Gate, East Gate, South Gate and West Gate. These were first built by the Romans in the late 2nd century AD, making it the oldest standing structure in the city. The water gate is thought to have been constructed later, in the medieval period.

Rougemont Castle / Exeter Castle was constructed shortly after the Norman Conquest of 1066, it was built by order of William the Conqueror in 1068 to consolidate Norman power in the region. By the 18th century, the castle had fallen into disrepair, and its remains were integrated into new developments, including Exeter's civic buildings. Today, only parts of the original castle, such as the Norman gatehouse and some walls, remain. These ruins are situated within Northernhay Gardens, offering visitors a glimpse into Exeter's medieval past.

Substantial parts of the original Roman fabric survive today, albeit supplemented or encased by later masonry. During the medieval period, the wall was reinforced and consolidated. The wall also played a key role in the city's defence during the English Civil War in the 17th century. The best conserved sections are found along the northern and western sides of the city. The city walls have been absorbed within the growth of the city, and have been built on, built up to, or taken over by vegetation. However, some parts of the wall fell into disrepair or were demolished, particularly after 1800.

Exeter Castle, the city wall and its gates are a testament to the city's resilience and epochs of change, from Roman, Norman and Medieval periods through to the modern era.

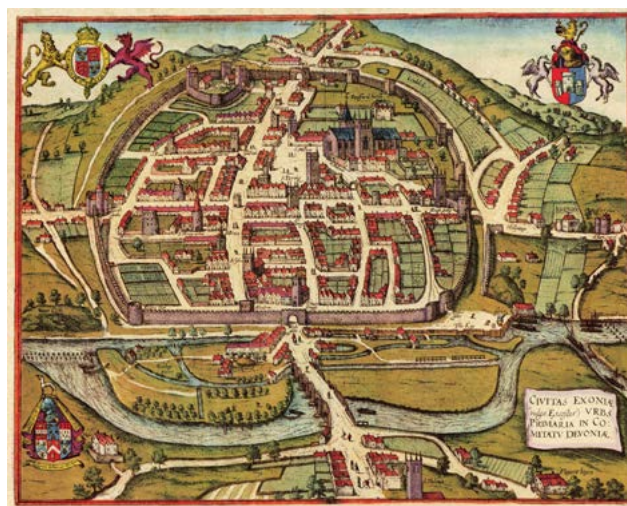


Fig 72 Exeter city 1563 (from Georg Braun Atlas, 1594)



Fig 73 An engraving of Exeter's West Gate, pre its demolition in 1815.

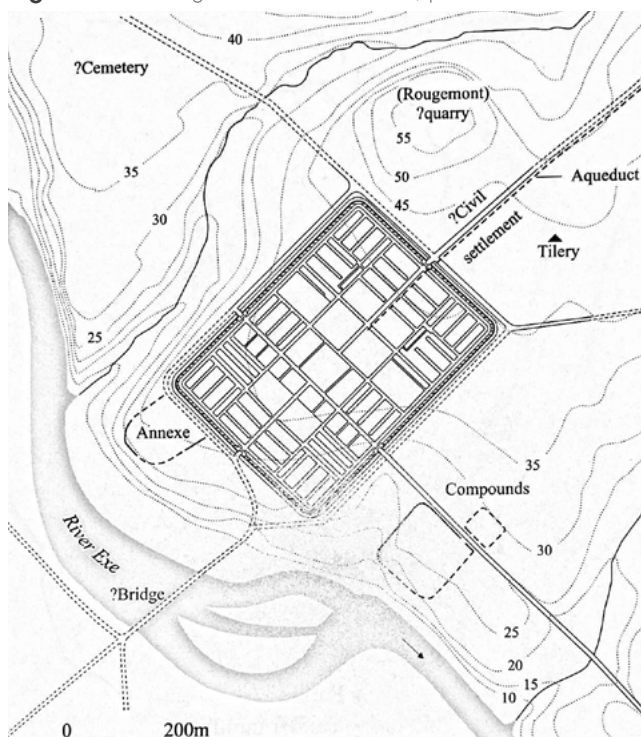
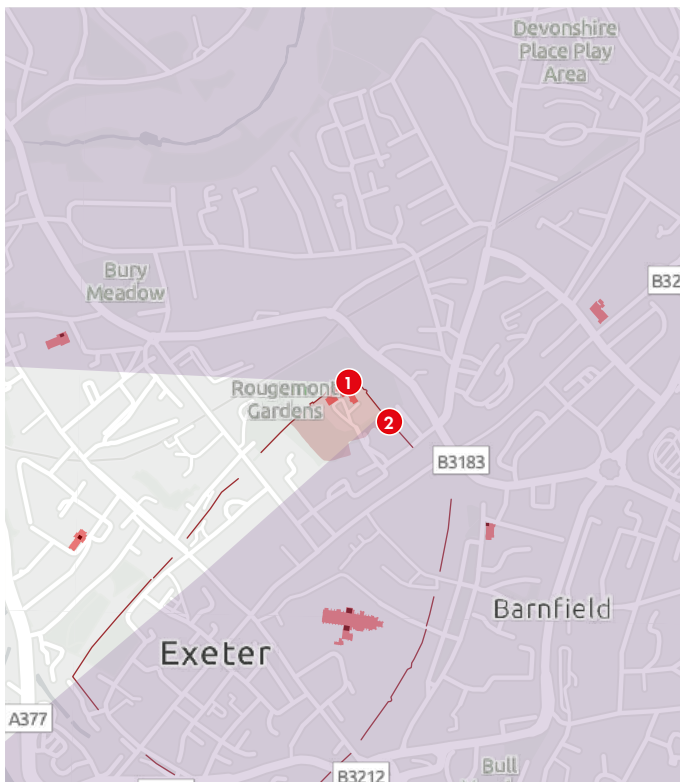


Fig 71 Topographical setting of Roman Exeter fortress c. AD 50-75 (Helen Jones in Kain and Ravenhill Historical Atlas of South-West England)

C01 Rougemont Castle / Exeter Castle



003° 31.74143526' W 50° 43.57185410' N

Location and overview

Rougemont Castle / Exeter Castle is a central landmark situated on a hill in the northern most point within Exeter's city walls. Its elevated position provides a commanding view of the surrounding area and made it a strong defensive site in the past. The original castle was integrated into the Roman city walls, using its fortifications. It is encircled by Rougemont Gardens and Northernhay Gardens, which give it a leafy surrounds. Rougemont Gardens were established in the 18th century and provide a scenic area that preserves parts of the castle's historical setting. The castle was built in 1068 by William the Conqueror's forces to assert Norman dominance in the region. Its name, *Rougemont*, refers to the red rock (from the local red sandstone) used in its construction.

View composition

The views are representative, as you can walk between the two red points on the plan to the left and receive panoramic views across Exeter to the north, east, south, and west. The view south west is obscured by planting and the castle itself. The view from point 1 is a panoramic view looking north, overlooking the northern neighbourhoods of Exeter including St James, Pennsylvania, Stoke Hill, Mincinglake and Whipton. In the mid-ground, the view overlooks the Hooper Valley on the left, all the way across to the backs of buildings on Sidwell



Fig 74 Photos showing C01 Rougemont Castle view looking North. Date of photograph: 12 November 2024. Camera: Cybershot Sony RX100 SLR.SLR.



Fig 75 Photos showing C01 Rougemont Castle view looking South East. Date of photograph: 12 November 2024. Camera: Cybershot Sony RX100 SLR.

Street. The unique roof of Sidwell Methodist Church can be seen on the right. In the background, The University of Exeter can be seen on the left. Key buildings such as the Physics Building, Washington Building, Northcote House clock tower and Queen's Building can be seen. The topography rises steeply north, and trees on the horizon line frame the view.

The view from point 2 looks south east across the surrounding neighbourhoods of St James' and Stoke Hill to the city centre. The new student developments off Sidwell Street can be seen, with John Lewis clearly in the middle of the view. Southernhay URC and Exeter Cathedral can be clearly seen, with their spires and towers protruding above the building line and standing out against the horizon. In the far distance, the Exe Estuary where it widens past Topsham can be seen glinting in the sunlight. The silhouettes of the Blackdown hills and East Devon National Landscape can be seen on the horizon, as well as the western hills on the far right.

Reasons for selection

The panoramic views from Rougemont Castle offer a very impressive perspective over almost all of the city. The city centre and surrounding neighbourhoods are set within Exeter's unique landscape, framed by rising hills and the river valley stretching far out into the distance. The view displays key landmarks such as St David's Church (obscured by planting

but just visible when trees are not in leaf), Sidwell Methodist Chapel, Southernhay URC and Exeter Cathedral.

Significance of the view

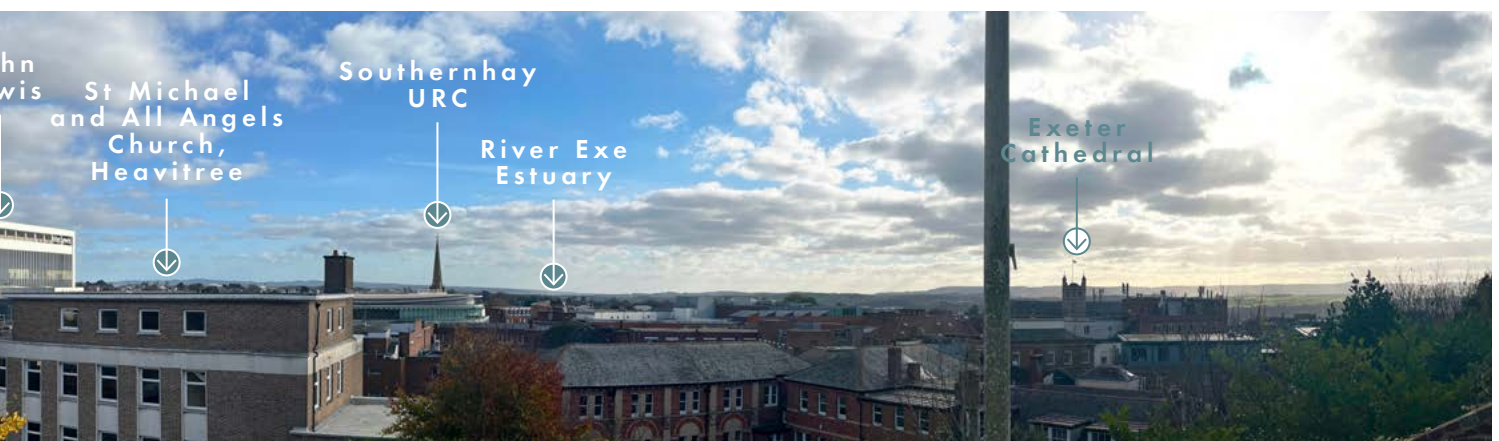
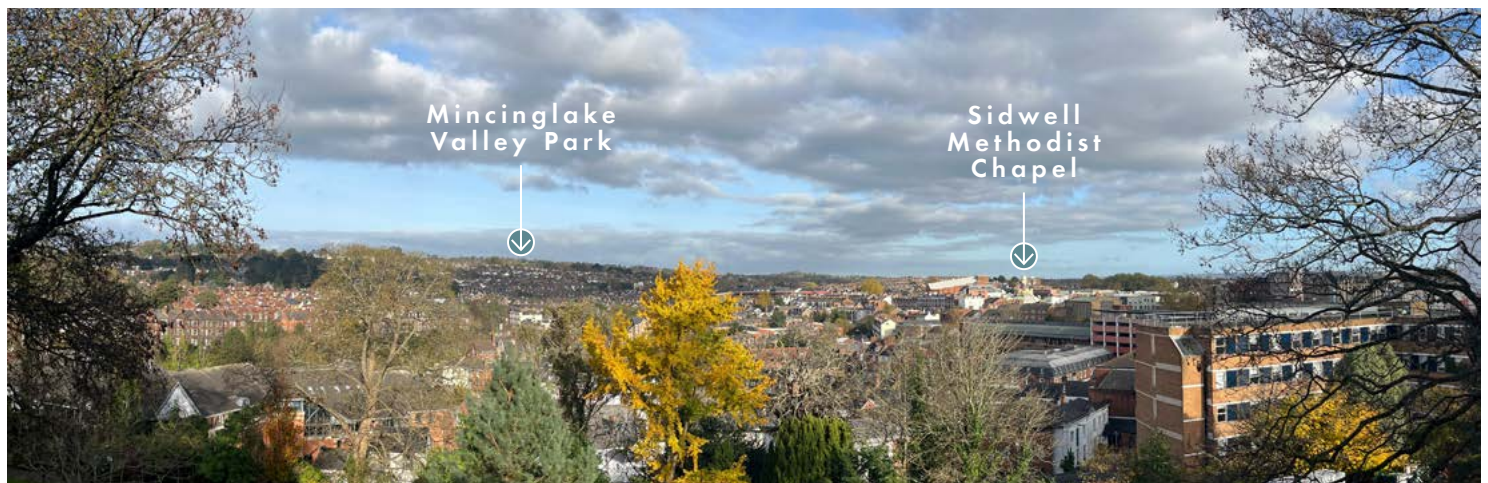
Rougemont Castle is historically important to the growth of Exeter, and its development as a key city in the south west of England. The view of the Cathedral towers, spire of Southernhay URC, and roof of Sidwell Methodist Chapel remain unchallenged in this wide view despite development, and are worthy of protection. The panoramic view looking out from within the city centre to its surrounding and breathtaking natural setting is unique and important to preserve its essence.

Managing change

New development must be carefully managed so to allow views to reach into the far distance, including the surrounding hills and the Exe Estuary. The clarity and prominence of Southernhay URC and Exeter Cathedral is unique and any development should be managed carefully. Refer to the Stage 2 Sites Report for more information on appropriate development here.

Enhancing the view

This is a high quality and picturesque view not in need of change, only careful management of new development.



C02 South Gate



003° 31.65860121' W 50° 43.14087595' N

Location and overview

South Gate is located to the south east of the city centre, close to the River Exe and the historic Water Gate. South Gate was one of the main entrances to the city, originally built during the Roman period as part of Exeter's defensive walls and connecting the city to key southern trade routes. It was rebuilt in the medieval era to serve as a fortified gateway, controlling access into the city and collecting tolls. The gate also played a role in city defenses during events like the Norman Conquest and the English Civil War. It was demolished in the 19th century to accommodate urban growth but remnants of the Roman and medieval structures have been uncovered and remain today.

View composition

The view is of the historical entry into the city and up South Street towards the High Street. The foreground of the view is dominated by the Southgate junction with multiple crossing routes, traffic lights, signage and infrastructure. In the mid ground, prominent buildings such as George's Meeting House and Sacred Heart Church can be seen on the right side of South Street. In the background, Paternoster House can be seen at the top of the street, on the corner of the High Street and North Street.



Fig 76 Photo showing C02 South Gate view looking out of the city centre down South Street.

Reasons for selection

The location and view of South Gate and South Street is historically important for Exeter, existing for millenia throughout the development of the city. This vantage point looking up South Street from Holloway Street has the opportunity to provide clear sight of the city walls and the location of the former South Gate. However, it is currently heavily compromised by its traffic-ridden appearance.

Significance of the view

The view through South Gate offers a an important insight into Exeter's evolution and past. Being historically important as a point of entry into the city walls, it is worthy of enhancement and protection. It is experienced by many people, being a main thoroughfare into the city.

Managing change

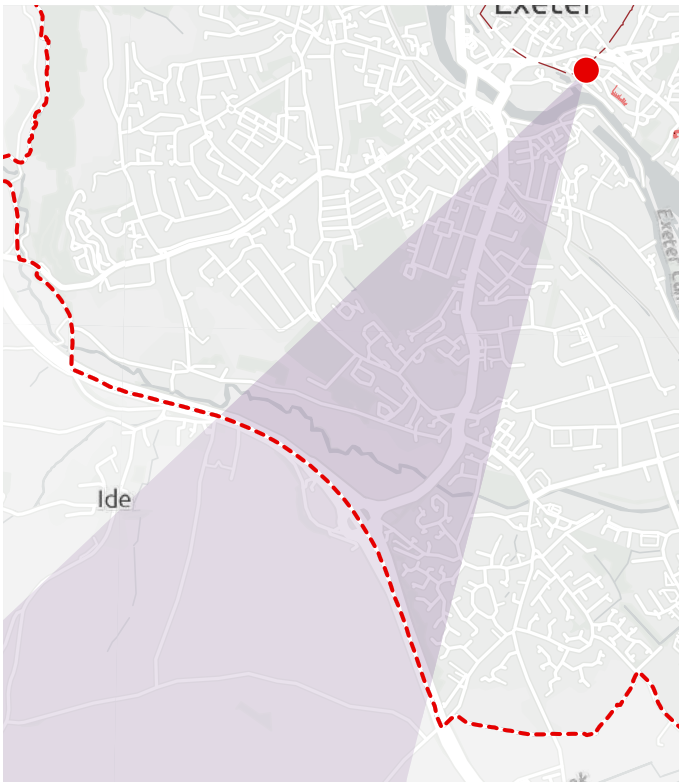
Any development in this area should retain the view up South Street and continue the historic building line where possible. Development around the junction should seek to enhance the sense of entry and celebrate the presence of the city walls. The existing trees and planting should be protected as much as possible. Refer to the Stage 2 Exeter Heights and Density Study for more information on appropriate development here.

Enhancing the view

The view into the city from Holloway Street is cluttered and unappealing. It is currently undermined by traffic and an overly complex junction which needs mending to enhance its cultural and historic value. Highway realignment and new development could be considered, which are explored in further detail in the Stage 2 Sites Report. Strategic landscaping and creating a new public space that celebrates the historic entrance to the city (beyond the brick markings currently in the pavement) should be considered to improve the setting. Introducing carefully placed trees, shrubs, and flower beds could help screen some of the modern intrusions while framing the historic elements more effectively.



C03 Water Gate



003° 31.78083259' W 50° 43.12090756' N

Location and overview

The view here is taken halfway down Quay Lane, looking south west over where the historic water gate once existed. The Water Gate dates back until at least the 13th century, and was strategically positioned near the River Exe, close to the quay. This location was essential for trade and transportation, as goods coming in and out of the city were often transported by water, and the gate served as a vital entry point for merchants and goods arriving by boat. Though the gate itself no longer stands, parts of the surrounding city walls and nearby structures give a glimpse into Exeter's rich medieval heritage. Today, the area around where the Water Gate once stood remains historically significant and is popular for visitors exploring Exeter's past, especially along the charming quayside area where remnants of the medieval period still resonate.

View composition

This view is framed by the city walls on the right and modern development on Water Gate to the left. In the middle ground of the view is the River Exe and the Cricklepit Bridge and the residential area of St Thomas. In the background one can see Haldon Belvedere on the skyline of hills.

Reasons for selection

From the historic city walls of Exeter, this vista unfolds at the Water Gate. This vantage point offers a sweeping south-westerly panorama across the Exe valley, showcasing the countryside beyond. The eye is drawn to the distant Haldon Belvedere, an identifiable landmark on the horizon. This scenic

view provides a contrast to the urban landscape, offering the viewer a connection with city's countryside setting and the surrounding natural beauty. Situated along a well-used public footpath, the Water Gate view serves as a key route between the heart of the city and the Quayside.

Significance of the view

It offers a visual connection between the city's ancient defences, the river Exe below and the rural landscape. The outline of Haldon Belvedere (grade II*) in the distance is meaningful, as this 18th-century monument assists placemaking.

Managing change

Any development in this area should sustain the balance between built form and open countryside, taking particular care not to breach the skyline or obscure the relationship between the city and its landscape setting.

Enhancing the view

The view is generally unspoilt and is a well-trodden public footpath with little existing issues that diminish the quality of the view out. It offers an appealing perspective, enhanced by the presence of verdant greenery that frame the view.

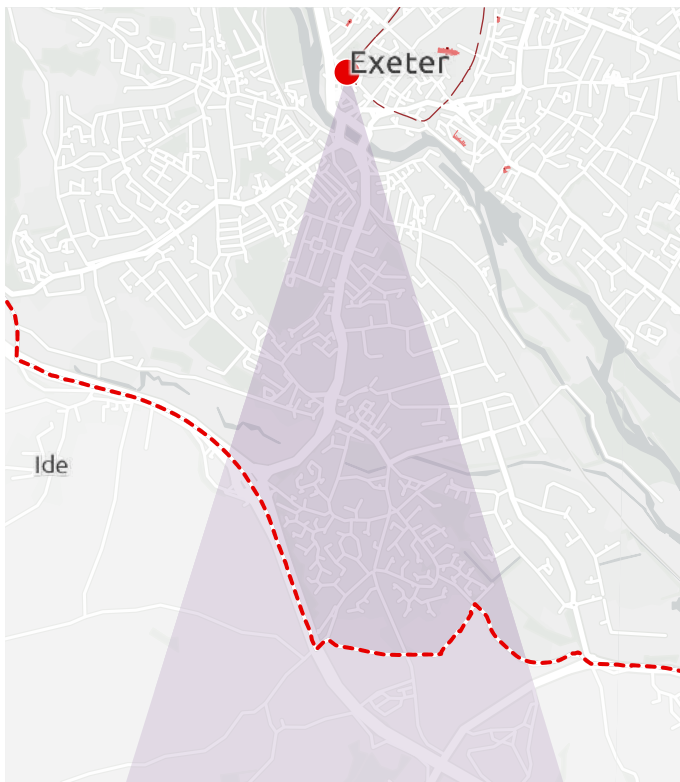
Fig 77 Photo showing view from Water Gate overlooking the Quay



Fig 78 Photo showing C03 Water Gate view looking out of city centre towards the Western Hills and Haldon Belvedere.
Date of photograph: 11 July 2024. Camera: Cybershot Sony RX100 SLR.



C04 Bartholomew Terrace



003° 32.25716661' W 50° 43.28333336' N

Location and overview

Bartholomew Terrace extends from Bartholomew Street East, to the north of Friernhay Burial Ground, following the circumference of the medieval city wall first south west and then south east until it reaches Bartholomew Street West. On the southern side of the street, is a Victorian terrace of buildings. As they are perched atop the wall, they have an expansive vantage point, and look south west over the River Exe and out towards the western hills. It is in a historic area of the city centre, close also to St Bartholomew's Cemetery, after which the street was named. The row of houses were built in a time of considerable urban expansion in Exeter when many residential streets were constructed to accommodate a growing population.

View composition

This view looks due south and takes in the slopes of the River Exe valley. In the middle ground is the Holiday Inn hotel rising above the prevailing built form.

Reasons for selection

Bartholomew Terrace offers a viewpoint of exceptional historical and scenic value. The view faces the River Exe and beyond the river, extends to the hills of Devon. This public walkway situated on city's ancient ramparts that



Fig 79 Photo showing C04 Bartholomew Terrace view looking south out from city walls.
Date of photograph: 11 July 2024. Camera: Cybershot Sony RX100 SLR.

provides a commanding westward and southward vista and part of a circular city wall walk. The walkway is lined by a row of picturesque terraces that reflect the typical Victorian architectural style of the period, with rows of houses featuring ornate details, sash windows, and stone or brick facades.

Significance of the view

The view from Bartholomew Terrace holds considerable historical significance for Exeter, serving as a testament to the city's evolution, its defences and its long relationship with the surrounding landscape. The ramparts, dating back to Roman times and later reinforced during the medieval period, once forming a crucial part of Exeter's defences, are now home to a popular walking route and row of houses.

Managing change

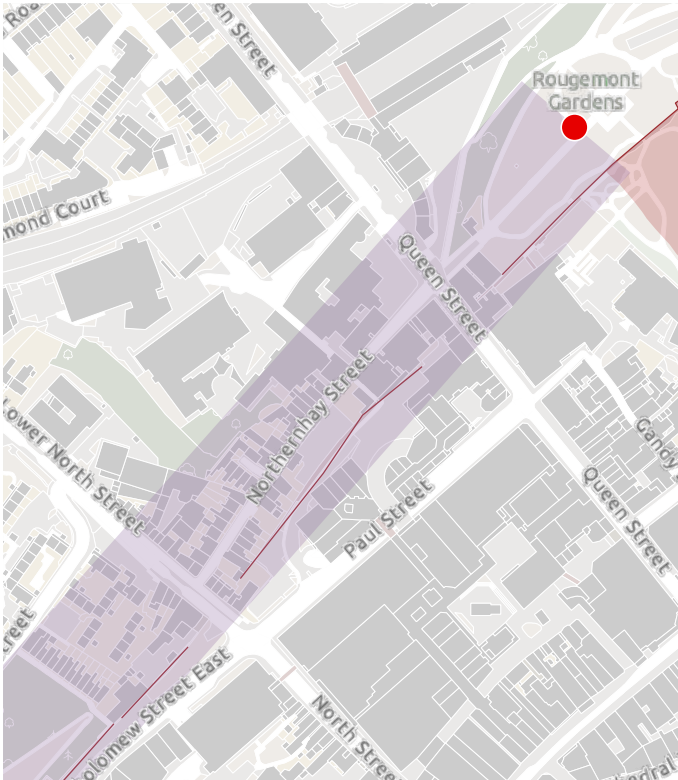
Any development in this area should avoid any loss of the existing view out to the landscape, but moreover should seek to enhance the view. New development should have a fine urban grain, inkeeping with the local historic character. Development must also respect the existing architecture, its form, mass, height, materiality and tone.

Enhancing the view

The historically significant view from Bartholomew Terrace in Exeter has been compromised by the development of Holiday Inn, as it protrudes above its surroundings and interrupts the view towards the open countryside. Exploring architectural modifications to the building is encouraged, such as retrofitting the facade with a softer palette and more natural materials. Incorporating green elements to soften its visual impact against the open green space could also help to improve this view.



C05 Northernhay Gardens



003° 31.84179373' W 50° 43.54025001' N

Location and overview

The viewpoint is located near the war memorial in Northernhay Gardens and looks south west out to the countryside. Northernhay Gardens is the oldest public park in England, with origins dating back to 1612. Initially, the land was part of Exeter's defences, lying just outside the city's Roman and medieval walls, and it served as a strategic space during the English Civil War (1642–1651) when the area was fortified. After the war, the gardens were transformed from a defensive position into a public green space for the enjoyment of Exeter's citizens. In the Victorian era, it was transformed into a picturesque landscape with tree-lined paths, flowerbeds and statues that remain today.

View composition

The view from Northernhay (near the war memorial) shows the topography dipping down to the River Exe and then rising again on the south side to the countryside beyond. In the foreground is Northernhay Gardens, with a footpath lined by neatly planted trees. On the left side of the view (out of the photo) is the historic city wall. In the mid-ground, Northernhay Street curves southward, and is lined by historic terraced buildings. In the background, the suburban neighbourhood of St Thomas can be seen.

Reasons for selection

The view along Northernhay is a striking linear view, sweeping downward along Northernhay Street to the River Exe before ascending through St Thomas and revealing the countryside beyond. It's remarkable history marks it as an important view, having been enjoyed by members of the public for over 400 years. The gardens also create a scenic retreat within the city, permitting access to nature both in the immediate foreground and in the far distance.

Significance of the view

This view out of the city has a long history intertwined with the Exeter's evolution. It was an important historic vantage point from the ramparts of Rougemont Castle, defending the city and the Exe Valley, and is now a cherished and popular public space. The widespread tree coverage and greenery in this view is worthy of note given it's city centre location. It offers a completely unique setting, thanks to the topography, historical architecture, and surrounding countryside, and celebrates a scenic and communal view.

Managing change

Any development in this area should avoid any loss of the existing view, and avoiding any development that is not in keeping with the existing character in both the foreground and the hills in the background.

Enhancing the view

This view is a very fine public linear view which is well valued locally. The foreground is already very well managed. There is limited need to mend any elements of this view.

Fig 80 Photo showing C05 Northernhay Gardens. Date of photograph: . Camera: iPhone 12





Historic context

The Cathedral was built on high ground at the heart of the city, on the site of the former Roman fortress. It has always dominated its surroundings, by virtue of its size, height, position and distinctive form. The buildings of the Precinct, many of them highly significant, are grouped informally to face the west front and the north flank of the Cathedral. St Mary Major, a church first established in the late 7th century, used to sit directly in front of the west front of the Cathedral. A new, more modern church was completed in 1867, designed by architect John Hayward. However, this rebuilding was controversial, as it removed much of the historical architecture and charm of the medieval church. It was demolished and rebuilt a number of times over its history, but was demolished for the last time in 1971 after it was proclaimed no longer viable.

Before the Second World War, unified Georgian set pieces like Bedford Circus provided a foil to the informality of the Precinct. That changed dramatically following enemy bombardment and the subsequent redevelopment of the Princesshay area.

Wider views

The primacy of the Cathedral as Exeter's emblem is evident in many views from the outskirts of the city, but especially from elevated positions to the west and south.

The Exe Valley and the rising terrain to the south and west offer numerous vantage points, providing expansive views of the Cathedral set against the cityscape. These more distant areas offer a higher number of unobstructed viewpoints.

Local views

By contrast, the close-knit form of medieval city streets tends to deny full views of the Cathedral, adding to the unique historic character of Exeter. Instead, it is only glimpsed between buildings, or over the rooftops. This makes the immediate setting of the Precinct particularly important, as it is the only place to see the Cathedral in its full breadth. Additionally, it creates a sense of anticipation where elements of the Cathedral are spotted through gaps, inviting closer discovery. For visitors to the city, these partial views also support wayfinding, orientating them to the core of the historic city. The photos on the opposite page show examples of these glimpsed views around the Cathedral area.



Fig 81 Aerial historic images of the Cathedral setting



Fig 82 Glimpsed view of the Cathedral from South Street



Fig 83 Glimpsed view of the Cathedral from South Street



Fig 84 Glimpsed view of the Cathedral from Cathedral Yard



Fig 85 Glimpsed view of the Cathedral from South Street



Fig 86 Glimpsed view of the Cathedral from South Street



Fig 87 Glimpsed view of the Cathedral from Queen Street



Fig 88 Glimpsed view of the Cathedral from Catherine Street



Fig 89 Glimpsed view of the Cathedral from Catherine Street



Fig 90 Glimpsed view of the Cathedral from Princesshay Square



Fig 91 Glimpsed view of the Cathedral from Princesshay

CS01 Cathedral Precinct environment



Location and overview

The Cathedral Precinct is a historic and picturesque area surrounding Exeter Cathedral, one of the city's most iconic landmarks. Exeter Cathedral itself dates back to the 12th century, although the site has been used for Christian worship since Roman times. The current grand Gothic structure was completed in the 14th century. The precinct encompasses the cathedral's immediate grounds and surrounding buildings, including a variety of ecclesiastical buildings, historic houses, and green spaces. Many of the buildings in this area were constructed as residences for clergy and support staff, with some dating back to the medieval period. These include notable structures like the Bishop's Palace, the Deanery, and the Chapter House, each with its own architectural and historical significance.

View composition

The view encompasses the Cathedral Green, Cathedral Close (on the north side of the Cathedral) Cathedral Yard, and the west front of the Cathedral

Reasons for selection

Exeter's Cathedral Precinct is at the heart of for the city's cultural and historical identity. This 360-degree encircling view offers an experience of the historic enclave. It showcases



Fig 92 Photo showing CS01 Cathedral Precinct environment from north side of Cathedral.
Date of photograph: 2 August 2024 . Camera: Cybershot Sony RX100 SLR.



Fig 93 Photo showing CS01 Cathedral Precinct environment from in front of west door.
Date of photograph: 2 August 2024 . Camera: Cybershot Sony RX100 SLR.

an exceptional concentration of buildings that tell a story of Exeter's history and evolution. The Cathedral Green serves as a communal area where locals and visitors gather. In medieval times, this area was a bustling marketplace, and it has retained its importance as a central hub in Exeter. Today, the green hosts community events, markets, festivals, and concerts, making it a vibrant focal point in the city.

Significance of the view

The view embraces the diversity of the surrounding buildings, their intrinsic merit (many are highly graded listed buildings in their own right) and their value as an ensemble, interacting with the monumentality of the Cathedral. This rich ensemble provides a visual and documentary narrative of the city's development, illustrating how different architectural styles and periods have coexisted and complemented each other. The contrasting scale and grandeur of the Cathedral reinforces its status.

Managing change

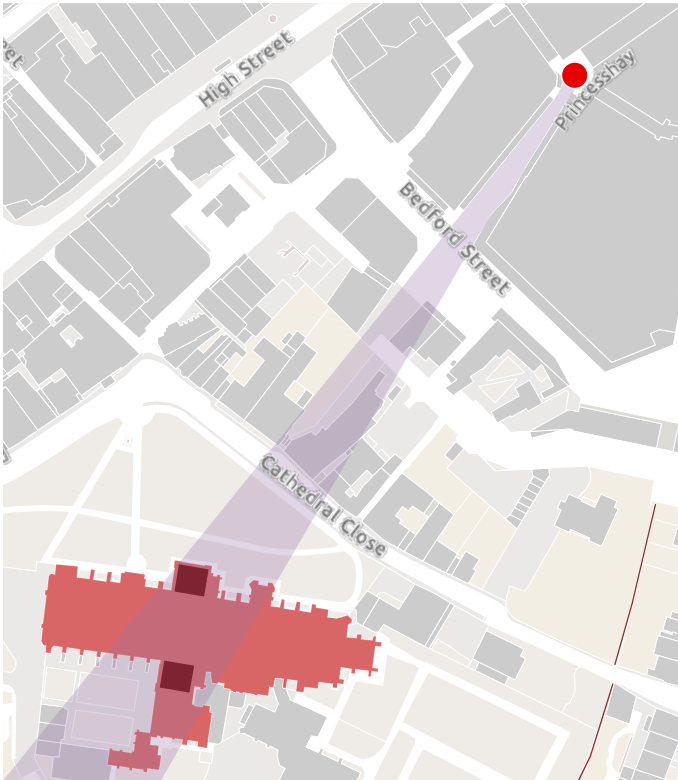
The enjoyment of the Precinct is partly because the prevailing scale of the surrounding buildings is relatively modest. Any future interventions within or behind the frontage must adhere with this scale and avoid the intrusion of tall or bulky elements into views from the precinct.

Enhancing the view

The Precinct is generally well preserved, although some modern developments to the rear mar the quality of the view. Mitigation measures should be applied to reduce the impact of these elements.



CS02 Bedford Street / Princesshay



003° 31.60517138' W 50° 43.42790795' N

Location and overview

Princesshay lies north west of Exeter Cathedral, in a popular shopping district in the city centre. The area was originally a network of narrow streets, but following World War II, the medieval streets were destroyed during the Blitz. This led to extensive postwar rebuilding efforts and Thomas Sharp, an influential British town planner, was commissioned to develop a plan for rebuilding the area. His design sought to restore the city and create a modern, pedestrian-friendly space while respecting the historic fabric of Exeter. His designs included low-rise buildings and open vistas that preserved sightlines toward Exeter Cathedral, ensuring that the cathedral's Gothic architecture remained a focal point from multiple vantage points within Princesshay. The area was later redeveloped in the early 2000s, completing in 2007. This sought to make better use of space and create more narrow vistas towards the Cathedral, similar to those in medieval Exeter.

View composition

The view faces southwest down Princesshay towards the Cathedral towers. This framed view is created by the Princesshay shopping centre development orientated to lead towards the Cathedral. In the foreground, retail frontage lines the Princesshay route, leading to Bedford Street public space in the middle ground. In the background, the Cathedral towers rise above the tree line and Bedford Street.

Reasons for selection

This significant vista offers an oblique and enticing view of the Cathedral towers. It channels pedestrians through the shopping centre along the carefully preserved sight line. Since the redevelopment of the Princesshay area following World War II, this view has been highlighted by the orientation of the street and buildings. It is a popular and bustling area with a high footfall.

Significance of the view

Thanks to the close proximity, the Cathedral is seen here with remarkably great clarity. The view serves as a visual link between the modern commercial district and the city's historic core. Remnants of Exeter's Roman wall and medieval structures, like St. Catherine's Chapel and Almshouses, are integrated into the district, allowing visitors to experience Exeter's historical layers. The juxtaposition of old and new gives Princesshay a unique character, where shoppers can explore modern retail spaces alongside preserved historical landmarks. The view also impacts a lot of people, given the high foot traffic experienced in Princesshay, and is therefore a significant aspect.

Managing change

Any development in this area should avoid any loss of the existing view of the Cathedral towers, but moreover should seek to enhance the view.

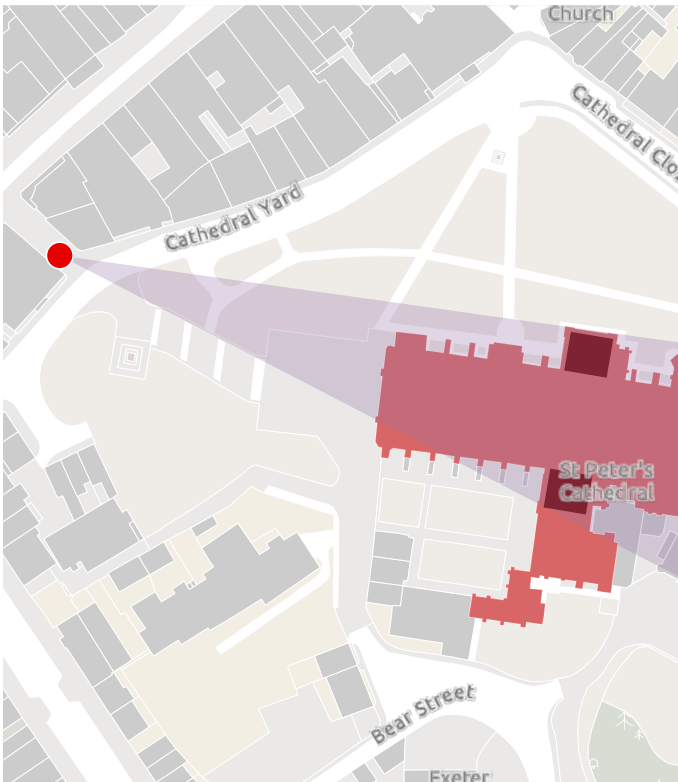
Enhancing the view

Efforts have already been directed to improve the local area in the early 2000s through the award-winning regeneration of Princesshay, and it is now a popular pedestrian route and shopping area. It offers an appealing perspective of the Cathedral, but introduction of more greenery could soften the contrast between old and new, and further improve the space for pedestrians.

Fig 94 Photo showing CS02 Bedford Street / Princesshay framed view to Cathedral.
Date of photograph: 2 August 2024 . Camera: Cybershot Sony RX100 SLR.



CS03 Broadgate



003° 31.83515869' W 50° 43.33973177' N

Location and overview

Broadgate is a narrow passage connecting the High Street to the western end of Cathedral Yard, sitting north west of the Cathedral. Historically, it was the main gate at which visitors, merchants, and residents would enter the commercial and religious centre of Exeter when it was created in 1286. Its name, "Broadgate", derives from the literal meaning of "wide gate", as it was one of the wider and more prominent gates, even though it was only 3m wide. It was the most impressive gate, likely given its direct access from the high street and link with Guildhall. The gate was finally removed in 1825, and the road was widened in 1833. The whole area of the Cathedral Close is designated a scheduled monument.

View composition

It is a channelled view looking into the Cathedral Green and towards the west front of the Cathedral. The left hand side is framed by a 4 storey building, and the right hand side is framed by a similar height, yet 3 storey building.

Reasons for selection

Broadgate offers a captivating glimpse of the Cathedral, presenting a culturally and historically significant view. This vantage point, located just off the High Street, provides passers-by with a perspective of the Cathedral's monumentality. Despite some minor obstructions, this south eastern-facing view showcases the west front of the Cathedral in close proximity. The location next to the High Street is important, bringing an incidental experience of the Cathedral to shoppers.

Significance of the view

The view is historically important as the route has been used for almost 800 years, linking the high street to the commercial centre of Exeter. Today, it links the modern shopping centre to the historic heart of the city. The juxtaposition of the old and the new is a characterful and appreciated feature of Exeter.

Managing change

Given Broadgate's designation as a scheduled monument, any immediate development is highly unlikely. However, any development in the surrounding area should preserve or enhance the existing view of the Cathedral towers.

Enhancing the view

To enhance the view of Exeter Cathedral, several improvements could be made. Replacing obstructive awnings with other options would preserve the view while still serving businesses. Introducing greenery, such as planter boxes (which could also replace the bollards), could help improve the immediate setting of the route, as well as provide a more pleasant approach to the Cathedral.

Fig 95 Photo showing CS03 Broadgate approach to Cathedral. Date of photograph: 2 August 2024 . Camera: Cybershot Sony RX100



3.9 Key landmarks



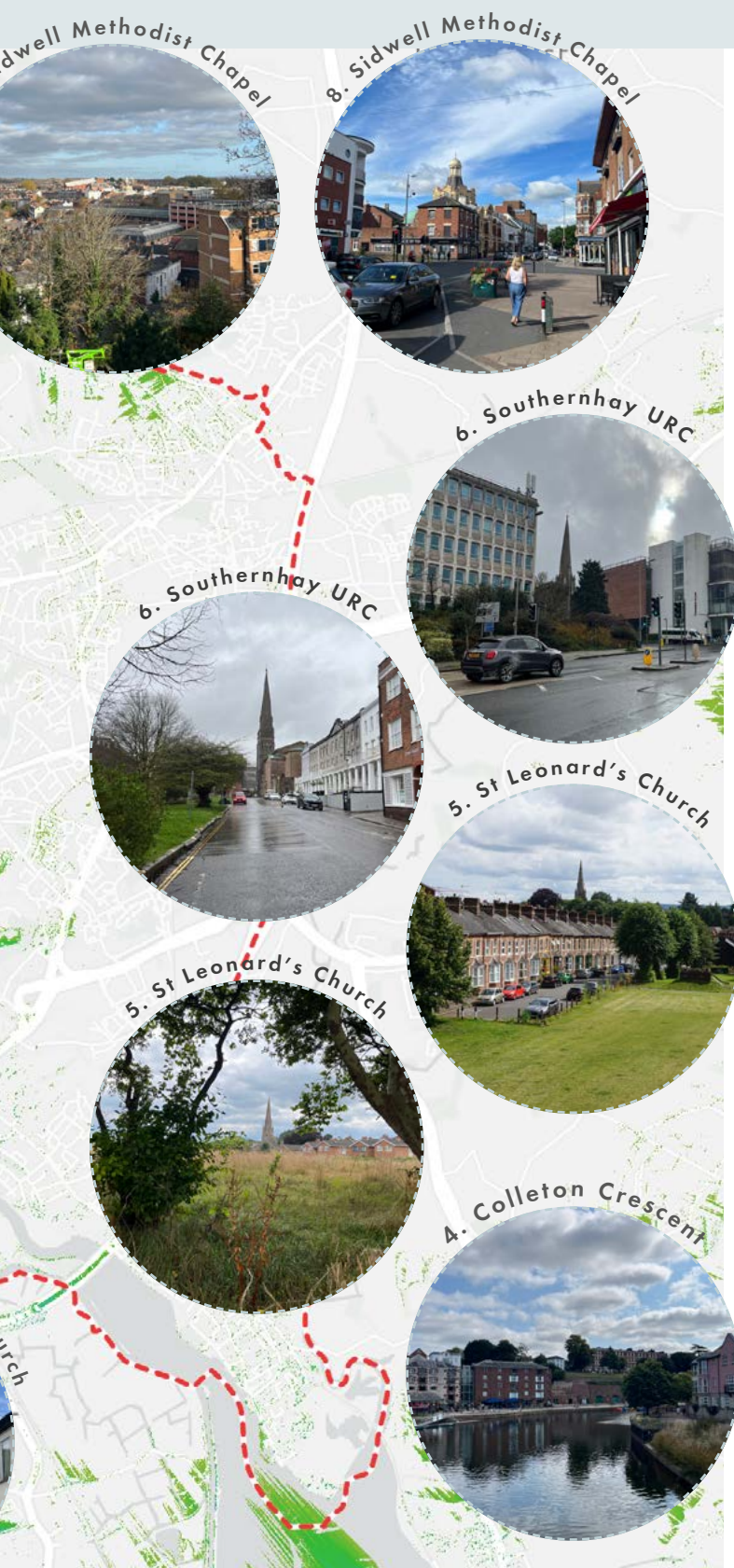


Fig 96 Plan showing Zones of Theoretical Visibility for all key landmarks, including the Cathedral

Context

This section is focusing on views of key landmark buildings other than the Cathedral. Some of these are more prominent in strategic views than others. In particular, the St. Michael's and All Angels Church and St. Leonard's Church have tall towers or spires and appear in many views, including along the Exe Valley, and from surrounding hills and Valley Parks. However, some of the identified key landmarks do not feature in many of the other views, and are worthy of note.

Sidwell Methodist Chapel can be seen from more local views, to the north east of the city centre, as well as in places from Exwick Hill. It can also be seen with great clarity from the top of Rougemont Castle, however, this is not open to the public and so is not experienced by many people.

St David's Church can also be seen from lots of local views, in the north west of the city centre. It is glimpsed in many residential streets around Exeter St David's Station, Exeter College, and the University of Exeter. It can also be seen in wider views from the western hills, in Exwick, Cowick and Ide.

We have chosen to explore two views in further detail, along Southernhay towards Southernhay United Reformed Church, and down South Street towards St Leonard's Church, as these celebrate these two important assets.

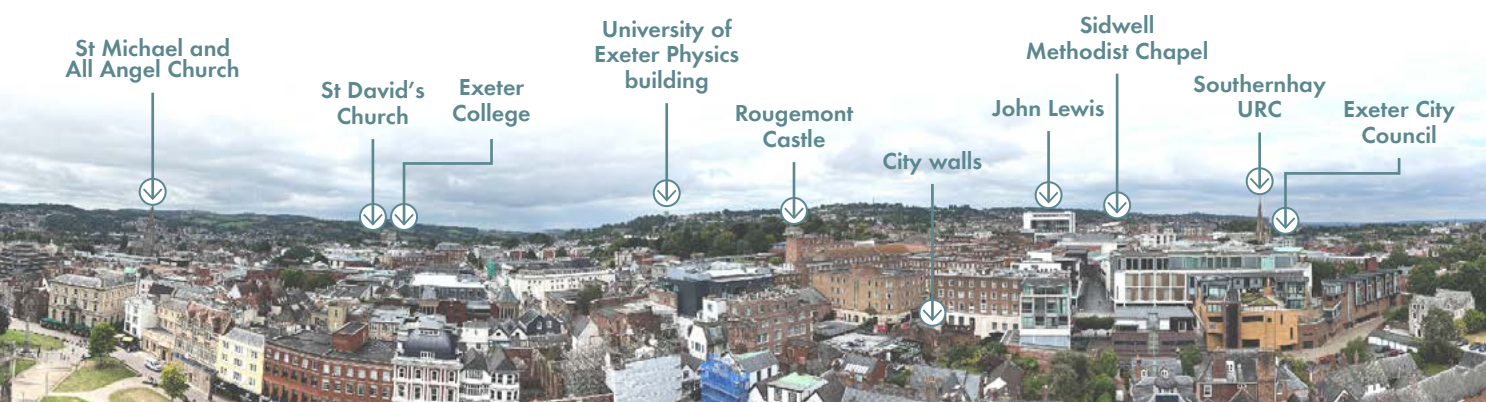
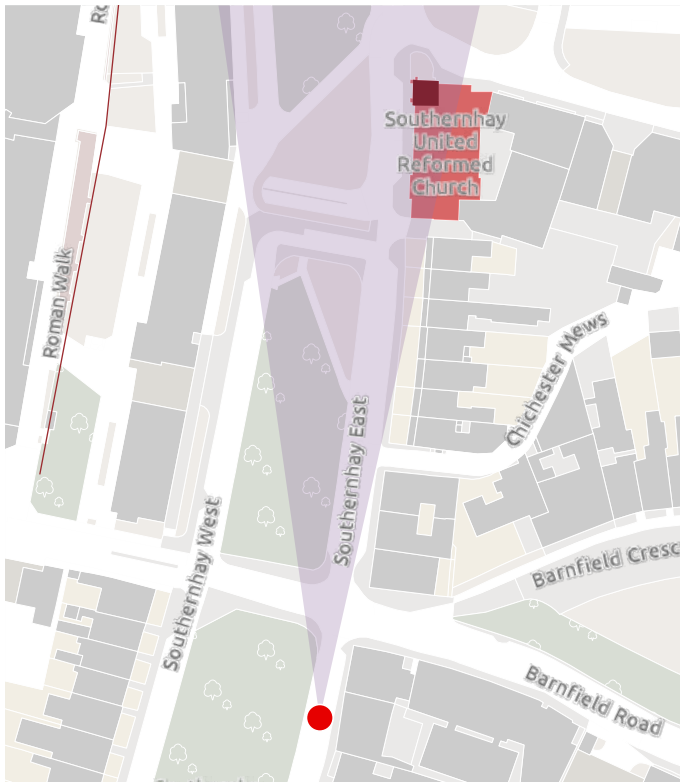


Fig 97 360 panoramic view of Exeter from the Exeter Cathedral highlighting Exeter's other landmarks

K01 Southernhay Gardens to Southerhay URC



003° 31.50888098' W 50° 43.34047865' N

Location and overview

Southernhay United Reformed Church is located at the northern end of Southernhay East, to the east of the historic city walls. Southernhay East and West were constructed in the Georgian era in a strong linear composition to create views up and down the space. Southernhay follows the line of the great town ditch, just outside the city wall, then known as Crulditch. The church was originally built in 1868 by J Tarring, but it was demolished during the Blitz in World War II. It was later rebuilt after the war, retaining the spire as the principal landmark on Southernhay East.

View composition

The view is framed by building lines on either side of Southernhay gardens and terminated by the Victorian spire of the church. In the foreground on the left is Southernhay gardens. It has tree and shrubery planting and a grassy lawn which blooms and flowers in Spring, obscuring the frontage on Southernhay West which can be seen in this image. To the right is Chichester Place, a 3 storey terrace of 7 houses each 3 windows wide, built in 1824. The buildings on the left side, obscured by the trees, are taller than those on the right, reaching 5 storeys. In the background, behind Southernhay URC, is the Princesshay car park.



Fig 98 Photo of view from K01 Southernhay Gardens towards Southernhay URC, taken on 14 March 2024 by iphone 12

Reasons for selection

The view north along Southernhay East provides a clear view of Southernhay URC's main building and spire. The tall spire of the church punctuates the consistent building lines and facades in this view, creating a prominent feature on the street. The street is a grand and notable example of Georgian architecture in Exeter, offering a glimpse of the city's past.

Significance of the view

The view has a strong linear quality focused on the church spire and building. It supports legibility in this eastern part of this city and has existed in a similar form for over 200 years. The church is Grade II listed as is much of the historic frontage in the foreground. In Summer, when the gardens are in full bloom, this is a particularly pleasing view.

Managing change

The view's composition leans on the consistent building line and heights of Southerhay East and West which means the church spire stands prominently at the end of the view. Any future development within or behind the view should respect this as per the Southernhay and The Friars Conservation Area Appraisal and Management Plan, and should avoid challenging the primacy of the URC church or coalescing with its silhouette.

Enhancing the view

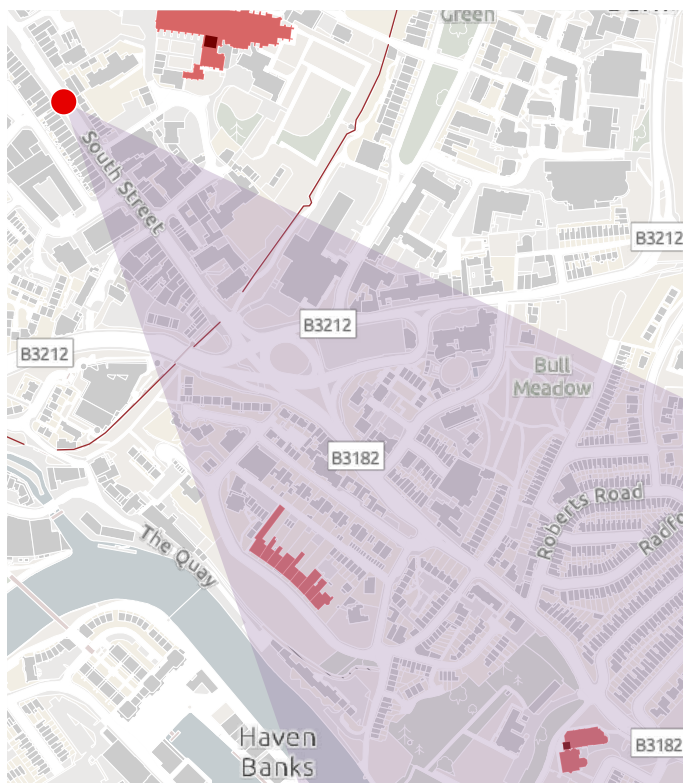
The reduction of traffic running up and down this route over recent decades has helped enhance the experience of this view. Further public realm enhancements and widening of the footway could further enhance this space and the quality of the view. Maintenance of the building frontages and the church building will also be important to supporting the quality of the view in the long term.



Fig 99 Photo from Southernhay West, taken on 11 July 2024 by iphone 12



K02 South Street to St Leonard's Church



003° 31.83406276' W 50° 43.27841116' N

Location and overview

South Street is on a north west / south east axis connecting the High Street to Magdalen Street and Western Way. It is bustling a retail street with buildings predominantly between 2 - 3 storeys tall.

South Street has its origins in Exeter's Roman layout. During the medieval period, South Street became a bustling area lined with shops, inns, and homes, playing a vital role in Exeter's commercial and social life. The street led directly to the South Gate, one of the city's main fortified entrances, which stood until it was demolished in the 19th century to make way for modern development, but remnants of the original city wall are still visible here. The gate's location marked South Street as an important route for trade and travel. South Street was significantly affected during the Exeter Blitz in World War II as many of the historic buildings were destroyed, leading to significant post-war redevelopment. Today, much of the architecture along South Street reflects mid-20th-century design, contrasting with the more medieval and Georgian features found in other parts of the city.

St Leonard's Church has origins dating back to the 12th century. The original medieval church was significantly rebuilt and enlarged in subsequent centuries, particularly in the 15th



Fig 100 Photo showing K02 South Street view looking out of the city centre towards St Leonard's Church.

century, as Exeter grew in prominence. It underwent further modifications in the 19th century, when Victorian restorations were carried out, reflecting the architectural trends of the time. The Church was also damaged during the Blitz in 1942, but reconstructed shortly after.

View composition

The view looks south east and offers a clear perspective of St Leonard's Church, as well as overlooking the former South Gate. The viewpoint looks over South Street sloping downwards and then back up towards Holloway Street. In the foreground, Sacred Heart Church can be seen on the left, and George's Meeting House (formerly Holy Trinity Church) behind in the mid ground. A mixture of historic and modern buildings front the street, creating a framed view of St Leonard's Church. In the background, St Leonard's Church spire can be seen prominently rising above the building line.

Reasons for selection

This is a clear vantage point overlooking the former South Gate and towards a St Leonard's Church, a key landmark for Exeter. It provides a clear and prominent view of St. Leonard's Church, which can not be seen from other city centre locations. It is a busy thoroughfare for Exeter, and thus experienced by many people.

Significance of the view

The view across South Street towards St Leonard's Church offers an insight into Exeter's heritage. The view is historically important as it overlooks a point of entry to the city, and out towards St Leonard's Church, which has existed in some sense for around 900 years. It makes a visual connection to Exeter's historic surrounding settlements.

Managing change

Any development in this area should avoid any loss of this unique view of St Leonard's Church. Any development around the Southgate junction should seek to enhance the sense of entry and celebrate the presence of the city walls. Refer to the Stage 2 Sites Report for more information on appropriate development here.

Enhancing the view

The view is currently undermined by traffic and an overly complex junction in the mid-ground of the view. To mend this important perspective and enhance its cultural value, several interventions could be considered. An enhanced celebration of the former South Gate location could be considered beyond the brick markings currently in the pavement. The quality of some of the buildings on South Street are also poor, and could be improved to enhance the historic setting.



3.10 Picturesque planning



After the mid-18th century certain buildings or terraces were consciously sited to capitalise on views, or were formally planned around open spaces. This picturesque spirit was revived in some aspects of the University masterplan, including the siting of the chapel.





Fig 101 University Chapel and its approach avenue was designed to take advantage of the views looking south across the city. This is discussed in more detail on page 114.



Fig 102 Pennsylvania Crescent was positioned to take advantage of views across the city and to the Cathedral. Site surveys undertaken during the Summer found that the maturing of trees in the foreground of the crescent means ground level views were obscured, but upper floor views may still be possible.



Fig 103 Colleton Crescent was built to take advantage of the views from the ridge above the quayside. This long distance view endures, albeit the trees do partially obscure the views out from the crescent itself.



Fig 104 Barnfield Crescent was built with views south across the river valley. Site surveys undertaken during the Summer found that the maturing of trees in the foreground means ground level views were obscured, but upper floor views may still be possible.

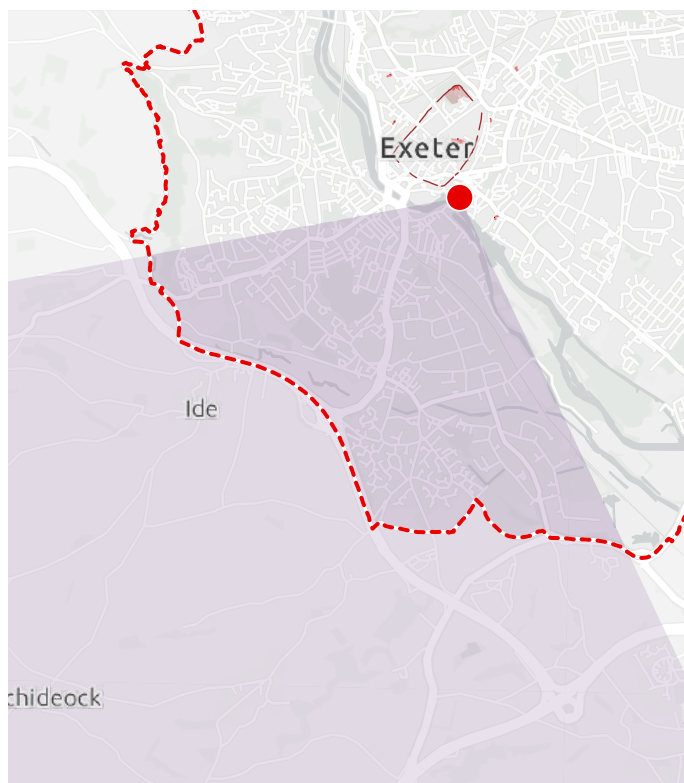


Fig 105 Baring Crescent was built to take advantage of the views west across the city. Site surveys undertaken during the Summer found that the maturing of trees in the foreground means ground level views were obscured, but upper floor views may still be possible.



Fig 106 Pennsylvania Park built to take advantages of views from the north across the city. The trees in the garden now obscure some of the views out at ground level, but upper floors views may still have impressive views over the city.

P01 View west from Colleton Crescent



003° 31.76964067' W 50° 43.09405542' N

Location and overview

Colleton Crescent is located on high ground above the Quay overlooking the River Exe, to the south of the city centre. It was built between 1804-1814 and is the grandest example of late Georgian houses in Exeter, enhanced by their serene view towards the western hills. The Crescent was designed and developed to take advantage of the panorama across the Crescent Gardens to the Quay and the open countryside beyond. The mid ground of the view, on the west of the river, changed during the 19th century with industrial development, with the development of a gasworks, sidings and an electricity station. More recently, housing has replaced industry on the south bank.

View composition

This is a panoramic view across the river valley and hills beyond. In the foreground of the view is the Crescent Gardens space with a number of mature trees. In the centre of the view is the Waterside housing development, developed in the late 20th century. To the right the Cricklepit footbridge (1988) forms an elegant feature. To the left is the canal basin with a cluster of historically important industrial buildings. In the background is the continuous ridge of hills with Haldon Belvedere visible on the horizon.



Fig 107 Photo of view from P01 Colleton Crescent. Date of photograph: 11 July 2024 . Camera: Cybershot Sony

Reasons for selection

This is a unique vantage point from the historic Colleton Crescent looking over the Exe Valley. The distant view to the countryside has remained unchanged for millenia, including views to Haldon Forest hills and on the horizon, Haldon Belvedere. In the foreground, this view is constantly evolving, and has changed dramatically over time from the Exe Valley flood plain, to a medieval port, to an industrial centre, and now a residential neighbourhood and popular recreational space.

Significance of the view

Colleton Crescent was built in a commanding position overlooking the quay and the hills beyond, and this view is an part of its heritage value. It is a view of great aesthetic and historic importance. The unbroken horizon line of layers of hills in the distance offer a unique aspect not found elsewhere, highlighting the city's visual and geographic connection with the natural landscape.

Managing change

The continued development of the Haven Banks and Water Lane contributes to this view and will need to be carefully considered. Development across the area should not break the horizon line or obscure the relationship between the city

and its landscape setting. The scale, massing, colour and composition of new buildings will need to be managed carefully.

Enhancing the view

Mature trees within the Crescent Gardens need to be managed to ensure views can be enjoyed both from the road and within the gardens.

The Waterside housing development in the foreground missed some opportunities to enhance the view, and a higher design ambition should be sought.



P02 University Chapel to Cathedral



003° 32.07716668' W 50° 43.99866667' N

Location and overview

This viewpoint is located outside the University Chapel on high ground above the Hoopern Valley Park, to the north of the city centre. The University Chapel at the University of Exeter, also known as Mary Harris Memorial Chapel of the Holy Trinity, is a beautiful and historically significant place of worship located on the university's Streatham Campus. It is the principal campus of the University, and is a generously planted, hilly site. A 1931 masterplan, by architect Vincent Harris, aimed at symmetrical arrangements and views towards the city centre but this was abandoned after the war, when a less formal plan was introduced, with winding roads. The chapel was the main survivor of the pre-war plan, being in the centre of an intended ceremonial route, and was completed in 1958 by Harris.

View composition

This is a framed view focused on the Cathedral towers and lined with an avenue of trees down from the University Chapel entrance. In the far distance, open countryside to the south of Exeter city can be seen framing the Cathedral.

Reasons for selection

This is a planned view which represents an important vista from the university campus. It is a notable aspect across



Fig 108 Photo of view from viewpoint P02 University Chapel to Cathedral.

Date of photograph: 8 August 2024 . Camera: Cybershot Sony RX100 SLR.

the Hoopern Valley, with a prominent view of the Cathedral towers on the skyline. As the towers break the horizon line, their form can be seen with great clarity. The axis is along the path framed by trees, which offers dramatic and thoughtful composition.

Significance of the view

This view is an important planned aspect with historic significance, being planned almost 100 years ago. It also represents a unique perspective of the cathedral, framed by purely by lush greenery not found in many locations. It nods to Exeter's intrinsic connection to the natural landscape.

Managing change

Any development that might obscure the prominence or silhouette of the Cathedral towers from this viewpoint should be avoided. Development to the south of the university should also avoid any massing that would rise above the middle ground tree line.

Enhancing the view

A key consideration for this view is the management of the trees in the avenue in the foreground to avoid them growing over the view of the Cathedral towers. It otherwise is a very picturesque view not in need of change.



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