

Haven Banks, Exeter

Heritage Statement



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1 Introduction

This Statement has been prepared on behalf of Welbeck CP to support a planning application for redevelopment at Haven Banks, Exeter. The Site of the proposed development is not in a conservation area and it does not contain any heritage assets, but it is within the setting of a locally listed building (the former Electricity Generating Building) and is adjacent to the Exeter Riverside Conservation Area. The site is also visible from more distant parts of the city, including other conservation areas, and falls within the wider setting of numerous listed buildings.

The Statement considers the built heritage significance of the site and its surroundings. It examines the impact of the proposals on that heritage, with reference to national and local planning policy and guidance.

The Statement is written by Geoff Noble IHBC MRTPI, an independent heritage consultant. It draws on a range of published, online and archival material, including Exeter City Conservation Area Appraisals, the resources of the Devon Local History Archive and the National Heritage List.

This Statement should be read with the Design and Access Statement by Piper Whitlock Architects, the Planning Statement by Union 4 Planning and the submitted drawings.

This Statement does not address archaeology.

2 Approach

The National Planning Policy Framework 2021 (NPPF) requires applicants for development affecting the historic environment to describe the significance of the potentially affected heritage assets, so that the impact of the proposals may be understood.¹ This Statement therefore sets out an analysis of the present site in relation to its historic and architectural context and an assessment of the significance of nearby heritage assets.

Significance is defined in the NPPF as:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*²

Historic England's *Conservation Principles* (2008) sets out an approach to defining the significance that takes account of how a building or place is valued and the associations which it carries. Historic England describes four values that broadly align with the interests defined in the NPPF:

- Historical – value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present
- Aesthetic – value deriving from the ways in which people draw sensory and intellectual stimulation from a place
- Evidential – value deriving from the potential of a place to yield evidence about past human activity.
- Communal – value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

¹ NPPF 2018 para 189

² NPPF Annex 2 Glossary

A site visit has been undertaken to ascertain the relationship between the site and its surroundings, and to confirm the historic and architectural character of the surrounding area.

The relevant statutory and policy aspects are considered below.

3 Legislation and Policy

3.1 Legislation and national policy and guidance

Local planning authorities' responsibilities for heritage-related consent regimes are determined by the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework 2021 sets out national policies for conserving and enhancing the historic environment (NPPF paragraphs 189-193). This is supported by the online National Planning Practice Guidance.

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

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*³

³ NPPF para 197

When considering the impact of a proposed development on a designated heritage asset, Paragraph 199 of the NPPF calls for local authorities to give "great weight" to the asset's conservation. The more significant the asset, the greater the weight should be.

Setting is defined in the NPPF as

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*⁴

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application (paragraph 203).

Historic England has published its own advice to local authorities and others seeking to make changes in the historic environment. These include GPA2 *Managing Significance in Decision-Taking in the Historic Environment* (March 2015) and GPA3 *The Setting of Heritage Assets* (second edition, December 2017).

3.2 Local planning policy

Exeter local plan

The Council's Core Strategy DPD was adopted in February 2012. CP17 of the Core Strategy addresses the expected quality of design:

⁴ NPPF Annex 2 Glossary

All proposals for development will exhibit a high standard of sustainable design that is resilient to climate change and complements or enhances Exeter's character, local identity and cultural diversity. Development in the Quay and Canal Basin area will respect the historic character of the area and incorporate uses that realise the potential of existing high quality historic buildings.

Heritage policies are saved policies from the Exeter Local Plan Review 2005.C1 (conservation areas) and C2 (listed buildings) C3 Buildings of local importance. Whilst these provisions predate the Government's Framework, they are broadly consistent with it.

A new local plan is in preparation and a first draft plan is expected to be issued later in 2022.

[Conservation area appraisals](#)

The Council has adopted detailed Conservation area appraisals and management guidance for the four conservation areas closest to the Site, contiguous with each other:

- Exeter Central 2002
- Southernhay and the Friars Conservation Area 2002
- Riverside 2005
- Princes Square 2006

These documents usefully set out the history, character and significance of each area and have informed the design process at Haven Banks, as well as this Assessment.

[Canal Basin Masterplan](#)

In 2004 the City Council adopted a Masterplan for the Canal Basin, identifying development opportunities to the north and south of the Basin. The Masterplan area included the former car park adjacent to the Electricity Generating Building (since developed as the Coolings) and Terracina Court. The proposals for new buildings were accompanied with aspirations for improving the public realm. The refurbishment and re-use of existing buildings, including the Electricity Generating Building and the former Maritime Museum, was also envisaged.

[Local list](#)

The Council holds a list of buildings of local interest, last issued in 2012. There are no published descriptions of these buildings, other than where referenced in the relevant conservation area appraisals. The most relevant locally listed building is the former Electrical Generating Building on Haven Road, and which backs on to the Site. The stone walls of the canal basin are also locally listed.

The Friends of Exeter Ship Canal, a voluntary group, has recently published its own Harbour Plan, aimed at sustaining and enhancing waterfront activity.

In 2020 Exeter Harbour was chosen by the Maritime Heritage Trust and National Historic Ships as one of several "heritage harbours" in the UK, in recognition of its historic importance.

4 Historic development and the site today

4.1 Historical overview

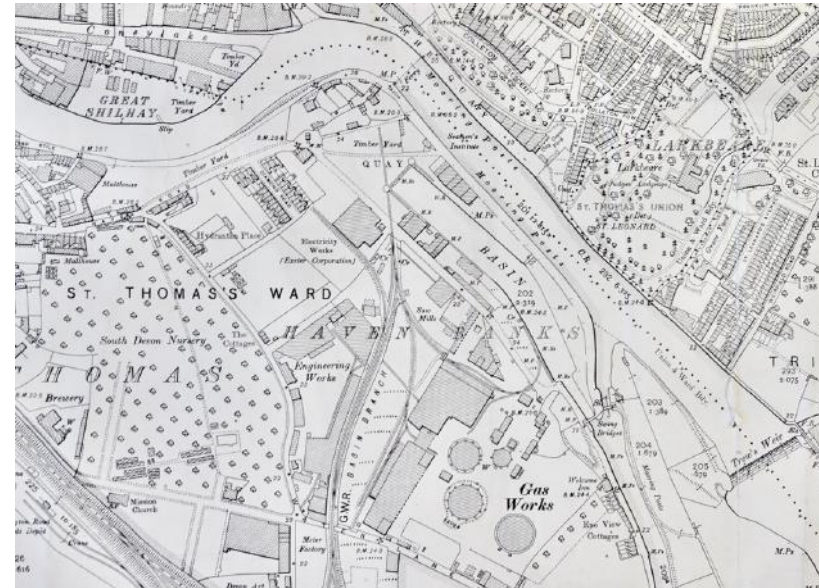
The site lies to the south of the River Exe and the adjacent basin of the Exeter Ship Canal. The historic core of the city rises steeply from the north bank, from where there are views back across the Exe to the Devon Hills in the distance.

The canal was constructed in 1564-6 by John Trew. Its creation had been prompted by the forming in the 13th and 14th centuries of two weirs on the Exe, preventing it from remaining navigable. The new canal – the first in Britain with pound locks – was built on the west side of the river between the city walls and Matford Brook.

The canal later deteriorated, but in 1676 the canal was extended half a mile south, across Exminster Marshes. Between 1698 and 1701 the canal was deepened and widened to take larger vessels.

In 1825 under James Green the canal was further lengthened to Turf Reach. The original entrance was blocked up and a lock was created to provide access to Topsham. A new basin was built near the head of the canal, with warehouses on both sides. Use of the canal declined sharply after the coming of the railways in the 1840s but it remained in commercial use up to the 1970s, with regular cargoes of timber and oil.

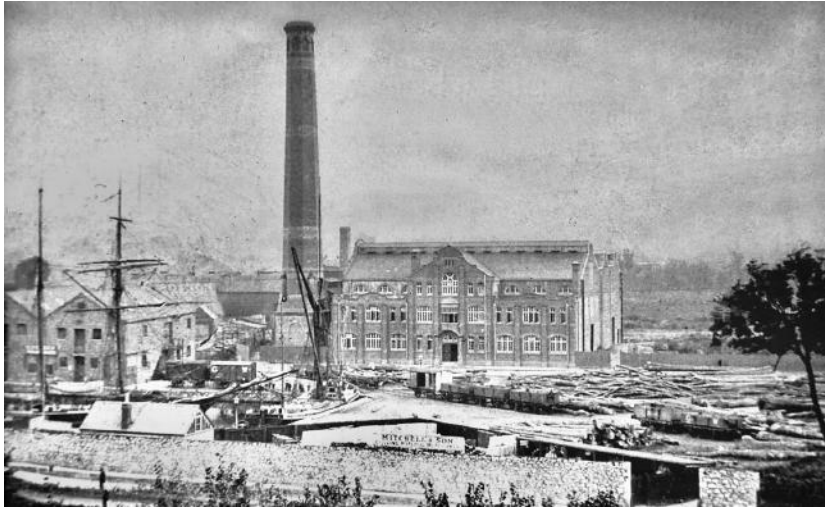
On the north side of the river, Exeter's Customs Port was reorganised in the 1670s resulting in the present Custom House 1680-1. The status of the building was used to demonstrate primacy over Exeter rival port, Topsham. The architect was Richard Allen.



OS Second Series, 1905. With the exception of the short terrace of cottages at Diamond Road, and the South Down Nursery to the south east, the whole of the south side of the Exe has been dedicated to heavy industry and warehousing. Coal for the gasworks and the Electricity station was brought in by barge, but the GWR Basin branch served a railhead.

4.2 The former Electricity Generating Building (Exeter Electric Light and Power Station)

The site for the generating building was purchased by Exeter Corporation in 1899 to provide power for the city's tram network.



The Electricity Generating Works in 1910, shortly after completion. The chimney was the dominant landmark in this part of Exeter.

The building was constructed close to the canal basin to allow easy delivery of coal by barge. The designer of the Queen Anne style structure was the Council architect Donald Cameron, Hector Munro was the electrical engineer and William Brealy the builder.

The power station was extended to the north with coal bunker and chimneys at each end, that at the south being of a considerable height and a major landmark. A railway siding was provided at the rear.

The power station closed in 1960 and the machinery was removed. Parts of the building were demolished, including the principal chimney and a secondary flue at the north end.



The rear of the boiler house was served by large windows

4.3 The site today

The site is currently taken up with large-scale retail units and a bowling alley. They are of a generic design and make few concessions to the character or appearance of their surroundings.

The large surface car park has a sterile appearance, notwithstanding the presence of a number of mature trees.



The Site is taken up with retail sheds and a large surface car park,. The trees go some way to offsetting its barren appearance

These buildings are largely redundant apart from the Tenpin bowling operation . The site as a whole is of low environmental quality and of no architectural interest, making no contribution to the character or appearance of the adjacent Riverside Conservation Area.

A path across private land runs between Water Lane and Haven Road. The retail park's service yard is accessed from Water Lane but it is a dead end with no other connections.



Partial demolition at the north end of the former Electricity Generating Station has resulted in blank frontages and an awkward termination.

5 Assessment of Heritage Assets and their significance

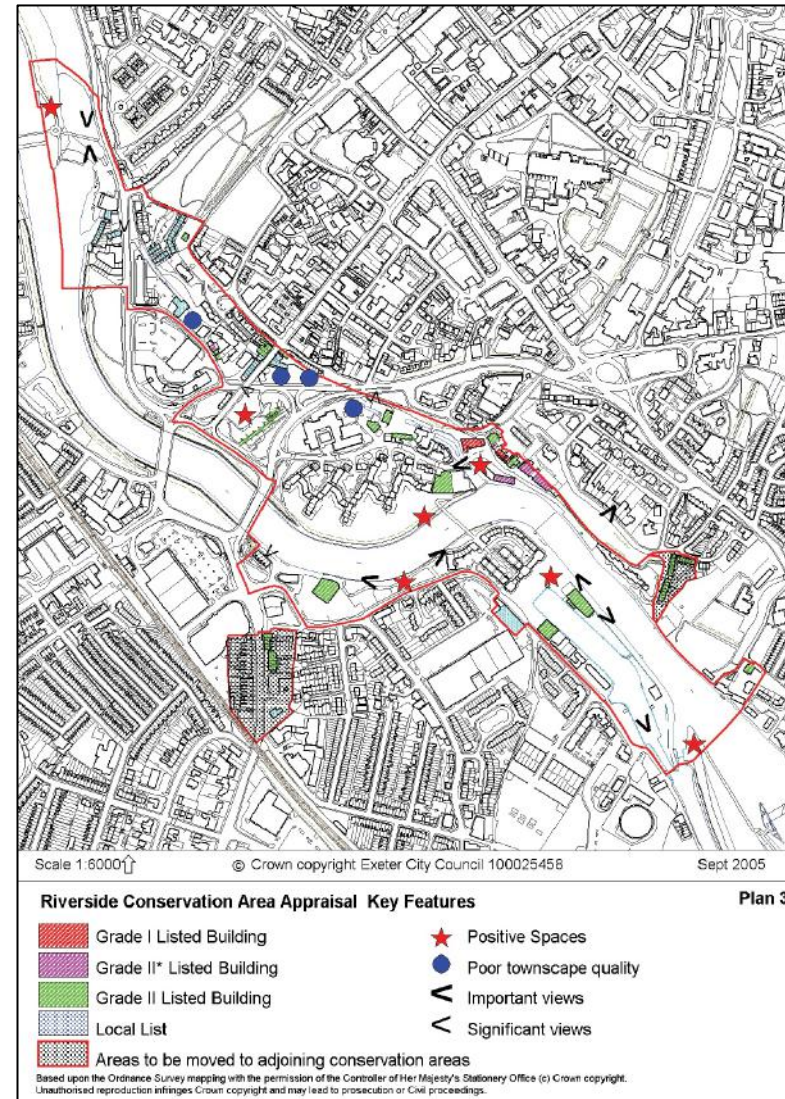
5.1 Conservation Areas

Riverside Conservation Area

The Riverside Conservation Area was designated in 1993 and amended in 2005. It is an area of historic townscape, which contains or borders two scheduled monuments, numerous listed and locally listed buildings, attractive riverside spaces, historic leats, and the river Exe itself. Part of the development site (immediately behind the former Electricity Generating Building) was removed from the Conservation Area in 2005, following land ownership changes at the former Megabowl (now Tenpin) site.

The Quay itself is part of a larger Riverside Conservation Area, which also includes an indent at Colleton Hill where the Shutebrook joins the River Exe. This area was used to store ballast for ships docking at the quayside.⁵ It is severed from the city centre by the ring road but remains a most attractive enclave.

At the head of the canal basin there are the remains of a railway turntable, which dates from around 1870 and was excavated and restored by the Council in the 1980's. It carried both broad and narrow gauge tracks and its presence reflects the importance of the transport links that existed at the head of the canal. Also in Piazza Terracina, and on the quay and there are lamps that were salvaged from the 1905 iron road bridge that spanned the Exe.



⁵ Southernhay and the Friars CAA p31



Panorama from Colleton Crescent towards the Canal Basin with the Site beyond.

Key views in and out of the Conservation Area are identified in the Appraisal (CAA para 6.20):

The views around The Quay are exceptional, and help define many people's perception of Exeter as a city, almost as much as the Cathedral. There are good long distance views from the higher ground at Colleton Crescent, which make clear the relationship between the Quay, River, the Canal and the mills.

The concentration of highly graded listed buildings, the importance of the canal and the quay to Exeter's history, and its appealing spatial qualities combine to give the conservation area **high significance**.

Southernhays and the Friars Conservation Area

The Southernhays and the Friars Adjacent to and to the east of the Central Conservation Area. to the east and south-east of the city walls. The boundary extends south as far as the Exe where it meets the Riverside Conservation Area. The Conservation Area has a mix of commercial and residential character areas and includes some of Exeter's best surviving Georgian terraces, complemented by Southerhay Greens and many mature trees. In the southern Friars area, Colleton Crescent is one of the notable set pieces.

The CAA identifies "significant views" including those from Colleton Crescent towards the canal basin and the hills beyond. site of the Proposed Development.

The Conservation Area is of **medium to high significance**, acknowledging its contribution to the City's 18th century architecture and town planning.

Exeter Central Conservation Area

The Central Conservation Area includes all of the area within the City Walls. In addition to the High Street, the Cathedral and its Precinct, the Conservation Area has a large concentration of listed buildings, many of them highly graded at Grade I or II*.

Despite the severe losses during the Second War and postwar redevelopment, the area remains of national importance . A large amount of below-ground archaeology is likely to survive.

The conservation area overall is of **high** heritage significance.

Princes Square Conservation Area

Princes Square Conservation Area was designated in March 1992. It contains seventeen listed and five locally listed buildings, although there are also many good quality 19th and early 20th Century buildings. Its significance lies mainly in its historic planned street layout and the park, together with its once important horticultural businesses.

The Princes Square area lies south of Exeter city centre and of the River Exe. It lies alongside Alphington Road, one of the main routes into the city centre. It is south-east of the Site of the Proposed Development.

The Conservation Area is of **medium** heritage significance.

5.2 Scheduled monuments

There are two scheduled monuments within the wider setting of the Site. These are the Exe Bridge and the south-eastern corner of the City Walls. There is no intervisibility with the Bridge but the upper parts of the retail park can be glimpsed from a short section of the walls walkway. Importantly, the long-distance views of the countryside and the horizon are unaffected.

Their status as scheduled monuments accords with their national significance. For the purposes of this Assessment, the walls and the Exe Bridge are regarded as having **high significance**.



The Canal Basin and Quay can be glimpsed from the City Walls.

5.3 Listed buildings

A large number of listed buildings fall within the scope of this Assessment. Their individual significance and group value are summarised in the Appendix.

The nearest listed buildings, both grade II, are the two warehouses facing each other at the Canal Basin. They are appealing in townscape terms, but also of historical and evidential value as part of the history of the canal itself, and the city's maritime legacy. They are of **medium significance**.



The Quay, looking north towards the Custom House

On the north side of the river Exe, the Quay has a cluster of bonded warehouses and sheds, with the Custom House as its centrepiece, forming a historically significant ensemble. Most of these buildings are highly graded, reflecting their early dates, rarity and high degree of intactness.

As a group, these buildings are of **high significance**.



The Quay, Grade I listed, is an early and well-preserved transit shed.



West of the development site a former 19th century malthouse is prominent on a bend in the river. It is now a public house.



The grade I listed 17th century Custom House is the centrepiece of the Quay area but the group value of the ensemble is also high.



*Bonded warehouses, Grade II**

Colleton Crescent

Colleton Crescent in the Southernhay and Friars Conservation Area is an imposing late Georgian set piece, with the houses configured on a gentle curve facing across the valley of the Exe. The houses were built 1802-14 by Matthew Nosworthy, the designer of earlier terraces in Southernhay.

The houses are in red brick with Coade stone mouldings, with the central houses set slightly forward. The terrace is listed Grade II*, giving it **high significance**.



Colleton Crescent, from the Quay

The Southernhay and Friars Conservation Area Appraisal describes the terrace as follows:

The Crescent itself is a shallow curve of nine large, four-storey, red brick houses similar to those in Barnfield Crescent and also designed by Matthew Nosworthy. They have the same double-arched ground-floor windows, Coadestone details, wavetopped railings and first floor window balconies of wrought-iron. Here, however, there is a more explicitly symmetrical composition. The houses to either side of the centre have full-width iron balconies with verandahs. The central five houses break forwards flanked by nos.2 and 8, which are slightly lower, and again by nos.1 and 9, which are lower still at three storeys but with a deep entablature supported by giant pilasters. The pavement is stone-flagged with granite kerbs and outside no.7 there is a cast-iron letterbox to which a modern postal pouch box has been attached. Several of the houses have wrought-iron lantern holders built into the railings. At either end, there are also two cast-iron gas lamp columns converted to electricity by the addition of swan-neck tops.

The setting of the Crescent contributes to its heritage significance. The Appraisal notes:

In front of the Crescent there is a raised lawn with specimen trees, bounded to the south-west by wavetopped railings reinstated in the 1980's on the edge of the cliff that drops to The Quay. This area has panoramic views of the river, the Exeter suburbs to the west and south, and of open countryside beyond.

Colleton Crescent is also of group value with its neighbours at each end, separately listed.



Colleton Crescent, facing south across the Gardens and the Exe valley.

5.4 Locally listed buildings

The locally listed former Electricity Generating Building was vacant for many years but has now been repurposed as a climbing centre. its Queen Anne-style façade on Haven Road has a sufficiently grand scale to make a positive contribution to Piazza Terracina and serves as a reminder of the area's industrial past.



The 1904 frontage of the former Electricity Generating Building

The Canal Basin walls are also locally listed and form part of the setting of the grade II listed warehouses. They are of **low** heritage significance.

6 Heritage impact Assessment

6.1 The Proposed Development

The aim of the redevelopment is to transform a currently underused and outdated retail park into a key part of a vibrant urban village, combining walkable and sustainable, high density urban living space with active ground floor uses and new public spaces and integrated greenspace.

The Proposed Development will entail the demolition of the retail units and the creation of 434 new homes (with a range of types and tenures) planned together with public realm, retail space for local shops, cafes or restaurants, play space and green space. The Development will connect with the riverside and contribute to its wellbeing.

The buildings are configured as four separate and complementary blocks, at between three and six storeys.

6.2 Direct impact

There are no heritage assets on the site and thus direct heritage impacts.

6.3 Indirect Impact

The indirect impact is on the potential change to the setting of the Riverside Conservation Area, where the proposed development will be seen in conjunction with the canal basin and the locally listed former Electricity Generating building.

The uppermost elements will also be seen in the panorama from the listed terrace at Colleton Crescent (in the Southernhay and Friars Conservation

Area) as well as in glimpses from more distant vantage points such as the City Walls.

Section 13 of the Design and Access Statement by Piper Whitlock Architects describes how the Proposed Development has been designed to fit in with its surroundings, when seen from a range of representative views.

The modelled views confirm that the development sits comfortably in the backdrop to the Canal basin, behind Terracina piazza. The variation in heights ensures that a monolithic form or overtly horizontal emphasis is avoided. The dark roofs and wall materials draw on the legacy of historic industrial buildings in the area, without recourse to imitation.

In addition to its visual appropriateness, the improved pedestrian routes will help the development to coalesce with the Canal Basin area, contributing to its vitality and supporting the area's night-time economy. This will enhance the conservation area.

There are no harmful impacts on the setting of the listed buildings or scheduled monuments. assessed here, or on the setting of other conservation areas

The Proposed Development will change the setting of the locally listed former Electricity Generating Station, particularly as it is currently seen from the rear. It will be embraced by its new neighbours rather than being surrounded with car parking, with its blank frontages exposed. At the front, it will remain a striking landmark on Piazza Terracina and continue to serve as a reminder of Haven Banks' industrial history.

7 Conclusions

The Haven Banks Retail Park is at the end of its useful life and as the Design West Review Panel has noted, the complex is at odds with the scale and character of its surroundings. A mixed use development, integrated with the piazza at the head of the canal basin, will help to animate the area. The opportunity is being taken to remove 220 parking spaces, further benefitting the local environment.

The heights of the buildings have been carefully calibrated to avoid a monolithic form, or to disrupt views of the distant countryside and skyline from key locations. The contemporary architecture appropriate in this location, whilst referencing the palette of local materials – red and yellow brick, Heavitree red sandstone and Torbay limestone.

There are no impacts, direct or indirect, on any of the designated heritage assets identified in this assessment. It will significantly enhance an under-used and barren site.

The net result is that the Proposed Development will deliver minor but tangible heritage benefits to the Riverside Conservation Area, contributing to its economic wellbeing and vitality. The setting of the locally listed former Electricity Generating Station will be enhanced.

Principal Sources

National Heritage List

Exeter City Council Conservation Area Appraisals

Devon Local History Centre

Hadfield, C., *Canals of South West England*, (1967).

Clark, E. A. G., 1968, *Untitled Source*, 19-48 (Monograph). SDV337183.

Passmore, Dick *Power to the City The History of the Exeter Electric Light and Power Station* 2008

Cherry, Bridget and Pevsner, Nikolaus *Buildings of England: Devon* (Second edition, 1989)

Appendix: Nearby Listed buildings and Scheduled Monuments

Property	Grade	Distance from Site	Description	Significance
60 Haven Road	II	84m	Plain double warehouse. Mid C19. Two storeys. Limestone ground floor, red brick above. Tile roof.	Medium Group value (GV)with North Warehouse
Canal Basin, North Warehouse	II	100m	Typical mid C19 warehouse. Limestone and red brick. Various windows, casements. Two storeys. Hipped slate roof.	Medium GV
Malthouse, Shooting Marsh Stile	II	168m	Early C19. Interesting building with base of parts of walls in Heavitree stone coursed rubble. Curved angle at east end. Other parts of walls patched with brickwork of various dates. Slate roofs Now Harvester Public House	Medium
3-7 Alphington St (Hampden Place)	II	227m	Stucco terrace of five 3 storey, 2 window houses circa 1820-30. Rusticated ground floor. Round-headed doorway in plain reveals, fanlights, mask keystones. 1st floor has cast iron balconies (one with canopy), No 6 round-headed french casements and stylised Corinthian order. Sash windows with glazing bars. Key pattern frieze. Slate roof. Hampden Place, Sydney Place and Sydney House form a group.	Medium GV with Sydney Place
Alphington St Sydney Place	II	230m	Early C19. Block of three 3 storeys 3 windows red brick terrace houses of the "Nosworthy" type. 1 storey flanking wings at each end. Modillion cornice. A break-forward between Nos 1 and 2 suggests a longer terrace not completed. Round-headed doorways with vermiculated quoins and keystones similar to those in Southernhay etc. Glazing bars removed ground floor, some shutters. Iron balconies to tall 1st floor sash windows. 6-panel doors with panelled reveals and honeysuckle	Medium GV with Hampden Place

			fanlights. Roof not visible. Hampden Place, Sydney Place and Sydney House form a group.	
Colleton Crescent	II*	244m	Built circa 1805. Probably designed by Nosworthy. Fine red brick terrace on slight curve. 4 storey, 3 window houses, the central five being slightly higher and breaking forward. The end houses, which are 3 storey, may be later or have had later alterations. Patent stone bands and parapet cornice. Doorways are round-headed and have patent stone vermuculated quoins and voussoirs with relief heads to keystones. Panelled doors with panelled reveals and honeysuckle tracery fanlights. No 1 has a later projecting porch, Giant pilasters to Nos 1 and 9, No 1 has acanthus capitals. Round-headed ground floor windows. Individual iron balconies to 1st floor windows, except in two cases where there are 3 window balconies with canopies. Glazing bars to sashes except No 9. Some area railings remain. Interior: some entrance halls have fine large rectangular fanlights with lead glazing. Nos 1 to 9 (consec) form a group.	High GV with No.10
No 10 Colleton Crescent (Colleton Lodge).	II	250m	Circa 1830. Detached two storey roughcast house. Three windows, sashes with glazing bars. Pilasters. Greek Doric porch. Cornice, parapet, roof not visible.	Medium GV
Gates and Piers at Colleton Lodge	II	250m	Contemporary with house. Cast-iron gates and rendered piers.	Medium GV
Colleton Villa, Friars Gate	II	240m	Circa 1830. 2 storey, 3 window classical stucco front, closing vista at end of street. Quoin pilasters with modified Corinthian caps, pediment. Moulded architraves and console brackets to windows. Ionic porch. Panelled door with rectangular light over and panelled reveals. Sash windows with glazing bars. Roof not visible.	Medium GV

Thr Quay - Fish Market	II*	210m	1838 circa. Open sided structure on cast-iron columns. Open braced timber Queen- post roof, Slate roof. King's Beam of cast-iron with the inscription A and W C Bodley, Iron Founders Exeter 1838. Included for group value. All the listed buildings on the Quay form a group.	High Rare survivor of this building type GV
Custom House, Wharfinger's House and attached Warehouse, The Quay	I	220m	1680-1 by Richard Allen; Wharfinger's House to east enlarged 1711. Orange-red brick, mostly in random bond but some English bond to rear; Flemish bond brick of 1711; Heavitree stone footings and Beer stone dressings; hipped slate roof, and brick stacks. The Renaissance-inspired facade and magnificent plasterwork (amongst the finest in the south west of that date), advanced joinery detail, early use of brick and the centralised double-depth plan, of the Custom House are of the first importance in illustrating the arrival of a national or court style to Devon. It was built to cater for the expansion of Exeter's port facilities which followed the rapid growth of the local wool trade after the Civil War. It is also the earliest purpose-built Custom House in England, its office fittings and sump being significant survivals.	High aesthetic and historical value GV
Warehouse Vaults Nos 1 to 4 (consec)	II*	220m	Impressive structure consisting of a five storey four window block of white limestone with red stone dressings. Segmental heads and keystones to openings. Tablet records erection 1825. No .1 is a three storey annexe with good splayed Georgian bays to upper floors. Slate roofs.	High GV

<p>Warehouse Vaults [Nos 6 to 11 (consec)]</p>	<p>II*</p>	<p>220m</p>	<p>Adjacent block of similar character and date. 5 storey 5 window block, with 1 window addition set back to back. Built of red stone with brick window openings. Slightly projecting pilasters between windows, vermiculated quoins to ground floor openings. Hipped slate roof. All the listed buildings on the Quay form a group.</p>	<p>High The bonded warehouses have been successfully converted to offices, bars and retail units. The buildings retain their essential character and the glazed link between the two warehouses is considered an inspired modern intervention in the townscape.</p>
<p>City Walls</p>	<p>Scheduled Monument</p>	<p>300m (nearest point)</p>	<p>This monument, which falls into nine separate areas, includes Roman, Anglo Saxon and medieval city walls which define the original extent of the city of Exeter. The walls survive as a roughly rectangular circuit approximately 2.35km in length of which 72% (1705m) is still visible as upstanding fabric. The city walls originated in around 200 AD and some sections still survive up to 2.5m high.</p> <p>The city of Exeter has been strategically important since its foundation in the Roman Period when the original walled defences were constructed. Exeter was also an Anglo Saxon burh so continued to be a highly influential central place, one of only four in the whole of Devon. Following its capitulation to William the Conqueror, it became a Royal town and was briefly the residence of King John. It was a key military objective during the first English civil war between King Stephen and the Empress Maud and later in the Civil War between the Royalists and Parliamentarians.</p>	<p>Very high significance. The city walls have reflected the City's need for adequate and significant defence throughout turbulent times and still survive well.</p> <p>The important archaeological and environmental evidence which they will contain is extremely significant.</p>

<p>Exe Bridge The medieval Exe Bridge, Edmund's Church, and medieval tenement remains,</p>	<p>Scheduled Monument/ Grade II</p>	<p>460m</p>	<p>The monument includes the surviving standing and buried remains of the medieval Exe Bridge (known as Old Exe Bridge) which once spanned the River Exe, together with the remains of St Edmund's Church, which was constructed on the bridge itself, and part of the rear house foundations of a series of medieval tenements which fronted onto Frog Street at the bridge's eastern end. The remains have been consolidated and are displayed as a monument within a landscaped park forming a visual and educational amenity.</p>	<p>Very high significance. One of the best-preserved examples of a major medieval stone bridge of its date built in England. Constructed around the year 1200 it spanned the waters of the River Exe for almost 600 years until its partial demolition in 1778.</p>
<p>Quay House</p>	<p>I</p>	<p>210m</p>	<p>Transit shed on former dockside. 1679-80. The end and rear walls up to the first floor level are stone rubble, above which the walls are of locally made red brick in random bonding. The front has an open timber arcade over which there is a cantilevered canopy underbuilt in red brick in late C19 or early C20. Welsh slate roof with hipped left hand end and the end to right incorporated into the adjoining building, Prospect Inn.</p>	<p>High. The transit shed originally served as a covered quay and the upper floor was probably used for temporary storage of goods delayed in transit. A C17 transit shed-warehouse like this built on a public quay may be unique in Britain.</p>