



Plan 9

Scale 1:5000

Key:

- Play Areas**
- ▼ Existing
 - Proposed
- A Under 4's**
- B 5 to 8's**
- C 9 to 12's**

- Valley Park
- Informal Recreation Areas
- Formal Sports Facilities

- Railway
- Main Roads
- Neighbourhood boundaries

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PLAN 9 Adjoining Neighbourhoods- See Plan 8, Plan 12, Plan 13, Plan 16 and Plan 10

DURYARD (SOUTH)

Description: This a small area developed mainly in the early 20th Century. It is separated from others by the river, the University of Exeter and other uses. East of the busy Cowley Bridge Road properties are mainly detached, set in large gardens on a hillside. West of the road there are sharp changes of level separating pockets of housing of varying character. Nearly all the dwellings are owner occupied. There are less than average numbers of children.

ST JAMES

Description: This is an area with a mixed character immediately north of the City Centre first developed in the mid to late 19th Century. There is a mixture of dwellings ranging from large late Victorian/Edwardian houses, many sub-divided into flats, to small terraced houses and purpose made flats. Slopes in the northern section are appreciable. Although there are linking roads the network tends to radiate from the City Centre. Boundaries are primarily busy roads although, to the northwest, the area is adjoined by open fields associated with the University. The Exeter to Salisbury railway line passes through the area but is crossed by a number of road bridges. The majority of dwellings are either owner occupied or privately rented. The remaining properties are generally rented from housing associations. The St James area has little more than half the proportion of children as the City average.

NB Boundaries of neighbourhoods are shown by a continuous black line where they adjoin open country, other uses or are separated from others by barriers to movement such as railway lines and busy roads.