

# The Harlequin Centre, Exeter



Replacement of a declining shopping centre with residential-led, mixed-use development in a conservation area and within the setting of listed buildings

## CLIENT

Curlew Alternatives  
Property LP

## LPA

Exeter City Council

## STATUS

Planning permission granted

## SERVICES

Heritage and Townscape

## Our role

- The Harlequin Centre is a modular shopping precinct, designed by Bruges Tozer and built between 1984 and 1986.
- Working on behalf of Curlew Alternatives Property LP, we supported proposals for the removal of existing buildings, and the redevelopment of the site with a mixed-use development comprising co-living and hotel accommodation.
- We assessed the impact of proposals on the significance and setting of Exeter Central Conservation Area and a large number of nearby listed buildings, including consideration of the effects of taller components on the city skyline and Exeter Cathedral.

## Results

- We prepared a robust supporting heritage assessment to enable heritage impacts to be fully understood and assessed in the planning process.
- Planning permission was granted in October 2020 (minded to grant and subject to S106).