

Exeter City Council
City Development,
Exeter City Council,
Civic Centre,
Paris Street,
EX1 1NN

17th January 2025

Our Ref: A2971

RE: FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT SUBMISSION – The AI Qasimi Building, Land at Mardon Hill, Streatham Campus, University of Exeter

Dear Planning,

On behalf of the applicant, the University of Exeter, I am pleased to submit to you a full planning and listed building consent application in connection with the above site. This has been done via the planning portal and the reference is PP-13690468. The description of development is as follows:

“Partial demolition of the existing garden walls and workshops and construction of a part two, part three storey educational building for teaching and research use and associated landscaping, including temporary enabling works.”

This submission follows extensive pre-application discussions and consultation with Exeter City Council and its Design Review panel since December 2022. As a result of this positive and collaborative process, the proposed new flagship educational building is a carefully considered and heritage-led response to the sites constraints and opportunities, reflects the highest standards of architecture and would celebrate this historic part of the campus and its assets.

In addition to this covering letter, the application submission comprises the following documents:

- Application form and notices;
- CIL additional information form;
- Site location plan;
- Existing and proposed plans, elevations and sections;
- Design and Access Statement including visualisations;
- Landscape Strategy (within Design and Access Statement);
- Designing Out Crime Statement (within Design and Access Statement);

- Green Infrastructure Statement (included within Design and Access Statement);
- Planning Statement;
- Heritage Statement including Archaeological Assessment;
- Ecological Impact Assessment;
- Biodiversity Net Gain Statement and Assessment;
- Biodiversity Net Gain Metric (sent via email);
- Sustainability Statement;
- Air Quality Assessment;
- Land/Slope Stability Risk Assessment;
- Geotechnical Desk Study and Report;
- Noise Impact Assessment;
- Surface Water and Foul Drainage Strategy;
- Transport Statement;
- Noise Impact Assessment;
- Waste Audit Statement (within Design and Access Statement)

It should be noted that a separate planning application is currently pending for a standalone Bat House (ref: 24/1485/FUL) which forms part of the ecological mitigation for the existing roosts identified within the vaults and the Northcott Theatre Workshops. Where this is briefly referred to in the Sustainability Statement, or elsewhere in the submission, it should be noted that this element will be determined under the above-mentioned application to enable its delivery in advance of the main proposals.

I trust everything is in order to enable the swift validation of the application. As set out during pre-application discussions, the planning process is embedded within a wider critical project programme which is governed by not only ecological constraints but the complexities and sensitivities of construction within a live and active academic context.

We therefore welcome the timely determination of the application, and the applicant team is readily available to answer any queries that the Council and its statutory consultees may have to enable this and the smooth delivery of this exemplary new facility for the University.

If you require anything further or have any questions regarding the submission, please don't hesitate to contact me.

I look forward to hearing from you in due course.

Yours faithfully,



Jonathan Finch BSc(hons) MSc MRTPI
Director