Estate Services Centre, Rennes Drive

Planning, Design and Access Statement

University of Exeter

DECEMBER 2020

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CONTENTS

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1 INTRODUCTION

1.1 PURPOSE AND SCOPE OF THIS DOCUMENT

This Planning, Design and Access Statement supports an outline application, with all matters reserved, for a new Estate Services Centre comprising offices, workshop, glasshouses, polytunnels, growing area and storage buildings, with associated infrastructure and landscaping.

This document presents relevant planning policy and contextual analysis, key design principles and information in response to key stakeholder engagement which helped inform the proposals. An indicative proposal is presented within this document to show how the site and accommodation might be arranged.

In addition to this statement, the application is supported by technical and environmental surveys and reports.

2 THE APPLICATION

2.1 APPLICATION DESCRIPTION

A permission is sought for:

> *Outline planning permission at Rennes Drive for a new Estate Services Centre comprising offices, workshop, glasshouses, polytunnels, growing area and storage buildings, with associated infrastructure and landscaping (all matters reserved).*

The application is made by the University of Exeter.

This application should be read in conjunction with a separate but linked application for the construction of new student accommodation on the Streatham Campus at Clydesdale Avenue, which will see the demolition of the existing services centre.

The linked application proposals are for:

> *Outline planning application at the Clydesdale, Birks and Nash halls of residence, (the submitted Outline application) to build student accommodation, ancillary/ amenity facilities, plant space and bike stores (up to a maximum of 49,821 sq metres gross internal floor area), with associated infrastructure, demolition of existing buildings, provision of solar panels at Holland Hall Car Park and landscaping (all matters reserved).*

3 THE APPLICANT

3.1 THE APPLICANT - THE UNIVERSITY OF EXETER

Formed in 1955, the University of Exeter combines world-class research with excellent student satisfaction at its campuses in Exeter and Cornwall. Exeter is a member of the Russell Group, which represents 24 leading UK universities committed to maintaining the very best research, an outstanding teaching and learning experience, and unrivalled links with business and the public sector.

The University has 20,912 FTE students at the Streatham Campus for the year 2020 - 2021.

Exeter is amongst the top 150 universities worldwide according to the Times Higher Education World University Rankings. The University is ranked 164th in the QS World University Rankings.

The 2020 Guardian league table lists Exeter in 10th position out of 121 higher education institutions, with four subjects ranked in the top 5, eight in the top 10 and 25 in the top 20. The Times and Sunday Times Good University Guide ranks Exeter in 12th position in the UK. The Complete University Guide, published in the Independent, lists Exeter in 11th place. The University is ranked 8th in the Russell Group of leading research intensive universities.

Exeter has always been among the leaders for student satisfaction in the National Student Survey. The senior management team has sought to build on this strength by putting student service at the centre of its strategy. The Students' Guild is involved at the earliest stages of strategic planning and given a major role in making spending decisions through a specially created Budget Scrutiny Group. This has led to a remarkable degree of joint thinking and teamwork.

An Economic Impact report, commissioned by the University of Exeter and undertaken by Viewforth Consulting, was undertaken in Summer 2017. The report gives a breakdown of the economic impact generated by the University in the academic and financial year 2015/16 (the latest year for which data was available).

The University generated £540.1m in output within the local authority district of Exeter. The institution makes a significant contribution to the local economy, supporting 8% of GVA (£320.5m)[1] and 7% of employment (5,346 FTE jobs).

International students and their visitors generated £113.5m in output, supported 1,111 FTE jobs and contributed £66.2m (1.6% of the total) to Exeter's GVA through tuition fees, charges for residence and catering and their off campus expenditure.

1. Calculated using ONS estimate of GVA for the local authority district of Exeter of £4,085m in 2015. Source: Office for National Statistics

Site locations in relation to the campus

4 PLANNING ASSESSMENT

4.1 PLANNING POLICY REVIEW

The statutory development plan for Exeter currently comprises the following:

- Exeter Core Strategy (2012)
- Saved Policies from the Exeter Local Plan First Review 1995-2011 (2005)

The Local Plan Proposals Map denotes that the Streatham Campus is covered by saved Policy E4 (Exeter University Campus) of the Local Plan Review. In addition, the site is identified as a Site of Local Interest for Nature Conservation and a Historic Park and Garden.

4.2 EXETER CORE STRATEGY

The Core Strategy was adopted in February 2012. It sets out policies to guide future development for the period up to 2026.

The main Core Strategy policies relevant to the application are as follows:

- **Policy CP4:** describes that in meeting the development targets, increased densities clearly have an important role to play. Policy CP4 states that Residential development should achieve the highest appropriate density compatible with the protection of heritage assets, local amenities, the character and quality of the local environment and the safety and convenience of the local and trunk road network.
- **Policy CP15**: requires residential developments to achieve Code for Sustainable Homes Level 4 (or a 44% reduction from the 2006 Part L energy standards. Non-domestic buildings are expected to be zero carbon from 2019.

4.3 SAVED POLICIES FROM THE EXETER LOCAL PLAN FIRST REVIEW

The Exeter Local Plan First Review was adopted in March 2005 and expired in 2011. The Secretary of State confirmed in 2008 that the majority of the Local Plan First Review policies will be saved until they are replaced by policies in the Local Development Framework. The National Planning Policy Framework (NPPF) was however issued in 2013 that effectively supersedes policies in the Local Plan Review.

Notwithstanding the limited weight that can be attributed to the Local Plan Review, of the saved policies the following are considered to be of most relevance to the proposals:

- **Policy E4:** specifically relates to the university campus and states that the development of education uses, student housing and research and development initiatives, including ancillary production will be permitted on the university campus provided that the character and setting of the campus is protected.
- **Policy C4**: notes that the redevelopment within, adjacent to, or otherwise likely to affect the setting of, parks and gardens of special or local historic interest will not be permitted if the proposals:

a) would involve the loss of features considered to form an integral part of the character or appearance of the park and garden; and
b) would otherwise detract from the enjoyment, layout, design, character, appearance, or setting of the park and garden.

- **Policy LS1**: Development which would harm the landscape setting of the city will not be permitted. Proposals should maintain local distinctiveness and character and:

(a) be reasonably necessary for the purposes of agriculture, forestry, the rural economy, outdoor recreation or the provision of infrastructure; or
(b) be concerned with change of use, conversion or extension of existing buildings.
Any built development associated with outdoor recreation must be essential to the viability of the proposal unless the recreational activity provides sufficient benefit to outweigh any harm to the character and amenity of the area.

- **Policy LS4:** development that would harm a site of nature conservation importance or a site of local interest for nature conservation or a regionally important geological/geomorphological site or landscape features which are of importance for wild fauna or flora, or wildlife corridors will only be permitted subject to the following:

a) the need for the development is sufficient to outweigh nature conservation considerations; and
b) the extent of any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented.

4.4 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF sets out a presumption in favour of sustainable development; it identifies three facets of sustainable development: economic, social and environmental, noting that they are interdependent and need to be pursued mutually.

The following additional NPPF paragraphs are relevant to the application:

- Paragraph 11 states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

  c) approving development proposals that accord with an up-to-date development plan without delay; or
  d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed6; or
  ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Paragraph 82 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

4.5 UNIVERSITY OF EXETER MASTERPLAN FRAMEWORK SPD (2010)

The Council has prepared a Masterplan Framework for the University's Streatham Campus, to guide its future development over the period to 2026. This shows that the linked application for student accommodation at Clydesdale, Birks and Nash Grove is a development that has been planned for some time. The Masterplan Framework also shows that the proposed Estate Services Centre at Rennes Drive is located within the defined Streatham Campus boundary, as does the Local maps that accompany Policy E4.

4 PLANNING ASSESSMENT

4.6 PLANNING ANALYSIS

Having undertaken a review of the relevant local and national planning policies, this section first describes how the principle of the development is considered to be acceptable in planning terms, followed by the following other issues:

- Sustainable Development
- Landscape and Visual Impact
- Residential Amenity
- Ecology and Trees
- Flood Risk and Drainage
- Heritage

The Principle of the Development

The site is located within the boundary of the Streatham Campus as defined in the maps accompanying Policy E4 and the Masterplan Framework. Clearly the proposed uses are an intrinsic part of the successful management of the campus as a whole and therefore it is entirely appropriate in planning terms to locate the proposed new Estate Service Centre at Rennes Drive.

The current roles of the Estate Services team are described in section 5 of this statement. By relocating the Estate Services Centre to Rennes Drive a number of operational improvements are made that will benefit the campus as a whole.

The NPPF presumption in favour of sustainable development is considered to apply to this development as a number of economic, social and environmental roles. From an economic perspective the proposals support a number of existing jobs. Maintaining the campus to such a high standard is also a factor in the national profile of the University that in turn benefits the local economy. From a social perspective, the relocation of the Estate Services Centre frees up the existing site for student accommodation that has numerous benefits. From an Environmental perspective, the proposed buildings would be constructed to Passivhaus standards. The proposals also include opportunities to enhance the biodiversity of the site.

The Masterplan Framework (2010) describes that Policy LS1 is relevant to the site. Essentially this is an 'open countryside' policy that is at odds with the sites location within the campus boundary with built development located on all but the northern side of the site. Policy LS1 is however 'out of date' given that the Local Plan Review expired in 2011. In these circumstances the NPPF describes that national policy (within the NPPF) takes precedence. In the latter context, the presumption in favour of development applies. The NPPF goes on to state that in these circumstances planning permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits". The latter is often referred to as the "tilted balance" as determination of the application is tilted towards granting approval. The development also takes support from NPPF paragraphs 80 and 82 described above.

Notwithstanding the out of date nature of Policy LS1, the development is compatible with its requirements as the maintenance of the campus grounds could be seen as a quasi agricultural/horticultural use.

Other Issues

Sustainable Development - Aside from the economic, social and environmental roles that contribute towards a sustainable development in NPPF terms, the proposals are considered to exceed the sustainable requirement of Policy CP15 through the Passivhaus standards delivered by this development. Further details of these credentials are provided in the submitted sustainability, Energy and Passivhaus report.

Landscape and Visual Impact – The submitted Landscape and Visual Appraisal demonstrates that the site is well contained in terms of wider landscape views due to the mature tree screening at the boundaries of the site. In terms of short range views, whilst the character of the site will change to a developed one, the proposed buildings and uses are low in scale and subservient compared to taller and more dominant academic and accommodation buildings found elsewhere within the campus. The proposed development is therefore considered compatible with Policy CP4 states that development should achieve the highest appropriate density compatible with the protection of the character and quality of the local environment.

Residential Amenity – The submitted Statement of Community Involvement (SCI) describes that public consultation revealed that most residents thought the proposed Estate Services Centre proposals were well thought out. The main concern raised was with regard to the control of lighting, noise and the hours of operation. The submitted SCI provides further commentary on how these matters can be controlled. Lighting and noise assessments have been submitted with the application and discussions with the planning Officer confirmed that these matters can be adequately controlled by planning conditions. The proposed development is therefore considered compatible with Policy CP4 states that development should achieve the highest appropriate density compatible with the protection of local amenities.

Ecology and Trees – No trees would be removed at the site and a 10m buffer provided to the perimeter of the site that ensures that tree root protection areas are safeguarded. The submitted SCI describes the ecological impact was a concern of neighbours. The SCI describes that ecological surveys have been undertaken and consultation with Devon Wildlife Trust has taken place. The 10m buffer provides appropriate mitigation for bats and opportunities for further landscaping and habitat connectivity are provided. As previously described, the proposals will result in an overall biodiversity gain at the site. The requirements of Policy LS4 are therefore considered to be met.

Flood Risk and Drainage - The proposed development accords with Policy CP12 insofar as the development is not located in a flood risk area and mitigates against causing flood risk elsewhere using the established principle of connecting surface water drainage to the existing storm water drainage system.

Heritage – The submitted Heritage Assessment describes that there are no Listed Buildings or other built heritage assets that would be affected by the development. It is likely that further archaeological surveys will be required although the likelihood of significant finds is low. Further survey work would therefore be a condition of any Outline permission.

4.7 PLANNING ANALYSIS CONCLUSION

The proposed development would help enable the wider student accommodation and growth strategy of the University that has a number of public, student and University benefits. The relocation of the Estate Services Centre provides an opportunity to modernise and improve the maintenance efficiency of the campus. The proposed development is considered to comply with all relevant local and national planning policies. Discussions

The University will continue to engage with the local community and the Council throughout the submitted Outline application process and during any future detailed planning and construction phases. In particular, conditions will be discussed with the Council to ensure that matters in relation to noise and lighting will be appropriately controlled, whilst allowing the necessary flexibility for the Estate Services team to maintain the campus to the high standards required.

5 ESTATE SERVICES

5.1 THE UNIVERSITY'S GROUNDS TEAM

The University Grounds team work on the grounds, nursery and outdoor sports facilities throughout the year, maintaining the Streatham Campus which covers 114 hectares including a large area of sports pitches. The Streatham Campus is acknowledged as one of the most beautiful and botanically interesting of any UK University. It has been recognised as one of the UK's best public spaces, winning Green Flag Awards for the last nine years.

The work of the Grounds staff includes:

- The care of specialist plant collections.
- Botanical specimen propagation.
- Tree and arboricultural works, looking after the 10,000 trees on campus.
- Pot and bedding plant production.
- Football, hockey, rugby, lacrosse, cricket and tennis playing surface maintenance.
- Preparing, planting and maintaining plant beds across campus.
- Litter management across campus.
- Ensuring roads and major pedestrian areas are gritted when necessary over the winter months.
- Taking positive action to conserve and enhance biodiversity on the University's sites.

5.2 THE EXISTING ESTATE SERVICES CENTRE

The existing Estate Service Centre (also known as the Grounds Compound) is located in the north west of the Streatham Campus at Birks Bank.

The existing grounds site consists of large and level yard containing a collection of single storey buildings containing offices, workshops, storage, vehicles stores, plant and greenhouses. Poly tunnels and grow-on areas for plant propagation sit at the south of the site. Originally constructed in 1960, the site has been developed and extended over time in an ad-hoc manner with no single style or predominant material.

The facilities at the Estate Services Centre are tired and in need of modernising. The access to the site is via a steep track which presents two problems. Firstly, it is not capable of taking large delivery vehicles and secondly it is not suitable for use in snow or icy conditions.

The proposals seek to replace and enhance the facilities which will be demolished at the existing Estate Service Centre, to provide a high-quality and environmentally sustainable home for the grounds team. The proposals will consolidate the grounds functions into a single location, co-locating Estate stores and workshops.

The Estate Services Centre is accessed via a steep single track - unsuitable for deliveries.

The large greenhouses are tired and no longer meet the needs of the Grounds team.

The yard is cut into the landform with steep banks to the eastern side.

6 SITE AND CONTEXT

6.1 SITE DESCRIPTION

The site sits to the north east of the campus. Currently used by the grounds team for storage of green waste, spoil and equipment, the site is bare earth and scrub with no existing features or structures. The land-form at the centre of the site varies from time to time as it is used as a temporary store for excavated material from development sites.

The site can be accessed from Rennes Drive to the south, which leads onto Car Park B to the south west of the site. The current informal access point to the site is adjacent to the band of trees which marks the boundary of the University's land ownership with the reservoir site to the west. The access point is at +105m AOD with the site rising to +111.5m AOD in the north western corner.

The northern boundary to the site is formed by a wide band of mature tress and scrub. The northern side of the tree band is the extent of the University's ownership, beyond which lies Belvidere Road and Belvidere Meadows. Belvidere Road is an unmade track which is used as public footpath. Belividere Meadows is a local nature reserve which falls to the north into an attractive wooded valley.

The eastern edge of the development area is formed by the Exeter community garden. The community garden is a joint initiative between the University's grounds team and the Students' Guild. Founded in June 2011, the community garden contains vegetable beds, two bee hives, greenhouse, poly-tunnels and an orchard of heritage fruit trees. In 2015, an area of the orchard was made into a physic garden to promote mental well-being and the importance of green spaces. The community garden uses approximately one quarter of the open area of land. The University owns the land and grants a lease to the Community Garden.

A footpath to the east of the Community Garden forms part of the Exeter Circular Walking Route T4.

To the east of the community garden there is wedge-shaped piece of land which separates the University's ownership from the private residence of Hill Crest Park. The land is 50m wide at the northern end narrowing to 15m at the southern end. The land is scrub with a band of tall mature deciduous trees that provide screening when trees are in leaf and filter views in winter.

The houses in Hillcrest Park are detached in generous gardens. Rear west facing gardens are in the order of 50m long. The houses sit in an elevated position, looking across a valley to the site.

The land falls along the eastern boundary from +110m AOD in the north to +99m AOD in the south.

The southern boundary of the site is formed by dense scrub and self-seeded trees in a thick band , visually separating the site from the campus to the south.

There is a spring identified in the southern part of the site area.

Existing Site

7 DESIGN EVOLUTION

This chapter considers the design evolution of the project, the illustrative design solution and the consultation process that has informed the emerging design.

7.1 THE BRIEF

The University provided a brief for the project as part of their process to select a multi-disciplinary design team to undertake the planning for the project. The brief:

- Sets out the strategic context for the project.
- Provides an understanding of the drivers and objectives for the development.
- Clearly defines the scope of services required.
- Defines the operational requirements of the project.

The design team selected have had a long-term relationship with the University. One of the benefits of the arrangement is that there is a deep understanding and shared expectations between the parties in terms of the quality of both building design and service delivery. The team also had an excellent knowledge of the campus, its surroundings and the planning policy context. The University understood the capabilities of the design team and their approach to contextual led design.

An outline brief was provided at the start of the project to set the broad requirements of the building and external spaces. A tour of the existing facilities at Birks Bank and interviews with the grounds staff were undertaken to refine the spatial and operational requirements. A consolidated brief was prepared and updated at RIBA Workstage 1 (Preparation and Briefing) which informed the initial sketch schemes. Feedback from the University informed an iterative approach to design development which informed the Workstage 2 (Concept Design) scheme which is included with this application as illustrative material and is captured as a brief of spatial requirements.

7.2 CONSULTATION

The design evolution has been informed by a formal stakeholder consultation and dialogue with planning officers through the pre-application process.

A formal stakeholder consultation was held at the University on the 18th and 19th of February. Members of the local community, local Councillors, University staff and students were invited to the event where members of the University Estate team and their consultants were on hand to answer questions. The event was well attended by the local community. Full details of the event feedback and design responses can be found in the Statement of Community Involvement that accompanies the application. Details of how the scheme has evolved in response to stakeholder consultation is detailed in the Engagement Timeline chapter.

There was a pre-application process with officers of Exeter City Council which has informed the planning submission. Design evolution took place in dialogue with officers of the Council through a series of meetings and correspondence. Pre-application meetings were attended by representatives of the University along with their consultants. The Council, led by the case officer, Mr Paul Jeffrey, attended meetings with specialist officers when required. Mr Chris Westlake informed the feedback in relation landscape design. Mr Bill Broadbent of the Devon Wildlife Trust was consulted in respect of ecology and biodiversity.

In advance of meetings with Council officers, the University's professional team prepared drawn and written information detailing the emerging proposals. Responses from the meetings were recorded and additional clarification was provided by officers, by email. The feedback from the Council's officers informed the design evolution to support the iterative approach to design. Mr Jeffrey referred to comments received from other parties during these meetings, for example, issues raised by Councillors or concerned neighbours.

The objective of the pre-application process was to develop a proposal that was acceptable to the Council's officers and to the University, such that the Planning Application could be recommended for approval. The process of engagement with Council's officers was very positive.

As recommended by the Council's officers, the design proposals were assessed by the Design Review Panel. The Design Review Panel is made up of built environment professionals selected to have the right mix of skills and experience to provide clear, objective advice. Proposals and explanatory material were provided to the panel in advance of the review which was held on February 20th. The session was attended by the design team, representatives of the University and Mr Paul Jeffrey from the Council.

Prior to the review, a lengthy site visit was held, and members of the panel walked the site and adjoining areas. The designers were given the opportunity to present the proposals, the key constraints, opportunities, design principles and justifications. This was followed by a discussion session. The panel then took the opportunity to confer in private before providing a panel summary of feedback. The Panel Administrator produced a written report via email, which constitutes the formal response.

The Design Review Panel (DRP) process was very positive. A copy of the Design Review Panel feedback is contained in the Statement of Community involvement.

Revised proposals, which addressed comments received from the public consultation and DRP, were due to be presented to the Council's Planning Members Working Group on 17th. This meeting was cancelled due to Covid-19 restrictions. The presentation was issued to Paul Jeffrey the case officer who was able to provide feedback which is detailed in the Engagement Timeline.

A further "virtual" consultation was held with the Student Guild on 25th March. There were four attendees and no comments were raised.

The good quality early engagement with a wide range of stakeholders has been effective. It has informed the design and improved the quality of the application. The design team were able to establish the fundamental issues of concern for neighbours and matters of principle for the Council's officers; and respond to these positively.

Details of design changes resulting from consultation are described in the Engagement Timeline.

7 DESIGN EVOLUTION

7.3 DESIGN PROCESS

This outline planning application with all matters reserved seeks to establish whether the scale and nature of the proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward. This type of planning application allows fewer details about the proposal to be submitted. However, it was felt appropriate by the planning officers and University that a design proposal was developed to consider the potential effects of a future proposal. The illustrative proposals were developed to ensure that the site was capable of delivering the required accommodation and to assess the impact on neighbouring properties, landscape and ecology.

The designs for the Site were developed iteratively. Designs were developed by the professional team and considered at regular meetings by the University project team and officers from the Council.

A full professional team were appointed to ensure the feasibility of proposals. Specifically, roads and paths, services infrastructure capacity, environmental sustainability, projected carbon emissions and plant requirements for services have been assessed and incorporated into the design. Landscape, arboricultural and ecology specialists prepared surveys and designs in conjunction with the architects.

7.4 CONSTRAINTS

The broad themes of the site constraints which informed the design process are detailed below. The awareness of constraints relating to impact upon neighbouring properties, topography, ecology and topography informed all stages of design work. As the design proposals evolved and became more detailed, a set of comprehensive specialist surveys and reports supported the emerging illustrative design proposals. The requirements for surveys and reports was informed by the dialogue with the local planning authority.

SUSTAINABILITY

During the initial stages of design the University published their Environment and Climate Emergency Working Group White Paper (November 2019). The paper makes recommendations for goals and targets, including challenging targets for reductions in carbon emissions. The University's Estate team have determined that adopting the Passivhaus methodology is the best way of achieving these targets. The requirement to achieve Passivhaus certification became an additional requirement of the brief; and has been a fundamental driver of the design solution.

Details of the approach to sustainability are contained within the Sustainability, Energy and Passivhaus Report that accompanies the application.

NEAR NEIGHBOURS

The initial assessment of the site, presented to Officers at Planning Meeting #1, identified the boundary relationships as a constraint to development and highlighting the requirement for sensitivity at the boundaries with neighbouring residential properties in respect of layout, height, treatment and overlooking.

The planning consultant and architect were able to accompany the case officer, Mr Paul Jeffrey, on a tour of the site to further assess the relationships between residential properties and the site. Topographical surveys of the site allowed detailed site sections to be produced which explored these boundary relationships, which were shared with the Council's officers and formed part of the public consultation material.

To manage impacts on neighbours to the east consideration should be given to:

- The siting and orientation of buildings and landscape to minimise effects on neighbours from vehicular movements, noise, activity and visual impact.
- The modelling of the ground form to reduce the height of development.
- Screen planting and landscape treatments to filter views to the development and soften the appearance of buildings.
- Modelling the effects of glare from greenhouses to inform design decisions.

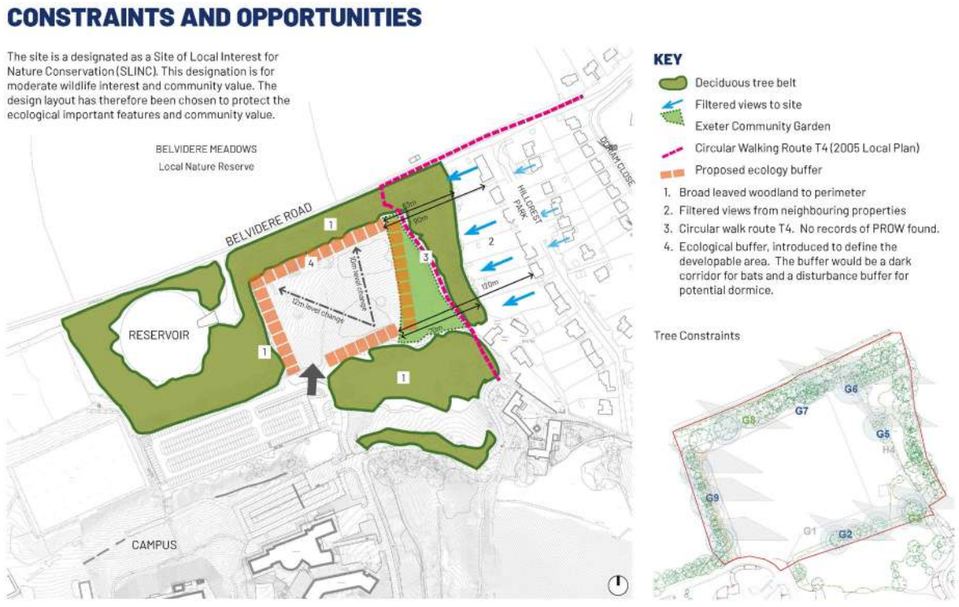
THE COMMUNITY GARDEN

The development does not impact on the Community Garden site.

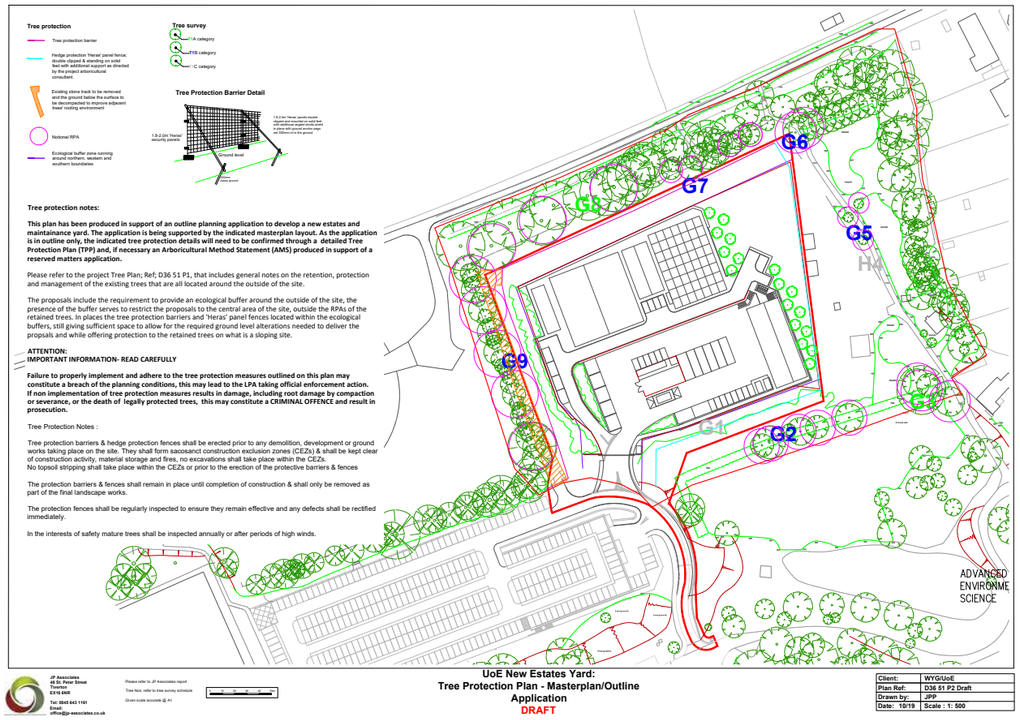
ECOLOGY

The Landmark Practice was commissioned by Exeter University in September 2019, to prepare an Ecological Appraisal of the site. The site is covered by 'Greenspace Tier B' and is designated as a Site of Local Interest for Nature Conservation (SLINC) under Exeter City Council's Adopted Core Strategy (2012).

A desk study was undertaken to find details of designated sites and legally protected and notable species records within the zone of influence of the site. An Extended Phase



Constraint and opportunities analysis.



Tree Protection and Management Plan

7 DESIGN EVOLUTION

1 habitat survey was conducted of the application site in September 2019 to map the habitats present and highlight potential for protected species to occur.

Bat activity surveys were carried out during September and October 2019 and continued throughout the 2020 season. The survey findings have found low levels of bat activity with mainly common species of bats, the occasional rare species such as horseshoe have been recorded along features adjacent to the site. Badgers are using the site for foraging purposes and protection measures during construction activities have been identified.

During the design process, and in consultation with Devon Wildlife Trust, a 10m wide Wildlife Protection Corridor has been imposed to the site perimeter, to mitigate impacts of development and ensure continuity of habitat corridors and opportunities for bat foraging. The ecology report also provides recommendations in respect of new planting and the inclusion of features such as bird, bat and hedgehog boxes

TOPOGRAPHY

The site falls from north west to south east, from a maximum height of +111.5m AOD to +97m AOD. The brief for the site is to create large level areas for service yards and greenhouses / poly-tunnels. At outline stage the design proposals should consider the proposed levels to ensure feasibility and address constraints, particularly to:

- Minimise cut and fill.
- Reduce or eliminate the need to export material off-site.
- Minimise the visual impact of development and effects on near neighbours.

ARBORICULTURE.

Mr Jeremy Peirce of JPA was appointed to conduct a full tree survey. An arboricultural constraints plan was prepared and developed into an Arboricultural Impacts Assessment (AIA) which accompanies this application. No trees have been identified which will be effected by the development.

OPPORTUNITIES

The application proposals present an opportunity to replace the poor quality buildings currently used by the University's Grounds team and replace them with a high-quality purpose-designed home. This reflects the importance the University places on maintaining the quality of the beautiful campus, the registered botanic garden and the University's sports facilities.

Housing the grounds staff in purpose designed accommodation will improve operational efficiency. The access from Rennes Drive is a considerable improvement from the current arrangements and will allow the safe delivery from larger vehicles and cope with the challenges of accessing vehicles to salt the campus roads on "snow days".

The proposals will be an exemplar in sustainable, low-carbon building, and one of the first of it's kind in the University sector.

KEY PRINCIPLES

Key design principles have been consistently applied throughout the design process to inform the emerging illustrative proposals.

- Maintaining a 10m ecology buffer zone to the perimeter of the site.
- Focussing vehicular movements to the west of the site - away from residential neighbours.
- Siting the office and workshop building to create a visual separation between the yard and residential neighbours.
- Zoning the development to put the horticultural functions at the top of the site, which is more exposed. With delivery and workshop functions at the lower level.
- Designing the illustrative scheme to have no windows facing east towards Hillcrest Park.
- Using plant and green roofs to soften the visual impact of buildings.

View west from the Community Garden entrance

View facing east towards the Community Garden entrance

View of the northern boundary woodland

View of the perimeter woodland

The northern part of the site is used for green waste and spoil

View south, with spoil heaps to the west

8 ENGAGEMENT TIMELINE

9th September 2019

APPOINTMENT OF THE DESIGN TEAM

Following a limited competition, a multi-disciplinary team headed by WYG were selected by the University to prepare the outline planning application. The team were selected based on a detailed submission which considered their experience, knowledge of the campus and approach to planning submission.

4th October 2019

CLIENT MEETING #1

The core design team met with the University's key stakeholders and project management team, including representatives of the accommodation office and Estate teams. The meeting was primarily concerned with:

- Refining the brief.
- Establishing a planning delivery programme.
- Assessing the requirements for reports and studies to accompany the application.

Arrangements were made to meet with the Grounds team and explore their current accommodation and future operational and spatial needs.

18th October 2019.

PLANNING OFFICER MEETING #1. SITE VISIT.

A site meeting was attended by Paul Jeffrey, Case Officer, Robin Upton, planning consultant and Andrew Iles, architect. A walk over of the site was undertaken, including exploring all boundary relationships. The designers presented material which described the boundary relationships using aerial photography. Mr Jeffrey anticipated that there would be concern from neighbours about the impact of development and the application content needed to address the boundary relationships in detail.

Mr Jeffrey recommended an engagement strategy that included the Design Review Panel and Planning Members Working Group in addition to the typical public consultation event.

As a result of this engagement:

- *The detailed information that Mr Jeffrey sought to be included within the planning application was clarified; which influenced the design process.*
- *The approach to Stakeholder Consultation was agreed.*

18th October 2019.

UNIVERSITY MEETING. GROUNDS TEAM BRIEF.

Tim Abram from Willmore Iles Architects met with the University's Grounds Team to discuss the spatial and operational needs for the proposed accommodation at Rennes Drive.

- *This meeting further clarified the brief.*
- *Plans of the existing building were issued which allowed a schedule of accommodation to be developed.*

5th November 2019.

UNIVERSITY PROJECT TEAM MEETING.

The regular project meeting was held to monitor progress and seek the University's input into the design. The design team were able to share the outcome of the meeting with the planning case officer and explore boundary issues in more detail with the Estate team. The emerging brief was discussed and a process for agreeing the sign-off of designs was agreed.

There was a debate about the sustainability standards to be adopted; with Passivhaus raised as an alternative to BREEAM.

6th December.

INSTRUCTION TO ADOPT PASSIVHAUS STANDARD.

The University published their Environment and Climate Emergency Working Group White Paper on the 11th of November. The paper makes recommendations for goals and targets, including challenging targets for reductions in carbon emissions. The University's Estate team determined that adopting the Passivhaus methodology is the best way of achieving these targets and the requirement to achieve Passivhaus certification became an additional requirement of the brief.

As a result of this instruction:

- *The brief for sustainability standards were significantly increased and improved..*
- *The incorporation of the Passivhaus methodology into the design process had a significant impact on built form and services infrastructure outcomes.*

17th December 2019

UNIVERSITY PROJECT TEAM MEETING.

A detailed review of planning policy was presented, followed by an assessment of site constraints and opportunities. The site services infrastructure, ecology and vehicular and pedestrian movement were all assessed.

The University supported the approach taken in developing the design.

19th December 2019

PLANNING OFFICER MEETING #2.

Attended by Mr Paul Jeffrey and Mr Chris Westlake from the Council, the meeting was a presentation of the material reviewed by the University on 17th December.

The meeting was an opportunity to introduce the University's Climate Change Emergency White Paper, and Mr Peter Bilverstone from the University explained the goals of the paper and how the University would be using the Passivhaus methodology for new build and refurbishment. Mr Paul Jeffrey confirmed that Passivhaus is welcomed by the Local Authority as a principle.

Mr Paul Jeffrey confirmed that the proposals would be a reasonable use for the site. He broadly agreed with the principles, the explanation and justification against planning policy. He noted the wider context of the neighbours is very important.

The proposal to locate the building on the eastern side of the development to screen activity in the yard was welcomed. Mr Westlake raised the issues of regrading the site. He confirmed that green roofs to maintain the views of residents would be welcomed.

Issues of lighting and hours of use were raised and the potential for conditions to be applied to allow controls. The need for flexibility was raised for example early starts on gritting days.

- *This engagement helped to refine the requirements for the planning submission.*
- *Officers were supportive of the principle of development and the design approach and siting were welcomed.*

7th January 2020

PASSIVHAUS INTRODUCTORY WORKSHOP

Ms Sally Godber of WARM Low Energy Building Practice, supported by Mr Peter Bilverstone from the University, led a workshop in the principles of Passivhaus. The workshop was attended by members of the design team as well as the University's Estate team. The workshop explored relevant issues for student design and services.

WARM have been appointed as consultants to the project and their input informs the project design, particularly in respect of orientation, built form, window design and services strategy.

13th February 2020.

PLANNING OFFICER MEETING #3.

This meeting was attended by Mr Jeffrey and Mr Westlake from the council along with members of the design team and the University. The meeting gave an opportunity to present the latest scheme proposals and discuss arrangements for the forthcoming consultation events.

Administrative and procedural arrangements for the application contents were discussed and agreed, including how the linked application for the relocation of Estate Services Centre could be managed. Mr Jeffrey helpfully noted the key issues which required detailed explanation in the planning submission.

The approach to securing the benefits of Passivhaus by way of planning condition were agreed.

8 ENGAGEMENT TIMELINE

18-19th February 2020

STAKEHOLDER CONSULTATION EVENT

A Statement of Community Involvement (SCI) is submitted in support of the application which gives full details of the stakeholder consultation, including the design responses to the feedback received from stakeholders. This section provides a high-level summary only.

The Stakeholder event took place over two days. The proposals were summarised on a series of consultation boards. Representatives of the University and their professional team were available to answer questions and provide clarifications throughout the event. The presentation material was made available on-line and stakeholders were encouraged to provide feedback through a number of channels.

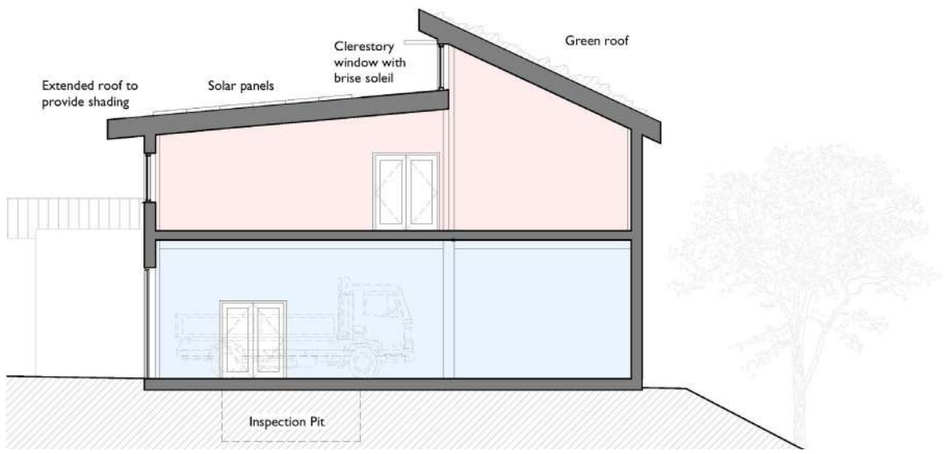
A total of 49 people signed the exhibition register over the two days. Most people attending signed the register. The webpage containing the consultation material received over 1,000 unique page views during April and March.

Feedback consisted of: 30 hard copy written feedback forms, 14 email responses and 18 online feedback submissions. A wide range of matters were raised, the following were commonly raised design issues with the responses.

AUTHOR	ISSUE	RESPONSE
Local Resident	The lighting from car park B vehicular charging points is excessive.	Whilst not relevant to the proposed new Estate Services Centre, the University is looking at ways to address this issue.
Local Residents	Concerns were expressed about lighting and noise affecting nearby residents, given the unintended problems at car park B.	The application will be supported by an outline lighting and noise strategy to demonstrate how light spill and noise can be mitigated. The office and workshop building has been located to shield residents to the east from noise and lighting. There is a 10m buffer around the site that is a dark corridor for bats. The lighting scheme will be designed to ensure this corridor is protected, which will further protect neighbours from light spill. There are existing mature trees between the site and neighbours and additional planting is proposed. It should also be noted that neighbours are a minimum of 120m from the office/workshop building. The existing Estate Services yard as operated in much closer proximity to residents for a number of decades with no significant noise or lighting complaints made. As the compound is being relocated to Rennes Drive, no new uses are envisaged that would be noisier or louder than the existing activities. In general, the activities at the compound will take place within normal working hours. There are however infrequent occasions when work is required to start earlier than normal, such as salt spreading of the campus in winter. We will work with the Exeter City Council planning department to agree planning conditions that will control landscaping, noise, lighting and hours of operation should the application be approved.
Local Resident	The Green Waste site (the proposed site) is an important wildlife area and corridor within the University campus - and I fear destruction of this site will impact adversely on all the local wildlife. Has the Devon Wildlife Trust been consulted on these environmental considerations?	The Estate Services Centre Rennes Drive site has been surveyed by ecologists and the plans have been developed in consultation with the Devon Wildlife Trust. As a result of the surveys and consultation it has been agreed that the open areas of the site itself is of little habitat value. The main habitat value is limited to the rich tree lines boundaries. It has been agreed with the Devon Wildlife Trust that a 10m buffer would be provided from the boundaries of the site. This would ensure that light spill does not affect these areas. In addition, planting is proposed on the southern boundary to improve connectivity southward. The proposals therefore retain the important habitats and actually improve connectivity compared to the existing situation.
Local resident	Additional planting would be appreciated.	The University is independently looking into providing more planting in relation to screening car park B. As part of the development, tree planting is proposed at the east boundary of the site for screening. We are also looking at additional under-storey planting in the tree belt adjacent to the rear gardens of Hillcrest Park. Residents told us that while the trees themselves are mature and provide good screening, due to the levels the site will appear below the tree canopy branches. The proposed planting would add screening to this visual gap.
Local resident	Concerns were expressed regarding potential glare from the proposed greenhouses	Modelling will be used at detailed design stage to assess potential glare and inform the detailed design prior to a reserved matters application.

Following the public consultation the responding design developments included:

- *Adjustment to the building section to introduce west facing clerestory windows, eliminating any roof lights that could be seen from Hillcrest Park.*
- *Introduction of under-storey planting to the band of mature trees to the east of the site to increase visual separation to the site.*
- *Exploration of a number of issues relating to the operation, lighting and planting associated with the recently completed Car Park B, which although not part of the scheme for consultation have resulted in positive outcomes for neighbours.*



Revised illustrative building section developed in response to consultation to eliminate windows to the east facing facade.

8 ENGAGEMENT TIMELINE

20th February 2020

DESIGN REVIEW PANEL

The Design Review Panel (DRP) is made up of built environment professionals who assess the emerging proposals and provide objective design advice. Proposals and explanatory material were provided to the panel in advance of the review. There was also a guided site visit where members of the panel walked the site and adjoining areas. The designers were given the opportunity to present the proposals, the key constraints, opportunities, design principles and justifications. This was followed by a discussion session. The panel then took the opportunity to confer in private before providing a panel summary of feedback. The Panel Administrator produced a written report via email, which constitutes the formal response. The full report is contained within the Statement of Community Involvement.

Comments received in respect of the project were:

- The panel noted that the design approach was exemplary.
- The panel were supportive of the proposed Estate Service Centre Facilities.
- The panel recommended that consideration was given to the potential for glare from greenhouses .

20th February 2020

PLANNING OFFICER REVIEW

Mr Paul Jeffrey attended the Design Review Panel and was able to give additional informal feedback after the event to support the Panel's advice.

In combination with the verbal feedback from the DRP, the event gave clear direction for the design development leading up to the planning submission.

16th March 2020

EXTERNAL EVENT – LIMITS ON FURTHER MEETINGS.

The government introduced social distancing guidelines which prevented further group meetings.

17th March 2020

PLANNING MEMBERS WORKING GROUP

This meeting could not take place due to social distancing measures.

25th March 2020

STUDENT WORKSHOP

A workshop with the Student Guild was changed to a virtual meeting following the social distancing recommendations implemented as a result of the Covid-19 crisis. This took place on Wednesday 25th March, with four attendees and no comments were made on the development.

26th March 2020

EMAIL FEEDBACK FROM MR PAUL JEFFREY.

In place of a final meeting before the submission of the application, draft parameter plans were submitted to the council for feedback.

The principle of the parameter plans was generally acceptable and the approach to the parameter height plans was agreed.

Mr Jeffrey responded to the request for feedback on the illustrative plan noting that the revised plans created relationships with neighbours which were sensible and appeared to be acceptable in plan. However, Mr Jeffrey noted that he will need to assess from the potentially affected properties.

Further feedback was received requesting that illustrative material explored ways of visually breaking-up the development when seen from distant views.

This feedback enabled the team to finalise the application submission with confidence.

April 2020

APPLICATION DELAYED DUE TO COVID 19.

The Outline application was prepared in April 2020, but was not submitted to Exeter City Council due to Covid-19. The University undertook a review of the proposals in November 2020 to ensure that they are fit for purpose in the event of a future pandemic similar in nature to Covid-19. A Covid 19 Statement accompanies the linked application for student accommodation.

CONSULTATION SUMMARY

In summary the consultation and engagement process has been comprehensive and positive. The dialogue with stakeholders has allowed the designs to be refined to address areas raised as concerns by officers and neighbours. The Design Review Panel provided further detailed advice which has been incorporated into the design and will feed into the reserved matters application.

9 LANDSCAPE, ECOLOGY AND BIODIVERSITY

The landscape strategy for the proposed Estate Services Centre involves the protection and enhancement of the existing landscape, its character and perimeter biodiversity value that it offers to the wider context.

The site is designated as a Site of Local Interest for Nature Conservation (SLINC) due to its moderate wildlife interest and community value.

The site is currently used as a storage area to the north west. The Community Garden is to the south east. Adjacent to the community garden runs the Circular Walking Route (T4 Local Plan 2005). Sloping ground to the middle of the site is neutral semi-improved grassland. There is a10m level change running south east to north west.

The site is bounded by a mixed semi-natural and broadleaved mature woodland. In the main the site is enclosed and views in are limited. Due to the deciduous nature of the woodland, a lack of understorey planting and the topography, there are filtered views from private residential dwellings in to the site from the north east. These have been assessed and discussed at public consultation, so are a key consideration of these proposals.

Landscape mitigation includes:

- Understorey planting of existing woodland to the north east;
- Proposed Tree screening to the west of the community garden;
- Green roof to the Estate Services building;
- Low lux level lighting proposed with glass houses being un-lit;
- Dog leg in central access road to reduce light pollution to neighbouring properties from maintenance vehicles; and
- Large grow on area (although not permanent by its nature).

Ecology interest has driven the location of the developable area. Currently the habitats within the site are relatively common and widespread and are of low landscape and ecological value. The surrounding habitats to the site are of more ecological value (mainly the woodland). The site connects to the wider Wildlife Corridor system in Exeter and is used by foraging bats and potentially reptiles.

A 10m wildlife protection buffer around the perimeter of the site ensures the ecological connectivity of the wider context, including Belvidere Meadows Local Nature Reserve to the north. The buffer will minimise impacts on protected species using the site. The buffer is to be a dark corridor for bats and a disturbance buffer for potential dormice and hedgehogs.

Illustrative Masterplan

View from the south west looking east over the site

View east from the northern centre of the site, towards Exeter Community garden

PLANNING ISSUE 04.12.2020

10 THE PROPOSALS

10.1 THE PROPOSALS - A WALK AROUND THE SITE

This section of the Statement takes the reader, around the site, describing the illustrative proposals and how they have responded to the constraints and opportunities described in the Site and Context chapter.

(A) Approaching from the south there is likely to be some road widening of Rennes Drive to improve access for two-way traffic. The site will be largely concealed from view by the shrub and tree belt to the south of the site.

(B) A new entrance bell-mouth for pedestrian and vehicular access from Rennes Drive leads into the Estate yard. To the north is a large retaining wall separating the development site into two platforms. Access to the upper platform is via a ramp to the west.

(C) The lower service yard is cut into the ground. A wide route around the yard allows for deliveries by large vehicles. Open hoppers for green waste are located to the west of the yard. There is storage and parking to the centre and south of the yard. The primary building is located to the east.

(D) The Estate Services Centre building contains workshops and staff facilities at ground floor with storage, welfare and offices to the upper floor. The west facing facade contains large roller shutter vehicle doors to access the workshops and the main entrance to the building for visitors and office staff; at first floor are large windows to the offices. The south elevation has access for grounds staff to changing and shower areas. The east facing facade has no windows and will have a recessive material finish to minimise impact on neighbours in Hillcrest Park. The north facade has access at the upper level to link the building with the horticultural platform.

- The roof pitches have been split to create a west facing clerestory window to the offices. The west facing pitch has photovoltaic solar panels, the east facing pitch has a green roof which will further lessen the impact in view from the east. Large eaves will be used for solar shading.
- The siting of the building separates the noise producing activities in the yard from the tranquil areas to the east.

(E) The upper platform contains the horticultural functions of the centre including: greenhouses, poly-tunnels and stores. These are all single storey buildings and have been sited and orientated to maximise the growing conditions.

(F) The perimeter of the site has a 10m ecology buffer zone which will be a dark corridor. The zone will support bat foraging and will be planted with species rich wildflower meadow mix providing habitat continuity and a wildlife protection corridor.

- To create level platforms there is some cut and fill visible. Any retaining walls are created using a Devon hedge / gabion basket approach to create new habitats.
- The site perimeter will be defined by a security fence to protect from theft and intruders and to act as a safety barrier due to activities and vehicular movement on site.

(G) To the west of the site is a grow-on area which will be used by the Grounds team for plant propagation. A generous band of tree planting is used to filter the buildings from the residences in Hillcrest Park

10.2 ILLUSTRATIVE PROPOSALS

Illustrative proposals were developed to test the feasibility of the proposals and allow an assessment of the effects of development by stakeholders and planning officers. The illustrative design has been developed from a comprehensive brief and robust assumptions have been made where full information is not available. However, the proposal are not a detailed design that would be appropriate for a full plans submission.

In formulating the illustrative scheme a number of issues have emerged as key considerations for the future detailed design. The list below highlights these and makes recommendations for the design team to pursue at reserved matters.

11 CONSIDERATIONS FOR THE RESERVED MATTERS APPLICATION

11.1 IMPACT ON NEIGHBOURS

The illustrative design proposals site the functions of the site to minimise impact on neighbours. The horticultural functions sit at the highpoint of the site. Noise generating activities are contained in the sunken service yard which is sheltered from Hillcrest Park by the Estate Services Centre Building.

The building itself has been designed with no windows or rooflights on the eastern side. It is screened by a generous belt of trees and will use recessive materials to limit visual impacts.

Designers at the reserved matters should build on these design principles to minimise impact on neighbours.

11.2 FURTHER STUDIES

A study should be undertaken at detailed design to consider the effects of glare from the greenhouses.

11.3 ECOLOGY

The detailed proposals for the 10m wildlife protection corridor should be developed in conjunction with Devon Wildlife Trust to maximise the biodiversity and connectivity benefits.

11.4 ENVIRONMENTAL SUSTAINABILITY

The Passivhaus approach has informed the form, massing and treatment of the buildings. The modelling undertaken so far provides a solid base for future detailed design.

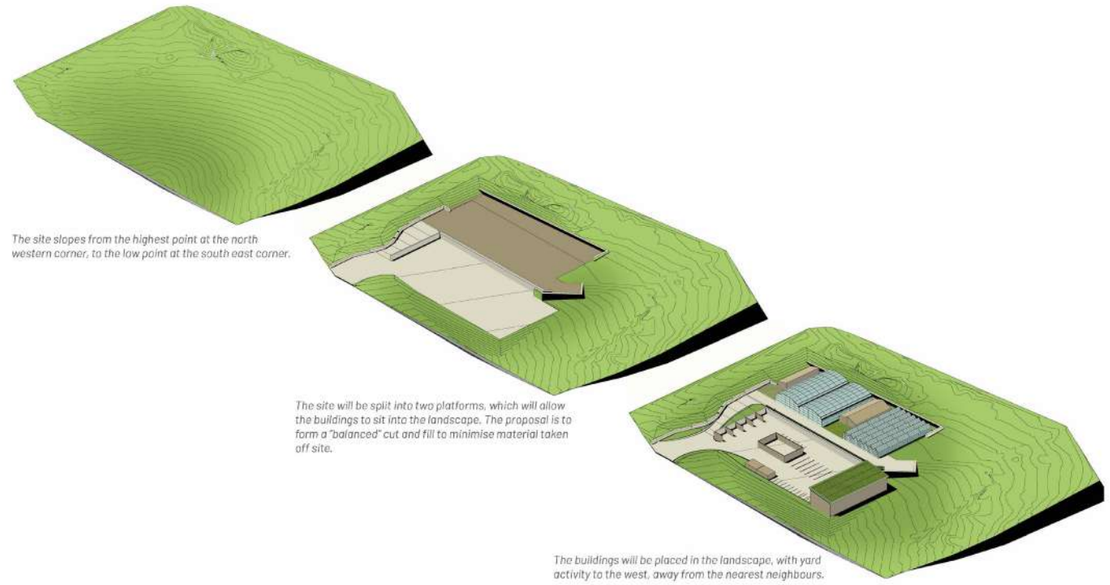
The Passivhaus methodology sets the standards for thermal comfort and energy use, which drives the design solution. Designing to Passivhaus standards therefore results in new architectural approaches. Forms and detailing are simpler to reduce heat loss at junctions. Modelling the optimum efficiency for energy use determines building orientation and window sizes.

The illustrative proposals have been developed with the benefit of advice from the UK's leading Passivhaus consultants, and early modelling has been used to confirm that the energy targets are achievable. At the reserved matters stage, the Passvhaus consultant's advice will be required from the outset of detailed design and will be central to the design process.

It is important that the Passivhaus process is effectively communicated to stakeholders throughout the design process. The future reserved matters application should describe how the balance is being achieved between carbon saving design and other planning matters, such as the relationship at boundaries and elevational treatments.

11.4 SUMMARY

The above issues are key considerations for the future design evolution process. This is not exhaustive list, but these items should be considered as essential activities to build upon the good analysis and design work completed at outline stage.



Concept sketches showing ground modelling to form two level platforms.

Illustrative section of the estate yard, showing the relationship with neighbours

12 TRANSPORT

A Transport Statement accompanies the application.

12.1 SITE ACCESS

The site has excellent access. Vehicle access to the Estate Services site is from Rennes Drive via the University's estate road. Access to the campus will be from Prince of Wales Road. There are no proposed works to the public highway.

Rennes Drive may require widening to allow two-way passing of larger vehicles. The details of the road widening will be part of the reserved matters application.

12.2 PUBLIC TRANSPORT - BUS

There are bus stops within the campus at North Park Road and Queens Drive.

12.3 PUBLIC TRANSPORT - RAIL

St David's train station is located circa 1 mile to the south west of the sites. St David's is the principle station for Exeter and is served by long and short distance services.

12.4 CYCLING

Cycling provides a valid alternative mode of transport to car use. The centre of the Streatham Campus, Exeter St David's Railway Station and the City Centre are all comfortably within a 5km radius of the proposed buildings. There are also local cycling routes within the city that provide access to the City Centre and Route 34.

12.5 WALKING

The main facilities of the Streatham Campus are within an acceptable walking distance.

Footways are provided along all roads connecting the site with Exeter St David's Station. The city centre is just over 1.5km to the south.

12.6 CYCLE PARKING

Bicycle storage will be provided in external cycle stores at one space for every ten staff. Stores will be covered and secure. Lighting will be switched by movement sensors.

The details of the cycle storage will form part of the reserved matters application.

12.7 CAR PARKING PROVISION

The location, number and details of car parking will form part of the reserved matters application.

12.8 SERVICE VEHICLES

Fire and refuse vehicles will access the site from Streatham Drive or New North Road and service the development from within the curtilage of the site. Post and other services such as taxis and supermarket deliveries will be provided with a drop off point adjacent to the student reception and security office.

12.9 TRACKING ASSESSMENTS

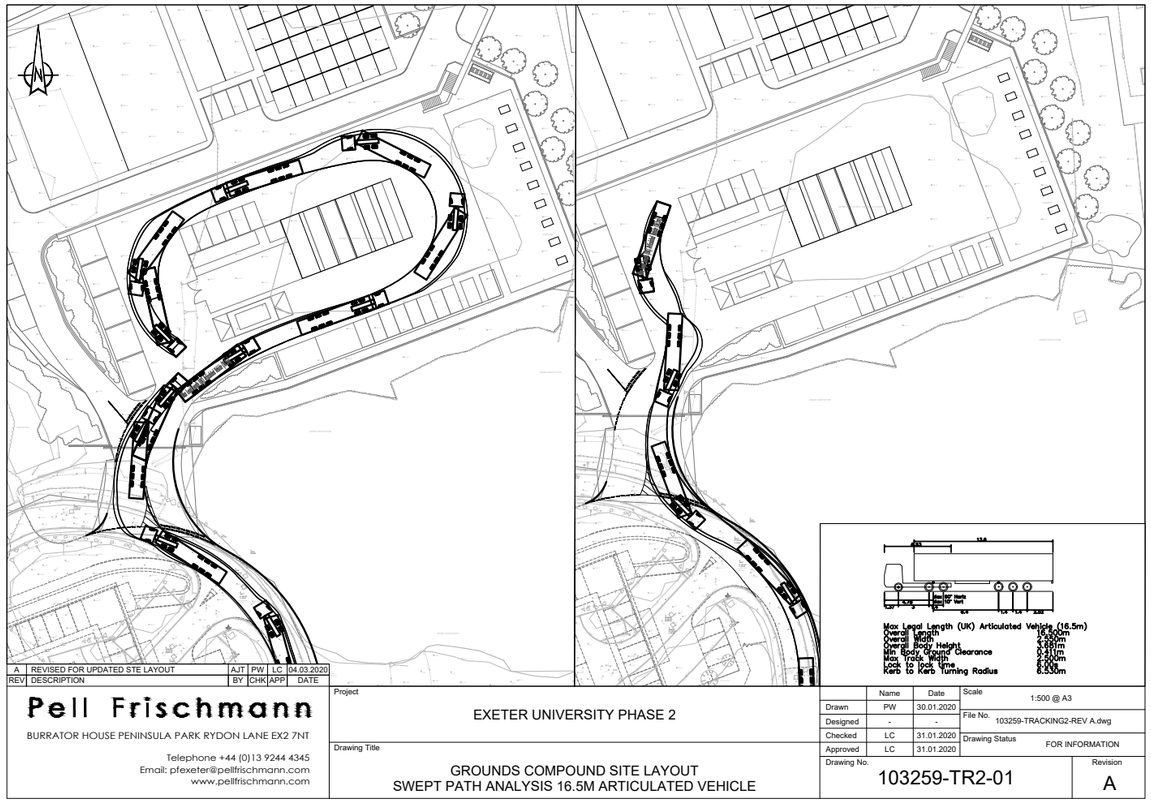
AutoTrack assessments for a fire tender and large delivery vehicles have been undertaken to test the illustrative plan is feasible and the internal arrangements are adequate to accommodate service vehicles and turning movements for deliveries.

12.10 CHARGING POINTS

The University operate a significant number of electric vehicles as part of the Estate and grounds departments. Electric charging points will be provided in appropriate locations.

12.11 TRAVEL PLAN

No specific Travel Plan has been prepared for the development, however, the University's Sustainable Travel Plan will apply to this site.



Tracking has been undertaken to ensure safe access for large delivery vehicles

13 ACCESS STATEMENT

This Access Statement accompanies an outline planning application with all matters reserved. The statement will be developed and expanded upon for any future detailed planning application. It will also inform the future developer in respect to the expectations relating to design and services under the Equality Act 2010.

The illustrative material accompanying the application explores solutions to accessibility that would comply with the parameter plans.

13.1 GUIDANCE

The guidance referred to in the production of this statement includes:

- Building Regulations Approved Document M: Access to and use of buildings – Volumes 1 and 2.
- BS8300-1:2018 Design of an accessible and inclusive built environment. External environment. Code of practice.
- BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice
- Codes of Practices issued by Equality and Human Rights Commission (EHRC)

The University promote equality and diversity through policy and strategy. Relevant University guidance is as follows:

- University of Exeter Disability Policy Statement (March 2005) – 'The University will maximise accessibility to its services and schools for disabled staff, students, alumni, visitors and prospective staff and students, and ensure that no-one is treated less favourably on the grounds of disability.'
- University of Exeter Action Plan – Equality and Diversity Action Plan.
- University of Exeter's Equality, Diversity & Inclusivity Annual Report.

13.2 THE SERVICE PROVIDER

The service provider for this project is the University of Exeter.

The University of Exeter, in accordance with 'service provider duties' under the Equality Act are committed to inclusive design and accessibility for everyone, where reasonably possible, including learners, staff and visitors with a range of physical, sensory, cognitive and learning impairments.

13.3 ACCESS STRATEGY

The proposed accommodation will be purpose designed and fully accessible, complying with Part M of the Building Regulations and BS 8300.

13.4 PARKING

Designated disabled parking bays will be created in accordance with best practice guidance within BS 8300.

13.5 MOVEMENT AROUND THE SITE

Once on site, level access will be provided to the principal entrance of the buildings.

Access routes across the site will be formed in accordance with best practice guidance (specifically BS 8300).

13.6 APPROACH TO BUILDINGS

The approaches to the principal reception at lower ground floor is to be level from the parking area.

13.7 LIFTS

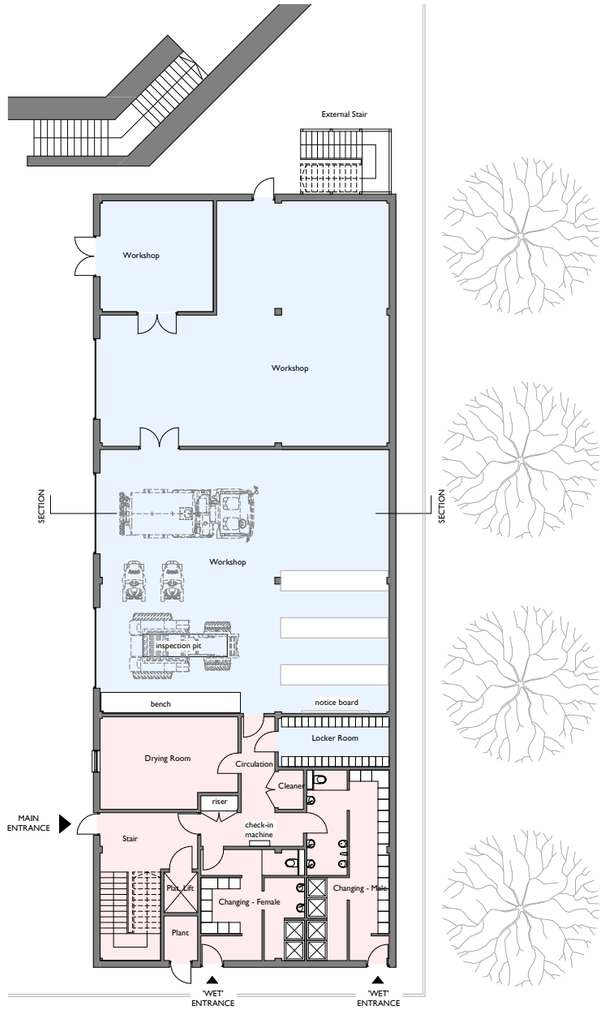
Lifts will be provided in accordance with current best practice guidance within BS 8300.

13.8 PROVISION OF WHEELCHAIR ACCESSIBLE FACILITIES

- All areas of the building are accessible.
- Accessible WC's are provided on both floors for convenience.
- An accessible shower space is provided to the upper floor.

13.9 EMERGENCY EGRESS / FIRE

Evacuation and fire-fighting will be determined by the fire strategy that accompanies the detailed planning application.



Ground Floor

First Floor

Illustrative plans of the workshop and office building

14 FIRE STATEMENT

The University of Exeter have developed Fire Prevention Guidelines for new projects, which are in excess of statutory requirements. These guidelines will apply to the Project.

14.1 OBJECTIVE

The objective of the guidelines is to provide a project management process to ensure suitable fire preventive and protective measures are provided to mitigate the impact of fire, on all persons during the building design, construction and operational phases. The guidance applies to all campuses of the University of Exeter.

14.2 EXPECTATION

The University expects best practice when designing new buildings or altering existing buildings, to deliver a safer environment for all staff and students.

14.3 GUIDANCE

As the Client the University of Exeter considers the following as mandatory:

- All designs must provide suitable and effective fire preventive and protective measures to mitigate the impact of fire, on all persons who will feasibly occupy the building.
- All designs shall reflect ease of fire safety management. They will not propose complex or inappropriate measures for aesthetics or convenience, which require fire safety management controls on occupation, by the University.
- All fire strategies will be dynamic and shall reflect alterations to building design throughout the construction phase until completion.
- All designs will adopt a simultaneous evacuation strategy and provide a minimum of a Category L2 fire detection and alarm system (Category L1 for all residential buildings).
- All designs shall provide an inclusive means of escape that will be suitable for persons with assisted needs (a minimum width of 1200mm).
- All new external cladding systems and all elements of the cladding system (including render materials, insulation materials and any rain-screen cladding but not including elements such as gaskets, sealants or similar) must be non-combustible (or as a minimum, materials of limited combustibility) and achieve European classification of Class A1 or A2. Regardless of building height or a property being non-sleeping accommodation.
- All new lifts will be designed with suitable arrangements for the safe evacuation of all persons expected to use them, including persons with assisted needs.

14.4 PROHIBITED

As the Client the University of Exeter prohibits the following:

- Complex or inappropriate measures for aesthetics or convenience, which require fire safety management controls on occupation, by the University.

14.5 ASSURANCE

Project Managers are to successfully complete the Design Checklist and provide compliant plans & a suitable Fire Strategy before the construction phase begins.

15 CONCLUSIONS

The scheme proposals would provide a first class and comprehensive facility for the Estate Services team, reflecting the value the University places on the quality of the campus environment. The proposals will replace outdated and ad hoc accommodation with environmentally sustainable and attractive buildings.

The proposals are of high quality and have benefited from comprehensive consultation and dialogue with planning officers and stakeholders, which has allowed the designs to be refined to address areas raised as concerns.

The proposals were prepared by an experienced and coordinated professional team.

The proposals would achieve very high levels of environmental sustainability and significantly reduced carbon emissions. The proposals are set to be the one of the first of their kind to secure Passivhaus certification and will be an exemplar project for the university sector.

The proposals will allow the University to continue and enhance their services, providing an attractive, high quality, and well-managed campus environment.