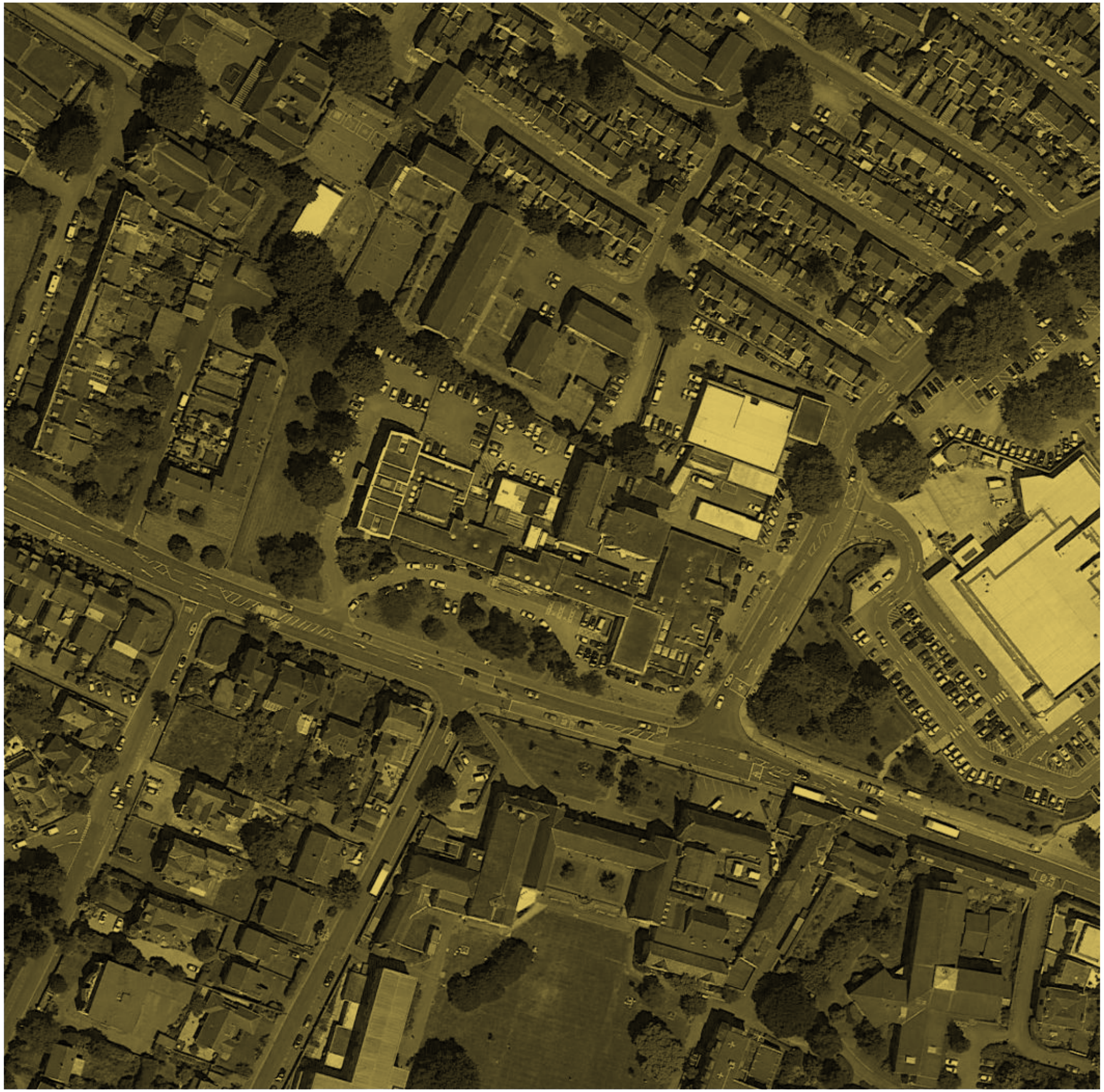

Heavitree Road Exeter

Design & Access Statement

5 October 2021

dpp PLANNING

NXN PROPERTY

STUDENT ROOST®

tp bennett

This Design and Access Statement (DAS) has been prepared by tp bennett on behalf of Nixon Homes & Student Roost. It follows best practice guidance on the content and scope of Design and Access Statements published by CABE and the Communities and Local Government's Guidance on information requirements and validation (2010). It also satisfies the legislative requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

It has been submitted to Exeter City Council in support of this Outline Planning Application and should be read in conjunction with the application drawings and the associated reports produced by the project team.

Project Team

Client & Applicant	Nixon Homes & Student Roost
Architect	tp bennett
Planning Consultant & Agent	dpp Planning
Heritage Consultant	Cotswold Archaeology
Sustainability & BREEAM	Box Twenty
Daylight/Sunlight/ROL Consultant	Consil UK
Transport Consultant	Curtins
Drainage and FRA Consultant	Curtins
Landscape Architect	Oobe
Fire Consultant	Fire Prevent

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1.0 Introduction

1.1 Background

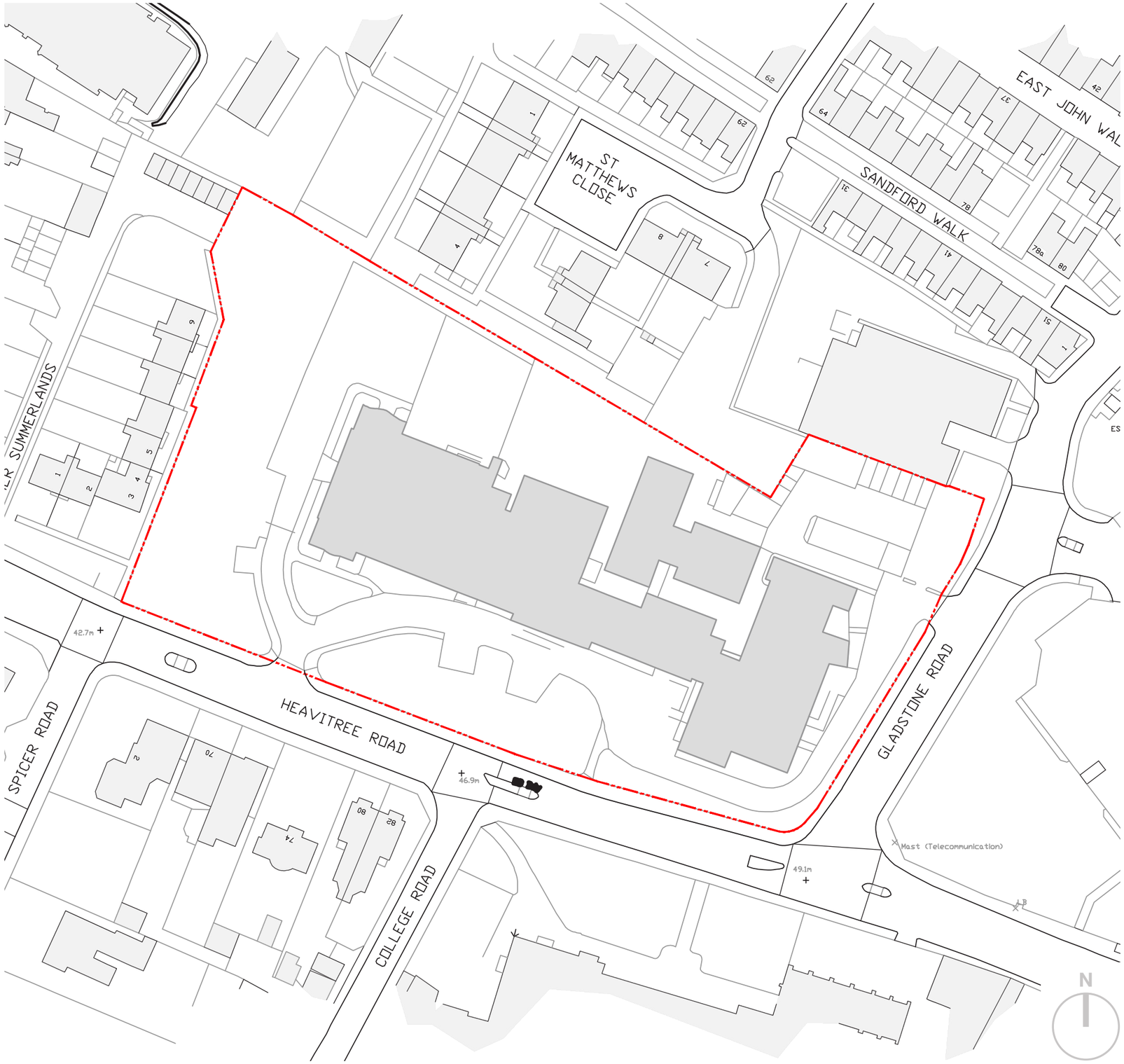
This Design & Access Statement (DAS) has been prepared by tp bennett on behalf of Nixon Homes & Student Roost in support of this Outline Planning Application.

It sets out the context, analysis and design approach for a new mixed use development on the 1.3 hectare former Central Devon Magistrate's Court & Police Station site on Heavitree Road, Exeter.

The description of development is as follows:

Outline planning application with all matters considered in detail except landscaping, for the demolition of the existing buildings and erection of mixed-use development comprising purpose-built student accommodation (sui generis) and co-living accommodation (sui generis) with associated infrastructure.

The site location plan on the right shows the site in its existing configuration with the incumbent former Police Station (see photograph below).





1.2 Scheme Overview

The headlines below provide an overview of the proposed scheme which will be covered in more detail in this DAS.

Masterplan
The proposed development involves the demolition of the existing buildings on the site, and the reconfiguration of the site topography, to create a dedicated Purpose Built Student Accommodation (PBSA) building and separate residential communal living accommodation (Co-living) building, along with associated amenity and ancillary spaces. The buildings are set around a landscaping strategy designed by Oobe Landscape Architects that includes public, semi-public and private external spaces, including the potential for a new cross-site link.

Student Accommodation
The student accommodation provides 689 rooms and has been developed with award winning student accommodation provider Student Roost, to offer high quality, diverse living accommodation to suit different student needs, and to promote positive mental health and well-being. The student entrance is located in a prominent position on Heavitree Road at the junction with Gladstone Road and opposite St Luke's Campus.

Co-Living
The Co-living accommodation provides 352 rooms across a range of high quality standard, premium and wheelchair accessible studios. The main entrance is located on Heavitree Road within the existing residential setting. Co-living accommodation represents a rapidly emerging residential sector and provides an alternative affordable housing solution for young professionals and key workers as they either transition from student accommodation, and/or as a stepping stone to more traditional modes of residential accommodation.

Communal Amenity Space
The PBSA and Co-living buildings have been designed to create a vibrant community, with a dedicated communal amenity provision, promoting social interaction, well-being and activation. The main entrances to both buildings lead into an amenity hub space at ground floor, creating an impactful first impression, and this connects to a further amenity provision at lower ground level, allowing for double height spaces, and access to the communal courtyard garden. The provision of amenity space has been designed in line with best practice in terms of quantum and quality.

Accessible & Inclusive Design
Despite the sloping topography, the accommodation has been designed to enable level access to all rooms and communal spaces. In addition 5 per cent of the accommodation (both PBSA and Co-living) has been designed to meet current wheelchair accessible standards.

Transport
The site benefits from sustainable transport links via bus, cycling and walking to the city centre, amenities and to the University of Exeter - including St Luke's Campus directly opposite. Cycling is encouraged as a sustainable mode of transport and a dedicated storage provision has been provided for each use. The proposed masterplan has also been designed to allow for the potential plans to introduce a bus lane along Heavitree Road.

Sustainability & Well-being
The proposals will demand a sustainable approach to the design, construction and operation of the development, with an additional focus on occupant well-being with targeted accreditations through the WELL Standard and fitwel. The scheme has been developed to target a BREEAM New Construction rating of 'Excellent'.

Deliveries & Servicing
The existing road network in conjunction with the proposed building arrangement on site facilitates deliveries and servicing through the provision of a new through-service road. This also provides access to the plant, sub-stations, refuse and cycle storage, and accessible parking. Refuse and recycling provision is based on weekly collections to reduce trip frequency.

Design
The scheme features high quality contemporary architecture rooted in the site's context. It will utilise a predominantly brick, stone/pre-cast/ GRC and metal material palette along with simple, clean contemporary detailing, drawing on references to St Luke's Campus for the PBSA building, and the predominant red-brick pitched roof vernacular for the Co-living building.









1.3 Development Team

Student Roost

Student Roost have formed joint venture with experience developer Nixon Homes and look forward to the opportunity to bring their combined wealth of experience and quality accommodation to Exeter at Heavitree Road.

Student Roost are an award-winning student accommodation provider, and are active in 21 cities, with over 50 Roosts available throughout the UK.

Student Roost strive to provide the very best student living experience, with well designed facilities and a personal level of service. Their properties are well managed with someone on-site 24 hours a day, 7 days a week, providing students with a robust support network.

Aberdeen	Bath	Belfast	Birmingham	Bournemouth
Chester	Coventry	Durham	Edinburgh	Glasgow
Leicester	Liverpool	London	Newcastle	Nottingham
Sheffield	Southampton	Swansea	Wrexham	York







Nixon Homes

The Nixon family have been building since 1983. In 1995 with an eye for growth and expansion, Nixon Homes Limited was founded.

Still in private ownership today the Nixon group of companies is now responsible for the development of over 1,000 properties, and has managed to maintain its philosophy for quality and high standards from its conception all those years ago.

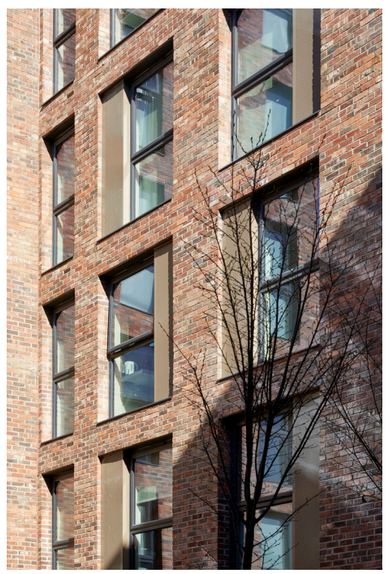
Nixon Homes believe in creating places for people, whether they are seeking contemporary city living or are a student moving away to university for the first time, their unrelenting attention to detail in every aspect from land acquisition, design and construction, through to the diligent operation and management of the development, sets them apart.

As a family business Nixon Homes care about what the future holds for forthcoming generations. And as a responsible developer they believe in supporting and investing in a sustainable future.

It is their policy to maximise the use of Brownfield sites, employ the latest sustainable methods of construction, and pursue policies relating to the reduction of energy levels, waste management and recycling.









1.4 tp bennett

Founded in 1921 by Sir Thomas Bennett, tp bennett is a leading UK design practice with a strong international presence that delivers world class architecture, interiors and planning consultancy to a wide range of cross-sector clients, both public and private. Inquisitive, imaginative, individual, the Practice has been at the forefront of architecture and design for 100 years.

tp bennett are market-leaders in the PBSA sector and have worked with leading Higher Education Institutions, operators, and developers on a broad range of schemes delivering over 30,000 rooms, both here in the UK and overseas. Their designs reflect the evolving demands of student life, with an increased focus well-being, amenity and shared spaces, encouraging social interaction and inclusion.

A selection of PBSA schemes by tp bennett are featured on the right.

Founded	Structure	Directors
1921	**LLP**	**61**

Total staff	Turnover	Project range
300	**£30m**	**5k-1m sq ft**





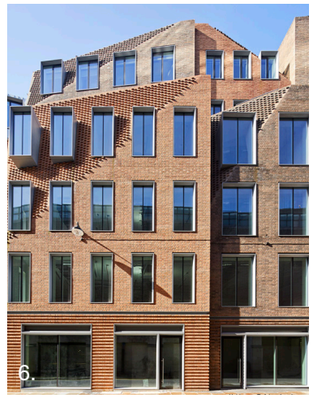












1. Garden Halls, Bloomsbury, London
2. Blandford Square, Newcastle
3. Nido Notting Hill, London
4. The Cam Foundry, Cambridge
5. Via Cesena Moretta
6. Hobhouse Court

2.0 Site, Context & Analysis

2.1 Site Location

The Site is located in the Newtown area of Exeter on Heavitree Road.

It is close to the City Centre, well connected by public transport, making Exeter's amenities and services, railway stations and bus station very accessible.

Within 15 minutes' walking time are the main retail area of Princesshay, bars, pubs and cafés and the parks and gardens around the Cathedral and castle.

The University of Exeter St Luke's Campus is immediately adjacent to the Site and the main Streatham campus is a short bus ride away.

Road connections are excellent, with the M5 motorway being a few minutes drive to the east.



Extract map showing Exeter city and surrounding infrastructure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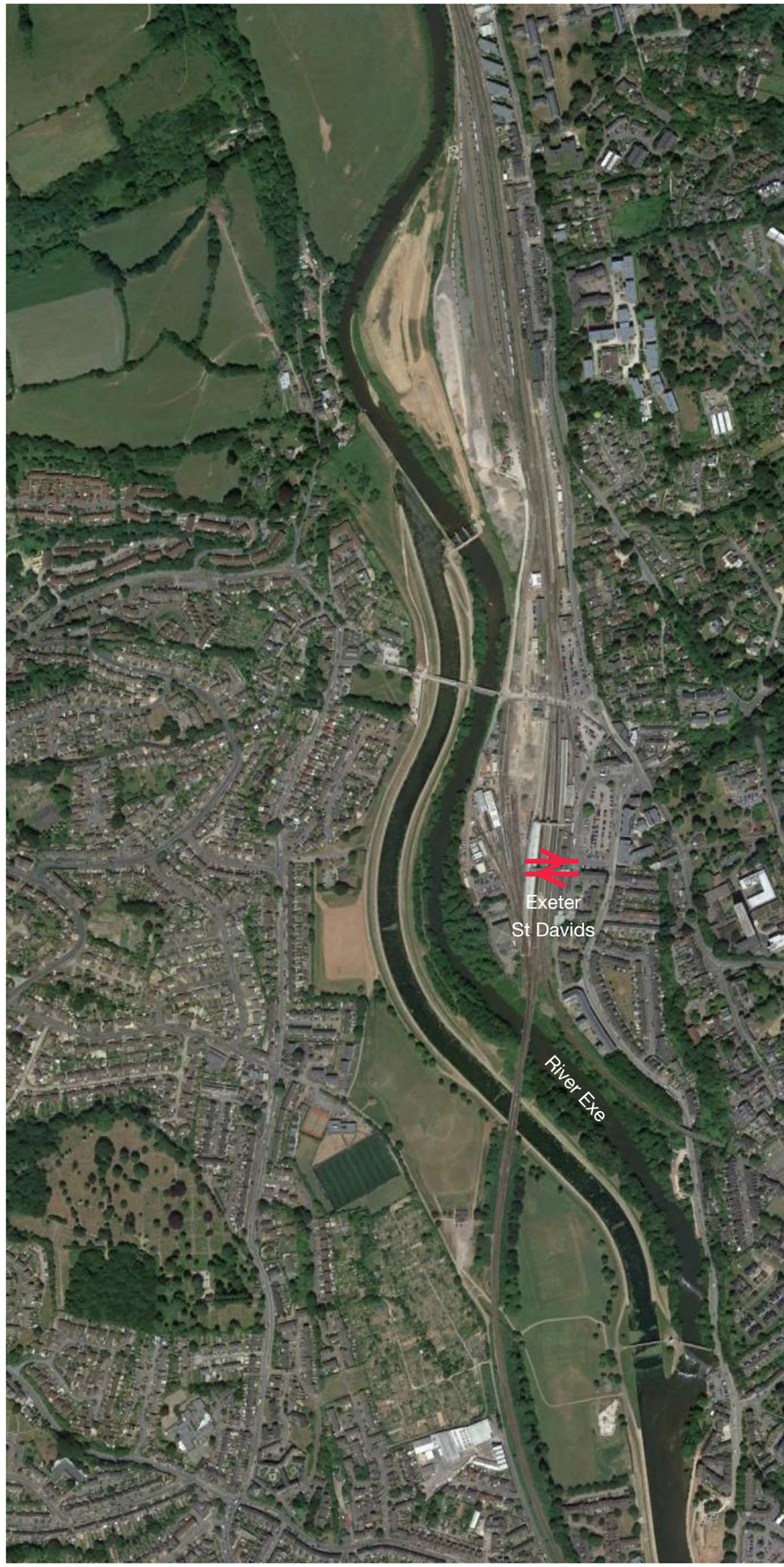

1. Exeter Castle
2. Exeter High Street
3. University of Exeter - St Luke's Campus
4. Exeter Cathedral
5. University of Exeter - Streatham Campus

Wider site context mapping diagram



2.2 Site Context

The Site surroundings are diverse in character, with a mix of uses and residential neighbourhoods within a short walk.

As an approach to the City centre from the east, Heavitree Road is a busy through-route and the site forms part of a notable cluster of civic and other buildings around the junction with Gladstone Road and also College Road.

Approaching the edge of the City centre, the scale of buildings increases around the junction with Western Way. This a key gateway into the centre.

Notably at this junction, part of the bus station site is currently being transformed into a new leisure centre to join other adjacent buildings which contribute to a sense of urban renewal.

Immediately to the west of the Site is the oldest fragment of historic townscape within the context comprising the frontage to Heavitree Road, Lower Summerlands, church, church hall and former green (now car park). Now by-passed by Western Way, this was a key meeting point of historic routes. The perimeter of mature trees gives it a shaded and enclosed feel mitigating the otherwise car and commercial service area dominated public realm.

To the north and south are mature residential neighbourhoods of contrasting character. To the north a tight urban grid of terraced houses between Sandford Walk and Portland Street, with infill development (due to bomb damage).

On the other side of Heavitree Road, to the south, is a looser network of streets comprising larger terraced, semi detached and detached larger houses of various ages.

Key Issues

- The character of the surrounding area is diverse
- The pattern of urban development reflects historic phases, with evidence of infill dating from the late 20th Century, principally due to wartime damage
- However, the street network surrounding the Site is largely intact and helps define areas of character based on layout and density, building type, and architecture
- This is a prominent location, comprising part of a former civic cluster at an important meeting of arterial route with connecting roads, set within a broader residential hinterland
- The topography of the area means the Site is on high ground on an important approach to the City. Its prominence offers the opportunity for buildings with an appropriate scale and presence

Key

The Site

Character Area

Significant landscape edge

Key historic space

Local landark


WESTERN WAY
CLIFTON ROAD
TIGHT URBAN GRID
HISTORIC & INFILL
CITY EDGE
URBAN RENEWAL
HISTORIC CIVIC
CLUSTER
GLADSTONE ROAD
SANDFORD WALK
Adjacent
Ambulance Station
site redevelopment
(PBSA)
SAINT MATTHEWS CLOSE
MIXED USE
'HIGH STREET'
LOWER SUMMERLANDS
HISTORIC TOWNSCAPE
FRAGMENT
HIGHER SUMMERLANDS
HEALTH CAMPUS
HISTORIC & RE-PURPOSED
SITE
HEAVITREE ROAD
GLADSTONE ROAD
SUPERMARKET
(Waitrose)
TIGHT URBAN GRID
HISTORIC & INFILL
LOOSE GRID
MIXED ERA
DENMARK ROAD
SPICER ROAD
COLLEGE ROAD
ARCADIAN
RESIDENTIAL
UNIVERSITY CAMPUS
HISTORIC & MODERN
SCHOOL CAMPUS
HISTORIC & MODERN
HISTORIC RIBBON &
CRESCENT OF GRAND HOUSES
TIGHT URBAN GRID
N

2.3 Existing Site Conditions

The Site is currently part occupied and part decommissioned, previously home to a Police HQ building and ambulance station along with a court and ancillary office accommodation. The ambulance station is a separate site with extant planning permission for residential development.

This campus of compatible civic uses and buildings date from the late 1950s. They are bespoke designed and the scope for suitable re-use is limited.

The buildings are arranged centrally on a large plot around 1.2 hectares in size. They are set back behind a perimeter of greensward on the east and southern boundary, incorporating mature ornamental planting including trees, but also some utilities.

Buildings range in scale and height with single, two, three and five floors for the central admin office block.

Behind the greensward is a perimeter access road and car parking, with the main point of entry being from Heavitree Road in the south eastern corner of the Site and secondary access points in Gladstone Road. To the rear of the Site between the campus buildings and the boundary with Saint Matthews Close is the bulk of the car parking, which is open, surface level and tarmacadam surfaced.

Key Issues

- The Site has an attractive landscaped perimeter on its main frontage, with mature trees that may be capable of retention
- As currently developed, the campus of buildings is a car-led design and access road and car parking dominate circulation areas
- This approach separates the buildings from the public realm at the permieter of the Site
- Car parking is also a poor neighbour for residential property at the northern and western boundaries of the Site





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2.4 Key Views

Roads approaching the Site offer views from its surroundings.

Being on higher ground, the five storey office building of the existing civic complex on the Site can be seen from further away, but only from elevated vantage points on the eastern edges of the City Centre, like Western Way.

On direct approaches to the Site, the extensive frontage with Heavitree Road forms the truncation of views approaching from the south and oblique views from the west and east.

From within the setting of the listed terrace of Lower Summerlands, the Site is not currently visible.

The corner location at the junction of Heavitree Road and Gladstone Road offers a view of the Gladstone Road frontage and, because the road is curving, a termination of the view approaching from the north.

1 Heavitree Road at the junction with Denmark Road

2 Lower Summerlands from the public car park

3 Heavitree Road from the junction with Spicer Road

4 Heavitree Road from the frontage of St Luke's College

5 Heavitree Road from the junction with Grendon Road

6 Gladstone Road from the junction with Portland Street

7 College Road

8 Spicer Road at the junction with Barnfield Hill





Far left: View from higher ground in Western Way looking toward the Site.

Left: View from the edge of the City Centre looking towards Heavitree Road

West







East & North







South





2.5 Site Constraints & Opportunities

The Site is in a prominent location and part of an existing community focus point and civic cluster close to the City centre. Redevelopment of the Site raises a number of opportunities for sustainable development and some physical site constraints that will need to be addressed:

Constraints

- Local changes in level need to be addressed in order to create a truly inclusive Site access and pedestrian circulation network
- It would be desirable to retain existing mature landscaping where practical
- Unreasonable overshadowing of adjacent buildings (existing and proposed) needs to be avoided
- The heritage environment surrounding the Site requires design proposals to be carefully assessed in townscape and visual terms
- Consideration of potential plans for a new bus route running along Heavitree Road

Opportunities

- Development with an intensity of use and scale that marks this transition between sub-urban into City fringe on this arterial route
- Suitable location adjacent to St Luke's campus for providing student residential accommodation
- New buildings that positively address the distinctive topography of the area
- A location on higher ground to provide panoramic views of the City from upper levels of buildings
- Heritage and diversity of the Site surroundings that informs an architectural concept and material palette
- Enhance connection between street and buildings to encourage an active frontage and contribute to a higher quality, safer and more comfortable public realm around and through the Site
- Enhance pedestrian environment by removing vehicles from the Site perimeter
- Excellent Site accessibility for a pedestrian focused low car use development, encouraging use of more sustainable modes of transport
- The southern aspect of the key Site frontages provides the scope to benefit from solar gain and excellent sunlight and daylight levels for building occupants
- Opportunity to draw on local context to inform architectural treatment of proposed uses including red brick tones and pitched roof vernacular to reflect residential use, and buff brick tones and pitched roof vernacular for student accommodation use
- Opportunity for enclosed courtyards, similar to St Lukes' enclosed lawn space, to provide refuge from Heavitree Road and external amenity space
- Opportunity to provide positive enclosure to open-ended housing blocks
- Potential to create new cross-site link, offering improved connections to the area north of the site
- Opportunity to mark the corner of Heavitree Road and Gladstone Road with prominent building element to unify frontage and provide definition and enclosure to Heavitree Road and Gladstone Road





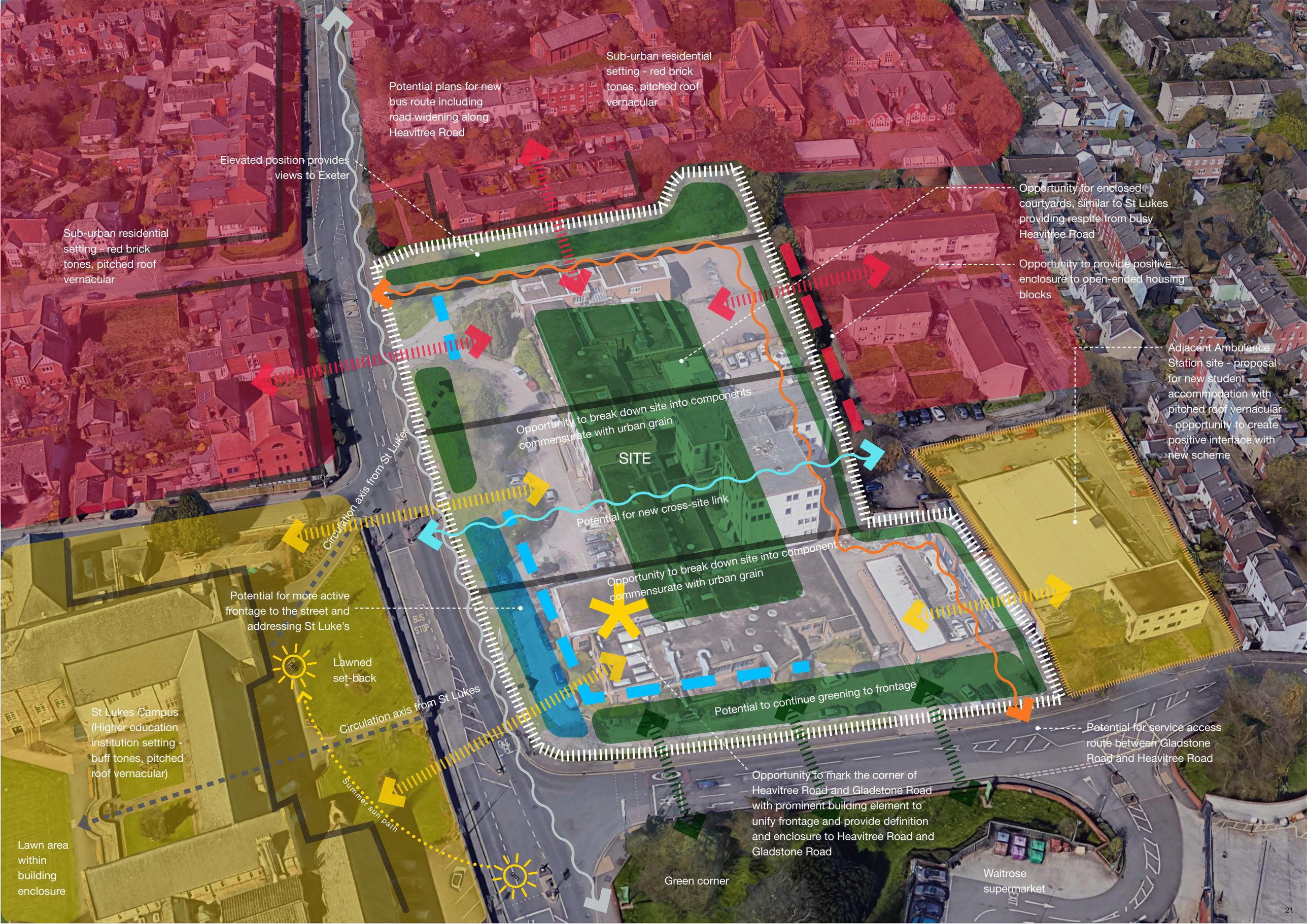











Potential plans for new bus route including road widening along Heavitree Road
Sub-urban residential setting - red brick tones, pitched roof vernacular
Elevated position provides views to Exeter
Sub-urban residential setting - red brick tones, pitched roof vernacular
Opportunity for enclosed courtyards, similar to St Lukes providing respite from busy Heavitree Road
Opportunity to provide positive enclosure to open-ended housing blocks
Adjacent Ambulance Station site - proposal for new student accommodation with pitched roof vernacular - opportunity to create positive interface with new scheme
Opportunity to break down site into components commensurate with urban grain
SITE
Potential for new cross-site link
Opportunity to break down site into components commensurate with urban grain
Circulation axis from St Lukes
Potential for more active frontage to the street and addressing St Luke's
BUS STOP
Lawned set-back
pm
Circulation axis from St Lukes
St Lukes Campus (Higher education institution setting - buff tones, pitched roof vernacular)
Summer sun path
am
Potential to continue greening to frontage
Potential for service access route between Gladstone Road and Heavitree Road
Opportunity to mark the corner of Heavitree Road and Gladstone Road with prominent building element to unify frontage and provide definition and enclosure to Heavitree Road and Gladstone Road
Lawn area within building enclosure
Green corner
Waitrose supermarket

2.6 Liveable Exeter

Exeter was granted Garden City designation in 2019 and as such Liveable Exeter was born. Working in close collaboration with local architects and partners the programme will create new homes for the city guided by Garden City principles. These principles have all been built into the core of Exeter's Vision for 2040 and include:

- Innovative and Analytical City
- Healthy & Inclusive
- The most Active City in the UK
- Accessible World Class Education
- Liveable and Connected
- A Leading Sustainable City
- Culture

Liveable Exeter will encompass eight sites around the city including East Gate within which the site is located.

Exeter has a vision for growth as a connected city region consisting of thriving linked communities set within an exceptional environmental setting. This clear vision represents a commitment to strengthen neighbourhoods; create new communities; invest in sustainable transport; and deliver the infrastructure needed to attract investment and improve quality of life.

The realisation of this vision for the city and surrounding region is dependent on the continued success of the city of Exeter. Successful cities ensure the wellbeing and prosperity of their communities and act as a focus to jobs, leisure, culture and shopping. To stay successful, cities must have a clear plan for how they will respond to, and take advantage of, major changes in technology, social expectations and the environment.

Successful cities are people places. 'Business as usual' planning and development processes on their own will not be enough to ensure Exeter can achieve its potential and give all its citizens the chance to live the best possible lives. As the Liveable Exeter programme brings together the strands of the clear vision that the City has for the transformational change that is needed to benefit the people and businesses of the city. These strands includes, commitment to becoming a carbon neutral city by 2030; becoming an active and accessible city; Exeter's UNESCO City of Literature status and weaving culture into the heart of the city's development and building 12,000 new homes for the city by 2040.

The Liveable Exeter programme represents an ambitious and long term renewal of the city's fabric to meet people's needs for homes, jobs and services in the 21st century.



1. RED COW VILLAGE

A new neighbourhood based around the historic Red Cow Village.



2. WATER LANE

Riverside living along the Exe Valley Park.



3. MARSH BARTON

A new town within the city.



4. EAST GATE

New work space and homes close to the City Centre, St Leonards and Newtown neighbourhoods.



5. WEST GATE

An expanded park, Green Bridge and new neighbourhood at St Thomas Station.



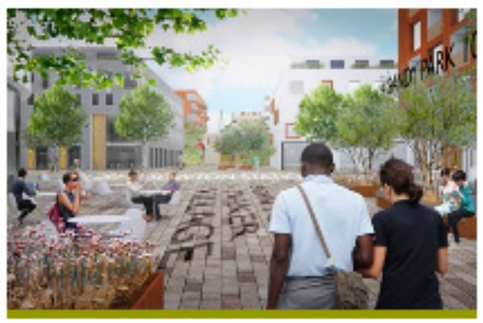
6. SOUTH GATE

Providing better pedestrian and cycle links between the City Centre and Quayside.



7. NORTH GATE

A new approach to the city from Saint David's.



8. SANDY GATE

A new neighbourhood bridging between the city and communities to the east.

3.0 Concept Design Development

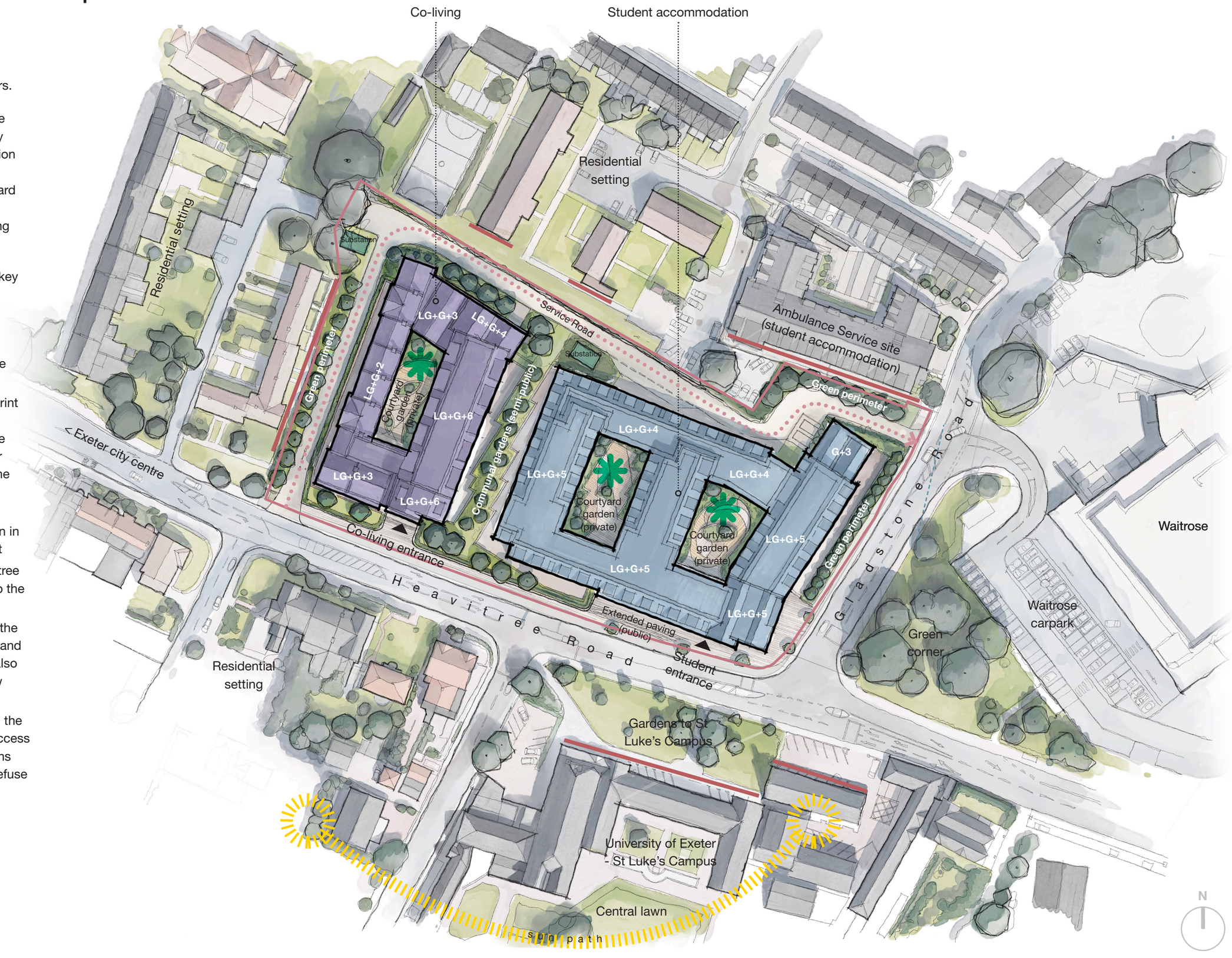
3.1 Masterplan Concept

The masterplan evolved from a number of site-specific parameters.

This included the shape of the site itself, its orientation and boundary conditions, along with the aspiration to create a coherent landscaping strategy, including garden-courtyard buildings, and references to the vernacular and grain of the existing and emerging townscape.

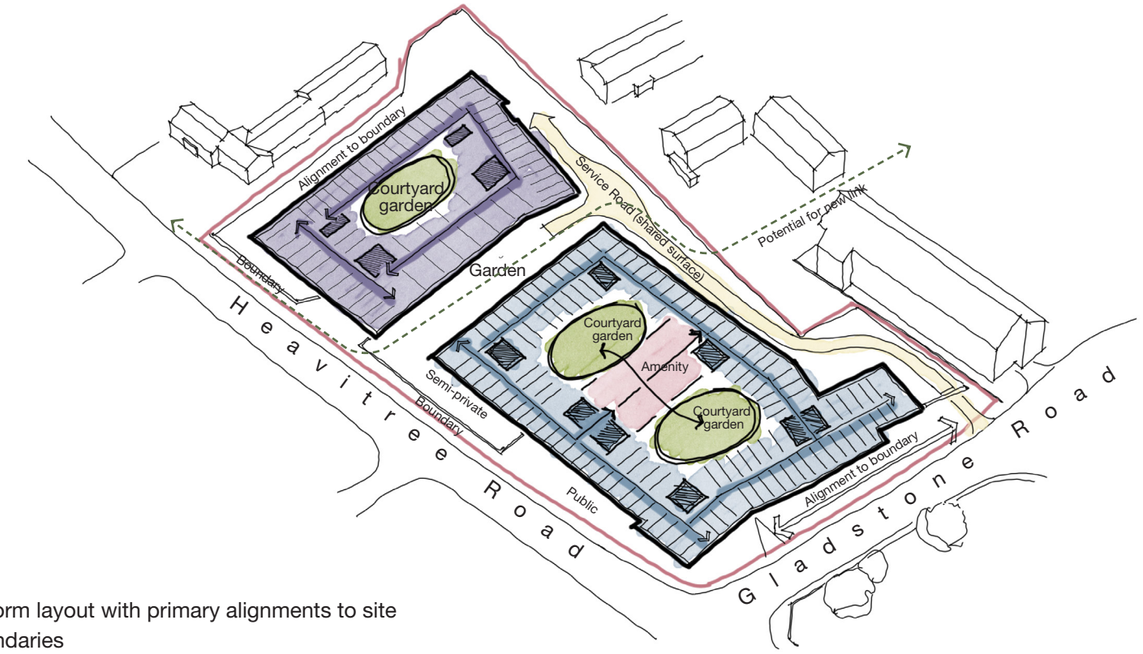
The points below summarise the key design aspects:

- Primary building alignments to Heavitree Road and Gladstone Road providing activation to the street environment
- The larger PBSA building footprint reflects the larger footprint of St. Lukes Campus, whereas the Co-living building has a smaller footprint commensurate with the finer residential grain
- Orientation of the buildings to encourage good passive design in relation to daylight and sunlight
- Entrances located along Heavitree Road providing a ‘front door’ to the development
- Landscape strategy to include the creation of public, semi-public and private external space, which also includes the potential for a new cross site link
- Service route proposed around the northern boundary providing access to ancillary spaces and functions including plant, sub-stations, refuse and cycle storage

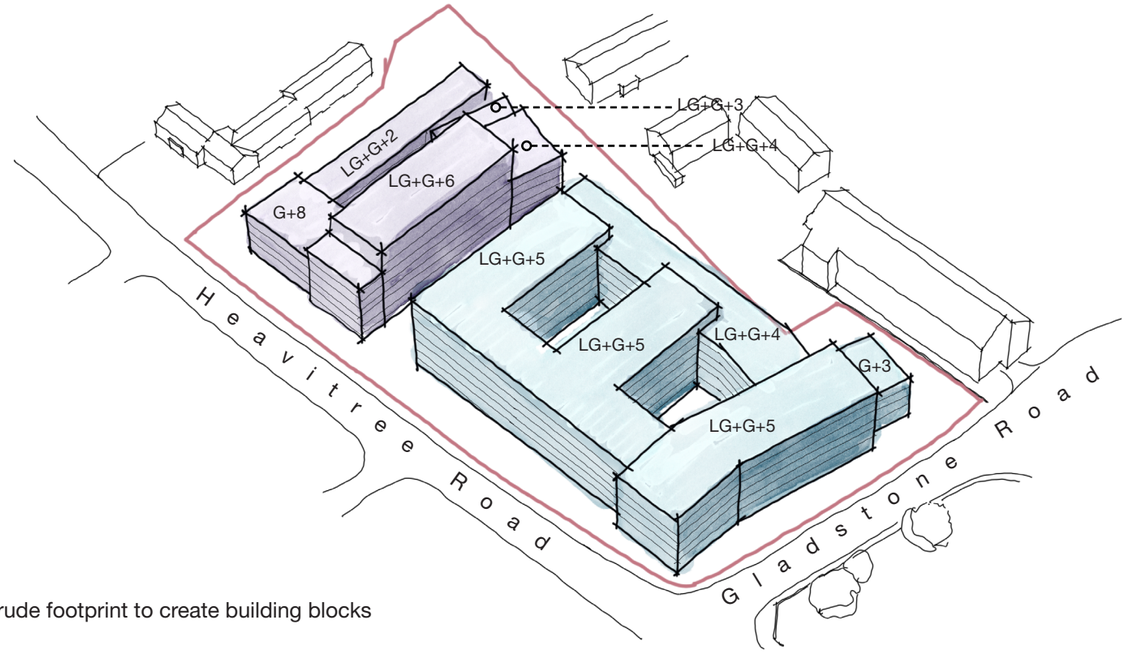


3.2 Massing & Form Concept

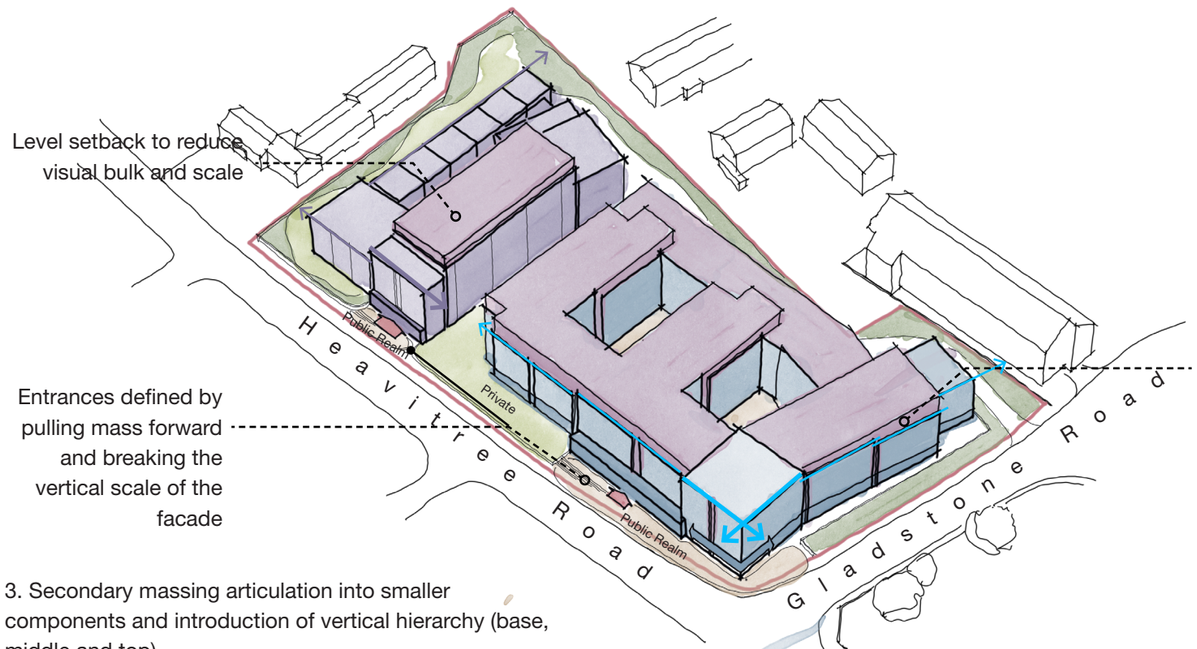
The sequence of diagrams below shows how the massing and form of the proposed scheme evolved.



1. Form layout with primary alignments to site boundaries



2. Extrude footprint to create building blocks



3. Secondary massing articulation into smaller components and introduction of vertical hierarchy (base, middle and top)



4. Refine roofscape vernacular and contextual material palette

3.3 Massing & Form Evolution

Original Proposal

During the design development of the scheme various iterations were developed and presented to Exeter City Council and the Design Review Panel.

The original parameters set by the design brief were to create a gateway building to mark the entry into Exeter, and this manifest itself in a scheme that represented a more urban block typology.

The illustrated view on the right shows the original proposal which proposed a homogenous buff brick tone for the Co-living and PBSA buildings, which were designed as flat roof urban courtyard buildings graduating in scale from 4 storeys up to around 10 storeys.



Proposed Scheme

The proposed scheme represents a renewed approach to the site, context and architectural expression.

The brief parameters were reviewed and adjusted such that the scheme was less about creating a gateway development, and more about creating a development that resonated with its semi-urban / sub-urban context, vernacular and prevailing materiality.

This included the introduction of two distinct brick tones for the PBSA and Co-living uses, buff representative of St Luke's Campus, and red representative of the residential character.

In addition, the introduction of characterful pitched roofs and gabled bays were introduced to create a contemporary reference and subtle counterpoint to the existing context.

The scale of the buildings were reduced, and mediated the transition from the site boundaries, while working with the two-directional sloping site topography.

The form was further articulated to create a visual hierarchy that resonated with St Luke's Campus, and the residential terraces, St Matt's Church and Victorian villas in the immediate vicinity.



4.0 Layout

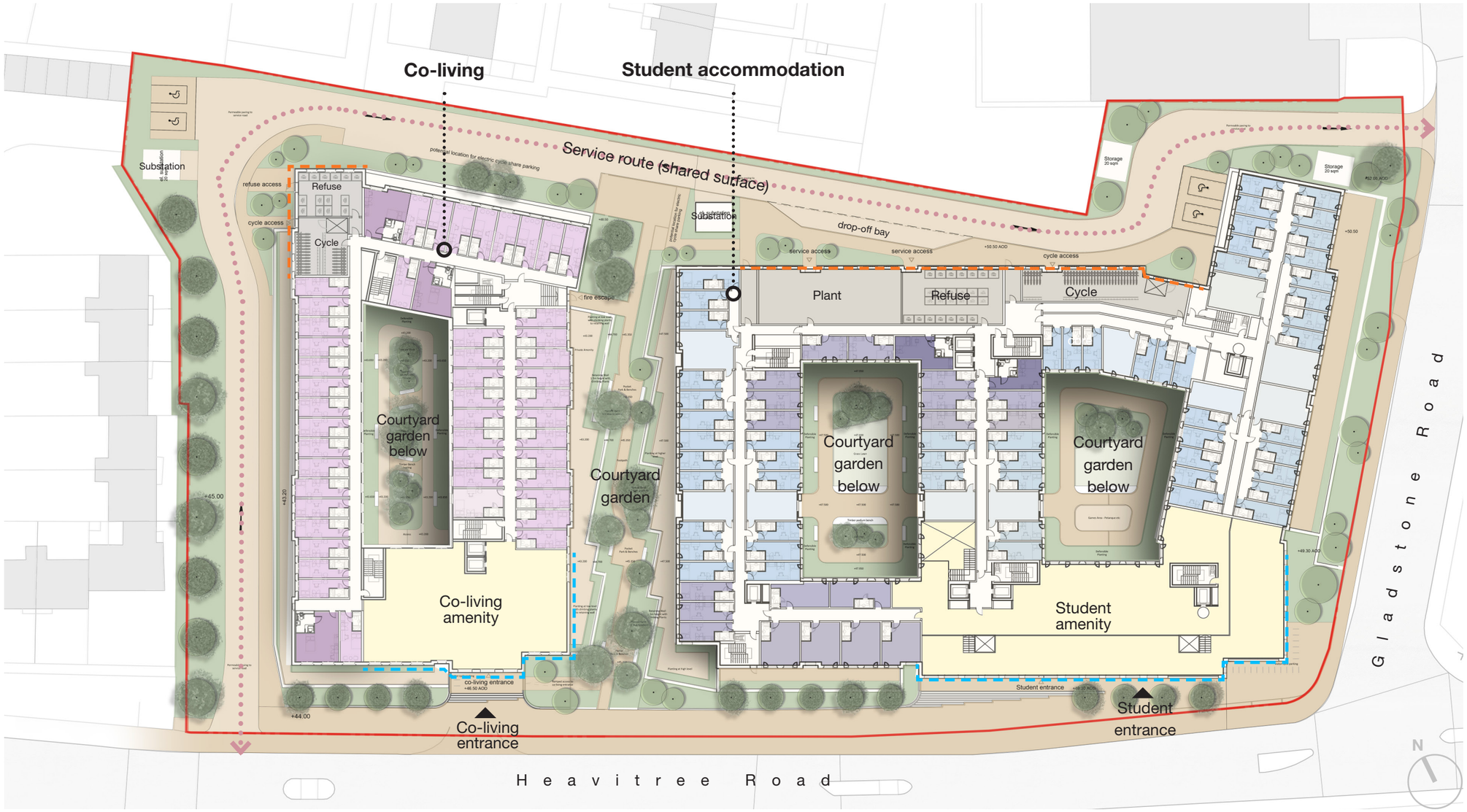
4.1 Ground Floor

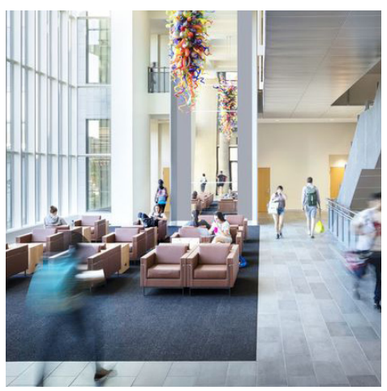
Student Accommodation
The student accommodation is located to the east, responding to St Luke's Campus. The proposed ground floor layout provides definition parallel to the site boundary, facing Heavitree Road and Gladstone Road. It is arranged around two landscaped courtyard spaces, providing external amenity area for the students

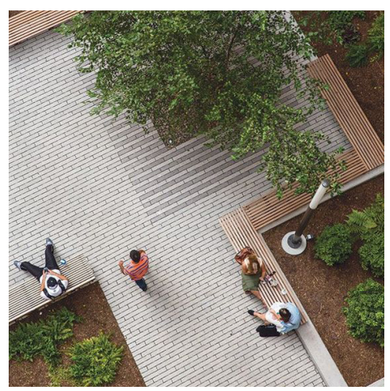
The student entrance lounge and reception is located opposite St Luke's Campus on Heavitree Road, and from here the ground floor amenity spaces and accommodation on the ground and upper levels can be reached. Ground floor accommodation comprises a number of studios and cluster apartments arranged around the building perimeter as well as a portion fronting Heavitree Road.

Ancillary spaces, such as the refuse and cycle storage, plant and substation are all located along the north, and all have direct access from a proposed service route to facilitate servicing.

Co-Living
The Co-living accommodation is housed to the west, responding to the adjacent residential setting. The proposed layout is arranged around a central courtyard garden, with the main entrance accessed from Heavitree Road, leading directly into a large open plan entrance and amenity space. The ground floor accommodation is set across 3 wings, directly accessible from the entrance lounge, and provides outlook over the surrounding landscape and the internal courtyard.






Reference images

4.2 Lower Ground Floor

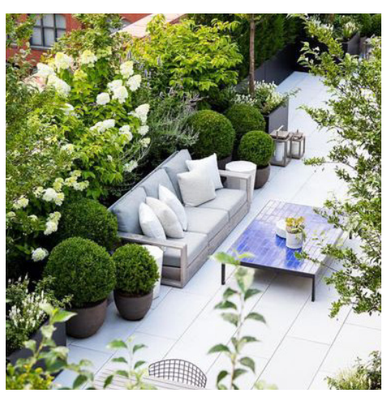
The proposed lower ground floor of the buildings takes advantage of the site's sloping topography. The layout provides some living accommodation however is mostly dedicated to resident's amenity space, as well as functional ancillary and servicing spaces.

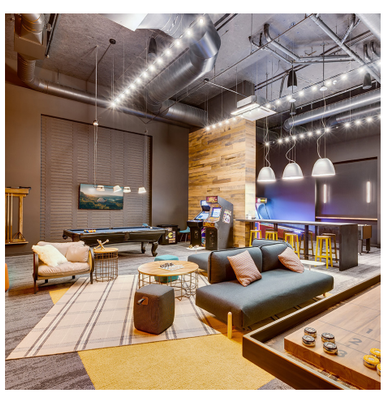
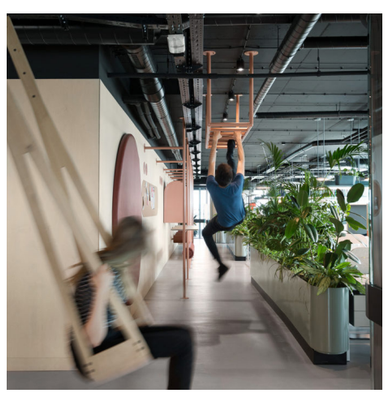
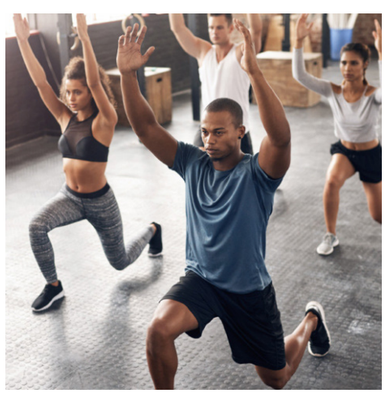
The layout has been arranged around courtyard gardens providing access to nature and natural light.

The lower ground floor is accessible from ground level via the cores (double lifts and stair), whilst the ancillary areas have direct access from the proposed access route which wraps around the site along its northern boundary.



Reference images



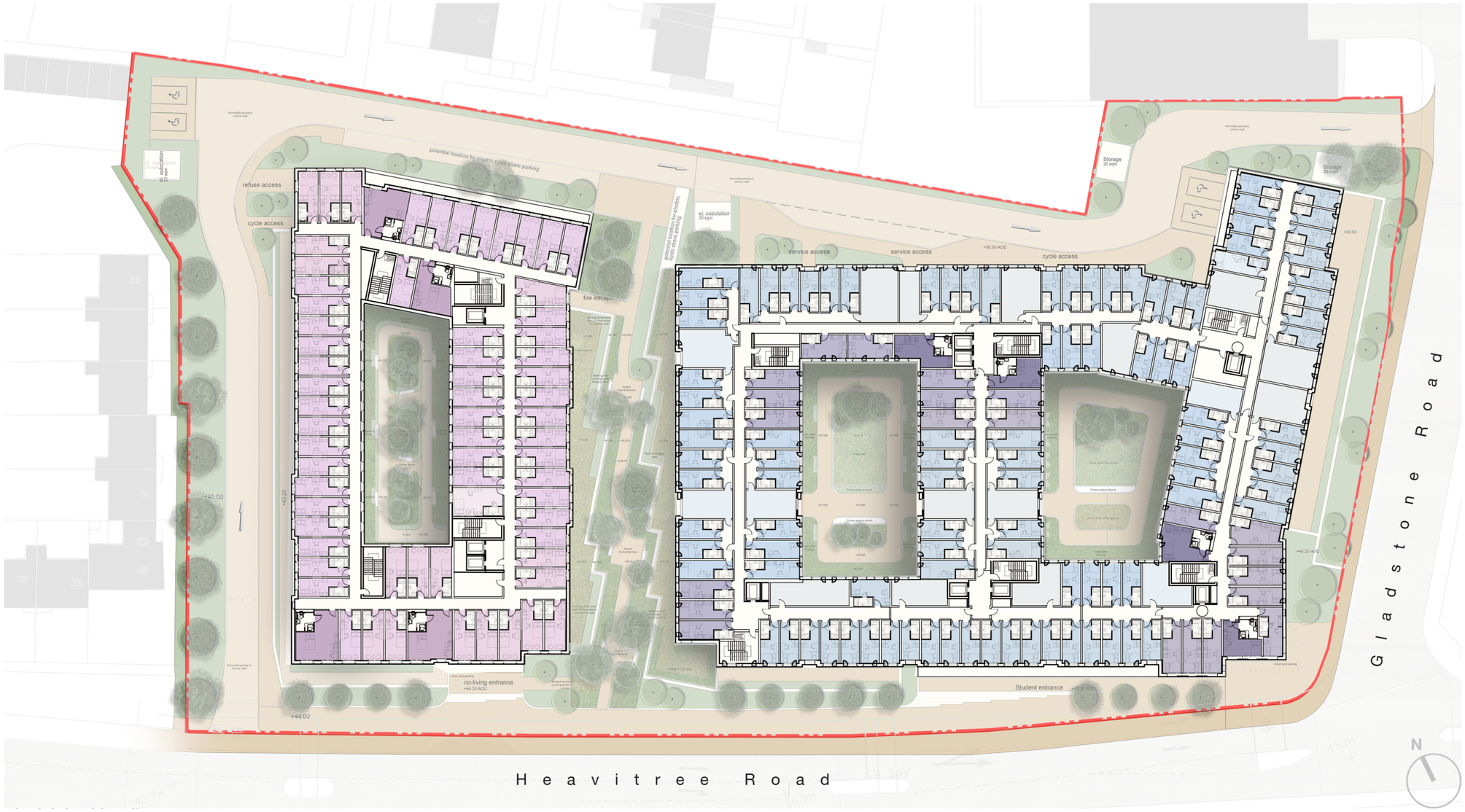
4.3 Typical Upper Floor

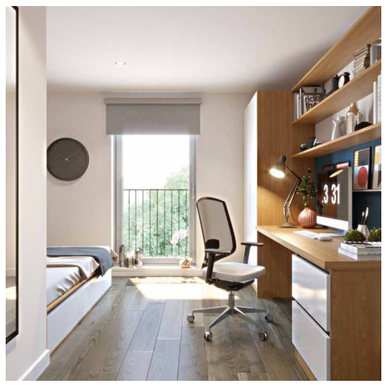
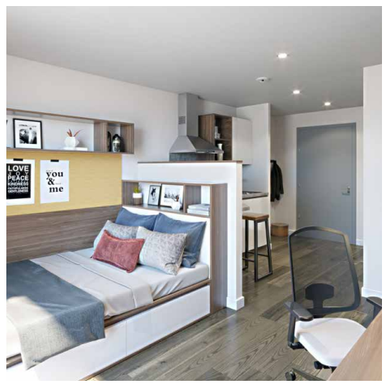
Student and Co-living accommodation is provided on the upper levels. In the student accommodation this is provided as studios and shared accommodation in the form of apartments. For the Co-living the accommodation proposes a range of studios.

The accommodation is served by a number of cores, each with a single or double lift and stair, and this links the rooms with the amenity and ancillary functions.

The accommodation has been arranged with outlook over the surrounding streets and the internal courtyard spaces. It has been arranged to stack with the levels below, resulting in an ordered and regular elevation treatment.

The proposed upper floors set-back to suit the massing and form, to create a mediating roof-scape and to respond to the immediate context.






Reference images

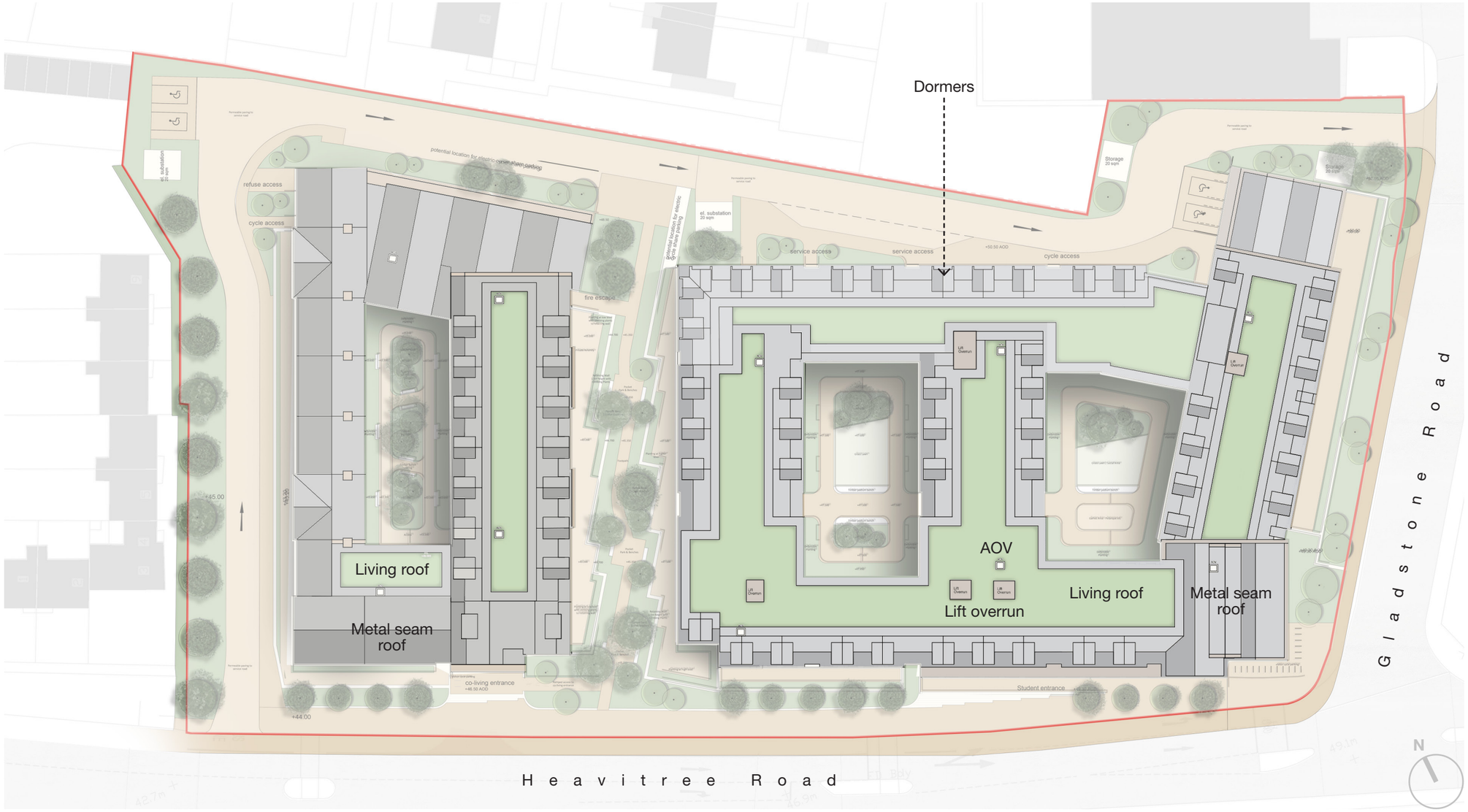
4.4 Roof Plan

The roofs are proposed as a series of pitched and flat roofs to reflect the local townscape and setting.

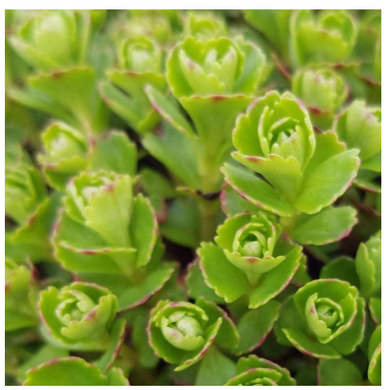
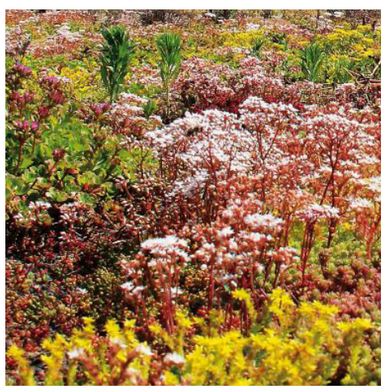
Where the roofs are flat, living roofs are proposed, providing a host of environmental benefits in addition to providing a layer of urban greening to the development.

The flat living roofs also provide the potential for PV arrays if these were to become a viable on-site renewable energy solution later on.

Roof access for maintenance is provided either via secure doors on the set back roofs, or from combined access hatches over the stairs.



Reference images



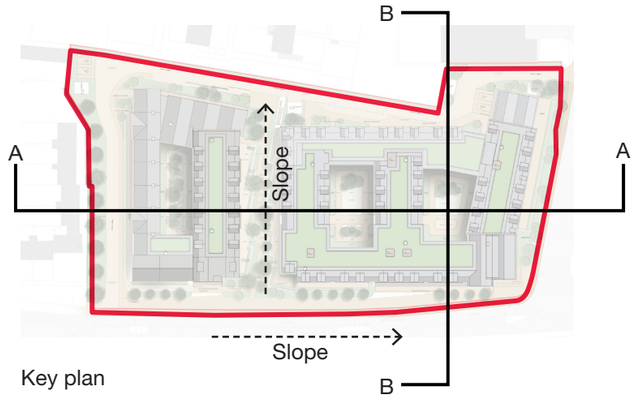

4.5 Sections & Topography

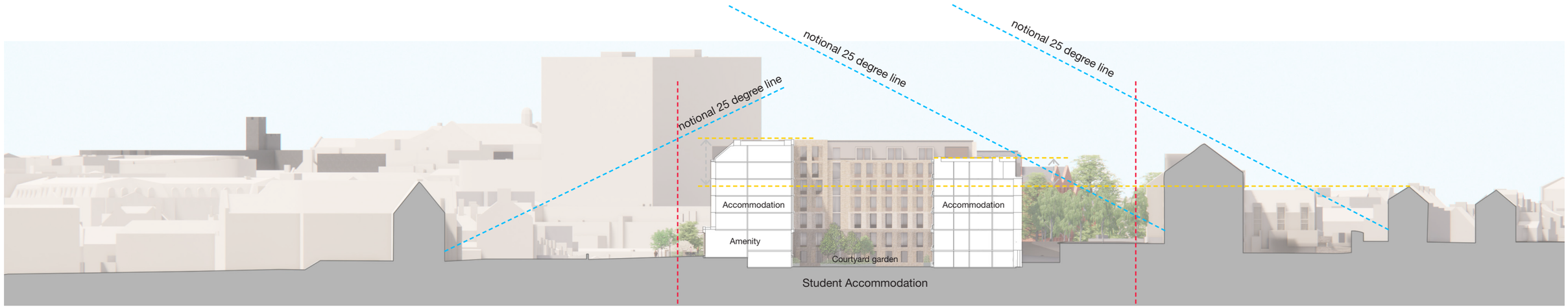
The site sections below show how the proposed scheme works with the site topography (sloping along two primary axes; east-west along Heavitree Road, and north-south along Gladstone Road), and the adjacent townscape. Following the BRE Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011), notional 25 degree lines have been drawn from neighbouring buildings in order to assess the potential impact of the proposed scheme on daylight and sunlight - this is covered in more detail later however the sections show that the proposed scheme is within this good practice rule for the most part.

The entrances to the co-living and student accommodation buildings are located to provide level access from the street and these are linked to the communal amenity spaces providing energy and positive activation to the street scape.

At lower ground level, the garden courtyards are accessed from the communal amenity spaces, and these provide refuge, external amenity and outlook for the rooms populating the courtyard elevations.

The upper levels serve as the accommodation floors, and at the top floor, the rooms are configured within the pitch of the roofs, along with dormer windows, offering further diversity (in this case 'loft-style rooms') to the type of accommodation available.





4.6 Use & Amount

The proposed scheme creates high quality student accommodation and residential co-living accommodation, enhanced by the internal and external amenity spaces, and supporting ancillary functions. Both developments benefit from around the clock on site management.

Outlined below is a summary of the proposed scheme in figures.

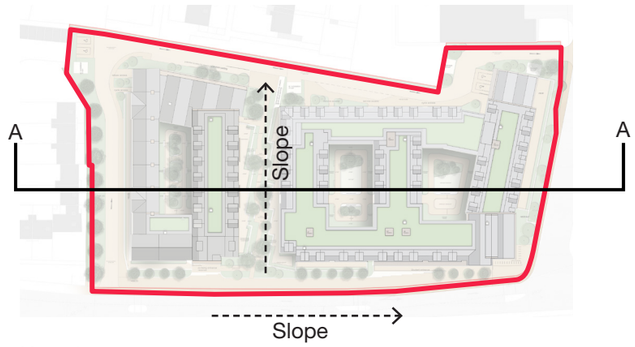
Student Accommodation

- Overall building height of lower ground, ground plus 5 storeys
- 689 no. rooms in total (approximately 30% Studios, 70% Shared Accommodation) comprising of the following mix:
- 100 no. Club Studios @ 14.5%
- 76 no. Studios @ 11.0%
- 35 no. Wheelchair Accessible Rooms @ 5.1%
- 474 no. En-suite Rooms @ 68.8%
- 1,098m^2 of amenity space equating 1.6m^2 per room (or student)

Co-Living

- Building height of Lower Ground, Ground plus 6 storeys
- 352 no. Studio Units in total comprising of the following mix:
- 316 no. Studios (16-20.5sqm) @ 28.9%
- 18 no. Large Studios @ 5.1%
- 18 no. Wheelchair Accessible Rooms @ 5.1%
- 765m^2 of amenity space equating 2.2m^2 per room (or resident)

The section below shows the proposed scheme by level, with the lower ground and ground floors providing key communal amenity space that is linked to the external spaces and courtyards, and with accommodation occupying the upper levels.



Key plan



Section AA

Upper Summerlands — Site — Gladstone Road

4.7 Accommodation Typologies

Student Accommodation

The accommodation has been developed in conjunction with Student Roost & Nixon Homes to provide for neurodiversity (the notion that one size does not fit all and that people have different emotional needs) through the provision of a range of high quality accommodation typologies that offer students a choice, and through this promote positive mental health and well-being.

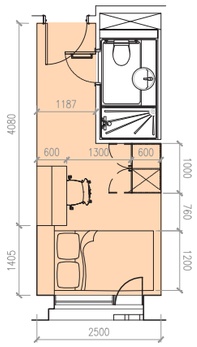
The typical student accommodation room types are illustrated and described below.

Studios
Studio accommodation ranges from 17-23m^2. Each studio is designed to accommodate a small double bed (1.25m x 2m), and includes an en-suite, kitchenette, wardrobe and desk, along with shelving and storage. This accommodation type represents 25 per cent of the accommodation, and provides students with all the necessary functions for efficient, self-contained compact living.

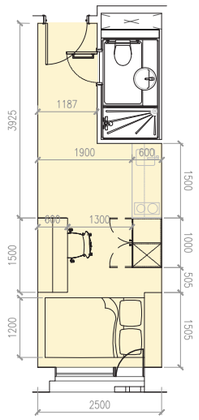
Shared Accommodation
Shared accommodation is proposed in the form of 2, 3, 4, 5, 6, 7 and 8 bedroom apartments with en-suite rooms and a dedicated shared kitchen, dining and living space. En-suite rooms are 13.5m^2 in area and include a small double bed (1.25m x 2m), en-suite, wardrobe and desk, along with shelving and storage.

Each apartment has an open plan shared kitchen, living and dining space, sized at a minimum of 4m^2 per room, providing facilities for cooking, eating, and a space for communal activity and social interaction. This accommodation type represents 70 per cent of the accommodation, and provides students with self-contained compact living in conjunction with dedicated shared social space. The range of apartment sizes offers students a choice as to what level of 'sharing' they feel comfortable with.

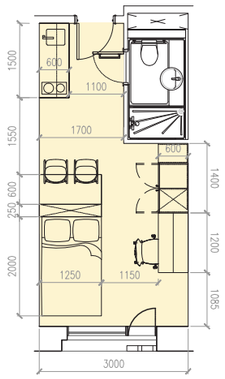
Wheelchair Accessible Rooms
5 per cent of the accommodation has been designed to meet wheelchair accessible standards (AD M Volume 2 and BS 8300 2018). Rooms range from 25-40m^2 and provide an accessible en-suite and kitchen, and wider clearances within the room including a 1.5 x 1.5m clear zone to one side of the bed and full access to the window.



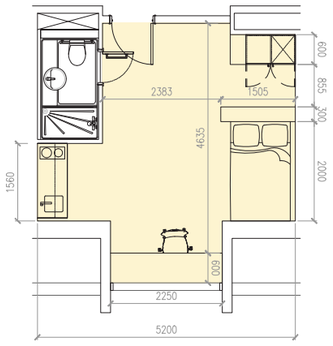
En-suite Room
13.5m^2



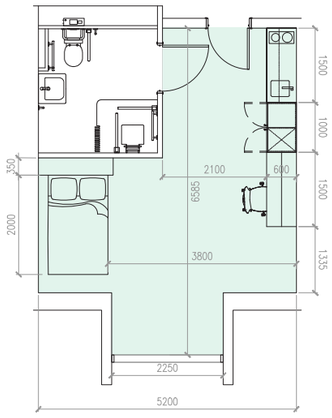
Studio
17.0m^2



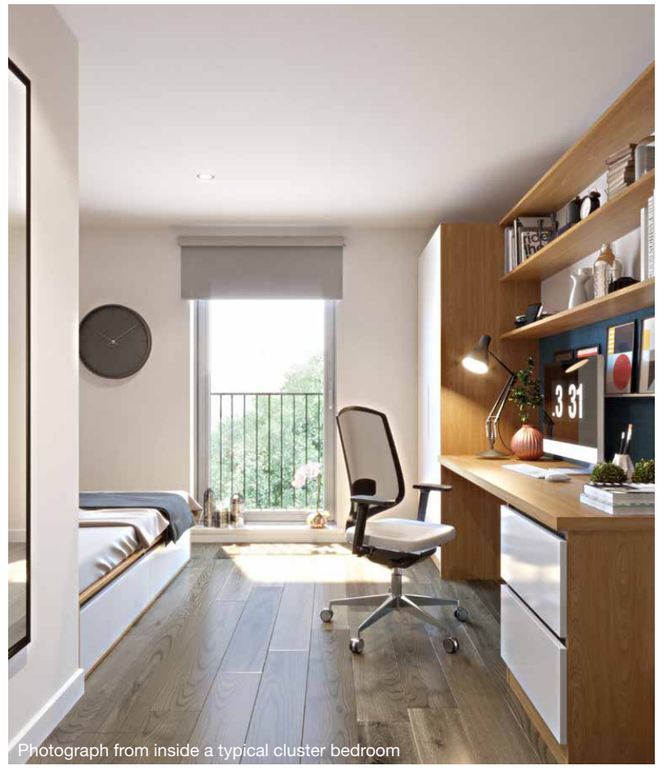
Studio
18.0m^2



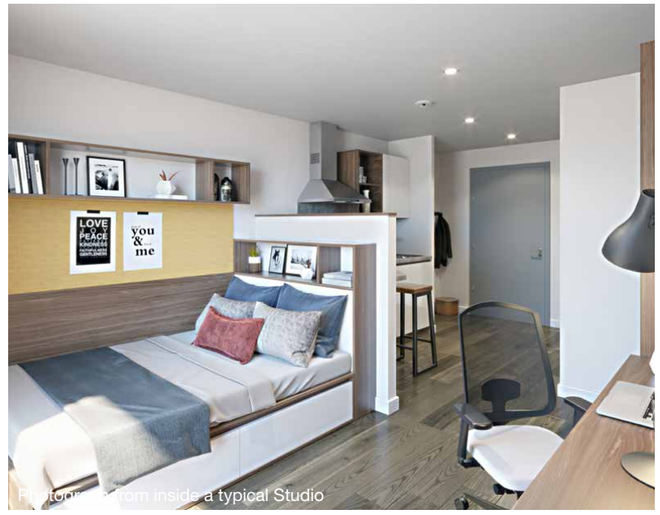
Studio
23.0m^2



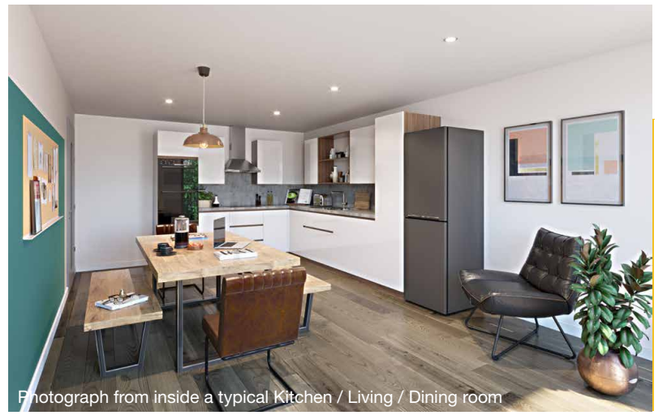
Wheelchair Accessible Room
31.0m^2



Photograph from inside a typical cluster bedroom



Photograph from inside a typical Studio



Photograph from inside a typical Kitchen / Living / Dining room

Reference photographs showing typical accommodation by Student Roost

Residential Co-Living Accommodation

The Co-living accommodation provides a range of innovative, high quality standard, premium and wheelchair accessible studios. The rooms are not intended to conform to traditional or conventional residential apartment standards/sizes, moreover they represent an evolution of student accommodation.

There is a demand and place for this emerging type of residential communal living, it serves a need, and provides for young professionals and key workers as they either transition from student accommodation, and/or as a stepping stone to more traditional modes of residential accommodation.

The accommodation is further enhanced by a fantastic communal amenity space offering. The typical accommodation types are illustrated and described below.

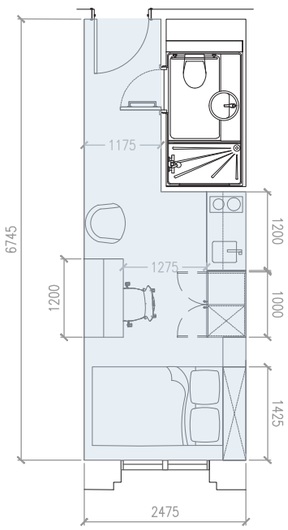
Studios
The standard studios range from 16-20.5m^2 and in terms of space planning, these are set out broadly in 2 categories as follows; bed across the window, and bed behind the en-suite - the latter creating space for occasional seating by the window. A selection of premium studios are also proposed and these range from 25-39m^2.

Every studio includes for a small double bed (1.25m x 2m), an en-suite, kitchenette, wardrobe and desk, along with storage and shelving.

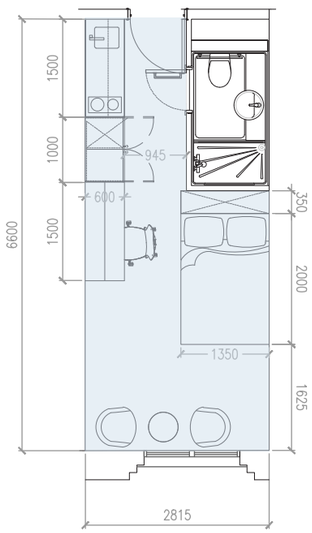
Wheelchair Accessible Room
As with the student accommodation, a provision of 5 per cent of the accommodation has been designed to meet wheelchair accessible standards. Rooms range from 29-39m^2 and provide an accessible en-suite and kitchen, and wider clearances within the room including a 1.5 x 1.5m clear zone to one side of the bed and full access to the window.


Illustrative view from inside a typical En-suite Room to an Apartment

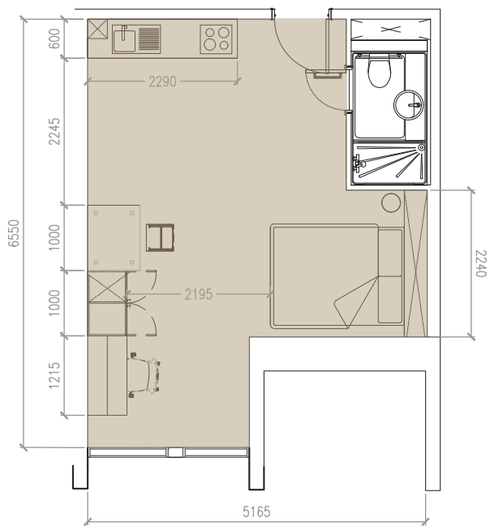

Illustrative view from inside a typical Unit bedroom



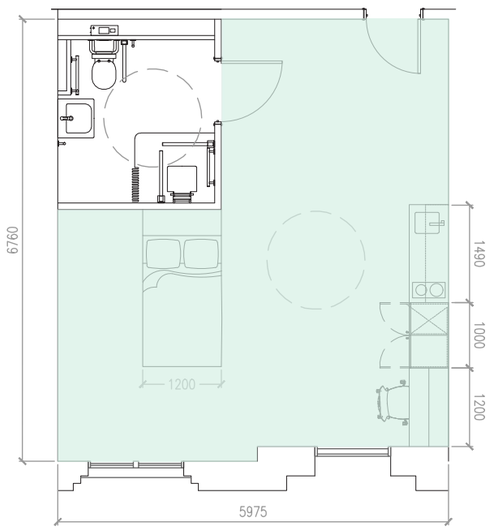
Studio
16.0m^2



Studio
18.0m^2



Large Studio
29.0m^2



Wheelchair Accessible Room
39.0m^2

Illustrative views of the proposed accommodation


Illustrative view from inside a typical shared Kitchen/Living/Dining room


Illustrative view from inside a typical apartment Kitchen/Living/Dining room

5.0 Public Realm & Landscape

by Oobe Landscape Architects

5.1 Landscape Context

The adjacent plan illustrates the location of the Heavitree Road site and surrounding landscape context.

The site is well located with a range of local open green spaces within walking distance of site.

The following local amenities are within a 10 minute walk of site including Belmont Park, Clifton Hill Golf Driving Range, University of Exeter- Saint Luke's Campus.

The following local amenities are within a 15-20 minute walk of site including Mount Pleasant Play park, Exeter Castle & Grounds, Bull Meadow Park, Higher Cemetery, Homefield Road Park, Magdalen Court School & Playing Fields.



5.2 Landscape Framework

The following principles set the framework under which the landscape strategy will be developed with a focus on sustainability.



GREEN & BLUE INFRASTRUCTURE

Implement Green & Blue Infrastructure which attempts to connect with nearby green spaces and enhances local biodiversity whilst sensitivity and sustainably manages the site's water.

A DISTINCTIVE SENSE OF PLACE

A distinctive sense of place, that provides a unique identity for the scheme, whilst seamlessly knitting the new development in its immediate context.

PEDESTRIAN FRIENDLY ENVIRONMENT

Provide a landscape design tailored to the needs of pedestrians in the as primary users and vehicles secondary

ENHANCING LOCAL LANDSCAPE CHARACTER

Retaining and enhancing as much of the local vernacular as possible with added enhancements from the landscape design.

A CLIMATE POSITIVE ENVIRONMENT

A climate positive environment that minimises carbon footprint, maximises carbon sequestration, and provides in site solutions to pressing environmental concerns in the area such as flooding

5.3 Landscape Strategy

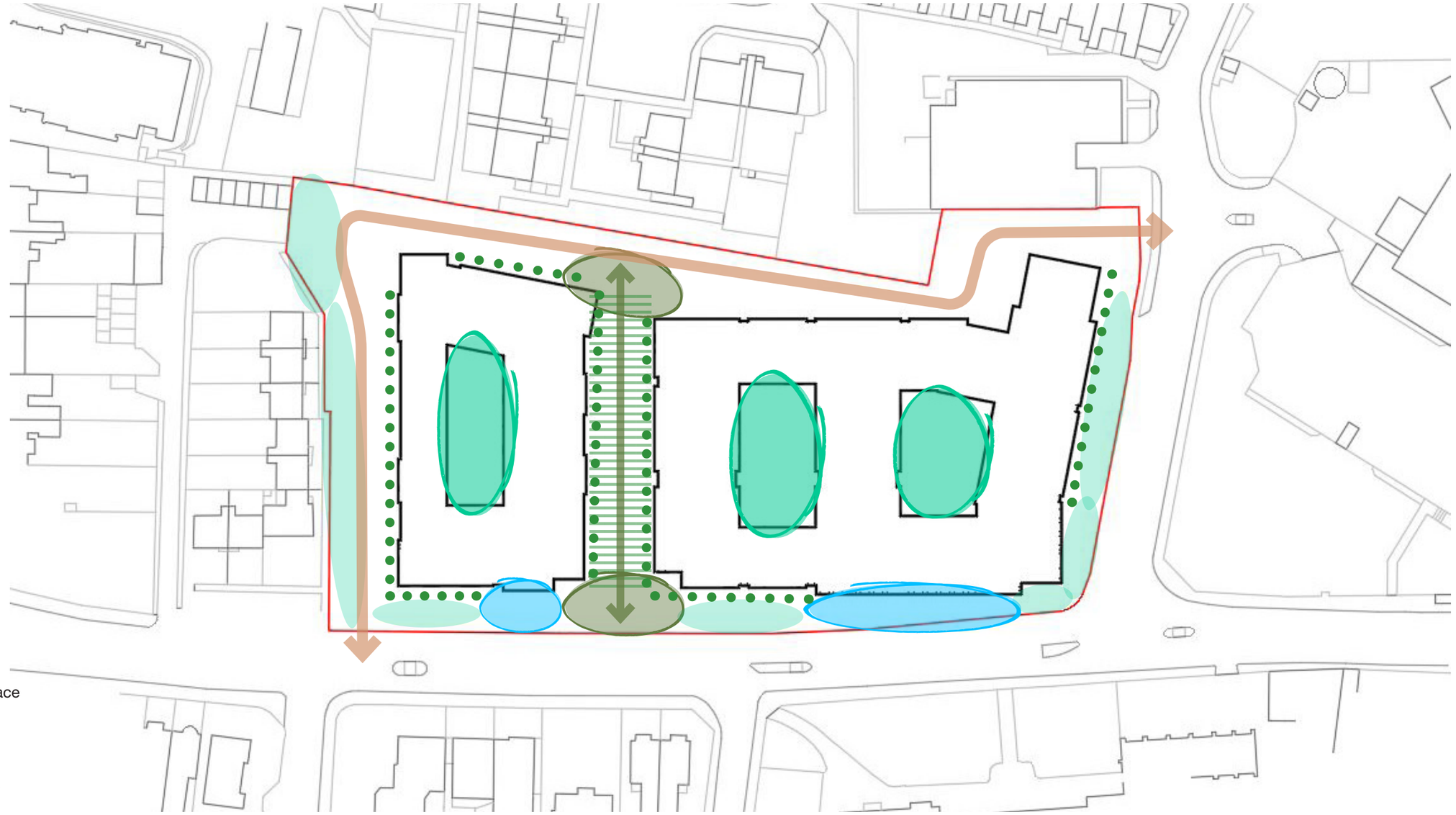
The adjacent diagram illustrates the proposed landscape strategy.

A series of public, semi-public & private spaces provide a hierarchy of space within the proposed landscape masterplan.

This will form a green network across the site and build on existing green infrastructure in the Heavitree Road area.

Spaces within the masterplan will fall into the following three categories.

- Public spaces including civic entrances to the buildings off Heavitree Road and public footpaths surrounding site.
- Semi-Public spaces including the green link space between the PBSA block & co-living block.
- Private spaces including the PBSA block courtyards which will only be accessed by residents.



Legend

- Public - Civic Entrance Space
- Semi-Public - Garden
- Private - Courtyard Garden
- Vehicular Service Route
- Semi-Public Pedestrian Route
- Semi-Public Green Link
- Private Amenity with green screen to retaining walls
- Boundary Treatment

5.4 Landscape Masterplan

The adjacent plan illustrates the proposed landscape masterplan.

The external environment for the new PBSA & co-living development is seen as a critical factor in delivering a welcoming and homely environment for the regeneration of Heavitree Road as a new neighbourhood in Exeter.

The landscape masterplan is illustrated by the adjacent plan and has been divided into a series of character areas, as identified in the Landscape Strategy in chapter 5.3

A series of spaces will provide a range of amenity spaces for residents whilst improving local biodiversity.



5.5 Planting Strategy

The planting objectives are to provide an environment based on sound ecological principles which will be both visually attractive, functional and have been developed to maximise biodiversity net gain on site.

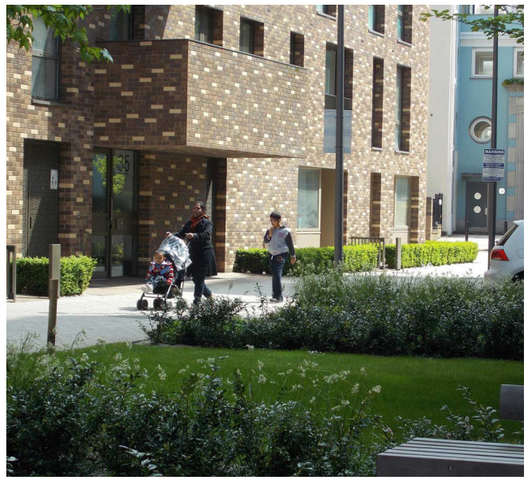
Biodiversity Net Gain

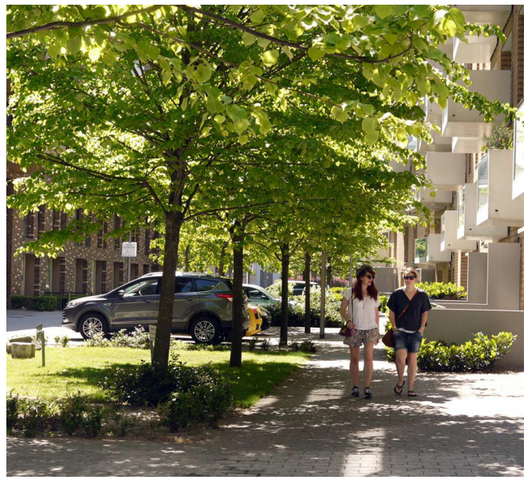
The baseline condition of the site is a relatively hard series of spaces, consisting of sealed surfaces, predominantly tarmacadam car parking access roads. There are large areas of lawn around the perimeter of site with several large existing trees. It is thought that the proposed landscape scheme will offer biodiversity net gain on site compared with the baseline condition.

The landscape proposals are for considerable and diverse series of planting typologies and provision of green spaces on site.

Therefore it is envisioned a Biodiversity Net Gain on site will be achieved.





5.6 Planting Plan

The adjacent plan illustrates the proposed planting within the landscape masterplan.

Planting Typologies will be further developed and submitted under the reserved matters application.

In a predominately sub-urban space the planting will interject colour and vibrancy create interesting, varied and softer forms. The use of planting where possible will be native to encourage biodiversity whilst ensuring that residents maintain a link to their local natural world.

Plants will be chosen for their impact so that when planted en-mass, they will provide continual seasonal interest with a variety of colour and form. They have also been selected to create an ecologically diverse palette within the sub-urban context offer fruit bearing species and wildlife habitats.

Evergreen species and ground cover will provide year round background for the changing foliage accompanied with bulbs and woodland herb species offering colourful attractive spring beds.

Planting typologies are as follows;

- Tree Planting
- Ornamental Planting
- Rain Garden Planting
- Wild flower Meadow
- Shade Tolerant Woodland Garden Planting
- Hedge Planting



5.7 Tree Strategy

The existing trees are illustrated by the adjacent plan, which identifies a number of good quality specimens on site.

- 4no. Category A
- 7no. Category B
- 2no Category U (recommended for removal regardless of development)
- The remaining trees are category C with a life expectancy of less than 10 years

A tree planting, removal & replacement strategy for Heavitree Road has been developed based on a number of key objectives:

- Provide a network of trees across the site
- Enhance wildlife habitats in the semi-urban area to Improve local biodiversity
- Promote sustainable planting
- Provide visual amenity



Category A

Category B

Category C

Category U

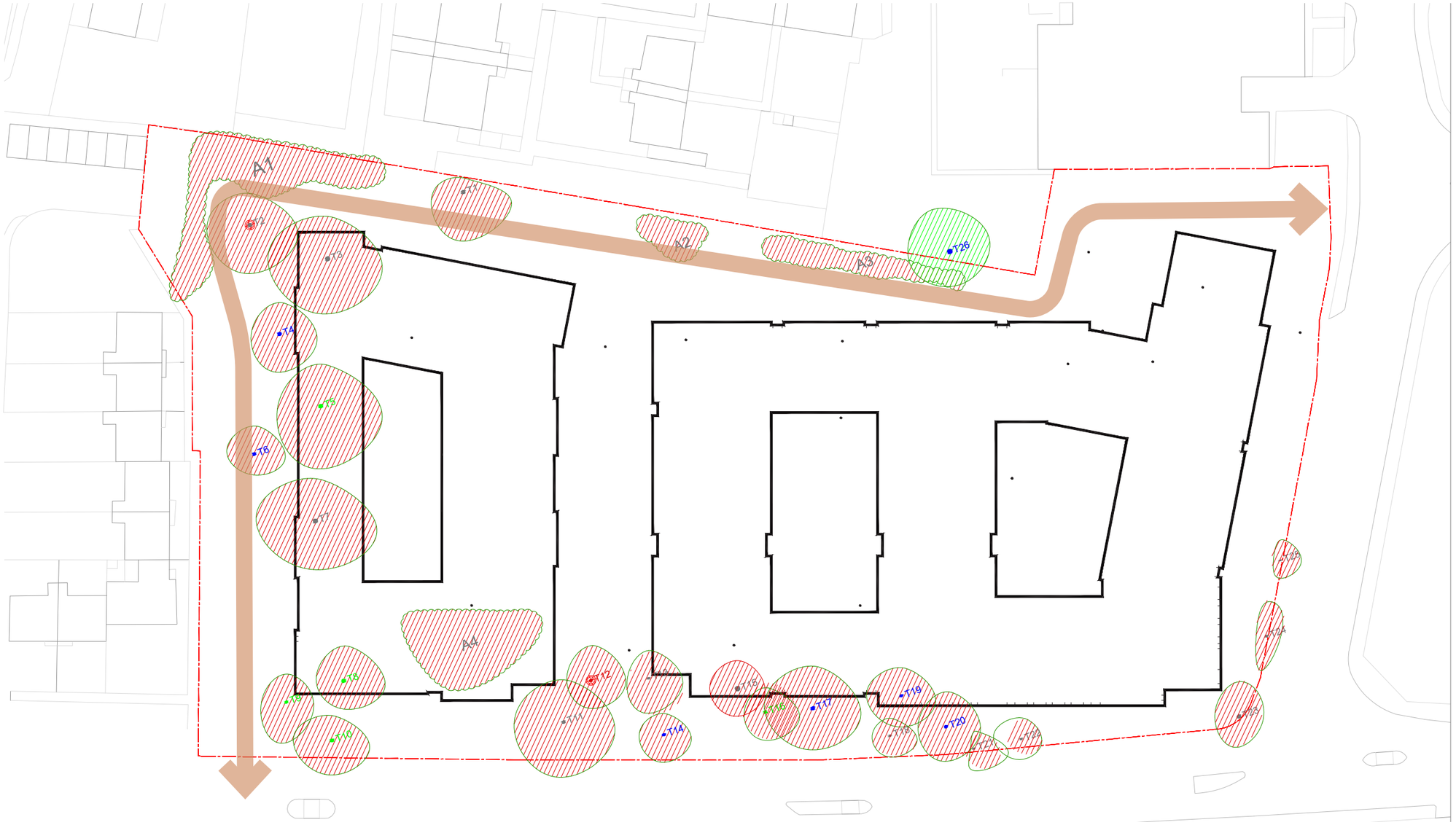
5.8 Existing Tree Strategy

The adjacent plan illustrates the proposed footprint of the development in conjunction with the existing trees on site.

No existing trees within the red line boundary are able to be retained due to the constrained nature of the site and footprint of the proposed building.

However a robust tree replacement strategy is proposed, please refer to chapter 5.9

1no. Tree located to the north of the site has been identified to be retained.



Existing Tree to be retained

Existing Tree to be removed

Proposed Service Route

5.9 Tree Replacement Strategy

A robust replacement tree planting strategy is proposed to compensate for the loss of existing trees on site to facilitate the development.

The tree planting strategy will be based on a number of key objectives:

- Provide a network of trees across site, building on the existing trees to be retained
- Promote sustainable planting
- Improve local biodiversity
- Provide visual amenity

Tree planting within the scheme will be used to define the landscape character areas within the masterplan, unify spaces and routes, frame views and highlight desire lines and focal points.

Trees can provide shelter from wind and rain, buffer noise, pollution and create shade. The proposed locations and species of the proposed trees is illustrated by the adjacent plan.

All trees within the scheme will be root-balled or container grown depending on planting season. Minimum tree sizes are as follows:

- Feature trees: 20-25cm girth
- Courtyard trees: 14-16cm girth
- Street / boundary trees: 16-18cm girth



Alnus glutinosa



Betula Pendula



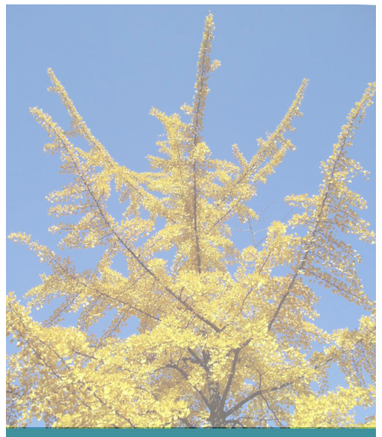
Betula pubescens



Carpinus betulus



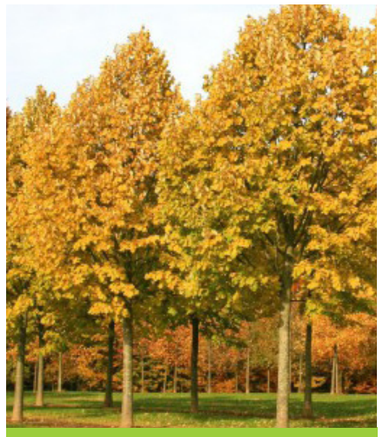
Prunus avium



Ginkgo Billoba



Sorbus aucuparia



Tilia x europaea

Tree Planting Schedule

Number	Abbrev.	Species	Size	Specification	Density
13	AG	*Alnus glutinosa* (Common Alder)	16-18cm	2m clear stem. Containerized for a full growing season	As shown
10	BP	*Betula Pendula* (Silver Birch)	16-18cm	2m clear stem. Containerized for a full growing season	As shown
8	BP	*Betula Pubescens* (Downy Birch)	14-16cm	2m clear stem. Containerized for a full growing season	As shown
13	CB	*Carpinus betulus* (Hornbeam)	18-20cm	2m clear stem. Containerized for a full growing season	As shown
15	PA	*Prunus avium* (Sweet Cherry)	16-18cm	2m clear stem. Containerized for a full growing season	As shown
11	GB	*Ginkgo biloba* (Maidenhair Tree)	18-20cm	2m clear stem. Containerized for a full growing season	As shown
15	SA	*Sorbus aucuparia* (Mountain-ash)	18-20cm	2m clear stem. Containerized for a full growing season	As shown
9	TE	*Tilia x europaea* (Lime)	20-25cm	2m clear stem. Containerized for a full growing season	As shown

5.10 Tree Planting Plan

The tree planting palette will help strengthen the identity and character of the landscape character areas within the scheme.

A variety of native species has been specified to compliment the local character of Heavitree Rd, Exeter and integrate the development into it's context. Species have been selected for their ecological value, beauty, seasonal interest and appropriateness to context.

A description of the each character area and species selection is as follows:

- An 'avenue' of lime trees along the western boundary along the service access road. These are spaced at 8m centres and will create a strong avenue of trees and screening to the residential properties to the west.
- Hornbeam trees to the southern boundary and street frontage. Regular spacing at 5m centres creating a row of street trees along Heavitree Road. These are partially planted in soft landscape and also in hard landscape in the public realm in front of the student block entrance.
- Ginkgo biloba trees will be planted in the green link space between co-living & PBSA blocks - Ginkgo will contribute to the sense that this is a special place within the masterplan. Being the only non UK native species proposed, the use of Ginkgo will create a sense of drama in this space.
- Silver / downy birch trees are proposed within the private courtyards, suited to the more shaded condition. These species have a light canopy which will create dappled shade within the courtyard.
- Mountain Ash, Cherry & Alder to the boundaries.

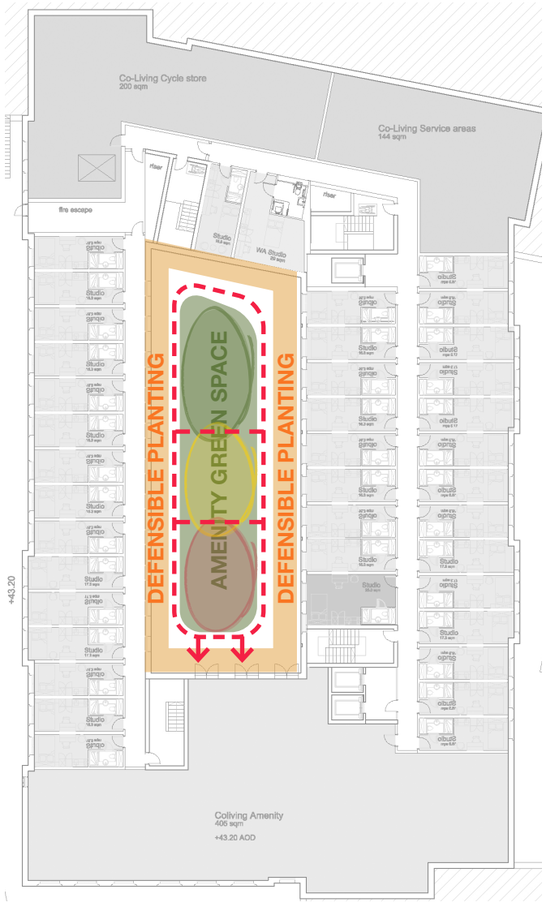


5.11 Courtyard Design Concept

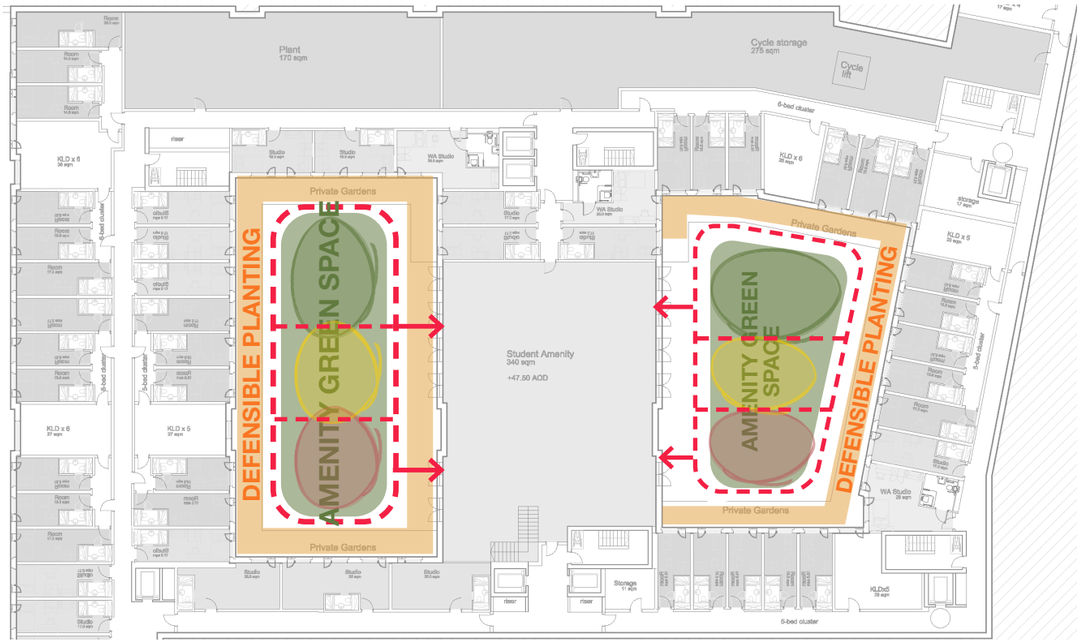
The proposed lower ground floor amenity courtyard spaces will provide high quality outdoor amenity for residents to the co-living and PBSA residential blocks.

The adjacent diagrams illustrates the principles on which the courtyard design will be based. The components of the courtyards will be as follows:

- Defensible planting - to the perimeter of the courtyards, offering privacy to the lower ground floor units overlooking the courtyard. These planting beds will be planted with ornamental ground cover plants and specimen multi-stem shrubs providing visual interest/ amenity and privacy. Illustrated by the orange hatch.
- A pedestrian circulation route around the perimeter of the courtyard. Illustrated by the dashed red line.
- A central green space for amenity with lawns, ornamental planting, specimen shrub and tree planting. Illustrated by the green hatch. These spaces can be further sub-divided into different character areas or functions to break up the space for a variety of uses and functions such as:
  - Areas for quiet contemplation
  - Areas for socialising
  - Areas for games



Co-Living Courtyard - Concept Diagram



PBSA Courtyard - Concept Diagram

5.12 Co-Living Courtyard

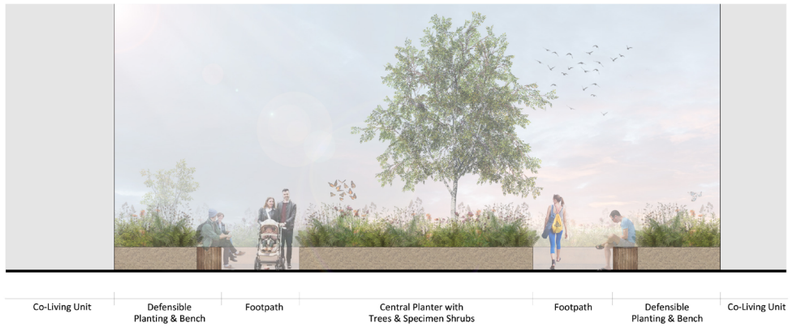
The design for the co-living courtyard is illustrated by the adjacent plan and sections.

Defensible planting forms the perimeter of the courtyards in raised planters.

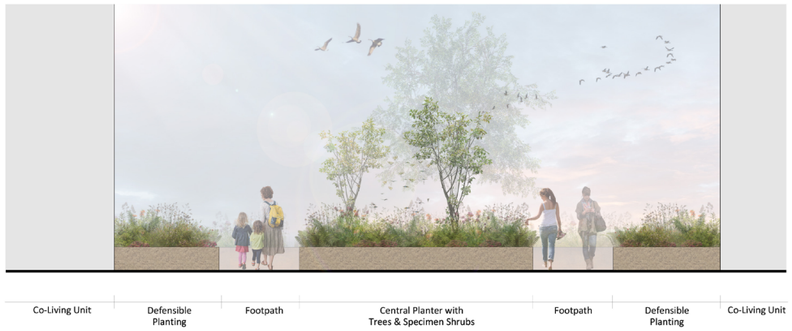
Benches will be incorporated into the edge of the planters providing a place to sit and rest.

The planting palette is proposed to be a natural palette of plants similar to a woodland ground cover mix. This will be shade tolerant and offer a tranquil place for residents.

Proposed circulation routes sub-divide the space and offer a range of places for quiet contemplation within the courtyard.



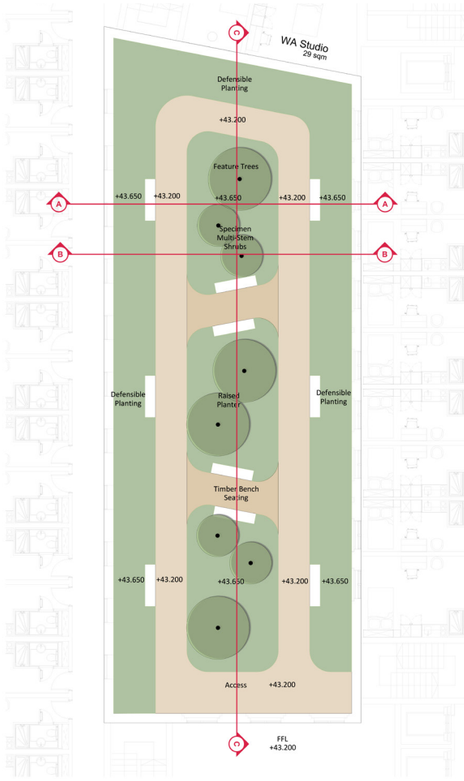
Section A-A



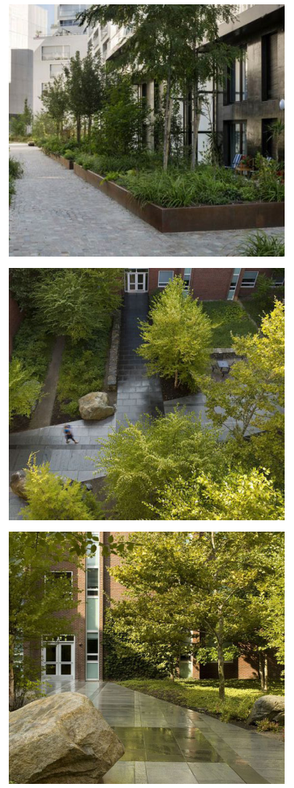
Section B-B



Section C-C



Courtyard - Key Plan



Courtyard - Precedent Images

5.13 PBSA Courtyard 1

The principles of the design for the PBSA courtyard 1 are illustrated by the adjacent plan and sections.

The design for the PBSA courtyard is illustrated by the adjacent plan and sections.

Defensible planting forms the perimeter of the courtyards in raised planters.

Benches will be incorporated into the edge of the planters providing a place to sit and rest and pedestrian routes will sub-divide the space, offering a range of places for quiet contemplation within the courtyard.

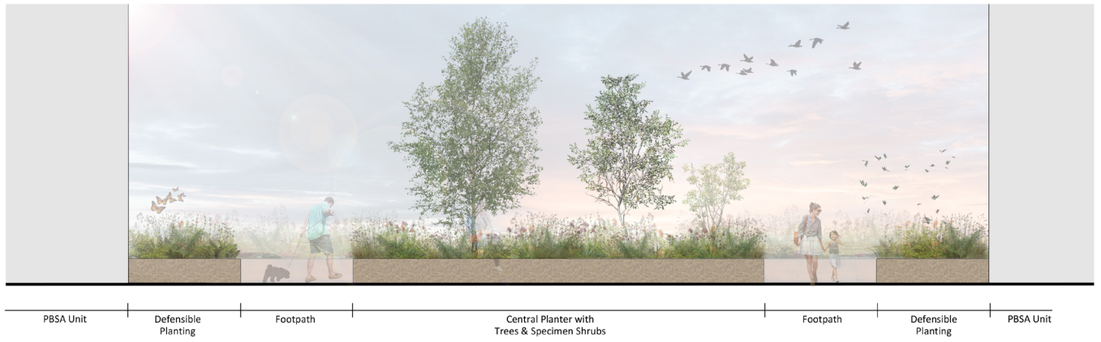
A central lawn space will provide a place for social gatherings and is positioned to the central / north area of the courtyard to benefit from maximum sun light.

As with the co-living courtyard the planting palette is proposed to offer a tranquil place for residents, emulating a natural woodland environment.

Birch trees and ground cover plants such as ferns will create an immersive environment where residents can relax and connect with the natural environment.



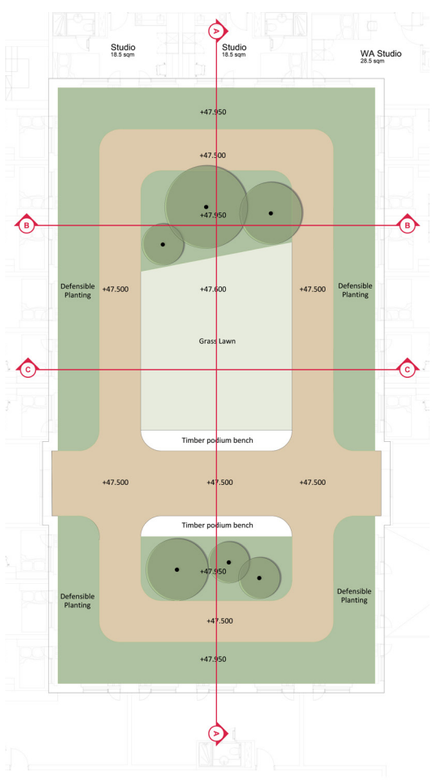
Section A-A



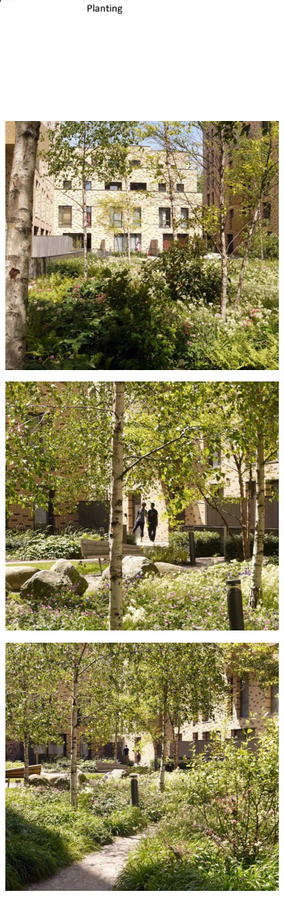
Section B-B



Section C-C



Courtyard - Key Plan



Courtyard - Precedent Images

5.14 PBSA Courtyard 2

The principles of the design for the PBSA courtyard 2 are illustrated by the adjacent plan and sections.

The design follows the same principles PBSA courtyard 1, with defensible planting, pedestrian circulation, seating elements and a central lawn. Bring a slightly larger courtyard a proposed games area for student external amenity is proposed. It is envisioned this could be used for ball games such as petanque.

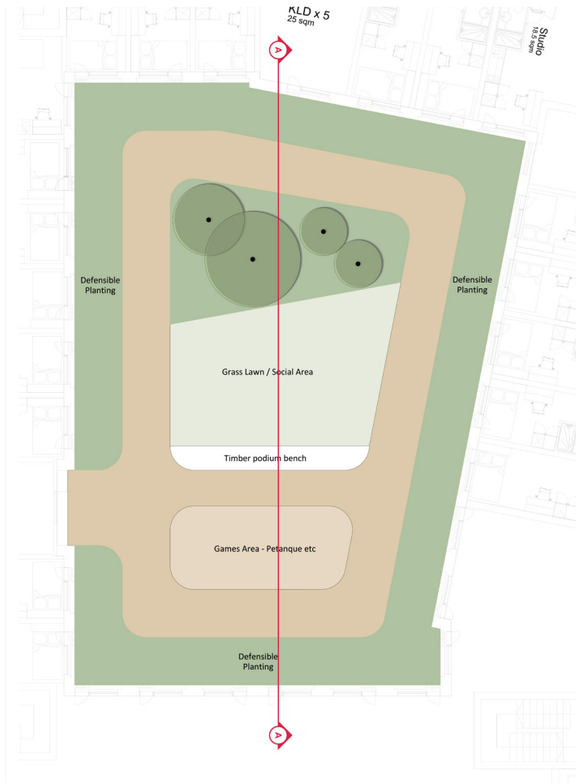


Section A-A





Courtyard - Precedent Images



Courtyard - Key Plan

5.15 Green Link

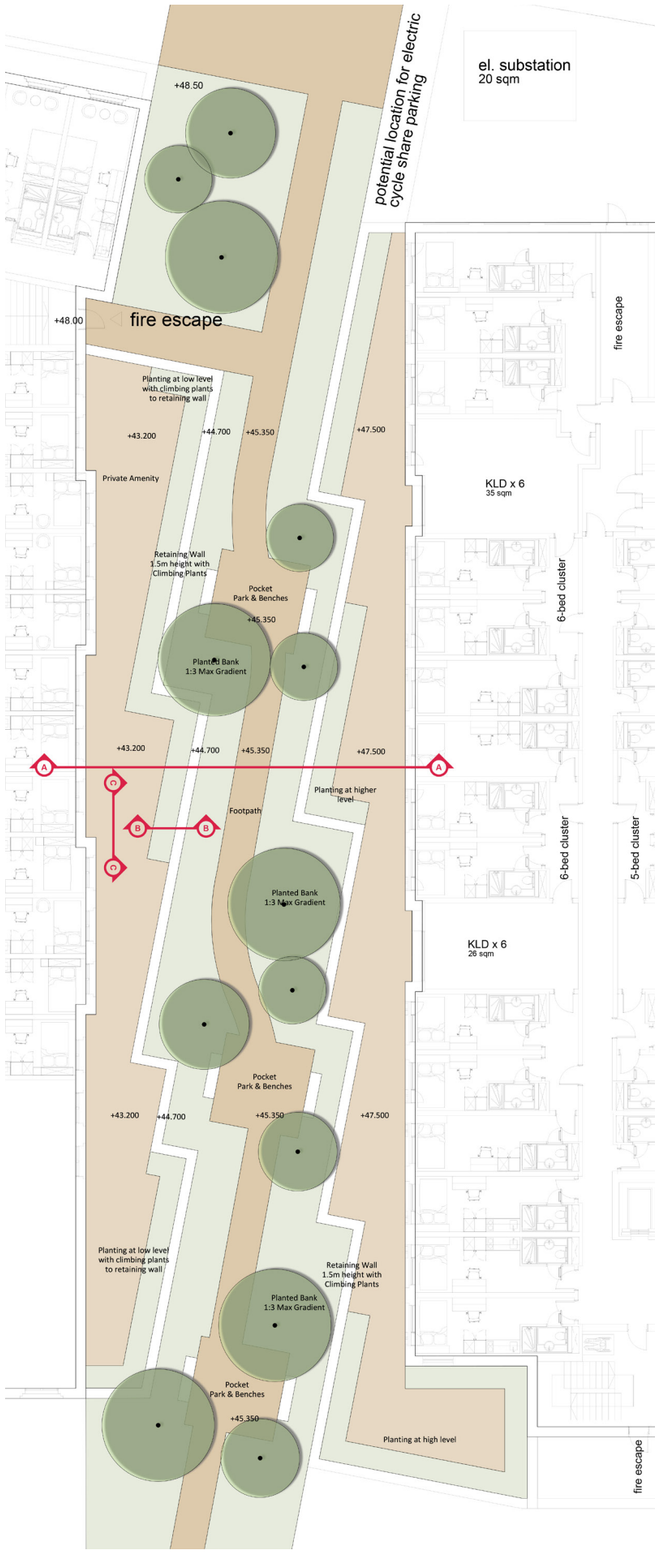
The adjacent plan and section illustrate the landscape proposals for the ‘green link’ space between the PBSA block and co-living block.

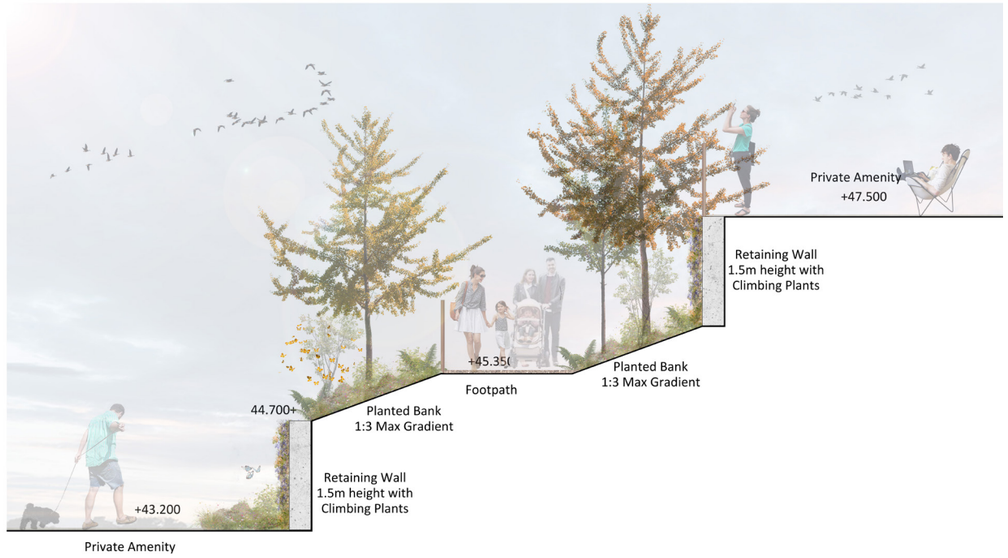
There is a level change between finished floor levels of the two buildings which must be addressed in the landscape design.

Two retaining walls are proposed adjacent to both buildings. These create outdoor amenity areas immediately outside the ground floor units. The retaining walls are proposed to have ground cover planting at the base and climbing plants on a wire trellis system to create a ‘green screen’ and visual amenity when looking out from within the ground floor units. For further information on the detail of this proposal refer to chapter 5.16. The proposed retaining walls are limited to a height of 1.5m to mitigate the visual impact.

The space inside the retaining walls is proposed as a planted bank with ground cover planting, specimen multi-stem shrubs and tree planting.

A pedestrian footpath weaves through this semi-public garden and opens up to ‘pocket parks’ with benches. Ginkgo Biloba trees are proposed around the pocket parks creating shelter for the proposed benches.





Section A-A
1:20

5.16 Green Screens

The proposed lower ground floor amenity courtyard spaces will provide a high quality outdoor amenity space for residents to the co-living and PBSA blocks.

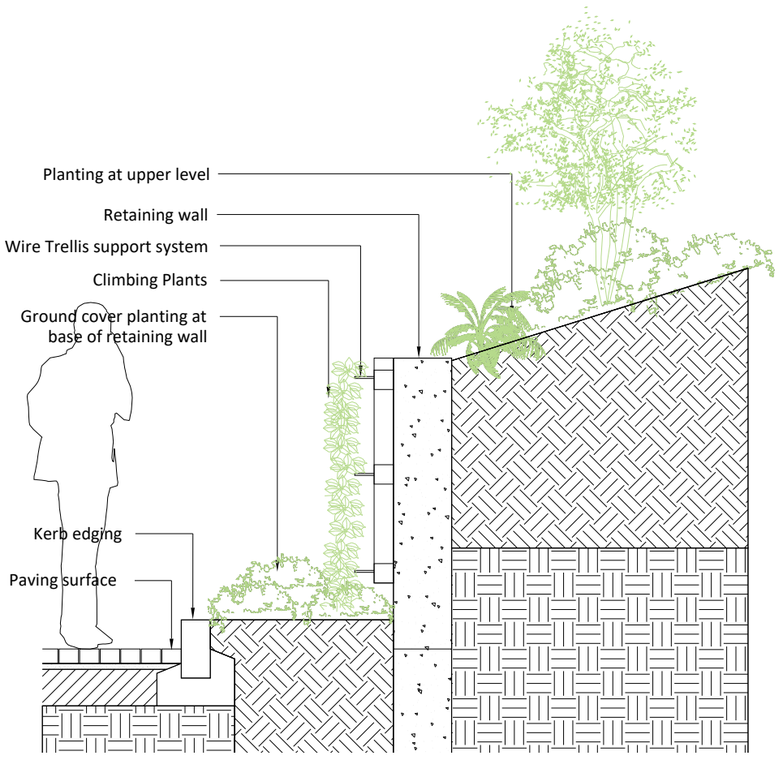
The proposed retaining walls are proposed to be planted at the base with ground cover planting and climbing species will be trained up a wire trellis system to create a ‘green screen’ to the retaining wall. This will mitigate the visual impact of the walls and create a more pleasant outlook.

The climbing species will require a framework to wind around and climb up. They attach to this specialised support system by twining stems or by hooking and clasping tendrils.

Advantages of this system are as follows:

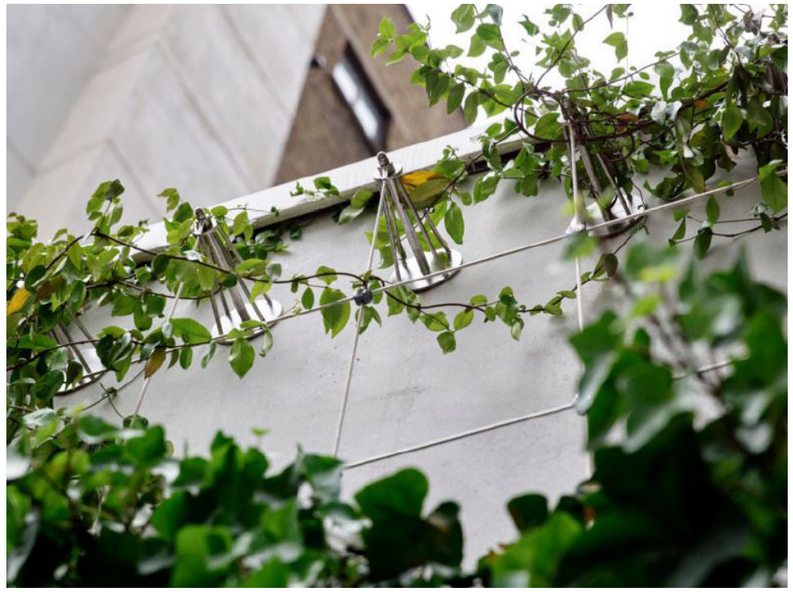
- No wall damage – plants are held away from the wall by a support system.
- Cost effective – although the installation cost of a support system is higher than with self-clinging climbers, this solution is still cheaper than a living wall system.
- Disadvantages of this system are as follows:
- Little immediate effect – the plants will take time to cover the wall. This will leave the support system exposed temporarily.

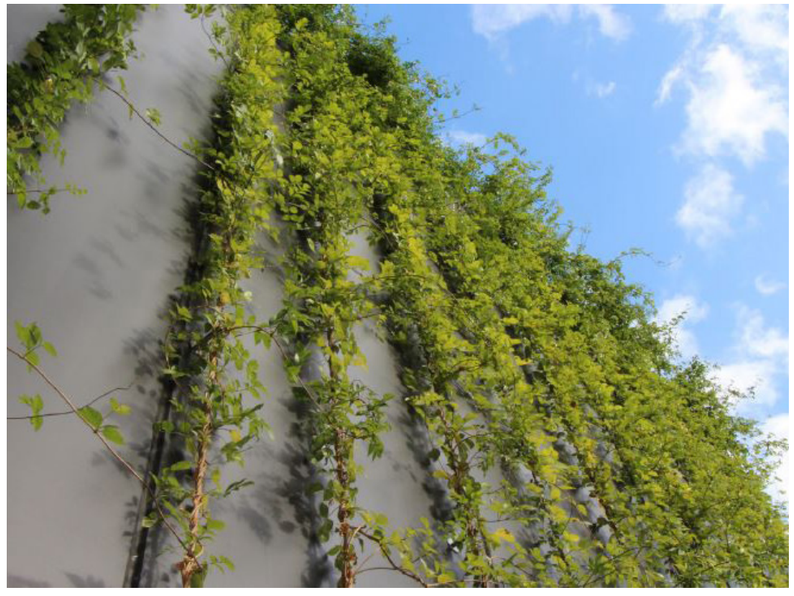
The proposed detail for the climbing plant trellis support system is illustrated by the adjacent section and elevation drawings.



Section B-B’

Elevation C-C’





Wire trellis and climbing plant precedent images

5.17 Lighting Strategy

A lighting strategy has been developed to facilitate a safe and legible environment for people to access and circulate around the buildings and external spaces within the masterplan.

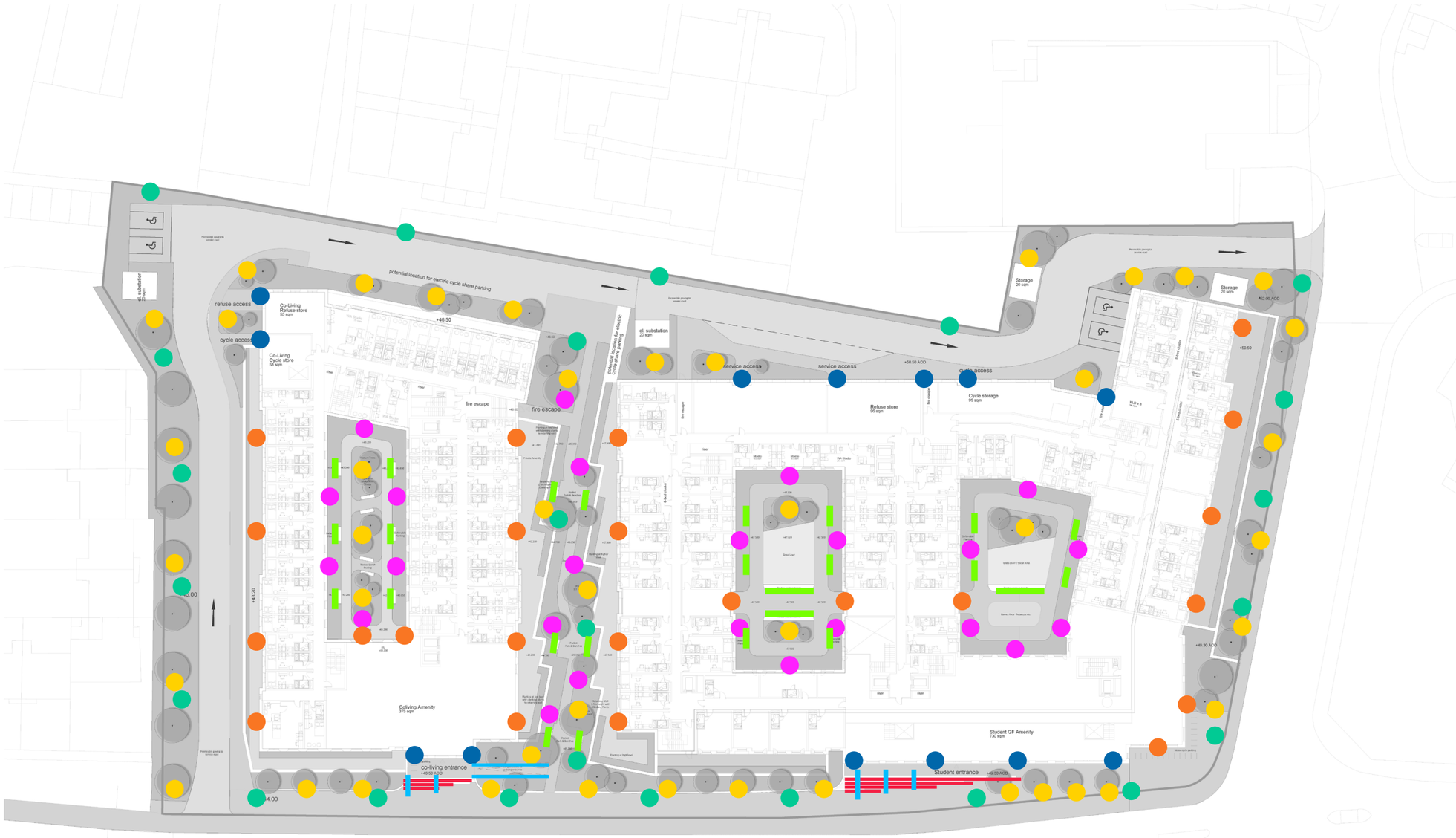
The adjacent drawing illustrates the lighting strategy for the development. Using the lighting typologies detailed in chapter 15.18 a combination of circulation and feature and accent lighting will be provided using a range of luminare types.

Lighting & Accessibility Requirements

An external lighting design strategy will be been developed to ensure that it meets the needs of all users of the space. This will take into account the working day and climatic conditions, in particular, the main entry and exit points for residents and visitors. 100 lux is required to steps and slopes 1:20 or steeper accessing a main entrance.

The lighting scheme will provide a sustainable and energy efficient system, in terms of initial capital costs and continuing operational use. Lamp types will be selected for the efficacy, colour rendering quality, longevity, and good life cycle properties.

Provision of effective lighting control will ensure luminance levels are suitable for the activities taking place while also maximising lamp life and minimising energy consumption and ongoing maintenance.



5.18 Lighting Typologies

Entrance Lighting - Down lights are proposed to be mounted to the building façade adjacent to main entrances to provide sufficient lighting to access the building. The fittings are proposed to be subtle and mounted discreetly.

Column Lighting - The adjacent drawing illustrates indicative locations of the proposed circulation lighting columns through within public realm.

Bollard Lighting - The adjacent drawing illustrates indicative locations of the proposed bollard lighting through within private courtyards.

Circulation Lighting - The adjacent drawing illustrates indicative locations of the proposed circulation lighting, mounted to building façades at key points.

Step Lighting - inset into step treads

Strip Lighting - to step balustrade handrails

Tree Up-lighters - The adjacent drawing illustrates the locations of up-lighters to trees within the courtyard.

Bench Lighting - Lighting within benches will add feature light to key areas and will be decreased into the bench detail as illustrated by the adjacent image.



Entrance Lighting - Proposed down lighting to building entrance



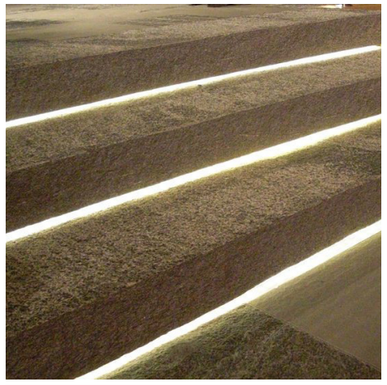
Column Lighting - Proposed lighting columns to public realm



Bollard Lighting - Proposed lighting bollards to courtyards



Circulation Lighting - Mounted to building facade.



Step Lighting - inset into step treads



Strip Lighting - to balustrade handrails



Tree Lighting - Proposed up-lighters to tree planting



Bench Lighting - Proposed strip lighting to benches

6.0 Massing, Form & Appearance

6.1 Massing, Form & Appearance

Aerial View from South East

The images here show aerial views of the proposed scheme to illustrate the proposed massing, form and appearance in the context of the site setting.



Aerial View from South East



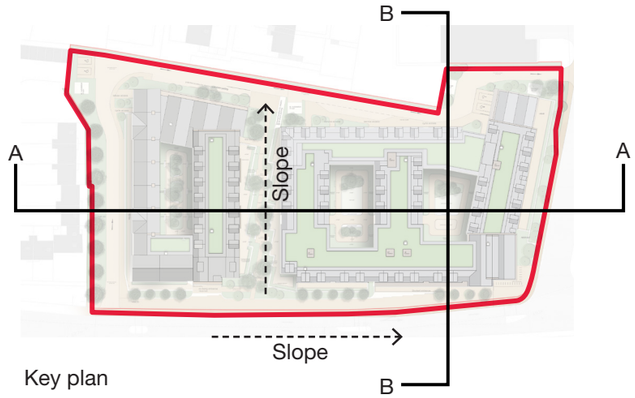
6.2 Daylight & Sunlight Considerations

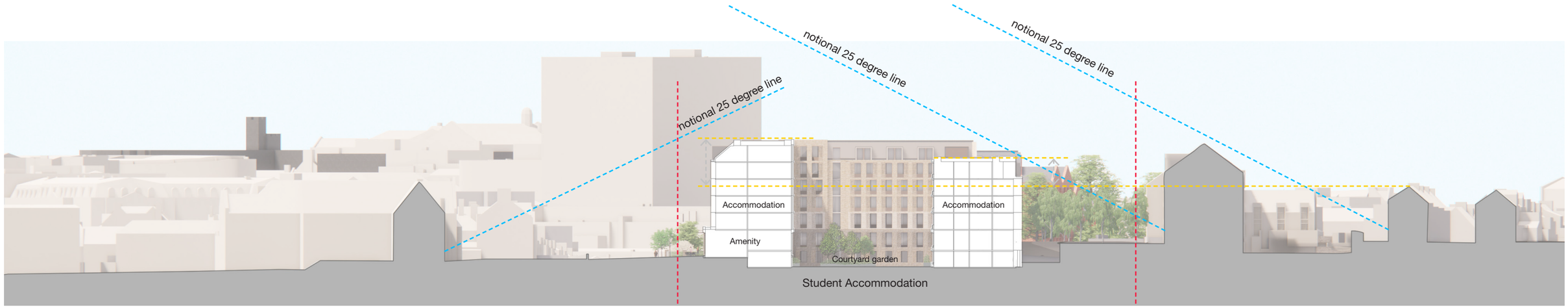
25 Degree Rule

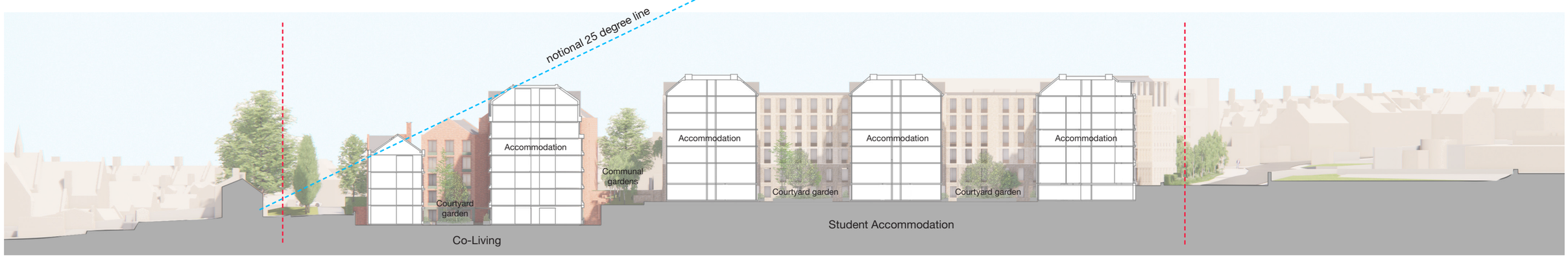
As part of the development of the scale, massing and form of the proposed scheme, including its relationship with neighbouring buildings around the site, a desktop study was undertaken following the principles outlined in the BRE Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011).

The ‘25 degree test’ requires a notional line to be drawn from the centre point of the lowest window of an existing building at an angle of 25 degrees - and the guidance suggests that if the proposed development falls underneath the line, there is unlikely to be a detrimental effect to daylight on the existing property.

The sections below show that for the most part, the proposed scheme falls within this notional good practice line for each of its boundary conditions, with only localised minor exceedances such as the feature chimneys and dormer windows - the important consideration here is that these elements are not continuous and allow views to the sky, daylight and sunlight to pass freely around.





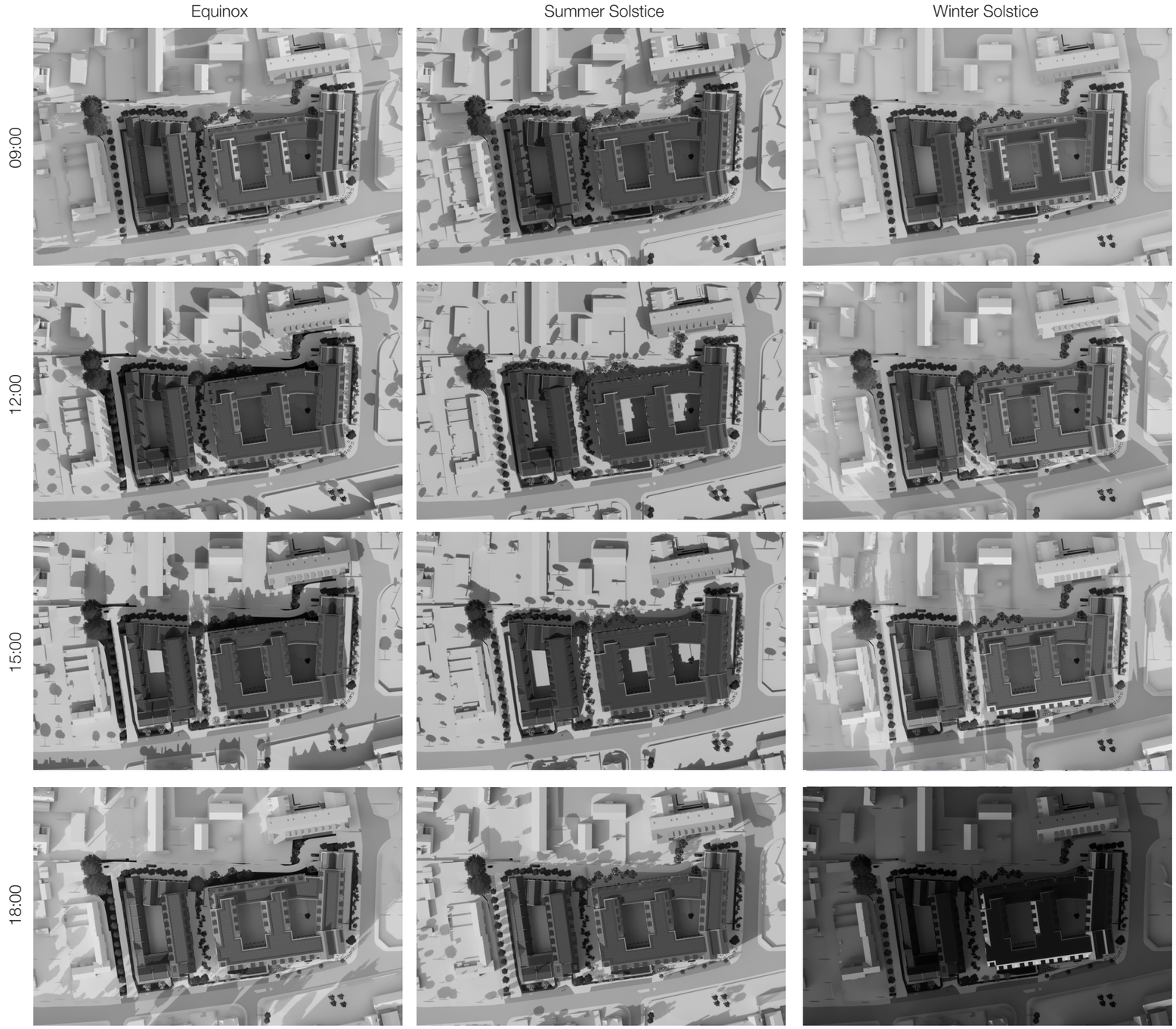


Shadow Path Analysis

A desktop shadow path assessment was undertaken using 3D modelling of the proposed scheme in order to review the notional shadowing, daylight and sunlight conditions at set times throughout the day, at the equinox, and summer and winter soltice.

This analysis formed part of an iterative process, and the images on the right reflect the final iteration of the proposed scheme.

The shadowing generated by the proposed scale, massing and form of the proposed scheme appears reasonable in its context, and at the equinox and summer solstice this is mostly contained within the site extents. In the winter the sun is lower in the sky, and the shadows are as a result longer. It is worth noting here that much of the shadowing is already evident from the existing townscape.



6.3 Courtyard Comparison Study

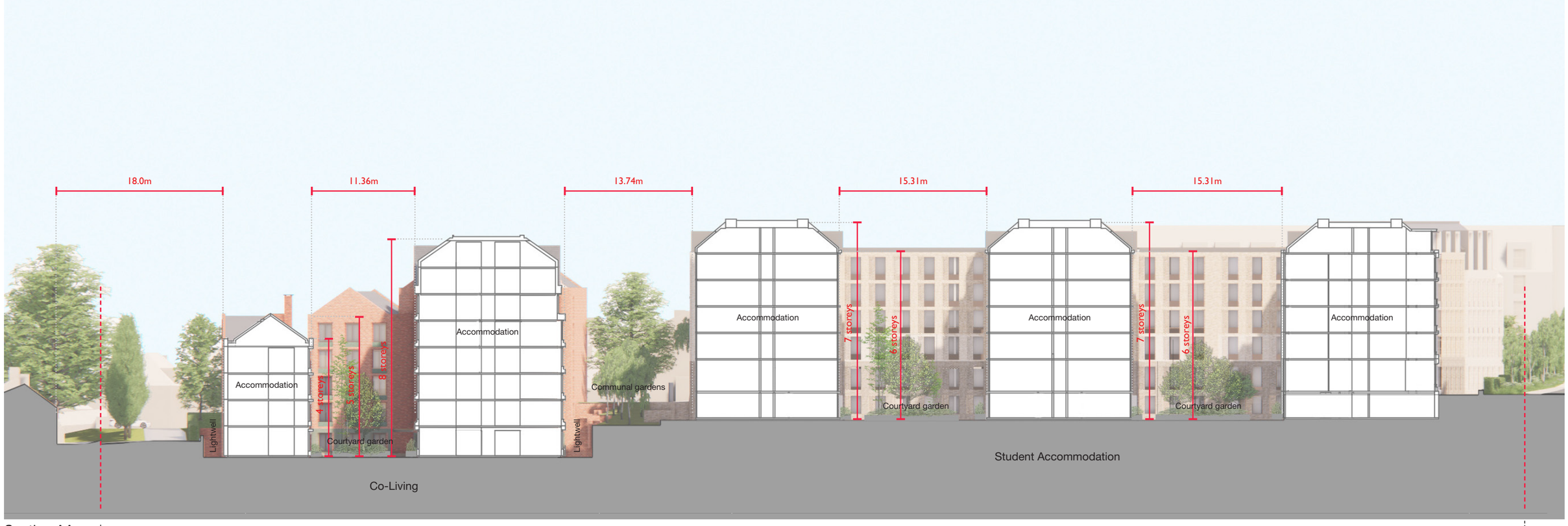
Proposed Scheme

The PBSA and Co-living buildings have been designed around courtyard gardens. These spaces create a place of external amenity and refuge at the lower ground level, while enabling accommodation to be arranged around the courtyard at the upper levels activating the space from above.

The plan and section diagrams show the dimensions of the proposed courtyards and these exceed the dimensions of other recently completed schemes within the same use class (see right).



Key plan



Section AA

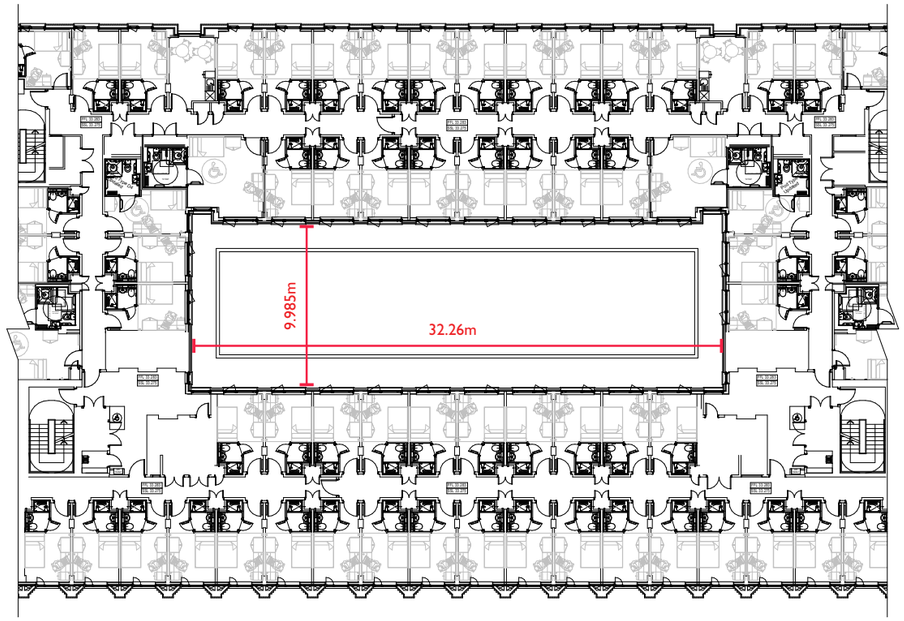
Upper Summerlands — Site — Gladstone Road

Garden Halls, London

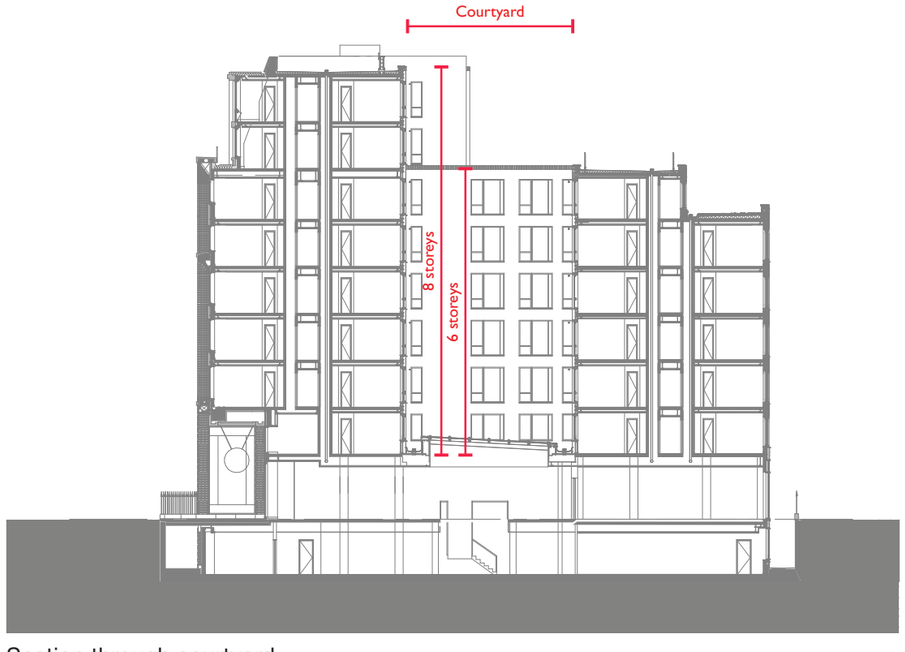
This page shows the proportions of the courtyard at the 1,200 room Garden Halls PBSA development in London by tp bennett for the University of London.

The courtyard is created by 6-8 storey elevations, similar to the proposed scheme, however the width of the Garden Halls courtyard is narrower. The rooms still receive daylight and sunlight, as does the atrium glazing at the base of the courtyard, providing natural light into ground and lower ground amenity spaces (see photographs inset).

In terms of what might be perceived as a narrow, deep courtyard, the Garden Halls scheme was recognised and awarded for its design approach, winning the coveted Housing Design Award in addition to the Best Student Residence following its completion in 2017.



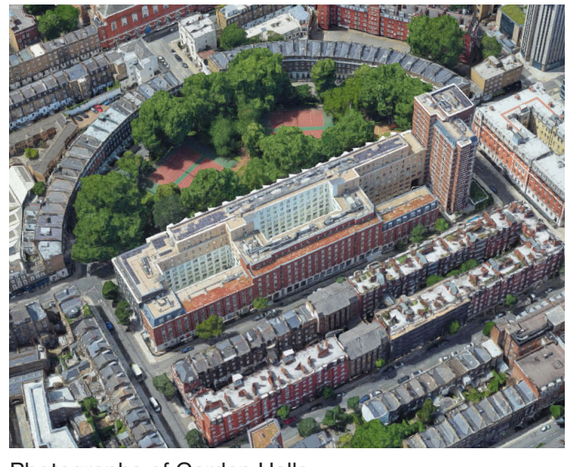
Typical accommodation part-layout showing courtyard with dimensions



Section through courtyard







Photographs of Garden Halls

6.4 Materiality & Inspiration

The Heavitree Area contains numerous examples of the historic and contemporary use of brick and stone, and this has inspired the material choices for the proposed development.

In addition to their beauty and longevity, both materials have enduring qualities that are able to both reference the past and the present, creating a contemporary architecture that is rooted in its heritage.

Brick and stone can enhance the appearance of a building through its colour, texture, bond pattern and timesless sense of endurance. Many of these themes can be seen on the buildings surrounding the site.

The images on the right show a selection of local references to red brick, and red and buff stone. The design proposes a material palette that draws on these contextual examples.





















6.5 Elevation Design Rationale

The elevations for the Co-living and PBSA buildings have been influenced by different design drivers, and this has created buildings with distinct identities.

However in order for proposed scheme to read coherently in-the-round, the elevational design adopts a number of common features including:

- A regularised stacking window grid with fixed lower panels and deep reveals (min. 200mm)
- A defined ‘base’ through an increased storey height and darker tone, at an appropriate human scale to the street setting
- A defined ‘middle’ punctuated by window openings and separated into distinct bays
- A defined ‘top’ with pitched roofs in standing seam metal, metal dormers, and gables
- A predominant use of brick as the primary external cladding material
- A hierarchy of scale transitioning along the elevation

What distinguishes the two proposed building uses apart is their brick tone, and the finer detailing to the windows and openings - as influenced by the site specific context.

The following pages illustrate the above in more detail, and show the elevations and architectural expression of the proposed scheme, and how it responds positively to its context.



6.6 Elevations

Heavitree Road

The Heavitree Road elevation has been extended to show the proposed scheme in its immediate street setting.

Starting at the west of the site, the co-living building works with the existing topography and creates an appropriate transition in scale from the adjacent Summerlands housing and residential setting beyond. The gabled pitched roofs, parapet walls, chimneys and red brick materiality all directly reference the existing residential character and reinterpret these elements in a more contemporary way, offering a visual counterpoint to the existing context and enhancing the significance of both.

The elevation has been articulated into distinct elements (or bays) with a hierarchy of height offering a natural layering to the street scene.

The student accommodation building occupies a larger proportion of the street frontage and continues some of the primary design themes established in the co-living building, so that holistically, the proposed scheme has a commonality in design language. This includes a regularised stacking window arrangement, articulating the elevation into distinct bays, and adopting a pitched roof vernacular. However the student accommodation building draws its design inspiration from St Luke's Campus opposite, which has a proportionately larger footprint and frontage than the surrounding context. This has inspired the use of light buff and stone tones for the facade materiality and finer detailing, along with pitched roofs and gabled bays.

A double gable element marks the prominent corner with Gladstone Road and the entrance. This extends into a loggia at ground level set behind a widened paving zone marking the entrance and amenity provision, and creating a positive relationship opposite the set-back gardens to St. Luke's Campus.

The public realm and landscaping strategy designed by Oobe Landscape Architects has looked to soften the setting of the proposed scheme through a considered landscaping design that compliments the architecture.



Heavitree Road elevation

Gladstone Road

The Gladstone Road elevation has been extended to show the proposed scheme in its immediate street setting.

To the south and opposite the set-back St Luke's Campus, the tallest element is marked by a double gable element facing Heavitree Road. This then turns the corner on to Gladstone Road, and from here the elevation is arranged into a series of distinct bays that gradually step down towards the north of the site.

The proposed service road running along the northern boundary provides a natural break in the street frontage and beyond this the emerging development at the Ambulance Service site gently rises up and down in scale further mediating the transition to the existing streetscape along Gladstone Road.



Gladstone Road elevation

6.7 Detailed Elevations

Co-living Building

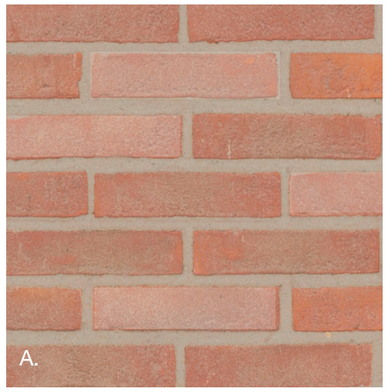
The quality of the architecture is a fundamental part and the detailed elevation studies have helped to shape the design and ensure this quality is carried through into the detail.

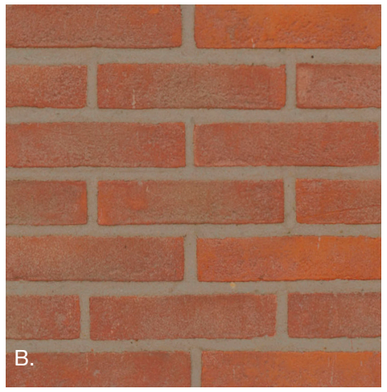
For the co-living building, 2 shades of red brick, in conjunction with bucket handle light grey pointing, are proposed to create the desired elevational hierarchy of a distinct base, middle and top. The red brickwork is complimented with contrasting accents of green, including green-toned pre-cast concrete or GRC cladding to mark the base of the building at the entrance, or patterned green metalwork to the lower window panels.

Deep brick reveals (c.200mm) are proposed to lend the building a robust and sculptural quality. The grey metal standing seam roof and rainwater goods complements the brickwork and creates a contemporary reference to the tiled pitched roofs in the vicinity. Feature chimneys, a direct reference to those at Lower Summerlands, offer a playful touch of ornamentation while functioning as ventilation ducts for the accommodation.

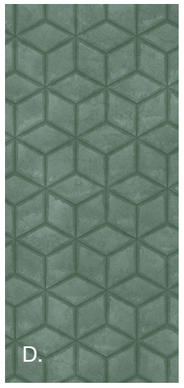
The ventilation strategy will be developed in more detail during the detailed design stage and this may require a matching integrated louvre overpanel at the head of the window and/or a matching-tone masonry air brick.

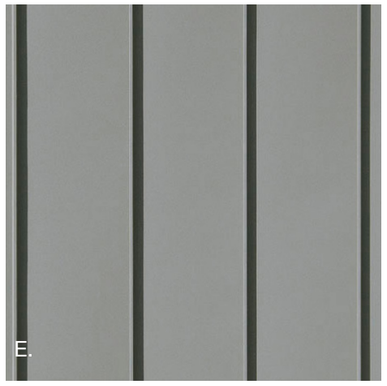
Material sample palette











A. Light red brick with bucket handle light grey pointing
B. Darker tone red brick with bucket handle light grey pointing
C. Green-toned pre-cast concrete / GRC cladding
D. Patterned green-toned metalwork
E. Metal seam roofing in mid-grey



1. Light red brick
2. Dark red brick
3. Openable window with metal framing & potential overhead ventilation louvre
4. Green-toned pre-cast concrete / GRC cladding
5. Patterned green-toned metal panel to lower window
6. Metal seam roofing in mid-grey to pitched roofs
7. Recessed round profile rainwater pipe & hopper
8. Shopfront glazing with metal frames
9. Planter behind brick parapet



PBSA Building

The student accommodation proposes 3 shades of buff brick ranging from dark, mid-tone to light, with tonally-matching, flush pointing. The latter provides the brick with a more homogenous, stone-like appearance. The tonal variation in the brick has been used to differentiate the building's base from its upper levels (middle), and likewise to offer variation in the distinct elevational bays.

Hit and miss brickwork is proposed to the window openings to form both a functional and decorative purpose; enabling natural ventilation from the rooms (with an openable window panel behind), and providing visual interest and texture. As with the co-living building, the window benefit from generous 200mm reveals to create a richly sculptural facade, resonating with the sculptural quality of St Luke's.

The standing seam metal roof provides a consistent element with the co-living building and references the pitched vernacular of St Luke's Campus. The dormer roof windows are proposed in matching high quality architectural metalwork with corten or bronze metalwork accents.

As with the Co-living building, the ventilation strategy will be developed in more detail during the detailed design stage and this may require a matching integrated louvre overpanel at the head of the window and/or a matching-tone masonry air brick.

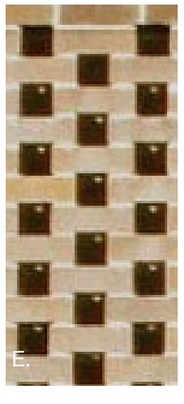
Material sample palette







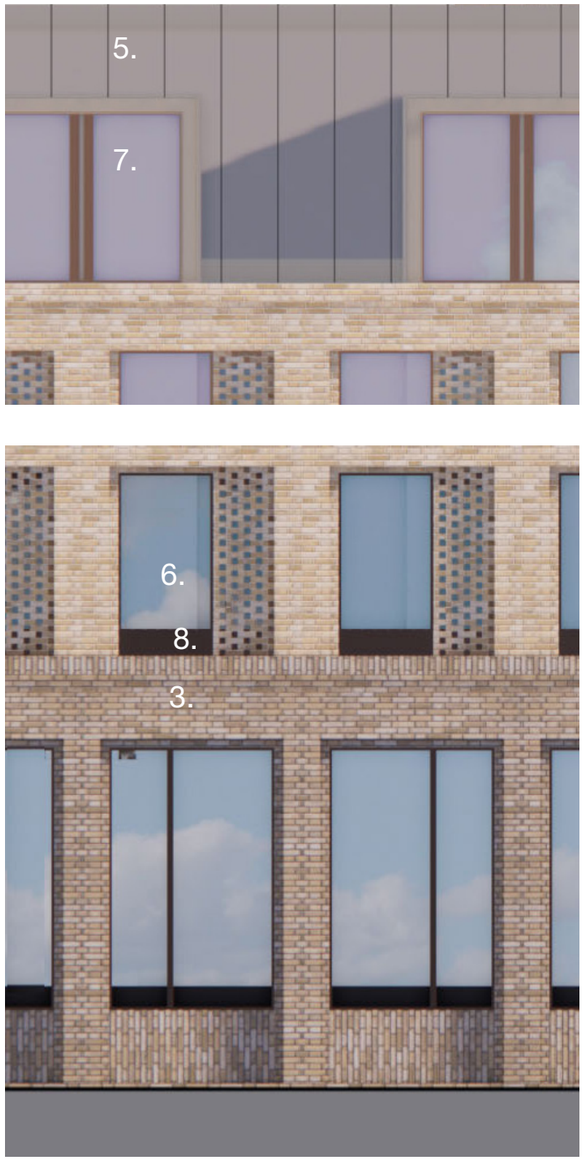






A. Mid-tone buff brick with medium texture & matching flush pointing
B. Dark tone buff brick with medium texture & matching flush pointing
C. Light tone buff brick with medium texture & matching flush pointing
D. Metal seam roofing in mid-grey to pitched roofs
E. Hit-and-miss patterned brickwork
F. Corten or bronze metalwork

1. Mid-tone buff brick
2. Light tone buff brick
3. Dark tone buff brick
4. Hit-and-miss patterned brickwork
5. Metal seam roofing in mid-grey to pitched roofs
6. Fixed window with metal framing and openable ventilation panel behind patterned brickwork
7. Dormer window in high quality architectural metalwork
8. Metalwork panel to lower window to match frame





6.8 Illustrative Views

Approach from Heavitree Road (East)

The following pages feature a series of comparative approach views which show the proposed scheme in its immediate setting. The views provide a range of summer and winter vistas.

The first view below shows the approach into Exeter along Heavitree Road from the east. Here the scheme confidently marks the junction with Gladstone Road with a taller element, stepping down in scale and form along the latter. The gable elevations to Heavitree Road offer a counterpoint to those of St Luke's Campus opposite, and the proposed scheme creates a positive sense of enclosure and definition to the open spaces opposite, both the gardens to St Luke's and the open green space at Waitrose. The deep reveals create a sculptural quality to the architecture which further resonates with the historic campus buildings opposite.



Key



Existing



Proposed

Approach from Heavitree Road (West)

This view shows the approach leaving Exeter travelling uphill along Heavitree Road. The Listed Lower Summerlands terraces are in the foreground, marking a continuous terrace with pitched roofs and regular chimney stacks.

The proposed scheme sits naturally and comfortably in its setting and continues a natural layering of townscape, working positively with the natural gradient of the topography. The proposed materiality and vernacular offer a contemporary counterpoint to both Lower Summerlands, and other notable existing residential buildings within the setting, taking visual cues from the terraced housing, Victorian villas, and St Matt's Church in the vicinity.



Key



Existing



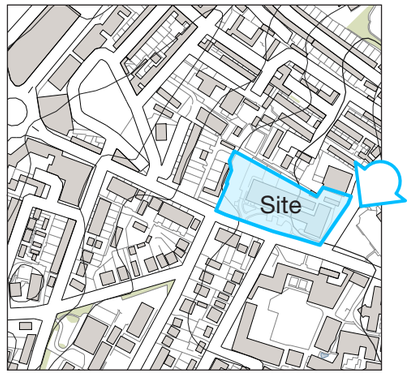
Proposed

6.8 Illustrative Views

Approach from Gladstone Road

This view shows the approach along Gladstone Road towards Heavitree Road. Here the scale of the proposed scheme transitions from its tallest element signifying the junction with Heavitree Road to where it meets the emerging student development at the Ambulance Service site.

The proposed scheme successfully continues the rhythm of modest undulating scales in the townscape along Gladstone Road, appearing at ease in its context while providing definition to the existing open corner to Heavitree Road.



Key



Existing

Consented developement at the Ambulance Service site



Proposed

View from St. Luke's Campus gardens

This view shows the proposed scheme from the set back lawns of St Luke's Campus. At this point the student accommodation building provides a positive sense of enclosure to the existing campus while resonating as a contemporary counterpoint with its light buff materiality and tone, gables and pitched roofs. The elevation is formed in a series of bays creating visual interest and mediation in scale.



Key



Existing



Proposed

6.8 Illustrative Views

Approach from Spicer Road

This view shows the approach from College Road towards Heavitree Road. Here the proposed scheme appears as a complimentary addition to the existing townscape with its red brick notes, complementary scale and pitched roof form.



Key



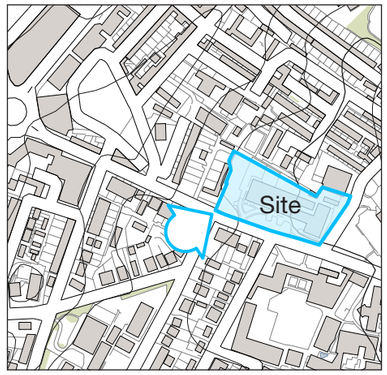
Existing



Proposed

View from Spicer Road junction

This near view shows the Co-living building in the foreground at the junction of Spicer Road and Heavitree Road. The transition in height and treatment at roof level (from parapet roof with pitched roof beyond, to gabled pitched roofs) along Heavitree Road lends a natural, organic quality to the form of the proposed scheme, and this theme continues to the student building beyond.



Key



Existing



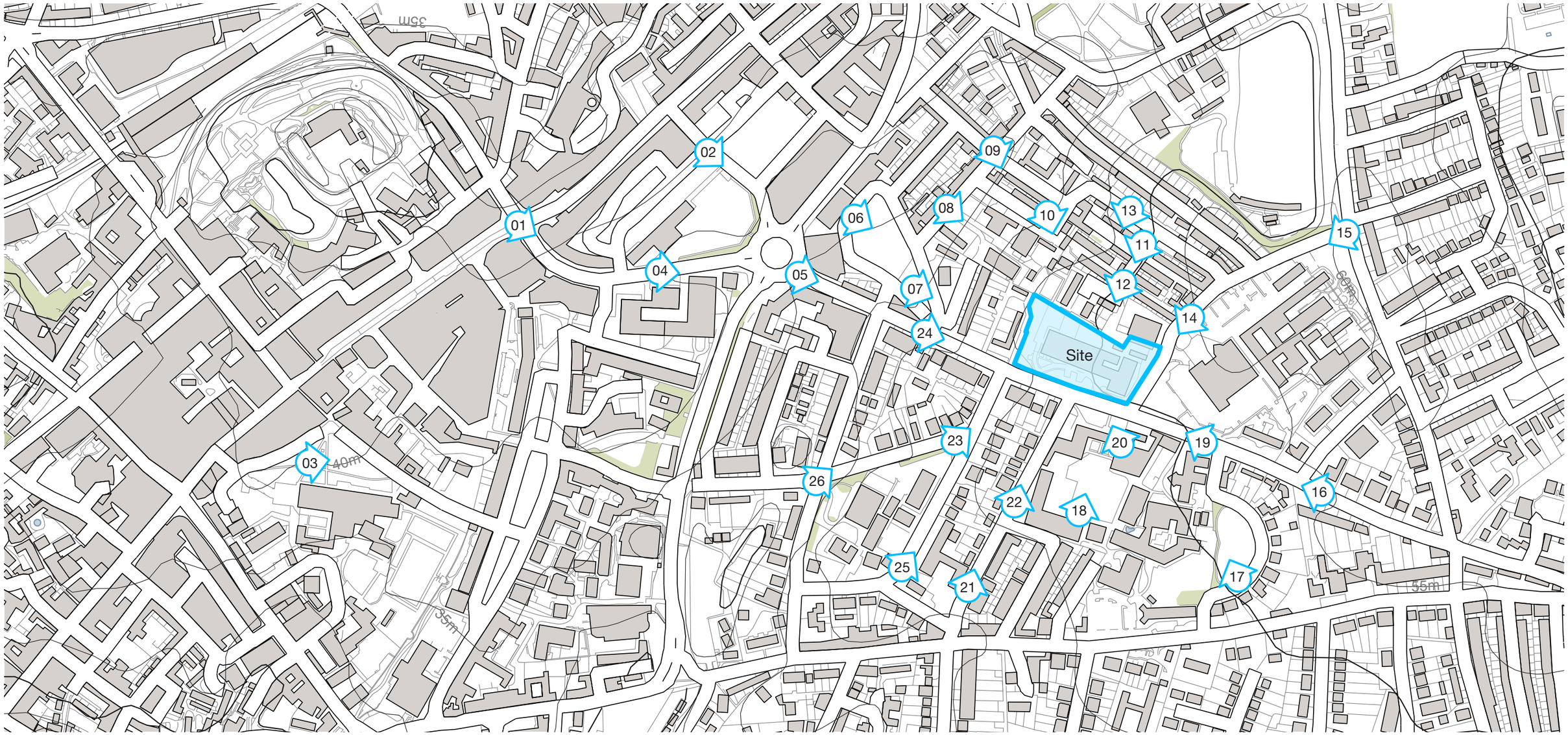
Proposed

6.9 Illustrative Townscape Views Assessment

The following pages show a series of illustrative townscape views, taken at human eye-level, of the proposed scheme from various viewpoints around the site and wider area. These views formed the basis of extensive pre-application consultation and review with ECC and the DRP. The photographs used in this assessment were taken in September 2021 and reflect the latest site and context conditions.

While the views are 'illustrative' rather than 'Actual Visual Representations', they have been created using robust baseline data, including an OS site plan, topographical site survey, and a 3D model of the existing topography and townscape produced by AccuCities using the technology of photogrammetry - the method of deriving vertical and horizontal co-ordinates from stereo aerial photographs. Photogrammetry is superior to other technologies in producing accurate, detailed, models. The proposed scheme was then inserted into this virtual context using computer generated 3D modelling using the latest architectural modelling software, including Revit, AutoCAD and SketchUp.

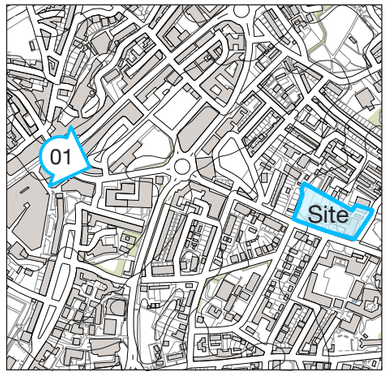
The views collectively show that for the most part the proposed scheme will not be visible from the wider area. And where there might be a glimpse of the proposed scheme from afar, the effect is considered to be minimal and only positive in terms of its integration within the layering of the existing townscape and topography. In the views where the proposed scheme is visible (mostly the nearer street views) its massing, form and appearance is considered to have a positive effect on the townscape setting. In addition it continues the established themes in relation to materiality and vernacular, and carries these through into a contemporary architectural expression that enhances the scheme and its setting.



Key Plan

View 01

Junction of Sidwell Street & Paris Street



Key plan

N



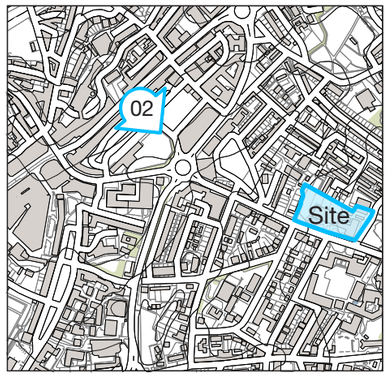
Outline of Building 1
PBSA

Outline of Building 2
Co-living

View as proposed

View 02

Junction of Bampfylde Street & Cheeke Street



Key plan

N



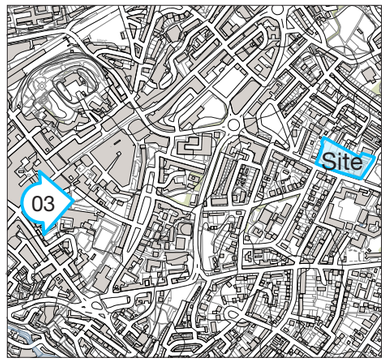
Outline of Building 1
PBSA

Outline of Building 2
Co-living

View as proposed

View 03

Cathedral Green



Key plan



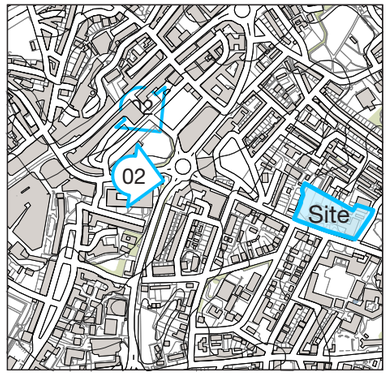
View as proposed

Outline of Building 1
PBSA

Outline of Building 2
Co-living

View 04

Paris Street (opposite Civic Centre)



Key plan



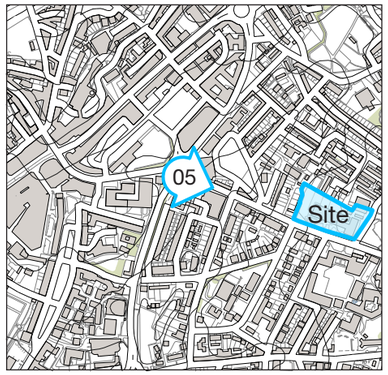
View as proposed

Outline of Building 1
PBSA

Outline of Building 2
Co-living

View 05

Heavitree Road (west)



Key plan



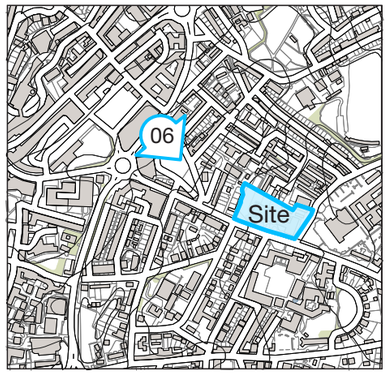
View as proposed

Outline of Building 1
PBSA

Outline of Building 2
Co-living

View 06

Russell Street (west)



Key plan

N



View as proposed

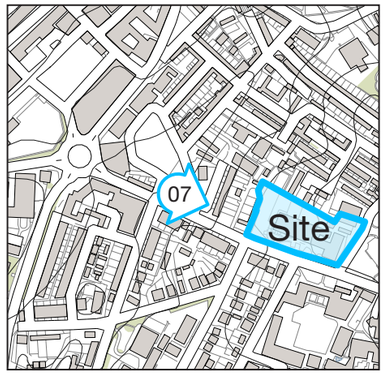
Outline of existing townscape

Outline of Building 1 PBSA

Outline of Building 2 Co-living

View 07

Junction of Clifton Road and Lower Summerlands



Key plan

N

Outline of Building 1
PBSA

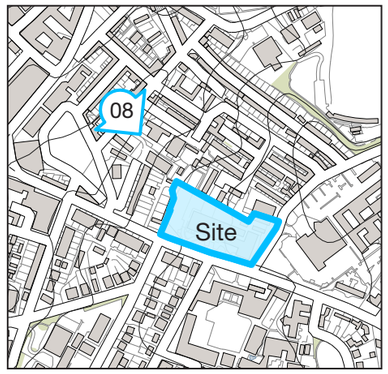
Outline of Building 2
Co-living



View as proposed

View 08

Clifton Road (with St Matt's Church)



Key plan

N



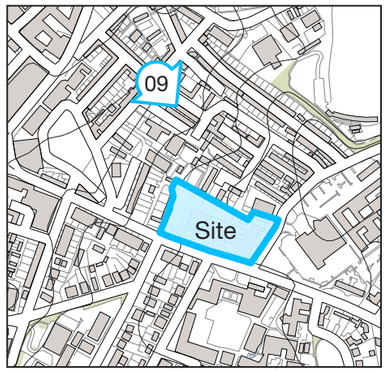
Outline of Building 1
PBSA

Outline of Building 2
Co-living

View as proposed

View 09

Junction of Clifton Road and Clifton Street



Key plan

N



Outline of Ambulance Service site proposal

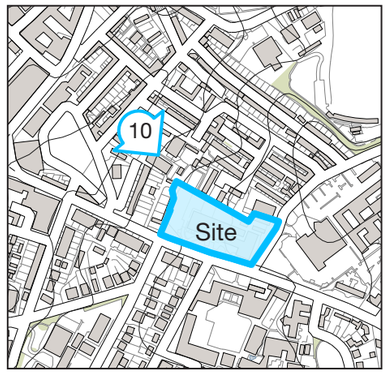
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 10

Junction of Sandford Walk and Clifton Street



Key plan

N



Outline of Ambulance Service site proposal

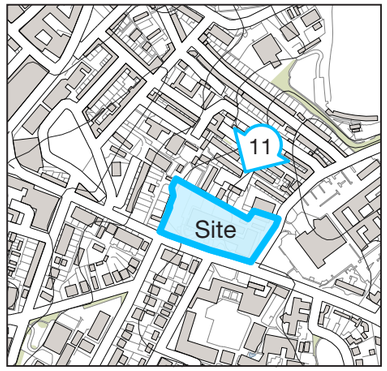
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 11

East John Walk



Key plan

N



Outline of Ambulance Service site proposal

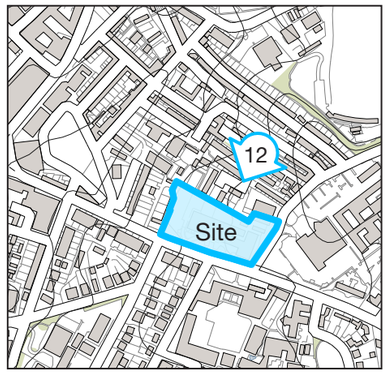
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 12

Junction of St Matthews Close and Sandford Walk



Key plan

N



Outline of Ambulance Service site proposal

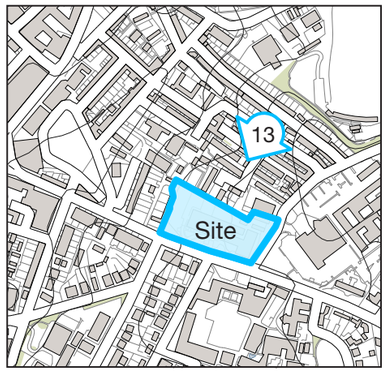
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 13

Clifton Street



Key plan

N



Outline of Ambulance Service site proposal

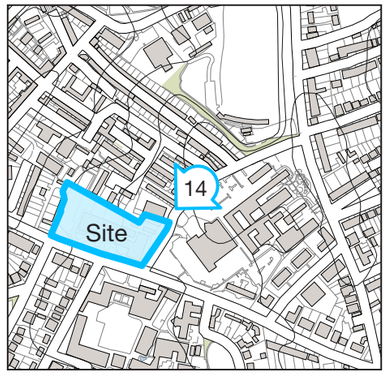
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 14

Gladstone Road



Key plan

N



Outline of Ambulance Service site proposal

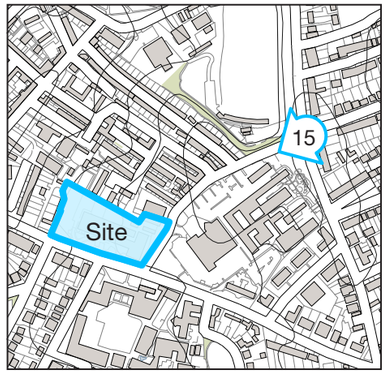
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 15

Junction of Gladstone Road and Polsloe Road



Key plan

N



View as proposed

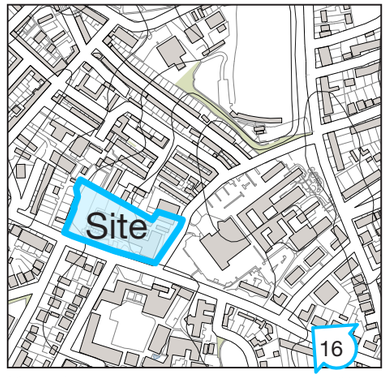
Outline of Ambulance Service site proposal

Outline of Building 1 PBSA

Outline of Building 2 Co-living

View 16

Heavtitree Road (east)



Key plan



View as proposed

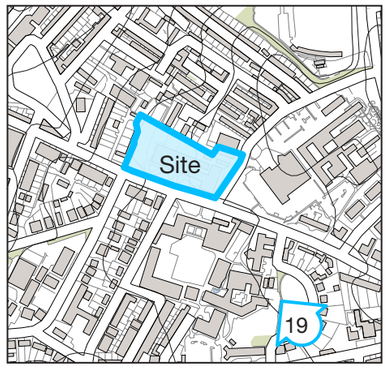
Outline of Ambulance Service site proposal

Outline of Building 1 PBSA

Outline of Building 2 Co-living

View 17

Baring Crescent



Key plan

N



Outline of Ambulance Service site proposal

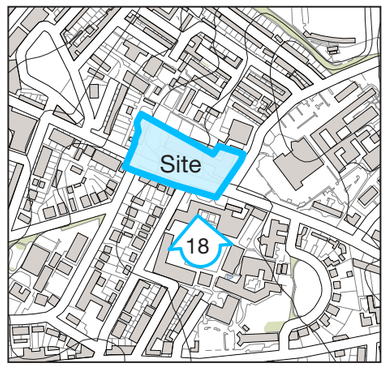
Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

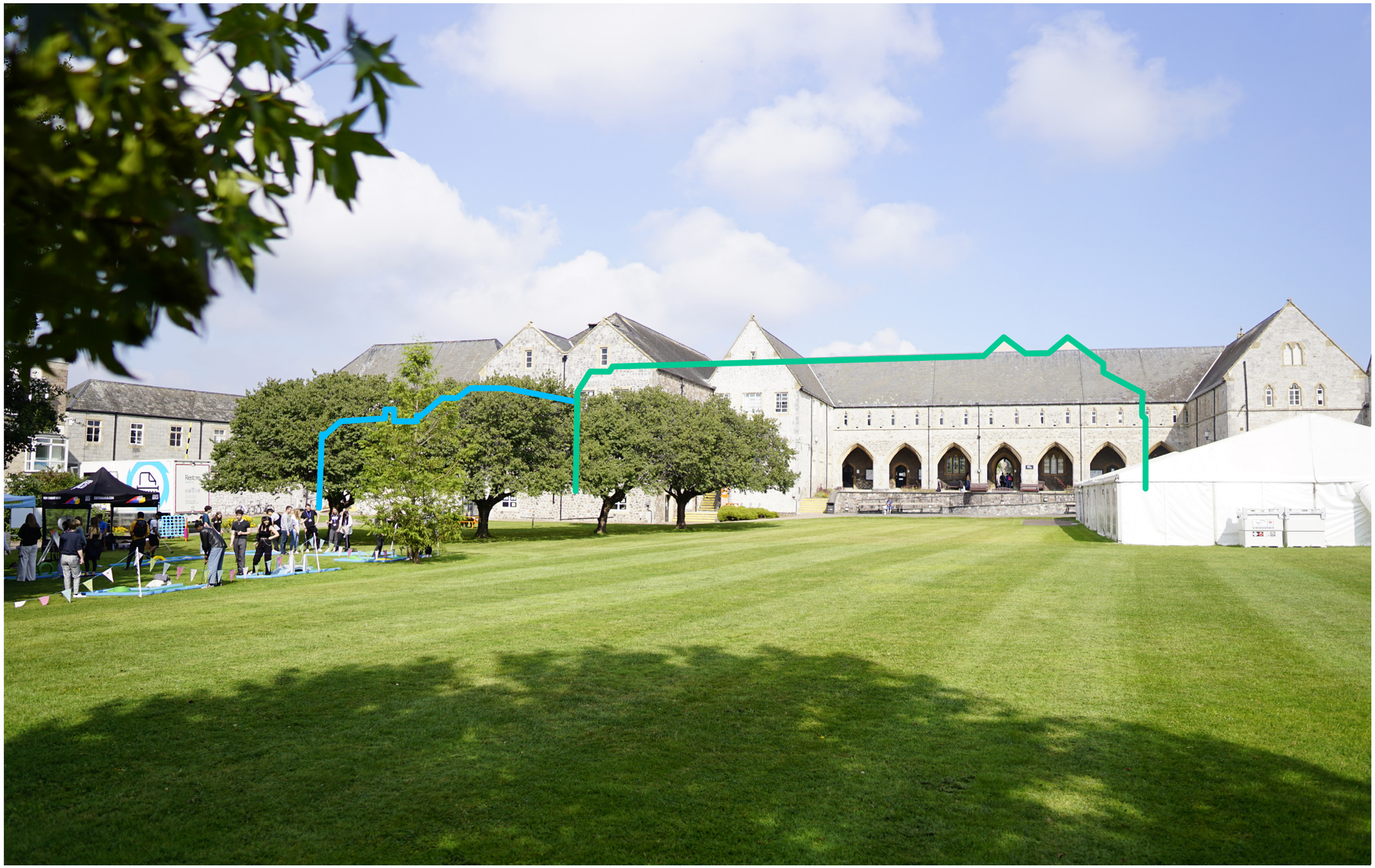
View 18

St James Courtyard



Key plan





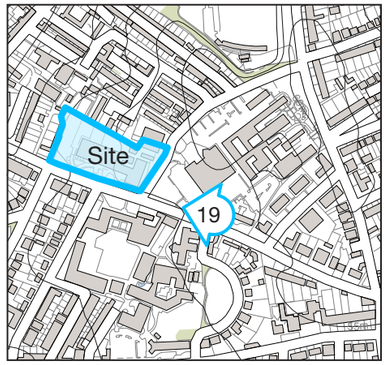
View as proposed

Outline of Building 1
PBSA

Outline of Building 2
Co-living

View 19

Heavitree Road (east)



Key plan

N



View as proposed

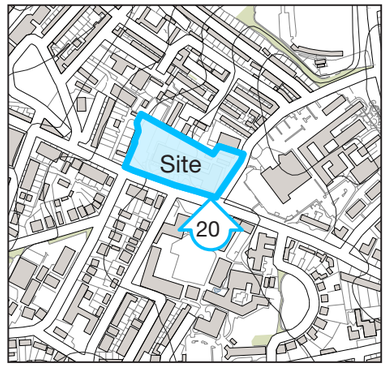
Outline of Ambulance Service site proposal

Outline of Building 1 PBSA

Outline of Building 2 Co-living

View 20

St Luke's Campus gardens



Key plan

N

Outline of Building 1
PBSA

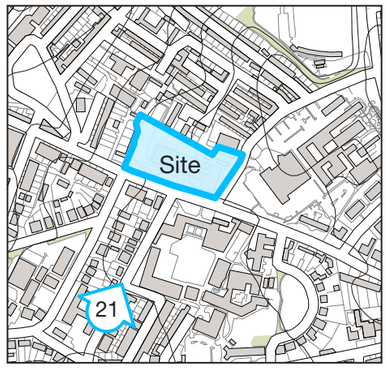
Outline of Building 2
Co-living



View as proposed

View 21

College Road



Key plan

N



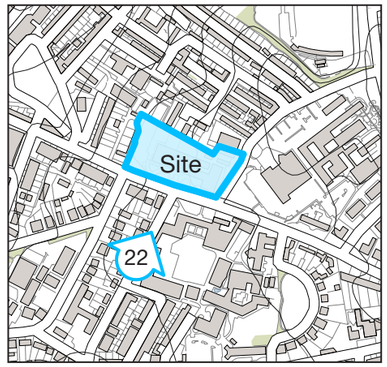
Outline of Building 1
PBSA

Outline of Building 2
Co-living

View as proposed

View 22

College Road



Key plan

N



Outline of Building 1
PBSA

Outline of Building 2
Co-living

View as proposed

View 23

Junction of Barnfield Hill and Spicer Road



Key plan

N



Outline of Building 1 PBSA

Outline of Building 2 Co-living

View as proposed

View 24

Heavitree Road (west)



Key plan

N



Outline of Building 1
PBSA

Outline of Building 2
Co-living

View as proposed

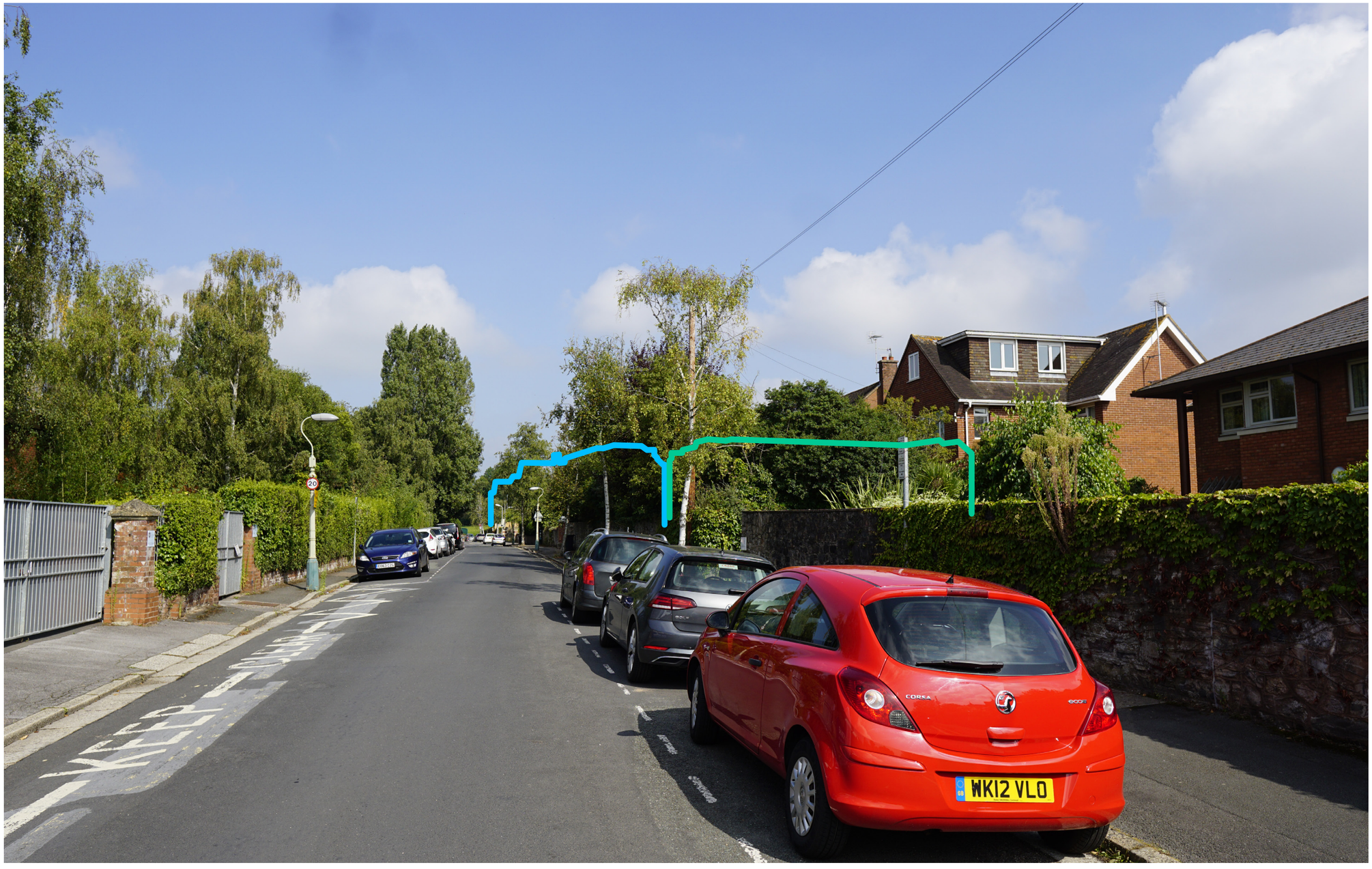
View 25

Spicer Road (long view)



Key plan





View as proposed

Outline of Building 1
PBSA

Outline of Building 2
Co-living

View 26

Junction of Barnfield Hill and Denmark Road



Key plan

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View as proposed

Outline of Building 1
PBSA

Outline of Building 2
Co-living

7.0 Sustainability

7.0 Sustainability & Well-being

The proposed scheme has been designed to target a BREEAM ‘Excellent’ rating and to promote positive health and well-being with accreditations available through the WELL Standard or Fitwel at the next stage. Early design coordination with the project team has enabled the sustainability and well-being aspirations to be agreed and designed in from the offset.

The proposed scheme incorporates a number of passive and active measures that will enhance its environmental and well-being performance through construction and operation and these are summarised below.

- Reuse of an existing site with an optimised layout to maximise efficiency.
- Potential for Modern Methods of Construction (MMC) Category 1 to be adopted during the detailed design, enabling the construction of the new room modules off-site, reducing wastage, and providing factory-level precision and rapid assembly on site.
- Potential for Modern Methods of Construction (MMC) Category 2 to be adopted during the detailed design, enabling the construction of facade components off-site and adopting pre-fabricated or unitised facade approach.
- Potential for Modern Methods of Construction (MMC) Category 5 to be adopted during the detailed design, enabling off-site fabrication of non-structural components such as en-suite pods.
- Potential for Modern Methods of Construction (MMC) Category 6 to be adopted during the detailed design, enhancing traditional construction productivity and reducing embodied energy and waste, through material and product innovations - on Heavitree Road this includes the potential to use brick slip systems rather than conventional brick.
- A fabric-first approach to the design of the building envelope, utilising high performance, non-combustible, insulation in the external walls, high performance insulation to the ground floor and roofs, and high performance window and door systems.
- Enhance biodiversity and local ecology on the site through the provision of a considered landscape design, replacement tree planting strategy and living roofs, contributing towards a reduction in pollution, surface water run-off, and noise, while enabling a connection to nature for occupants and the community.
- Promote recycling through the provision of a dedicated communal refuse and recycling storage area for both the student and co-living accommodation.
- Promote cycling as a sustainable mode of transport through the provision of a dedicated cycle storage space for students/residents, staff and visitors.
- Promote health, well-being and social interaction through the provision of communal amenity spaces that offer refuge, social space, exercise and leisure activities.

The sustainability and well-being strategy will continue to evolve and develop through the detailed design development.





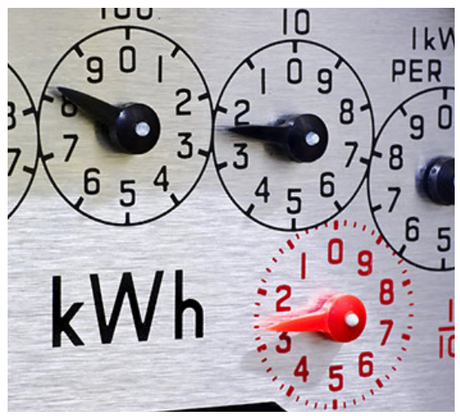














8.0 Access

8.1 Accessible & Inclusive Design

The site benefits from the proximity of shops, leisure facilities and public service facilities as well as access to good public transport links. This enables the development to be substantially car free and promotes the use of sustainable transport modes. Some on-site car parking is proposed however through the provision of 4 no. accessible ‘blue badge’ spaces, accessed from the proposed service route.

The proposed development has been designed in accordance with the Building Regulations Approved Document M Volume 2 (2015 edition) along with the guidance contained in BS8300 2018: Design of an accessible and inclusive built environment – Code of practice (part 1 & 2).

The entrance doors will be automatically operated by key card and will provide a clear opening in excess of 1m, and will be accessed from a level apron in front of each building. The adjacent pavement on Heavitree Road has a slope of around 1:25 so each level apron is set above the level of the pavement. The Co-living entrance is accessed by steps from the lower end of the pavement and by a ramp from the higher end. The PBSA entrance can be accessed by steps but will be set level with the pavement at the high (eastern) end.

All doors within the circulation of each building will be wheelchair accessible and lifts are provided for access to every level. Communal corridors are sized at 1.2m wide, and 1.8x1.8m passing places are provided at key points along the access route.

Provision is made for wheelchair accessible rooms which comprise 35 of the 689 rooms in the PBSA building (5.1%) and 18 of the 352 studio units in the Co-living building (5.1%). Each of these rooms will be designed as studios with accessible bathrooms, and they have sufficient clearances and turning space around doors, furniture along with facilities at appropriate accessible heights.

8.2 Refuse & Recycling Strategy

The proposed development has been designed to enable good waste management and recycling, taking into account the requirements of Building Regulations Approved Document H, and the guidance contained in BS5906 – Waste management in buildings - Code of practice.

Both buildings will be served by refuse stores accessible from within the building and situated on the ground floor with immediate access on to the service route. Refuse stores will be equipped with wash down facilities and ventilated to prevent contamination and odours from affecting the residents and neighbours.

The refuse stores will contain a number of 1,100 litre Paladin bins which will be split into recycling and general waste. The waste disposal areas and bins will be colour coded so that it is clear where different types of waste should be deposited, and this will be managed by the operation and management team. Staff will also be responsible for rotation of bins from ‘spare’ to ensure empty containers are available in the disposal area.

The waste capacity has been set to ensure no more than two collections per week are required. For both buidings the waste arising is modelled on the minimum domestic waste equivalent in BS5906 (70 litres per week per room, plus 30 litres per week per flat).

The Co-living building has 352 bedrooms arranged as 352 separate flats (studios) and this gives a weekly requirement of 35,200 litres equivalent to 32 Paladin bins. This requires 16 Paladin bins for twice weekly collections as shown on plans.

The PBSA building has 689 rooms, equating to 298 ‘flats’ (for the purpose of caluclating refuse) and this gives a cumulative weekly quantum of 57,170 litres equivalent to 52 Paladin bins. This requires 26 Paladin bins for twice weekly collections as shown on plans.

Reduction of waste and recycling will be encouraged both by management and by equipping studios & flats with recycling bins.

8.3 Cycle Strategy

The proposed development is designed to encourage cycling as a means of sustainable transport.

For the Co-Living building, local planning requirements are that there should be availability of cycle parking with one cycle space for each bedroom, one or two spaces for ad-hoc callers and staff cycle parking for one in seven staff (with a minimum of 4 staff spaces).

It is proposed that the resident and staff cycle parking will be fulfilled by a secure internal cycle store fitted out with ‘Josta’ 2 tier cycle racks. The cycle store is arranged over two levels. The entrance level (ground floor) has space for 48 cycles and is accessed directly from the service route. Within the ground floor store is a passenger and cycle lift which accesses the lower-level store with space for 308 cycles. This totals 356 spaces which is one per studio plus 4 extra for staff spaces. Visitor cycle parking is provided by 2 Sheffield stands adjacent to the main entrance (providing 4 spaces) and is accessed from Heavitree Road via a ramp.

For the PBSA building, local planning requirements are for one cycle space per bedroom for the first 10 rooms and then one space per two rooms thereafter which totals a requirement of 350 spaces. In addition, 4 spaces have been provided for staff, totalling 354 spaces overall. There is a requirement for one space per 20 rooms for visitors (35 spaces) and these have been provided through 18 cycle stands close to the main entrance.

As with the Co-living building it is proposed that the student and staff cycle parking will be fulfilled by a secure internal cycle store arranged over two levels and fitted out with ‘Josta’ 2 tier racks. The entrance level (ground floor) has space for 64 cycles and is accessed directly from the service route. Within the ground floor store is a passenger and cycle lift which accesses the lower-level store with space for a futher 290 cycles. This totals 354 spaces which fulfils the student total with 4 extra staff spaces. Visitor cycle parking is provided by 18 Sheffield stands arranged around the corner of the building adjacent to the main entrance and accessed directly from Heavitree Road.

In each case the cycle store will be accessed by key card. The external entrances will provide a 1,200mm opening to allow cycles to be wheeled in easily. The stores are accessible from internal circulation routes at both levels.

In addition to resident owned cycles, it is recognized that cycle sharing services may be an increasingly popular form of transport and there is space available for future provision of shared electric cycle stands on the access road.

8.4 Deliveries & Servicing Strategy

The site is served by an established road network. This enables an effective delivery and servicing strategy through utilising the adopted highways of Heavitree Road and Gladstone Road. To mitigate against delivery and servicing vehicles parking on the adopted highways, a single lane cross-site service route has been proposed, and this runs along the northern and western boundaries with access points on Gladstone Road and Heavitree Road. The route has been designed as a shared surface for residents, with permeable paving assisting with surface water retention.

The buildings have been designed with a single point of visitor (including delivery personnel) and occupant access at ground level and this access point is served by a dedicated 24/7 staffed reception. As the service route is located to the rear of the buildings (and their entrances), a dedicated walking route is provided through the landscape from the proposed service bay. This would be well lit at night and monitored with CCTV, in addition to the passive surveillance afforded by the accommodation lining this route.

The service route is anticipated to be used for package deliveries (i.e. Amazon parcels) and food deliveries (i.e. Just Eat or equivalent), in addition to providing a cycle route to the cycle storage areas. The service route will also provide for move-in and move-out days at the start and end of the academic year. This will be managed through the scheduling of arrivals, departures and staff attendance by the on site operation and management team to minimise disruption.

For further information refer to the Transport Assessment and Travel Plan produced by Curtins and submitted with this application.

8.5 Security Strategy

Prior to submission, the proposed scheme was reviewed with the local Designing Out Crime Officer (DOCO). The DOCO has produced a Security Needs Assessment tailored to the scheme, and this has informed the proposals while also forming part of the BREEAM ‘Excellent’ target.

The proposed buildings will each be managed 24/7 by an experienced on site operation and management team.

Access control is provided at a single entrance point into each building which will be served by a dedicated reception. From here the security strategy will adopt a layered approach, whereby doors along the access route will be controlled via electronic fobs to prevent tail-gating.

Each studio or shared flat will have a Secured by Design compliant entrance door (PAS 24 certified), as will all easily accessible windows and doors, providing a high level of security within the building.

Other access points include access to the cycle and refuse storage areas which will be operated by a key fob. In terms of the cycle storage, access in and out is provided by the external doors only (from the service route) - there is no access afforded into the buildings from this space. As for the refuse storage, access for the waste contractor will be from the outside only, whereas students/residents will be able to access from the inside only to drop their waste off. Access doors to plant space and the sub-stations will be securely locked with management access only. Fire exits will be locked and alarmed (if/when opened from the inside).

CCTV will also be provided at key points as advised in the SNA by the DOCO. An outline external lighting strategy has been proposed by Oobe in order for the external spaces to be appropriately illuminated at night.

In the external realm, the proposed service route will adopt a different paving finish so as to read as ‘private’ and to deter use by the general public. The DOCO raised concerns over providing a direct link through the site to the north, and suggested this needs further consultation and consideration. At this stage, the scheme has been designed to allow for the ‘potential’ to create a link through the site, albeit the final connection point and boundary treatment to St Michael’s Close is subject to further detailed design and consideration.

8.6 Cleaning & Maintenance Strategy

Plant areas are allocated in the basement and ground floor of the PBSA building and the basement of the Co-living building, these areas are accessible from inside the building and regular maintenance tasks can be carried out without any additional access arrangements.

All the external façades are brick with punched windows which will not require regular maintenance, full access to the façade is expected to be very infrequently required and can be provided by erection of scaffolding if necessary while most windows are reachable by pole for cleaning from ground level.

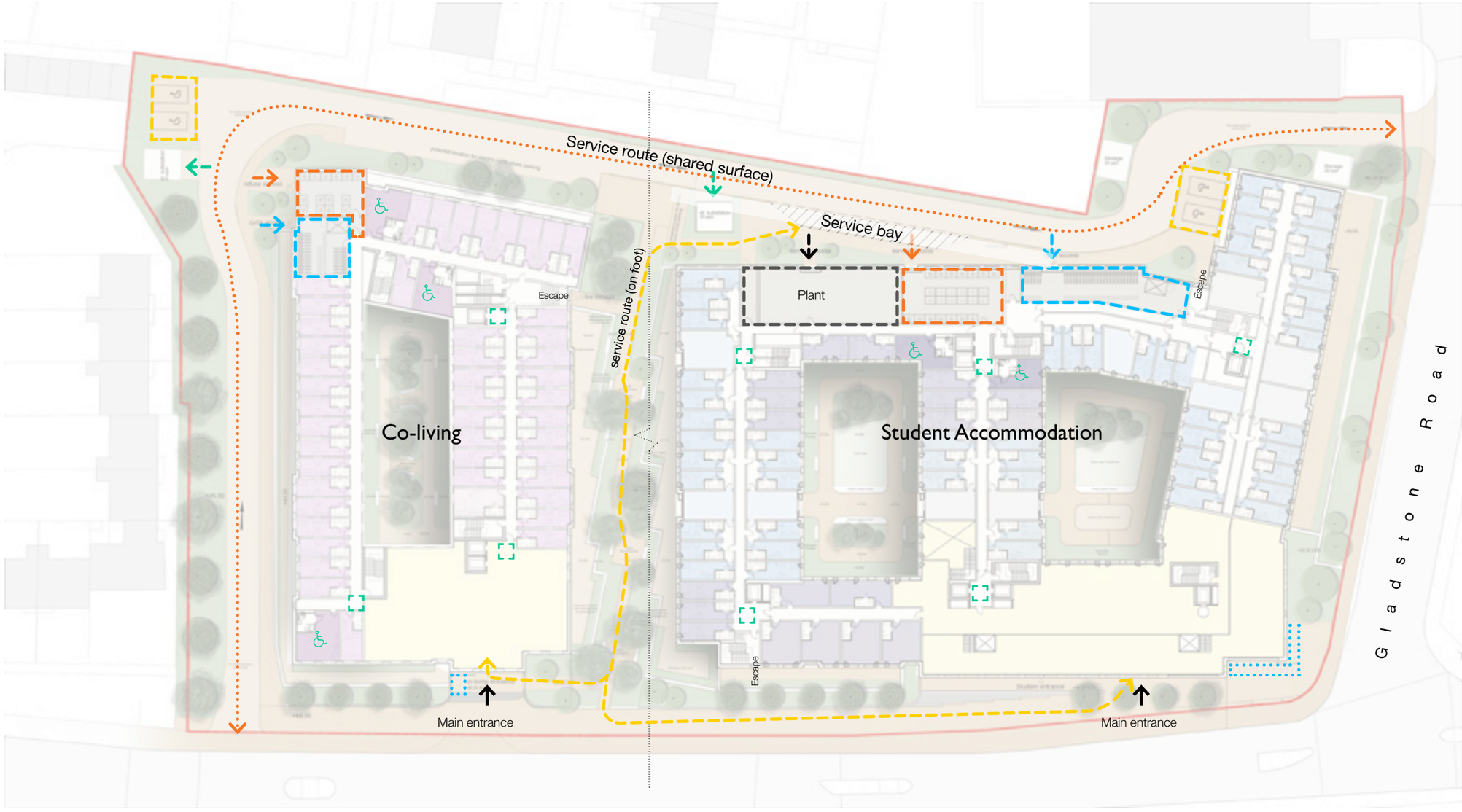
Those upper levels windows beyond the reach of reach and wash from below would be cleaned via a mobile elevated working platform (MEWP) or similar.

Similarly, the roofs are not expected to need any frequent maintenance. Pitched roofs will be covered by maintenance free materials and will require scaffolding to be in place for any long term maintenance or replacement - which would be extremely infrequent.

Flat roofs will mostly be covered with a living roof build-up which would only need infrequent inspection/maintenance and will be accessible via either secure doors (on set back levels) or via an access hatch and ladder. The roof will be fitted with appropriate safety measures such as a low level fall restraint system to allow activity to take place without heightening the sight lines of the building.

8.7 Access Strategy Plans

Ground Floor



Key

- Access to plant area
- 1,800mm passing place
- Cycle storage area: long stay
- Accessible parking bays
- Cycle storage area: short stay
- Bike repair stand / electric bike charging point
- Access to long stay cycle storage
- Refuse storage area
- Access to refuse storage for waste contractors
- Service route
- Access to electrical substation for the power operator
- Loading bay used for student drop off, refuse collection and deliveries
- Wheelchair accessible room / studio

Lower Ground Floor



N

Key

- Access to plant area
- 1,800mm passing place
- Cycle storage area: long stay
- Accessible parking bays
- Cycle storage area: short stay
- Bike repair stand / electric bike charging point
- Access to long stay cycle storage
- Refuse storage area
- Access to refuse storage for waste contractors
- Service route
- Access to electrical substation for the power operator
- Loading bay used for student drop off, refuse collection and deliveries
- Wheelchair accessible room / studio

9.0 Conclusion


Spicer Road
Dental Practice
SPICER ROAD

9.0 Conclusion

This DAS has been prepared by tp bennett on behalf of Nixon Homes & Student Roost. It has set out the context, analysis and design rationale underpinning the proposed mixed use redevelopment of the Central Devon Magistrate's Court & Police Station site on Heavitree Road, Exeter, to comprise Purpose Built Student Accommodation (PBSA) and residential co-living, along with associated amenity space and public realm regeneration.

The proposals look to deliver on the aspirations and opportunities that exist for the long-term investment and betterment of this site.

Outlined below is a concluding overview summarising the key aspects of the proposed scheme:

- The proposed development involves the demolition of the existing buildings on the site, and the reconfiguration of the site topography, to create a dedicated Purpose Built Student Accommodation (PBSA) building and separate residential communal living accommodation (Co-living) building, along with associated amenity and ancillary spaces. The buildings are set around a landscaping strategy designed by Oobe Landscape Architects that includes public, semi-public and private external spaces, including the potential for a new cross-site link.
- The student accommodation provides 689 rooms and has been developed with award winning student accommodation provider Student Roost, to offer high quality, diverse living accommodation to suit different student needs, and to promote positive mental health and well-being. The student entrance is located in a prominent position on Heavitree Road at the junction with Gladstone Road and opposite St Luke's Campus.
- The Co-living accommodation provides 352 rooms across a range of high quality standard, premium and wheelchair accessible studios. The main entrance is located on Heavitree Road within the existing residential setting. Co-living accommodation represents a rapidly emerging residential sector and provides an alternative affordable housing solution for young professionals and key workers as they either transition from student accommodation, and/or as a stepping stone to more traditional modes of residential accommodation.
- The PBSA and Co-living buildings have been designed to create a vibrant community, with a dedicated communal amenity provision, promoting social interaction, well-being and activation. The main entrances to both buildings lead into an amenity hub space at ground floor, creating an impactful first impression, and this connects to a further amenity provision at lower ground level, allowing for double height spaces, and access to the communal courtyard garden. The provision of amenity space has been designed in line with best practice in terms of quantum and quality.
- Despite the sloping topography, the accommodation has been designed to enable equal access to all rooms and communal spaces. In addition 5 per cent of the accommodation (both PBSA and Co-living) has been designed to meet current wheelchair accessible standards.
- The site benefits from sustainable transport links via bus, cycling and walking to the city centre, amenities and to the University of Exeter - including St Luke's Campus directly opposite. Cycling is encouraged as a sustainable mode of transport and a dedicated storage provision has been provided for each use. The proposed masterplan has also been designed to allow for the potential plans to introduce a bus lane along Heavitree Road.
- The proposals will demand a sustainable approach to the design, construction and operation of the development, with an additional focus on occupant well-being with targeted accreditations through the WELL Standard and fitwel. The scheme has been developed to target a BREEAM New Construction rating of 'Excellent'.
- The existing road network in conjunction with the proposed building arrangement on site facilitates deliveries and servicing through the provision of a new through-service road. This also provides access to the plant, sub-stations, refuse and cycle storage, and accessible parking. Refuse and recycling provision is based on weekly collections to reduce trip frequency.
- The scheme features high quality contemporary architecture rooted in the site's context. It will utilise a predominantly brick, stone and metal material palette along with simple, clean contemporary detailing, drawing on references to St Luke's Campus for the PBSA building, and the predominant red-brick pitched roof vernacular for the Co-living building.

The team behind these exciting proposals are committed to achieving an exemplary development on this special site on a key route into Exeter and look forward to taking this forward with Exeter City Council's support.



tp bennett

One America Street London SE1 0NE | +44 (0)20 7208 2000
Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700
7 Park Row Leeds LS1 5HD | +44 (0)113 512 4441
www.tpbennett.com