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Project Ref: 2119
29th September 2023

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To Whom It May Concern,

RE: 26-28 Longbrook Street, Exeter – S73 Variation Application

We have the pleasure in submitting a Section 73 Application for consideration following consultation advice from Planning Officer Chris Cummings. The pre-application advice has helped refine the type of application and scope of supporting information.

This application seeks to vary the plans condition (Condition 2) of the Planning Approved Application reference; 20/1769/FUL which was subsequently amended via Non-Material Applications 22/0507/NMA and 23/0069/NMA.

The number of student bedspaces remains unchanged at 97 as approved under Application 22/0507/NMA.

In summary this application proposes:

1. Replacement of ground floor commercial space with Student Amenity areas.
2. Change of accommodation type to be 100% Studio bedrooms.
3. Introduce a new first floor within the existing double height commercial space.
4. Enlargement of the sixth, seventh and eight floor levels
5. Relocation of Cycle Store and Plant Room.
6. Minor elevation changes to lower levels.

1) Replacement of ground floor commercial space with Student Amenity areas.

This application seeks to address building management and security concerns presented in the original application 20/1769/FUL. Previously, the layouts separated the Student Amenity space, located on the eighth floor, from the Building Management accommodation situated on the ground floor. This configuration poses challenges in terms of effectively managing the student common areas and ensuring the safety and well-being of students.

The proposed solution involves relocating the amenity areas to the ground floor in place of the retail unit, where they can be more efficiently managed by the building management team.

The Student amenity areas will include space for students to relax, socialise and study and will provide an active and engaging frontage along Longbrook Street while enhancing natural surveillance of the public realm.

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2) Change of accommodation type to be 100% Studio bedrooms.

The Planning Approved scheme provides a mix of both cluster bedroom apartments and studio bedrooms. This application seeks to amend this accommodation mix to 100% Studios whilst maintaining the total number of student bedspaces (97) as approved under Application 22/0507/NMA.

The research conducted by the applicants suggests that "studio" style accommodation is better suited to a wider and more diverse range of cultural and social needs for both international and domestic students. It's essential that accommodation can adapt to evolving and increasingly diverse individual preferences, which, in turn, ensures the long-term viability of the offered accommodations.

Studio accommodation accommodates the diverse cultural needs of students, including considerations such as ethnicity, religion, gender, and food preparation habits. Shared cooking facilities, utensils, and dishwashers, for example, are highly relevant when considering dietary preferences such as pork/non-pork and vegetarian/meat diets. Additionally, potential issues arising from shared kitchen spaces, including concerns about privacy, confidentiality, and the hosting of guests, particularly during non-standard hours, are exacerbated by the interconnected layout of these spaces.

3) Introduce a new first floor within the existing double height commercial space.

The Planning Approved scheme features a double-height commercial space situated at the building's principle corner. The proposed modifications involve reducing this space to a single storey and repurposing the first floor for studio bedrooms. Given the ample size of the commercial unit, this alteration will not adversely affect its functionality or rental potential.

4) Extension of the 6th, 7th and 8th floor levels.

To accommodate the change in accommodation type, it is necessary to expand the footprint of the 7th and 8th floors while maintaining the same number of bedrooms. This expansion also serves the purpose of providing secondary vertical escape routes for fire safety. Importantly, these floors will remain set back from the primary frontages, minimising their visual impact from street level. These adjustments will not increase the overall height of the building.

5) Relocation of cycle store and Plant Room

Other layout changes include moving the cycle storage area to the street frontage and repurposing its former location for a Plant Room. This relocation addresses potential safety concerns related to students cycling through the rear car park and service yard to access the cycle storage.



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6) Minor elevation changes to lower levels.

As a consequence of some of the proposed layout changes described above, minor alterations to the building's elevations are necessary. These changes involve slight shifts in window positions, adjustments to fenestration for the newly created first floor area above the retail space, and the addition of an external door for the new secondary staircase.

The application includes the following drawings to replace the Approved Drawings (as listed in application ref. 23/0069/NMA):

Consented Drawing (Application 23/0069/NMA)	Amended/Replacement Drawing
2119-JSA-XX-XX-DR-PL110C Proposed Ground Floor Plan	2119-JSA-XX-XX-DR-PL110_RevF ProposedGroundFloorPlan
2119-JSA-XX-XX-DR-PL111C Proposed First Floor Plan	2119-JSA-XX-XX-DR-PL111_RevF ProposedFirstFloorPlan
2119-JSA-XX-XX-DR-PL112C Proposed Second to Fifth Floor Plan	2119-JSA-XX-XX-DR-PL112_RevF ProposedSecondToFifthFloorPlan
2119-JSA-XX-XX-DR-PL113C Proposed Sixth to Seventh Floor Plan	2119-JSA-XX-XX-DR-PL113_RevF ProposedSixthToSeventhFloorPlan
2119-JSA-XX-XX-DR-PL114C Proposed Eighth Floor Plan	2119-JSA-XX-XX-DR-PL114_RevF ProposedEighthFloorPlan
2119-JSA-XX-XX-DR-PL116C Schedule of Accommodation	2119-JSA-XX-XX-DR-PL116_RevF AllPlans-ScheduleofAccommodation
2119-JSA-XX-XX-DR-PL200C Proposed Elevations	2119-JSA-XX-XX-DR-PL200_RevD ProposedElevations

Should you have any questions please do not hesitate to contact us.

Yours sincerely

Joe Dickeson
Director

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