



University
of Exeter



West Park project

Public information session

Thursday 7 March 2024

Welcome

- Thank you for attending this evening
- We will share the following information with you:
 - Background on the West Park project
 - Details on the minor amendments we are proposing
 - Preparation works
 - Timeline
- We will answer any questions you have at the end of the presentation



Introductions

University of Exeter:

- Robin Holloway, Assistant Director – Capital Development
- Alice Johnson, Senior Project Manager
- Julia Richards, Communications Manager

UPP team:

- Dan Thomas, Head of Construction (South and Central)
- Robin Upton, Director – Planning, Carney Sweeney
- Tim Abram, Associate Director, Willmore Iles Architects



Background

- The University and UPP are seeking to build new and refurbished, student living facilities on Streatham Campus
- We are planning to build new accommodation on the west side of Streatham Campus, including in the location of Clydesdale Rise, Clydesdale Court, Clydesdale House, and part of Nash Grove
- We are planning to convert accommodation in the Birks Grange Village Complex from catered to self-catered. Which includes Birks Blocks A-E and building new accommodation on Birks Grange Central Block
- The University are working with UPP as the appointed developer for the project
- The Reserved Matters Planning Application for the project (ref: 22/1746/RES) was approved by Exeter City Council at a planning committee meeting last summer 2023





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Biodiversity

Enhancing biodiversity and ecology in the area is an important aspect of the project.

- We are retaining much of the mature woodland, plant double the amount of hedgerow that is currently in the area and plant over 200 trees.
- The new planting will include a mix of seasonal species to enhance biodiversity, and wildlife habitats will be greatly improved, including the installation of bat, bird and hedgehog boxes, and wood and stone piles to provide further habitats.
- The enhancements will provide an overall biodiversity net gain of 14%, creating more and better quality natural habitats than before the development.



Proposed minor amendments to the plans

- The University and UPP are proposing minor amendments to the plans, which is common before construction can start on site.
- The minor amendments relate to:
 - Amendments to the ground floor of Birks Grange Central Block (CB)
 - Accessible routes through West Park (LMNP)
 - An updated phasing plan



Amendments to Block CB

- Lowering of the overall height of the building by 825 mm
- Improved main entrance to align with key pedestrian routes
- Improved courtyard, landscaping and cycle storage near the new main entrance and side of the block
- Larger central courtyard in the middle of the block
- Reduced internal ground floor plant rooms
- Repositioning of study/social space and multi-faith areas
- Increase of 21 bedrooms on the ground floor
- Removal of the large service yard and replaced with better landscaping
- Improved location of the shop to make it more visible and reduced shop floor area (93 sqm total) The new shop will be approximately twice the size of the existing one and similar in size to the Morrisons Daily at Cowley Bridge Road, to provide students with convenience and choice.

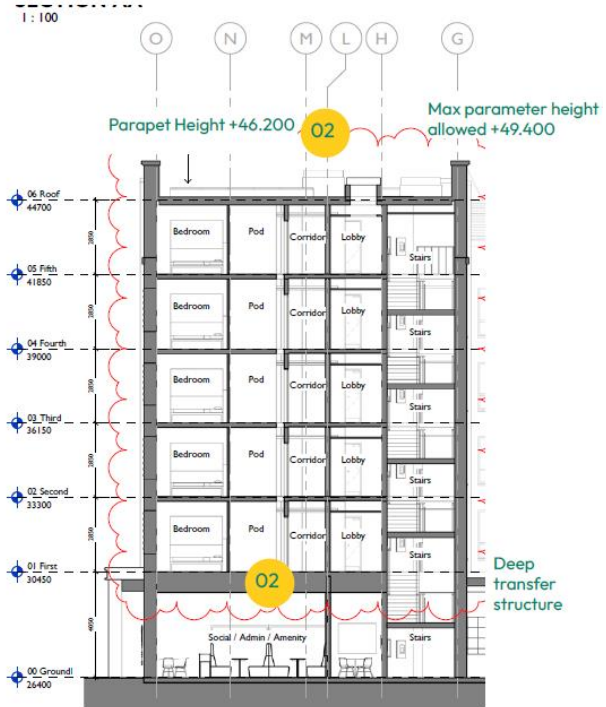
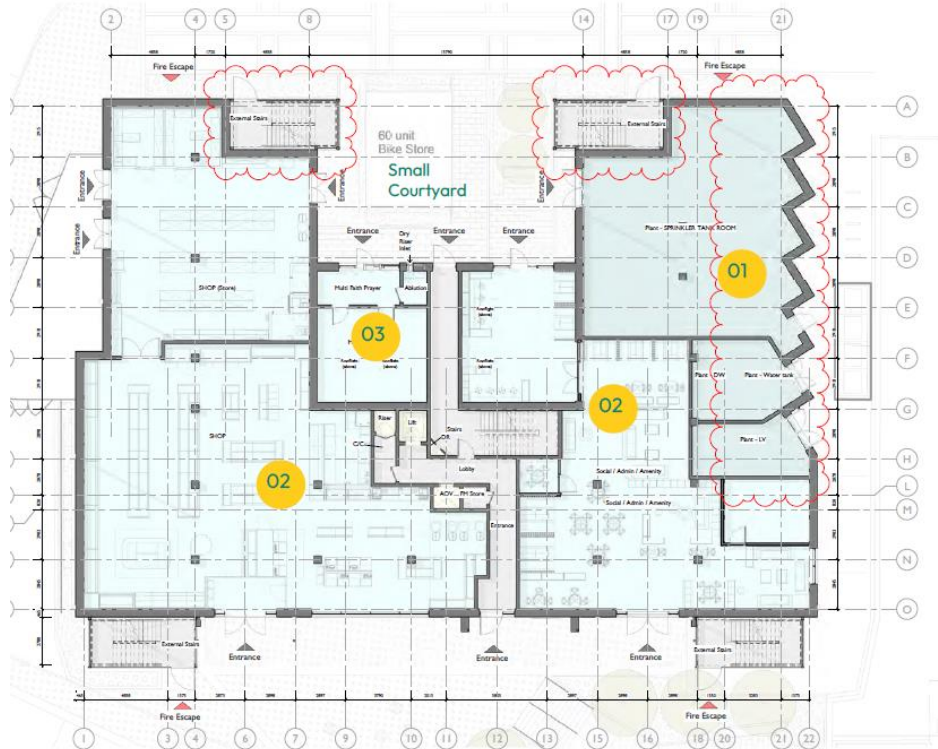


Consented Site plan - Mark-up indicating proposed changes



View from the main access route from West park - showing shop location could be better placed in northern corner

Consented plans & Section



SECTION BB

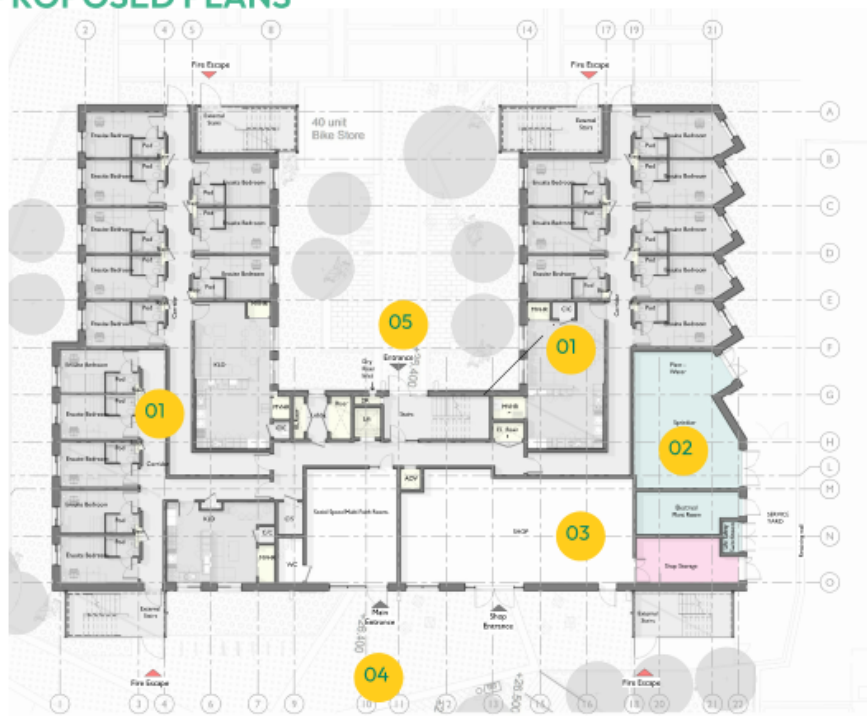
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1. Large Ancillary spaces and plant take up 50% of the ground floor if spaces are reduced these could be reduced
2. Large and open plan social space and shop requires a very deep transfer structure - by redesigning this space this could be reduced and the overall height of the building could be reduced
3. Amenity spaces compromised by single story multi faith space - facility re-provided within the reconfigured social / amenity area and by a larger purpose built facility

4. Large Ancillary space and servicing for Shop takes up large portion of the ground floor plan and creates blank elevation to the south approach.

BLOCK CB

PROPOSED PLANS



General

1. More residential rooms in the building (21 additional bedrooms)
2. Minimised plant room, relocated to the area impinged by shaded ramped edge
3. Smaller shop replacing existing provision - simplifying passivhaus delivery
4. Active frontage maintained to the east responding to landscaping (see landscape plan)
5. GIA reduced by splitting the multi faith spaces space between the reconfigured social / amenity area and a new facility on campus and a more meaningful social space/courtyard space to west

SECTION AA

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SECTION BB

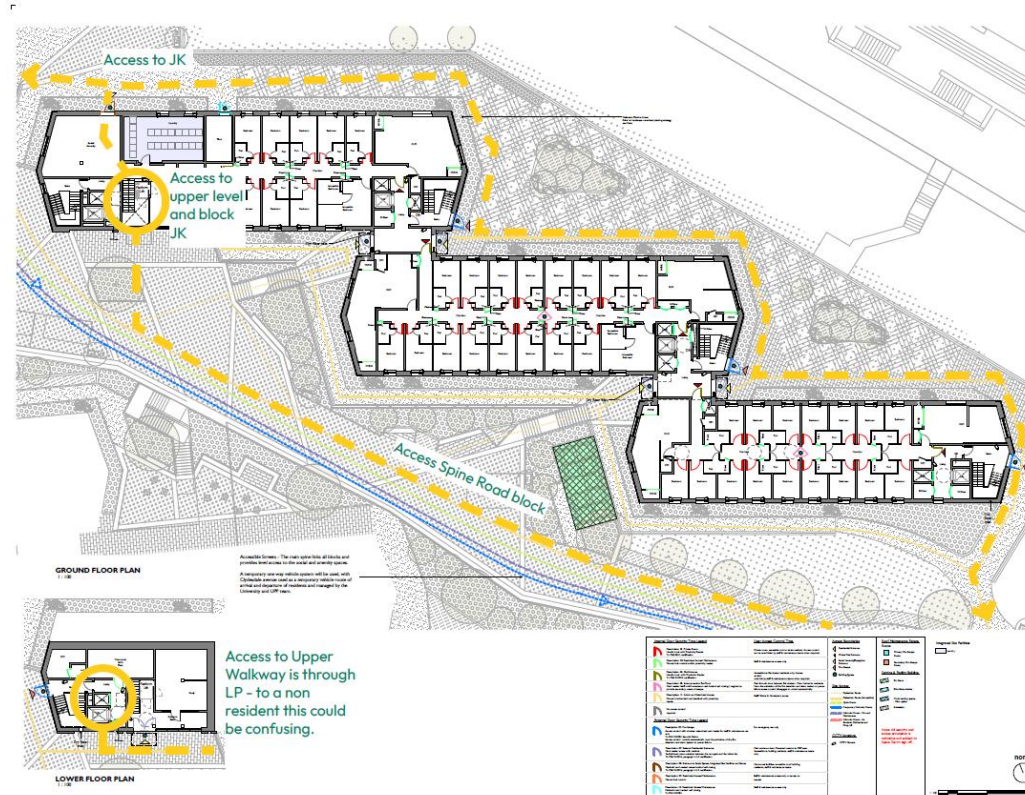
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6. Reduced height by by removing transfer structure and increasing stacking through the building.

Improved accessibility in West Park

Block LP current access

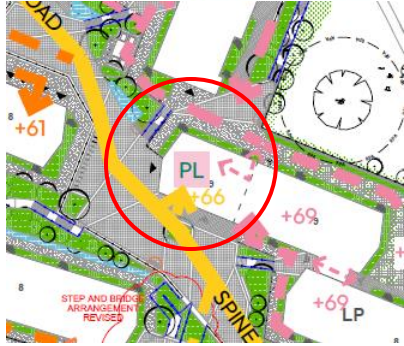
The plan to the right shows in more detail the access in the current approved scheme with the requirement to enter block LP to gain access to the upper level.



Existing view of the spine road - legibility of access to upper levels not clear

Existing Access diagram showing the routes around LP for disabled users

PROPOSED DESIGN AMENDED LOCATION IN LINE WITH LPA COMMENTS



Consented – lift inside building



Proposed – lift outside building



Visibility from AD bridge and along the spine road in all directions.



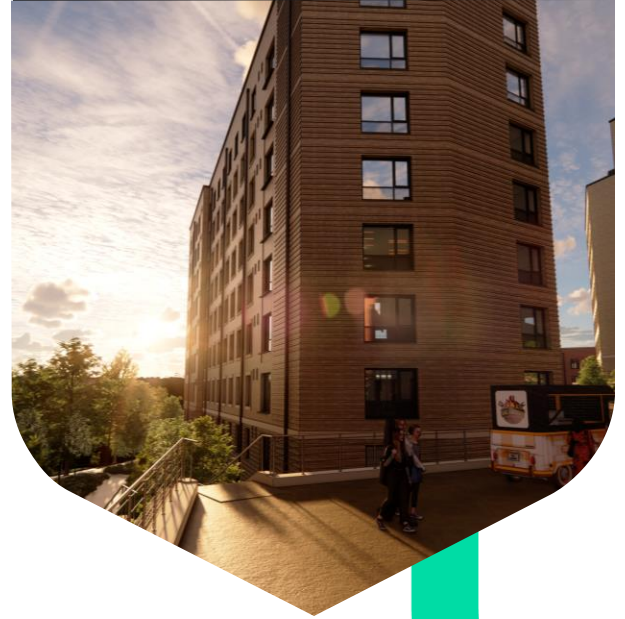
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Minor Material Amendment process

- You can view and comment on the Minor Material Amendment planning application on Exeter City Council's website, visit: <https://publicaccess.exeter.gov.uk/online-applications/>

Application reference is: 24/0184/VOC

- Exeter City Council's public consultation period ends on **Sunday 24 March 2024**



Preparation works

- Preparation works have begun in the area ahead of construction starting on site from summer 2024, subject to University Council approval.
- This includes vegetation and tree removal and service diversions in the Clydesdale, Nash and Birks area.
- The works will take place in normal working hours, Monday to Friday from 9am to 5pm, to avoid disruption in the evenings and weekends.
- These preparatory works have been approved by Exeter City Council as part of the Reserved Matters Planning Application for the project.



Communication and Engagement

- Regular project updates can be found on the web page: www.exeter.ac.uk/westpark
- Regular updates to the University Resident Liaison Group, which meets a couple of times a year
- Letters to you to provide updates on the project at key points
- Meet with you again before construction starts on site
- If you have any queries in the meantime, please email: WestPark@exeter.ac.uk



Any Questions?

