

# WELCOME

UNIVERSITY OF EXETER | EAST PARK



Illustrative view looking towards mid-square and the Hub

## We welcome you to the Public Exhibition of the University of Exeter's East Park Student Residences.

In preparation for a Reserved Matters application, the University of Exeter and University Partnerships Programme (UPP) are pleased to share updated proposals for new student residences at the East Park site on the Streatham Campus.

Reserved Matters applications agree the detailed design, appearance and layout of the buildings.

The East Park site has been marked for development for the University's use since the 1970s. This project is one of several significant investments being made at the University as part of its commitment to offering the best student experience possible, and to help continue attracting high-calibre students and staff.

### High-quality and affordable accommodation that protects and enhances surrounding green spaces

The new 1,182 managed, high-quality residences meet growing demand from students to live on-campus. The residences will help create a safe and secure on-campus

community, with access to all the high-quality services students need on their doorstep, whilst respecting the natural environment.

### We are pleased to involve students, staff and the local community in the planning process

Please take as much time as you need to look through the exhibition. Representatives from the University, UPP and other technical advisers are available to discuss the plans and answer any questions you may have. We welcome your comments, ideas and suggestions on our plans. We will record them in our Statement of Community Involvement which will be submitted to the City Council as part of the Reserved Matters planning application.

## A trusted partner: University Partnerships Programme (UPP)

UPP is the UK's leading provider of on-campus residential and academic accommodation infrastructure. UPP will fund, design, develop and operate the proposed student residences as part of its existing long-term partnership with the University of Exeter.

UPP creates bespoke, long-term partnerships which enable universities to make the most effective use of their assets, free up resources and improve

student services. UPP has over 35,000 rooms under management or in construction through 16 long-term university partnerships, including 2,500 residences on the Streatham Campus.

## Represented today:

Members of the University and UPP project teams are here today to hear your comments, including representatives of UPP's operational management team.

Also available to talk with you are representatives from Stride Treglown who are the lead architect, Land Use Consultants who are acting in the landscape architect role and WYG who are the team's Planning Consultant.



STRIDE TREGLOWN



Thank you for taking the time to attend this exhibition.

# WHY NOW?

UNIVERSITY OF EXETER | EAST PARK



## OUR VISION

“Our driving ambition is to be a global 100-research leader and create graduates of distinction within a community of the most talented and creative minds.”

## WHY WE NEED TO DEVELOP EAST PARK

The campus needs to provide for the University's needs as it grows in line with its ambitions. This is recognised in local planning policy and in the Streatham Campus Masterplan Framework (2010) that identifies how the campus will develop over the period to 2026.

The University has around 4,000 beds on campus and there are several providers of purpose-built student accommodation off-campus, in the city centre, at St. David's, and in other areas close to the campuses.

The plans for East Park will strengthen the University's commitment to reducing pressure on the city's housing stock by accommodating more students on campus and support plans for gradual growth over the next few years.

The City Council wishes to see at least 75% of student growth accommodated in purpose-built student accommodation to minimise pressure on existing residential areas.

This reflects good planning practice and the general intentions of the City Council in its adopted Core Strategy and the University Supplementary Planning Guidance (SPG).

As a University, we want to enhance and maintain our reputation for delivering an internationally excellent education and world-class research. One of the pillars to achieving these goals is to ensure the Streatham Campus can continue to provide for the University's needs.

The new residences will ensure that we can provide purpose-built on-campus accommodation to more students. This will enable the University to have more control over how it meets its accommodation guarantee.

Student accommodation plays an important role in helping students to make the transition to university and adapt to living independently. Living in on-campus accommodation helps students access university facilities

and activities where their time can be spent with friends, facilitating integration, which is crucial to wellbeing. Improving the sense of belonging can also ensure a strong connection to the University and help with student retention.

By investing in our estate we can ensure we continue to enhance our students' experience while at the same time respecting the natural environment.



Illustrative aerial view looking from the east

# APPROVED OUTLINE APPLICATION

UNIVERSITY OF EXETER | EAST PARK



## FIXED REQUIREMENTS

**Our plan is to build 1,182 rooms at East Park that will provide much-needed modern, high-quality on-campus accommodation.**

Outline planning permission for the site was granted by Exeter City Council in April 2017. Our proposals will form a Reserved Matters application, which is the next stage in the planning process. In general terms, Outline permissions agree the principle of developing sites. Reserved Matters applications agree the detailed design, appearance and layout of the buildings.

Our Outline planning permission for the site has several fixed requirements that our Reserved Matters designs must comply with. These restrictions are as follows:

- A planning condition limits the total internal floor area of 32,230 sqm. The approved Building heights parameters plan (see below) limits the height of the proposed buildings in terms of storey height and height in metres

- The approved Land Use plan (see below) shows a 'Building Zone' that limits the location of buildings within the site. This plan also requires a 25m wide landscaped area through the centre of the development
- The approved Landscape and Biodiversity Strategy Plan (see below) seeks to protect the landscape and ecology. The plan provides landscaping details, restricts which trees can be removed, and protects retained trees

Our proposals incorporate all of the above fixed requirements set by the Outline planning permission.

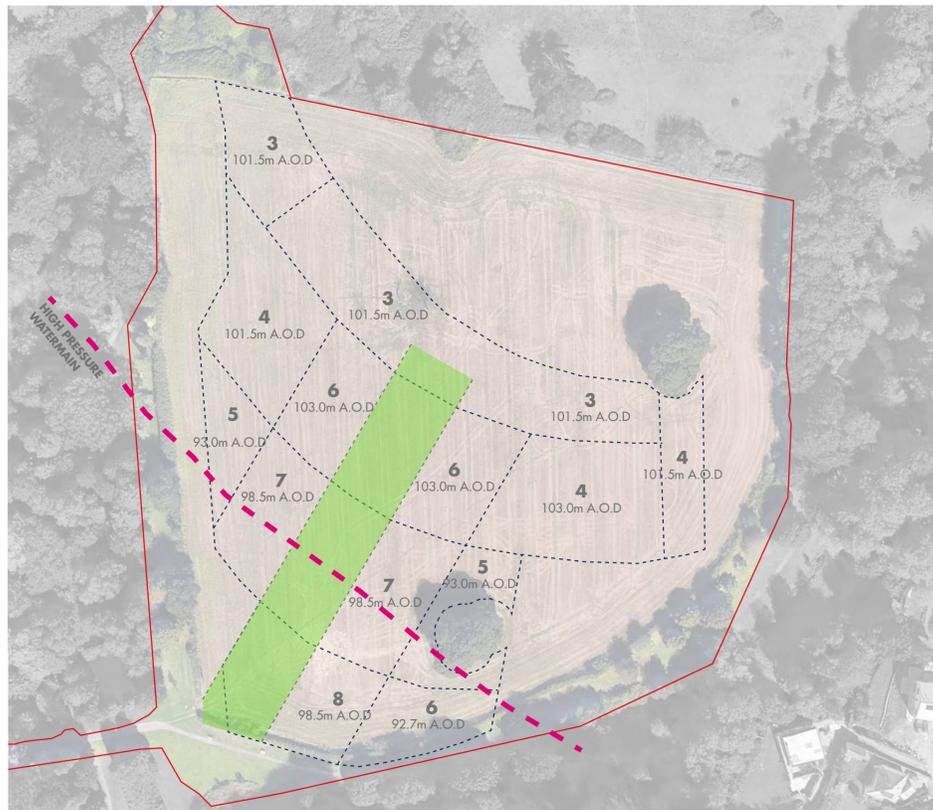


Panoramic view from south of site



Panoramic view from north of site

## APPROVED HEIGHT PARAMETER PLAN

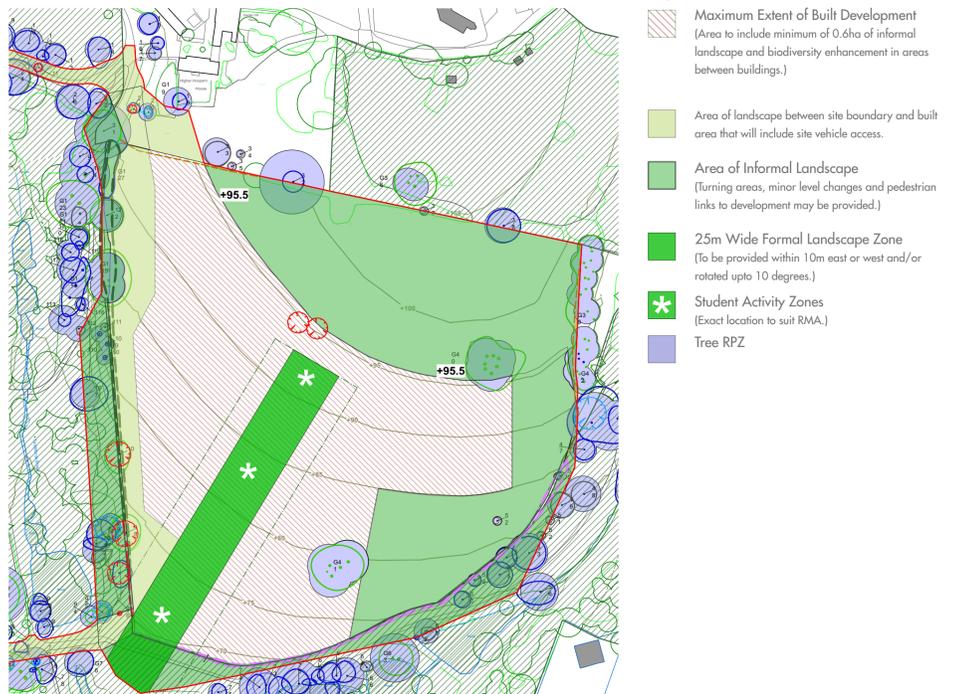


Proposed massing looking north west

## LAND USE



## BIODIVERSITY



# DESIGN APPROACH

## UNIVERSITY OF EXETER | EAST PARK



As demonstrated throughout this public exhibition, our design is driven by:

- An over-arching commitment to protecting and enhancing green spaces
- Ensuring that the site retains its essential character
- Careful consideration to neighbouring uses
- Screening for surrounding residential communities

Our development comprises a series of buildings set across three terraces. Buildings are organised around a central green corridor, offering a variety of social and interactive spaces for students. This area also includes the main reception hub and social space.

## SEAMLESS CONNECTIVITY WITHIN THE CAMPUS

The main connection routes between the East Park community and the rest of the Streatham Campus are at the most Northern and Southern points of the newly built Spine Road.

The Southern entrance will serve buildings K and L and provide a point for pedestrians to be dropped off to walk further into the residences via the Green Spine or Incline Walk. Other than for owners of vehicles with disabled parking arrangements, this point will be a pull up, turn and leave area only for vehicles.

The Northern entrance will enable vehicles and pedestrians to access Upper Terrace and Reception Square.

Vehicles dropping off residents, parcels, post and deliveries will be able to short term park in both areas.

Pedestrians will be able to use either location as access to the rest of the residences this can be via the bridges on Upper Terrace, through the outdoor covered lounge area or by using the Green Spine.

Both entrances will be used at the start and end of term to facilitate arrivals and departure activities. At this busy time, the bollards which limit the use of the southern section of Spine Road will be dropped to allow for extra traffic in the development.



Proposed masterplan



Site connectivity

# BUILDINGS IN THE LANDSCAPE

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## INTEGRATING NATURE

**Our residences will be in keeping with and enhance the character of the campus and promote environmental sustainable living; we will retain mature trees around the new buildings.**

The landscape design has five key characteristics that help define the proposals:

- **The landscape setting** - an active landscape with meadows flowing up to building facades, simple path networks providing informal recreation areas and outdoor study space

- **Green Spine and its squares** - a Birch Grove with a central stair connecting Lower Square with Upper Terrace including small paved squares for a break-out area

- **Pedestrian priority zone (Upper Terrace)** - a broad pedestrian priority zone providing access between Buildings AJ with a stunning viewpoint from the top of the Green Spine

- **Arrivals** - the busiest area guiding pedestrians and deliveries into the reception building and

through to the Green Spine, and - via accessible lifts - up to the Upper Terrace and down into the lower buildings

- **Protecting the valleys** - as part of the proposals both Taddiforde and Hoopern Valleys are retained and protected



Aerial image with masterplan overlay



Illustrative view looking towards east meadow



Section AA

# ENHANCING THE LOCAL ECOLOGY

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## BIODIVERSITY AND ECOLOGY

The Streatham Campus is one of the greenest and most attractive university campuses in the UK; preserving and enhancing this is very important to the University and UPP. With its skyline of buildings and mature landscape, it also plays a significant role in the identity of the city of Exeter. It comprises much valued woodland, lakes, gardens and open spaces located close to the city centre, contains several buildings of interest and remarkable botanical collections.

### Green first: A landscape-led scheme

The landscape and in particular the Green Spine are the central organising features of the site, connecting all levels and creating focal points for student activity.

### Soft landscape designed for Exeter

- Contributes to local landscape character
- Considers local growing conditions especially soils, slopes, shade and rainfall
- Complements the wider campus
- Is durable and easy to manage
- Enriches biodiversity
- Adapts to climate change

The overall strategy employs a naturalness of style and uses a high volume of native plant varieties. A landscape of natural wildflower meadows in the east and the north surround the buildings and urban public area at the core of the site.

### How we are enriching biodiversity

Our proposals will help deliver local Biodiversity Action Plans (BAPs), enriching local ecology that enhances flora and fauna, and extends the area and range of habitats already provided by the Taddiforde and Hoopern Valley ecosystems, including:

- Meadow creation (2ha approx)
- Extensive use of native species or varieties of local species (approx. 65% of proposed trees and 20% of planting)
- Extensive use of plants particularly beneficial for wildlife (approx. 80% of proposed plant species on the RHS Plants for Pollinators list)
- Provision for protected species (bat, bird and falcon nest boxes and invertebrate features)



Biodiversity plan

## TREE PLANTING PLAN

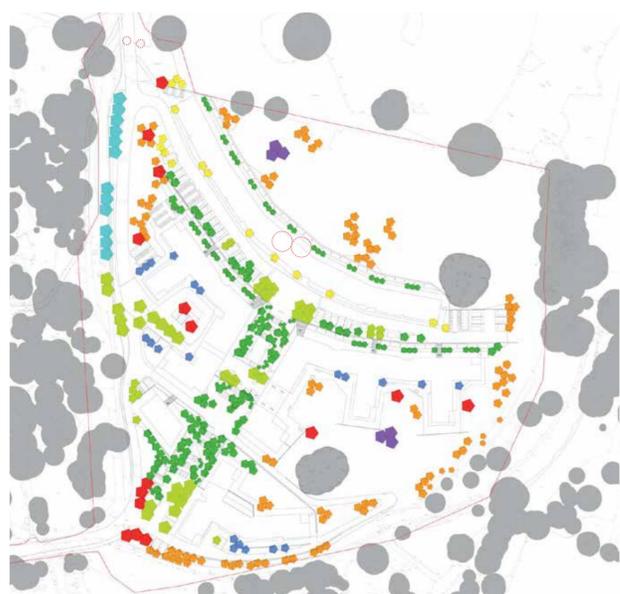
More than 400 trees will be planted; thus increasing the number of trees on campus and extending the arboretum character of the campus with the species carefully selected for different areas.

More formal trees have been chosen for the approach and placemakers, whereas the Birch Grove is less formal and acts as the central framework for the development.

Trees are grouped by function as shown below. The species choice is carefully controlled to set the local landscape character with a deliberate contrast between formal elements - such as the placemaker and approach trees - and the informality of the Birch Grove.

Other tree groups have specific functions such as the legacy trees which provide replacements for the Lucombe oaks, or the inclusion of Scots and Umbrella Pines to mirror these specimens which are characteristic of the wider campus.

The extensive use of quick growing Birch allows the targeted use of larger and place maker trees (Liriodendron and feature trees (pines and Paulownia).



## MEADOWLAND AND GRASS

In addition to the extensive planting, there will be large areas of seeded grass. In particular, the seeded grass will cover the meadows surrounding the buildings. Accessible lawns are used sparingly at the northern entrance and on the Green Spine.

Amenity grass will be used in smaller areas closer to the buildings, particularly to the west. It will be maintained at 35-70mm height and be wholly accessible to students.

The remainder of the grass areas will be native wild flower meadows with a mix of native grasses and perennial wild flowers suited to local conditions. These will be managed as spring and summer meadows with minimal cuts throughout the year timed to allow

seed set. A network of mown paths will provide easy access through the meadow with the remainder up to 30cm high in late summer.



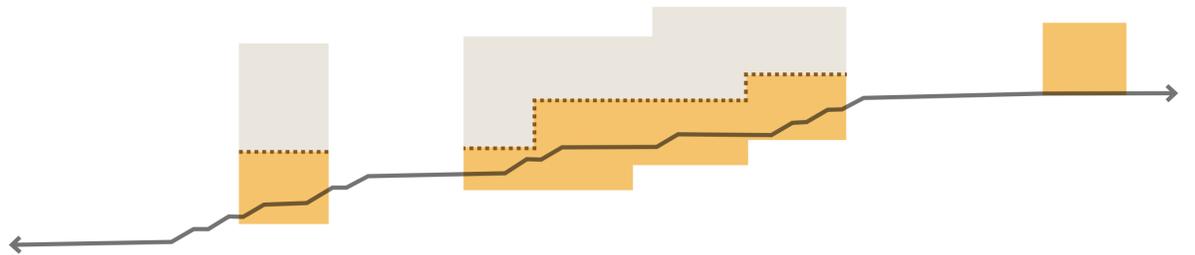
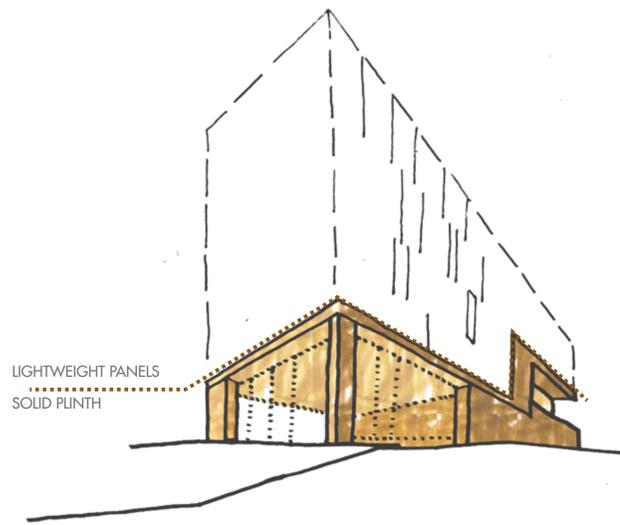
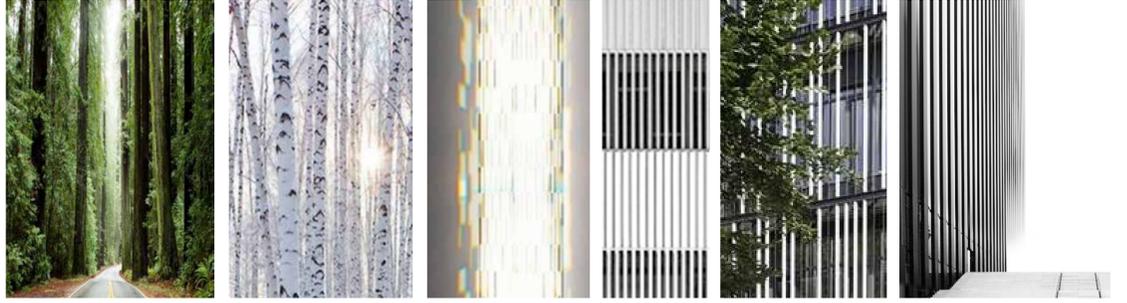
# ARCHITECTURAL CONCEPT

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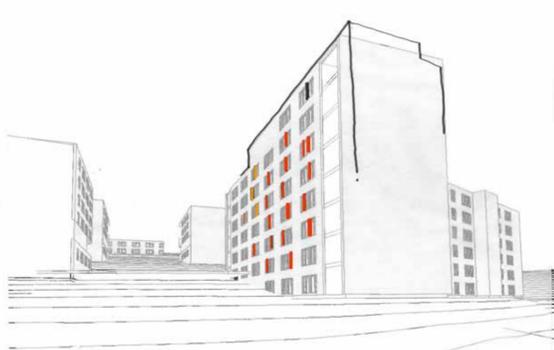
## LIGHTWEIGHT PANELS

- Natural colour Palette
- Rainscreen cladding
- Out of reach / not exposed to damage



## SOLID PLINTH

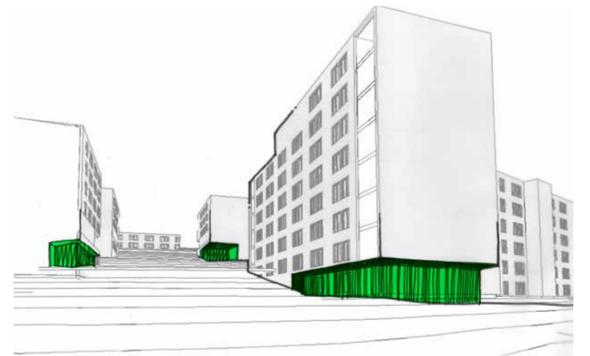
- 'Cutting into the rock'
- Raw / natural materials
- Robust / low maintenance
- Integrated with the landscape
- Character / deep reveals
- Identify key access points



Windows to create rhythm and pattern



Windows orientated to key views towards the city



Ground floor differentiation

# LOOK AND FEEL

## UNIVERSITY OF EXETER | EAST PARK



Our residences will be in sympathy with the character and materiality of the buildings already found on the Streatham Campus, whilst creating a community that has its own identity and character.

The East Park development references the brickwork of the campus, using this to form a solid platform to the buildings. This grounds the buildings whilst also ensuring robust materials at the most tested ground level. A lightweight rain screen panel will be used above ground floor level and a "feature band" will separate the two different materials.

The lightweight rain screen cladding system will be arranged vertically using a regular fenestration pattern, dictated by the bedroom layout.

The strong geometry of the buildings juxtaposes the natural sloping topography, creating opportunities to develop varying building forms. External materials will be brought into the buildings, particularly within the Hub area of building F to bring the outside in.

All materials used will be non-combustible, installed by an accredited specialist and fully inspected by independent consultants to ensure that fixings and supports are all in accordance with the manufacturer's recommendations.



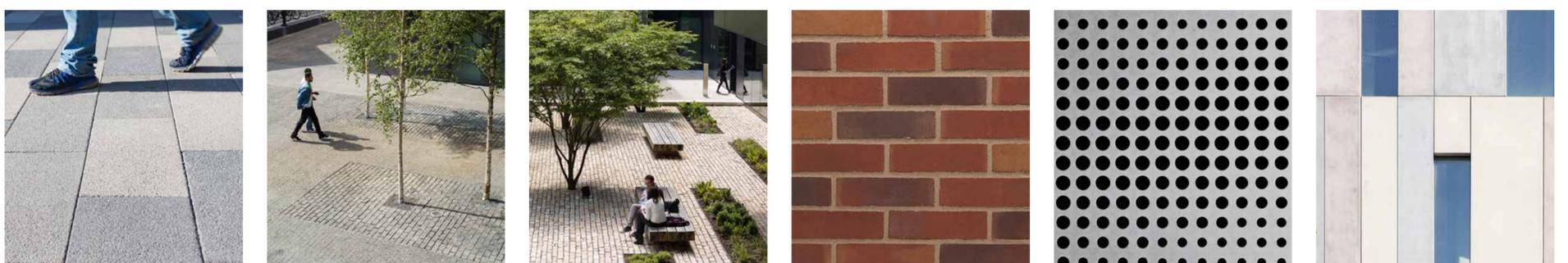
Illustrative view looking along upper terrace



Green spine elevation looking east



Green spine elevation looking west



Sample material palette

# LIVING AT EAST PARK

## UNIVERSITY OF EXETER | EAST PARK



The East Park development will offer a range of room types and rent levels.

Responding to student feedback, the bedrooms have been designed and specified to enhance health and wellbeing by minimising noise and light pollution. Personalisation is encouraged to enhance the sense of a home-from-home.

All accommodation is arranged in flats to be shared between 6-10 students with communal kitchen, living and dining facilities. The facilities are laid out to encourage inclusivity and avoid solitude; requirements which are known to enhance student experience and wellbeing.

To further encourage students out of their bedrooms, specific study areas are available to all East Park residents

in the buildings and only a few minutes from each of their front doors.

The residences will meet an enhanced level of Secure by Design standards and all buildings will be accessible by East Park residents only, maximising safety.

The East Park main hub is located to the West side of the community to draw residents through and into the heart of the Streatham Campus. The hub encourages footfall as the main area for residents to meet up, relax, study, pick up post and parcels and to speak to the Residence Life team. A full time physical staff presence is in the hub 08:00 – 23:00, 7 days per week and they are supported by a 24-hour estate patrol service and CCTV facilities.

We have ensured an inclusive approach across the community. Wheelchair users can comfortably traverse the development and the 34 accessible bedrooms are located within easy reach of dedicated accessible parking spaces.

Amenities such as laundrettes, local study areas and cycle stores are available on every terrace. Bin stores are also located for ease of use and are quantified in accordance with a waste management plan which meets the requirements of the size of community. Bin stores are lockable and fully enclosed to avoid damage and vermin.



Illustrative view of bedroom

## BEDROOMS



Illustrative axonometric view of standard bedroom



Illustrative axonometric view of ensuite bedroom

Grouping the accommodation into distinct groups supports the creation of a coherent student community and a sense of pride in their home.

The bedrooms provide personal space for students. They have been designed to maximise natural light and air, provide a homely space that students can call their own, study quietly and relax privately in.

We have three basic arrangements of accommodation:

- Standard bedrooms (non en-suite)
- En-suite bedrooms
- Accessible rooms

All the bedrooms are fitted with the same furniture; whilst some of the accessible bedrooms are fitted with specialist equipment. Standard

bedrooms are arranged in flats of 10 bedrooms and each room has an area of 9.6sqm. Bathrooms are shared at a 1:2 ratio across these room types.

En-suite bedrooms are arranged in a variety of flat sizes with the majority forming 6 and 8 bed flats. En-suite bedrooms have an area of 12.7sqm inclusive of the bathroom pod.

All bathrooms are provided using a high-quality Glass Reinforced Plastic (GRP) pod with an integrated shower cubicle with a glazed screen. Storage is provided in the bathroom.

## KITCHEN, LIVING, DINING



Illustrative cutaway view of 10 person kitchen, living, dining



Illustrative cutaway view of 6 person accessible kitchen, living, dining

The kitchen, living and dining areas are great communal spaces where everyone in the flat can socialise. All the spaces are zoned with different seating to provide students with a range of environments that support social interaction.

The residences have been designed with the following in mind:

- Plenty of space for students to store their food and cook at the same time
- All students to be able to eat at

the same time

- One soft seat per student
- Lockable noticeboards
- Creating a domestic look and feel

## SOCIAL AND STUDY



Illustrative view of Hub social space



Illustrative cutaway view of study space

The Hub in building F is the heart of the community. It is a place to meet friends, pick up post, grab a coffee, take part in a yoga class or find a quiet corner to read. It also contains provisions for group study and promotes relaxed learning. The facilities also provide the opportunity to host visitors, allowing students to collaborate with others from outside of the East Park community.

We have ensured that students are no more than a few minutes' walk away from a study area and have created a series of study spaces located within several buildings across the site. The interior design of the study spaces draws upon the same palette of materials as the main Hub building using high quality finishes

influenced by the biophilic design principles. The study zone in Building C is the largest study area serving the accommodation on the Upper Terrace with smaller facilities located in Buildings G, H, J and L.

# CONSTRUCTION AND SUSTAINABILITY

UNIVERSITY OF EXETER | EAST PARK



## CONSTRUCTION

A sensitive approach to construction is at the heart of what we do. VINCI Construction UK will be delivering the building services for our East Park residences. VINCI is a financially stable main contractor with a demonstrable track record of successful delivery of large scale, complex student residences. Nationally, they deliver over 2,000 student beds per year.

As a responsible member of the Considerate Constructors scheme, VINCI will follow a strict, comprehensive Construction and Environmental Management Plan setting out how together we will mitigate the impact of construction on the local community. We have shown below some of the key aspects of the Plan.

### Construction without disruption: Protecting the enjoyment of the neighbourhood

Reducing dust, noise and vibration through robust monitoring and management.

- **No noise when it matters most to you:** Our hours of work will be limited so that noise will not be created during the evenings

- **No construction traffic through local residential roads:** Access to our site will be strictly via Streatham Campus. We will install a wheel wash facility which all vehicles will drive through on leaving the site to ensure material is not discharged to the existing road network. During times of peak traffic movements, our operatives will also patrol the University's roads used by our construction traffic to ensure there is no debris left over

- **No construction parking on local residential roads:** We will enforce a parking strategy for our construction team that ensures parking is confined to a designated area within our own construction site boundary and a pre-arranged off-site area

- **Containment and just-in-time deliveries:** Our off-site area will also serve as the hold area for deliveries so we can ensure that the amount of construction vehicles is limited at any one time on the campus grounds

- **Minimising anti-social behaviour:** We shall ensure that the construction site does not become an attraction for anti-social behaviour by deterring unwelcome visitors. Outside of working hours we will use an infra-red monitored CCTV system, in addition to visiting security patrols

- **Communication:** We will provide a dedicated point of contact and regular progress updates for the local community

### Protecting the local valleys

During construction, to offset the risk of water run-off from the site having an impact on local ponds, we will introduce a perimeter eco-drain around the construction works to restrict any run off into local waterways. We will also install a temporary Bailey Bridge at the southern access to the site by raising the level of the thoroughfare for the construction vehicles off the ground level, and spread their load across a larger area to avoid the risk of damage to the existing ground.

Our permanent solution to ensure that excess water is not discharged into the local area is to use below-ground cellular crates that will discharge into the existing South West Water surface water sewer to the south west of the site.



## BREEAM

BREEAM is a recognised assessment that sets the standard for best practice in sustainable design, construction and operation, encouraging low carbon and low impact design. It minimises the energy demands created by a building before considering energy efficiency and low carbon technologies.

In line with our overall strategy of creating a development with sustainability and the environment at its heart, we will put in place several measures to ensure we target a BREEAM 'Excellent' rating for the development, with landscaping to support biodiversity. These measures will include:

- A combined heat and power system (CHP) that will provide heating and electricity for the site

- Green materials with good environmental ratings and high recycled content

- High levels of insulation; exceeding Building Regulations requirements

- Significantly reducing the water usage of the building by using very efficient water fittings

- A or A+ rated appliances and low energy light fittings

- Recycling 90% of the waste generated on site

- A comprehensive recycling strategy will be put in place when the building is in operation



Illustrative view of Hub

# OPERATIONS

## UNIVERSITY OF EXETER | EAST PARK



### Facilities management

Under a long-term partnership, the University and UPP will manage the accommodation at East Park student residences. UPP will operate a dedicated reception in the main hub of the East Park community and manage services which include building maintenance, cleaning and litter picking. Pastoral and welfare support is delivered by the University, especially via their Residence Life team who will have a permanent office in the East Park main hub. A 24-hour help desk is available for residents to report concerns.

### Student Management

The University is committed to ensuring that students behave as good neighbours, and matters relating to behaviour will be outlined in students' tenancy agreements. The University campus security team (Estate Patrol) will patrol the East Park residences as they already do across the rest of the campus. The University Residence Life team has a night patrol team who visit the residential accommodation on a regular basis between the hours of 21:15 – 04:00. They work closely with Estate Patrol regarding student welfare and disciplinary issues. The University also liaises closely with the Police and the City's Environmental Health department to review any specific issues connected to student accommodation.

### Movement around the East Park community

The East Park residences are only a 7-minute walk to the Forum and the use of bicycles is encouraged with the provision of lockable cycle stores at a rate of 1 hoop per 2 students.

The site can be accessed from the northern or southern end of the site. There is no vehicular access to the site via the local neighbourhood. Access is via the Campus only.

Our masterplan has been designed to restrict the movement of vehicles within the East Park community to protect the safety of pedestrians. Specific areas have been designed to facilitate delivery and taxi collection and drop-offs, whilst emergency and maintenance vehicle tracking has been carefully analysed and allowed for. Adherence to parking and drop-off restrictions will be monitored by UPP's on-site team.

The period of arrival and departure of residents each year is meticulously planned and managed by the University and UPP teams with additional signage, parking, welcome desks and staff made available. The East Park Masterplan has been specifically designed to open additional parking areas and access roads to cope with the additional vehicle load at this busy time.



Illustrative view from top terrace at arrivals weekend



Illustrative view of Hub reception

# COMMENTS AND NEXT STEPS

UNIVERSITY OF EXETER | EAST PARK



**Thank you for taking the time to view our plans. If you have any questions or comments, please do not hesitate to approach a member of our team.**

We want to hear your thoughts. Please fill in a comments sheet and post it in the comments box before you leave the exhibition. The best way to ensure that you are kept updated on the project is to include your contact details on the comments sheet, this will enable us to provide any updates directly to you.

You can also leave comments via our website:

[www.exeter.ac.uk/eastpark](http://www.exeter.ac.uk/eastpark)

All comments received during the consultation phase will be collated and reviewed in detail by the project team. The deadline to submit comments during our consultation phase is 5 July 2018. Your comments

will be recorded in our Statement of Community Involvement which will be submitted to Exeter City Council as part of the future Reserved Matters application. Once our application has been submitted, the Council will undertake statutory consultation on it.

Your feedback will be considered and will form part of our on-going discussions with Exeter City Council's planning team to inform further detailed design and development of the proposals.



Illustrative view looking north east



Illustrative view looking towards mid-square

## CONTACT US

**If you have further comments or questions, please contact us by:**

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Illustrative view of the Hub



Illustrative view of Hub social space