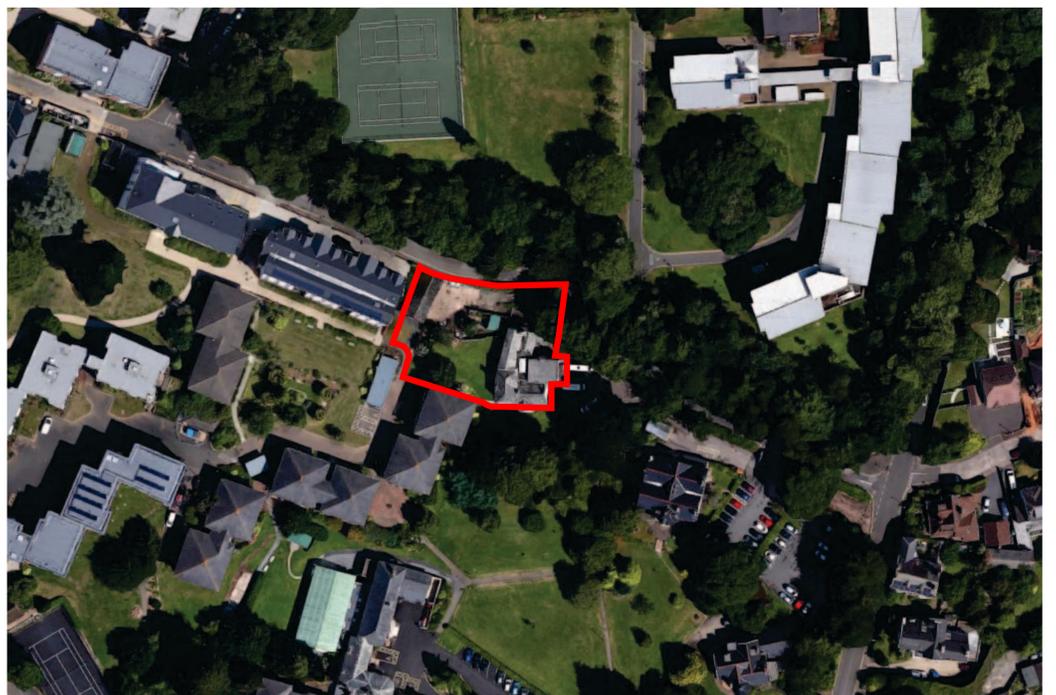
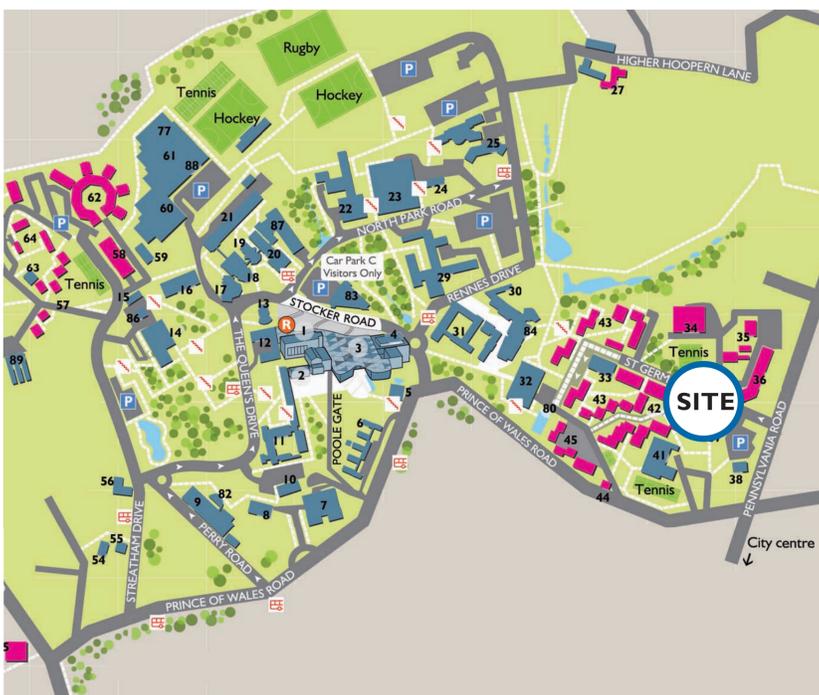


WELCOME

The development of Spreytonway student accommodation



The University of Exeter welcomes you to this exhibition, which presents the proposed indicative plans for the provision of new student accommodation on the Streatham Campus at Spreytonway.

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.

OUR CAMPUS

The Streatham Campus is one of the greenest and most attractive university campuses in the UK and this is very important to us. With its skyline of buildings and mature landscape it also plays an important role in the identity of the city of Exeter. It provides a framework of woodland, lakes, gardens and open space located close to the city centre, and contains a number of buildings of interest and botanical collections.

The campus also 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.

OUR NEED FOR MORE STUDENT RESIDENCES

Currently there are around 18,100 FTE studying at both Streatham and the separate St Luke's campus in Heavitree Road. Over the period to 2021 we expect student numbers to grow to around 19,700 FTE in Exeter, an additional 1,600 FTE (1,000 undergraduates). Whilst not all students will require beds in the city as some will be part time or distance learning students, some will be on placements away from the city, and others may already live locally, it is clear that there will be a need for additional student accommodation.

The University has in the region of 4,000 beds on the campus and there are a number of providers of purpose built student accommodation off campus, in the city centre, at St Davids, and in other areas close to the campuses. However, the University wishes to ensure that there are more beds on campus to provide for growth in coming years, particularly for first year students and international postgraduate students.

CONSULTATION TO DATE

Following on from initial consultations in July of this year, the University has developed the proposals and made a number of small changes.

CHANGES TO THE PLANS

The revised proposals now provides 106 bedrooms in a single building.

The revised proposals have the following advantages:

- The footprint of the building is now stepped to allow the building to sit outside of tree root protection area.
- There is an increased provision of social space in the lower ground floor.
- Two flats have been included which are designed to accommodate users in larger powered wheelchairs.
- Cycle storage has been taken out of the building and will be provided in external stores.
- The external route through the building has been eliminated.

THE SITE

The development of Spreytonway student accommodation

The development sits on the site of Spreytonway House.

SPREYTONWAY HOUSE

Spreytonway House is believed to be constructed in the 1830s. At the time, this area of St German's Road was called Hoopern Place and contained three villas laid out as a group. Spreytonway was originally called Elliott Cottage and was the home of William Kendall. Designed under his direction the stucco villa had a Gothic porch and glazed canopies to the south. The other two buildings in the group were Swiss Cottage, since demolished and Ibsley Cottage. Ibsley Cottage was later named Montefiore and is now called Byrne House. Owned by the University, it is used as office space for Egenis, the Centre for the Study of Life.

The outbuildings remain in use by the grounds maintenance team and as parking for the University's minibus fleet.

BUILDING CONDITION

Spreytonway House has come to the end of its usable life.

As part of the demolition application Method Statements for the safe demolition of the building will be submitted to the local authority.

STATUS

Spreytonway is a locally listed building.



Spreytonway House is in a derelict and deteriorating condition



The development will continue the Lafrowda Group



Byrne House - Formerly Montefiore / Ibsley Cottage



The development will create better routes through the campus for residents in the Lafrowda Group

OUR PROPOSALS

The development of Spreytonway student accommodation

OUR VISION

The proposal is to demolish the existing Spreytonway building and provide residences for 106 students along with social facilities for the wider Lafrowda group.

The development of Spreytonway is a natural extension of the Eastern Residential Community of Lafrowda and St German's Halls.

The development will preserve the character of the area and retain the mature tree planting, creating a positive sense of place and contributing to the sense of arrival into the campus along St German's Road.

OPPORTUNITIES AND CONSTRAINTS

The design process initially identified the opportunities and constraints of the site, which influenced the proposed layout and height strategy.

OPPORTUNITIES

- To offer more students the on-campus accommodation experience
- To create a development that will be sensitive to the surrounding landscape, particularly mature trees
- To create improved pedestrian routes through the campus
- To support neighbouring developments by providing shared social, dining and study spaces
- To develop purpose designed accommodation at the heart of the campus for student in powered wheelchairs

CONSTRAINTS

- Mature trees and associated root protection areas
- Site access and the challenges of constructing on a live campus
- Potential impacts on adjacent neighbours; particularly Chagford accommodation
- Disruption during the construction period
- Level changes across the site

DESIGN APPROACH

The emerging design has been informed by a series of key principles. The principles ensure that the site will retain its essential character and that consideration is given to neighbouring uses.

RETAIN MATURE TREES

Mature trees will be retained to provide a visual framework for the new buildings. The footprint has been developed to minimise impact to trees; and particular care has been taken to minimise the impact of construction traffic and site processes.

USE THE LEVEL CHANGES TO PROVIDE IMPROVED ACCESS

Placing communal facilities at lower ground level provides good access and a degree of privacy for residents entering from St German's Road. The lower ground floor accommodates shared provision - some of which will be accessed by students living in other halls.

MODULAR CONSTRUCTION

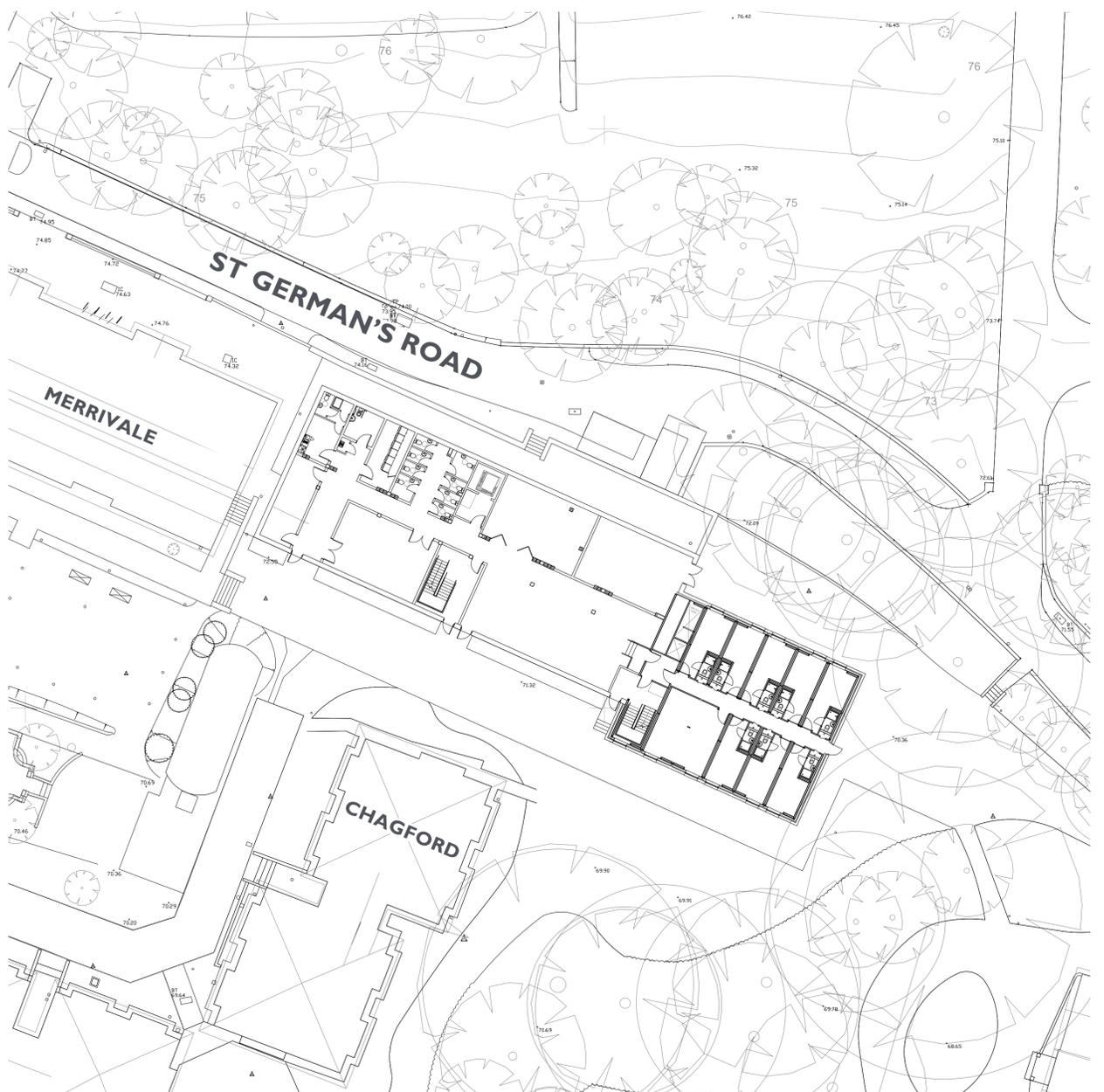
The buildings will arrive as a series of pre-constructed modules. This will significantly reduce the overall construction time and disturbance to campus. As the majority of construction will take place in the factory there will also be improvements to quality.

SCALE AND MASSING

The scale and massing of the buildings are in keeping with the neighbouring Merrivale and Caldwell.

PROPORTIONS

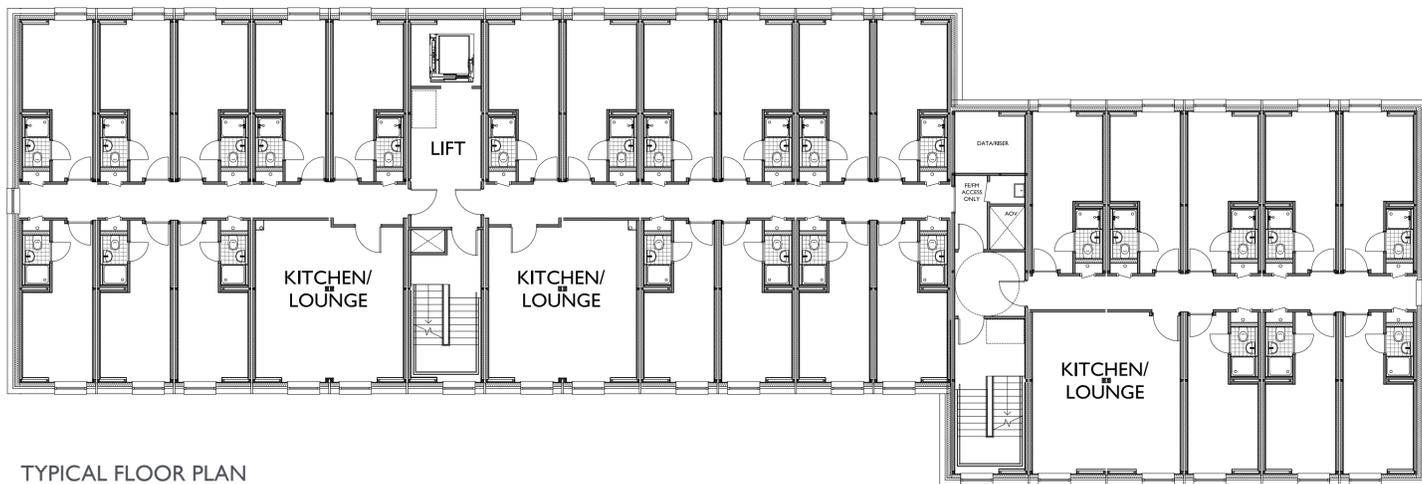
Windows will have a vertical proportion - responding to the local vernacular.



Site location plan showing root protection areas

OUR PROPOSALS

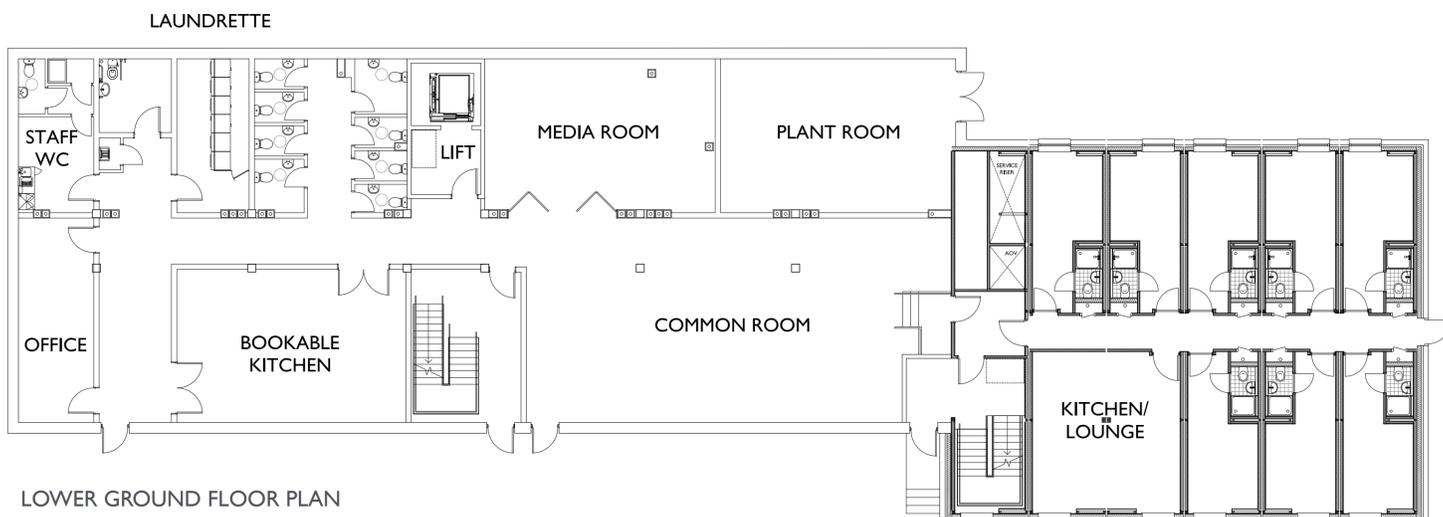
The development of Spreytonway student accommodation



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

LIVING AT SPREYTONWAY

The development of Spreytonway student accommodation

PROPOSALS FOR NEW ACCOMMODATION

The rooms at Spreytonway will be ensuite, and generally arranged in eight bed flats. The look and feel is targeted to be attractive to both students and conference users.

All accommodation will have a shared kitchen, lounge and dining room. It is particularly important for first year undergraduates to have a shared social space; supporting their transition from home to university life.

A well proportioned ground floor common room is provided including a bookable dining room and kitchen, study spaces and a mix of social spaces. The launderette has the capacity to accommodate additional users from the St German's and Lafrowda Halls.

BEDROOMS

The standard rooms are 14.5m². The rooms have a good proportion, large windows, high levels of storage, excellent services and Wi-Fi. The rooms meet the demands of the University and its current students - and contribute to a portfolio with a range of sizes and rents.

Full height windows give a great aspect from the rooms. Ventilation is via an opening, gridded panel, avoiding the problems of restricted windows common in many student accommodation buildings.

KITCHENS

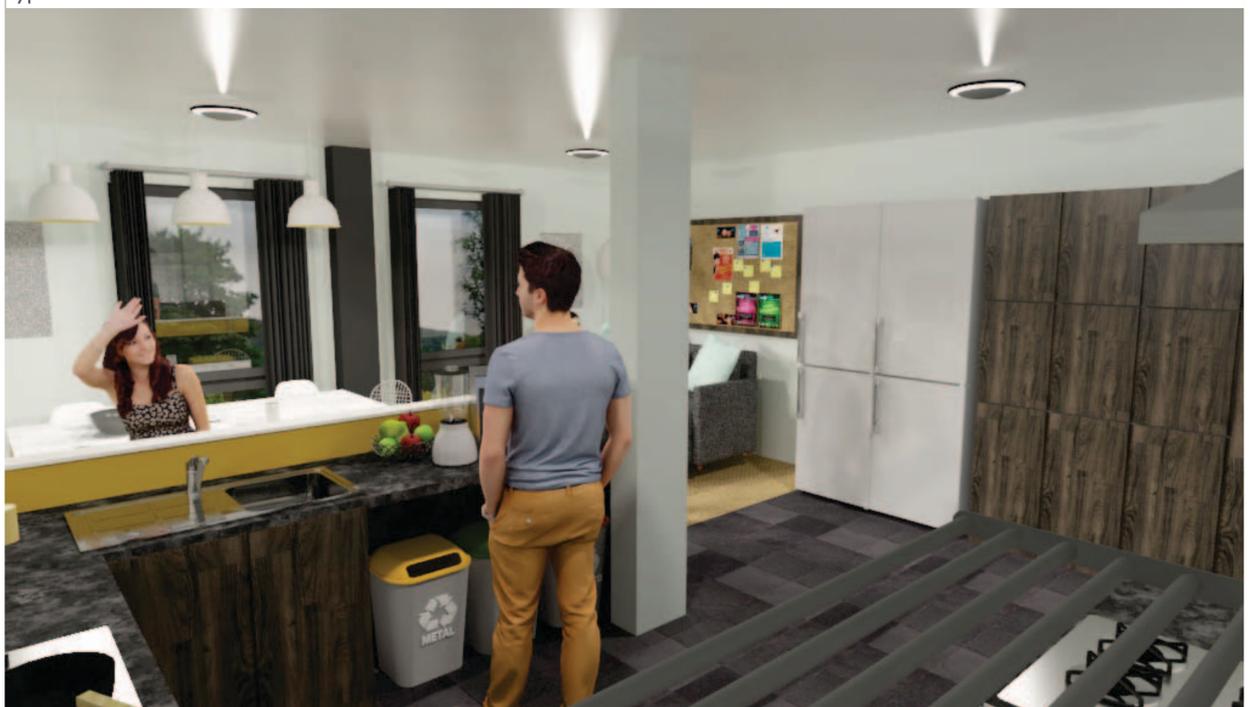
The character of the kitchens is homely with high quality fittings and furniture, and good ventilation. The social spaces in flats are supported by the generous common room provision.



Typical ensuite bedroom



Typical ensuite bedroom



Typical kitchen living area

OUR DESIGN

The development of Spreytonway student accommodation

DESIGN SOLUTION

The proposed layout provides an efficient use of land, taking into account the site constraints. Only two trees are proposed to be felled as part of the construction process - and none of the large mature trees to the south of the site. A new landscaped square will be provided as well as improved routes around the site.

ACCESS AND VEHICLES

There are no proposed changes to roads or vehicle access. Two disabled parking spaces will be provided. The site is well located for bus services and there will be generous provision of cycle parking.

MASS AND SCALE

The proposals are for five storey buildings set into the landscape such that only four storeys will be viewed from St German's Road. The design will sensitively integrate into the landscape. Social and communal facilities are at lower ground floor, away from the St German's access into the campus.

AMOUNT

The development will have a footprint of 2000m² of space, of which 315m² will be communal space. Provision will be made for a generous common room, launderette, management office, study area and bookable dining space. The redevelopment at Spreytonway will house around 106 bedrooms arranged as cluster flats.



View from St German's Road towards central entrance



View from south

SUSTAINABILITY & CONSTRUCTION

The development of Spreytonway student accommodation

Sustainability is at the heart of our approach to student accommodation. The site is sustainably located for public transport, the campus and local amenities. It also presents opportunities for ecological enhancement and will be designed and constructed according to sustainable principles.

BREEAM

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

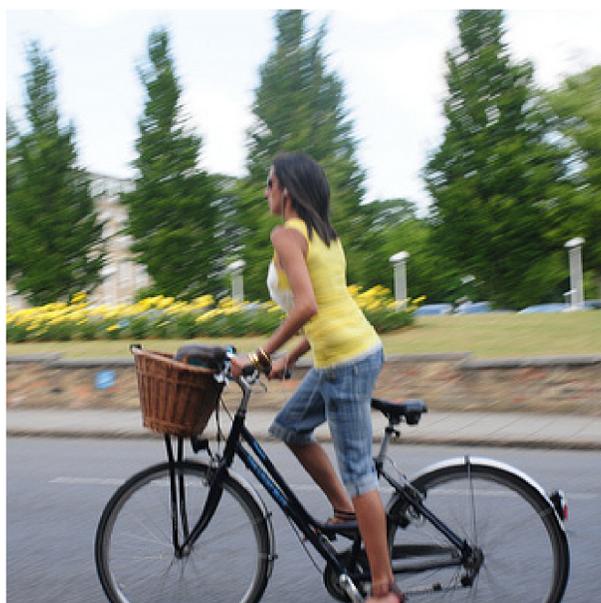
BREEAM “EXCELLENT”

We will put in place a number of measures to ensure we target a BREEAM “Excellent” rating for the redevelopment. These measures will include:

- Photovoltaic panels will be installed on the roof to generate additional renewable power.
- Green materials with good environmental rating and high recycled content will be specified.
- High levels of insulation will be used throughout; exceeding Building Regulations requirements.
- The water usage of the building will be reduced significantly by using very efficient water fittings.
- A or A+ rated appliances and low energy light fittings will be used throughout.
- The use of modular construction significantly reduces waste.
- A comprehensive recycling strategy will be put in place when the building is in operation.

TRANSPORT

The University’s sustainable travel plan demonstrates a commitment to green travel. The site is well located for bus services and there will be provision of cycle parking. The development will include one bicycle parking space per two students. This will be achieved by adapting and expanding cycle stores in the Lafrowda group.

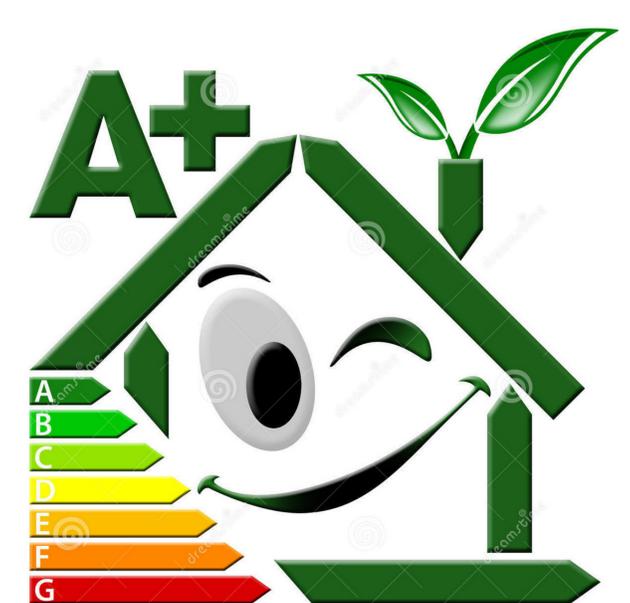


ECOLOGY

- The site has been surveyed to understand the ecological constraints and opportunities.
- Existing landscape and lighting will be enhanced to improve ecological potential.

DRAINAGE

The design will adopt the principles of Sustainable Urban Drainage (SUDS).



THANK YOU, COMMENTS & NEXT STEPS

The development of Spreytonway student accommodation

Thank you for taking the time to view our plans. We hope you will support the development of Spreytonway student accommodation.

If you have any further questions, please do not hesitate to ask a member of our team. We welcome the opportunity to hear what you think about our proposals.

HOW TO COMMENT...

Please fill in a comments sheet and post in the comments box before you leave the exhibition. If you leave your contact details, we will keep you up-to-date on how the project progresses.

You can also leave comments via our website:

www.exeter.ac.uk/studentresidences

All comments received during the consultation will be collated and reviewed in detail by the development team. Please respond by Thursday 15 December. Feedback will be considered and will form part of on-going discussions with Exeter City Council's planning team to inform further design and development of the proposals.

Your comments will be recorded in our Statement of Community Involvement that will be submitted to the City Council as part of the future planning application.

We plan to submit a proposal to the Council next month. Once plans have been submitted, the Council will undertake statutory consultation on the proposal.

CONTACT US

If you have further comments or questions, please contact us

local@lodestonecommunications.com



Approach along St German's Road



Terrace to Common Room