

**University of Exeter
Master Plan Options Appraisal
St. Luke's Campus, Exeter**



**Draft Issue 5
For Comment**

Existing Site



Introduction

Three colleges share the existing St Luke's campus, which has a rich educational history. It also has some unique characteristics such as a vibrant collegiate atmosphere and interesting architecture surrounding a lawned quadrangle. There is an aspiration by the University of Exeter to maintain these aspects whilst improving the student experience on site to make it comparable with the Streatham Campus. The relocation of staff (currently off site) from the Veysey Building together with the aspiration for expansion of UEMS is acting as a catalyst and driver for an increase in staff and student numbers on the campus in the period up to 2017 and beyond. St Luke's could also be the location for any new UEMS 'HQ' building in the future. This report reviews the provision of additional space requirements to accommodate the anticipated increase in numbers through the conversion of currently redundant student residential accommodation at College House and South Cloisters. This should meet the short and medium term demand for more non specialist space. The future sequence of delivery of new buildings through an established master plan for the site is also addressed. The issues that were reviewed as part of the process are:

- Existing Site / Original Master Plan
- Space Provision
- Potential Staff/Student Numbers for the three St Luke's Colleges
- Phasing & Sequencing Issues
- Opportunities For Development
- Phasing
- Proposed Master Plan
- Site Services & Engineering Strategy
- Outline Costs/Schedule of Areas
- Summary & Conclusion

Original Master Plan



Background to Original Master Plan

A master plan was originally established for the site in Sept/Oct 2012 by Terence O'Rourke at the request of UoE. During the original master planning design process Exeter City Council planners identified a number of buildings on the existing campus which they considered worthy of retention due to their conservation value. These are primarily to the western side of the site and are identified (shaded light brown) on the master plan opposite.

Holnicote Annexe which fronts Heavitree Road was also identified for removal under the Master Plan despite being identified as having conservation value (shown hatched on masterplan)

Review of Existing Master Plan

Following review by the project team it was agreed that a number of key design principles, which had been discussed with the planners were important:

1. The retention of the existing quadrangle
2. Substantial building frontage on both Heavitree Road and Magdalen Road.
3. The location of the library/central student resources in the middle of the campus
4. A pedestrian 'street' across the campus prioritising and creating permeability for pedestrians
5. Maintaining green space

The project team also noted that the existing master plan did not have a realistic car parking strategy and did not take into account the potential impact of demolishing buildings that had only recently been completed or were

Space Provision

Additional Space

The diagrams below illustrate how much additional space is provided by the new master plan compared to that provided by the existing site. The light brown buildings have been identified as important for retention. The area shaded grey indicates buildings scheduled for demolition. The blue shaded area represents the amount of new accommodation that would be required to replace the areas of existing (grey) buildings which under the master plan would be demolished. The red shaded buildings represents the amount of expansion of area that the master plan would create.



Note
The red and blue shading is diagrammatic to show the total areas and is not intended to show the actual designated location of the replacement expansion buildings

Potential Staff & Student Numbers - St Luke's Campus

College	Type	Job Category	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Notes	Expansion %	
CLES S&HS	Staff FTE	Research Only	4.7	3.1	3.1	3.1	3.1			-34%	
		Support - General		0	0	0	0				
		Support - Technician		5.0	5.0	5.0	5				
		Teaching and Research	15.6	19.0	19.0	19.0	19			22%	
		Teaching Only	3.8	8.1	8.1	8.1	8.1			113%	
	Student FTE (LOAD)	Ug	437	409	413	426	438			0%	
	PgT	24.5	31	30	29	29			18%		
	PgR	35	34	35	37	40			15%		
CLES S&HS Student Total			497	474	478	492	507			2%	
SSIS GSE	Staff FTE	Research Only	0.5	0.5	0.5	0.5	0.5			0%	
		Support - General	30.7	30.7	30.7	30.7	30.7			0%	
		Support - Technician	7.6	7.6	7.6	7.6	7.6			0%	
		Teaching and Research	49.2	49.2	49.2	49.2	49.2			0%	
		Teaching Only	21.8	21.8	21.8	21.8	21.8			0%	
	Student FTE (LOAD)	Ug	0	0	0	0	0			0%	
	PgT	681	699	697	717	670			-2%		
	PgR	212	211	240	253	255			20%		
SSIS GSE Student Total			892	910	937	970	925			4%	
UEMS	Staff	Research Only	54	94	249	267	290	308	*1	437%	
		Support - General	66	68	97	97	97	97	*1	47%	
		Support - Technician								*1	
		Teaching and Research	24	29	63	63	64	64	*1	167%	
		Teaching Only	21	23	26	28	30	34	*1	43%	
		Total	165	214	435	455	481	503	*1	192%	
		Add MI Staff			14	14	14	14	*1		
	Add Staff for 2No New Ug Courses						40	*2			
	Add Staff for steady state for BCLin Sci						10	*2			
	Total	165	214	449	469	545	527		230%		
	Student	Ug	314	365	430	485	540	580	*3	72%	
		PgT	0	0	72	89	99	109	*3		
		PgR	80	115	103	132	161	173	*3	101%	
		Total	394	480	605	706	800	862		103%	
Add MI Ug				180	180	180	180	*4			
Add 2No New Ug Courses							480	*5			
Add for steady state BCLin Sci							120	*6			
UEMS Student Total (Inc MI and 2No New Ug Courses)			394	480	785	886	1580	1162		301%	
TOTAL STUDENTS Inc MI and 2No New Ug Courses			1783	1864	2200	2348	3012			69%	
TOTAL STUDENTS Exc MI and 2No New Ug Courses			1783	1864	2020	2168	2232		*7	25%	

PRG3 Figures - April 2012
PRG3 Figures - April 2012
Updated beyond PRG3 Figures to reflect most recent growth plans (July 13)

Background

The current three colleges sharing St Luke's campus have supplied their student and staff growth figures to assist with the strategic space planning required by the option appraisal process.

Notes

*1 / *2 / *3 / *4

The build up for these numbers is available

*5

Add 2No new Undergraduate Courses each with an 80 Intake and each 3 year duration (as included the Financial Plan reported to Planning & Resources Group post-PRG3.

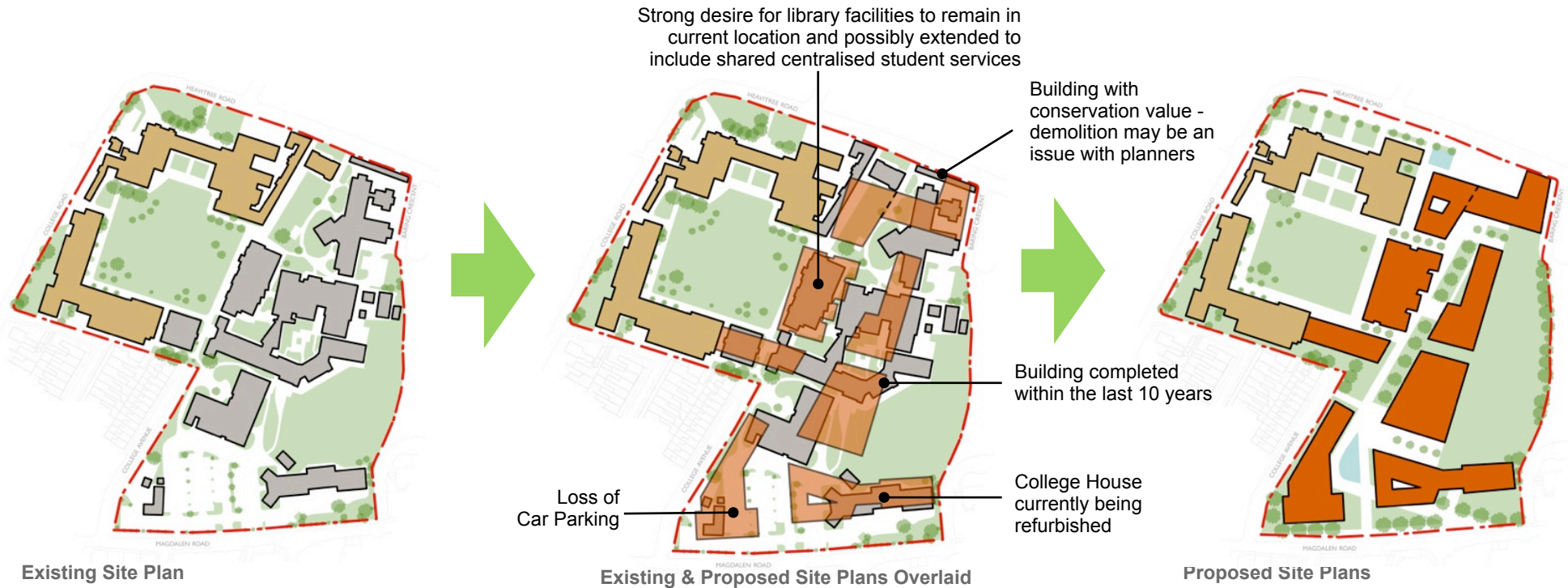
*6

planning intention for 2017/18 is to increase the intake for BCLin Sci from 80 to 100 this will give a steady state of 400 (i.e. 4x100) compared to the total of 280 included for 2016/17 - hence the addition of 120 to reflect what will be steady state after 4 years of the 100 intake (see background information on UEMS Student Build up).

*7

This shows growth between 2012/13 and 2016/17 but it should be remembered that Sport and Health Science numbers and Education numbers fell by 450 students between 2008/09 and 2012/13.

Phasing & Sequencing Issues



Key

- Existing buildings to be retained
- Existing buildings to be demolished
- Proposed new buildings

Decanting/Demolition

One of the fundamental issues with the original master plan concept is that in order to create it a number of buildings would have to be vacated and demolished. With the exception of College House, which is currently being refurbished, all other new building would affect more than one existing building with no allocation for the decanting of staff. The most likely solution to this issue would be to build an adapted building footprint either on the Magadalen Rd car park site or the redundant Holnicote Wing. Either of these options would then allow a new building to provide decanting space for staff from other buildings.

Key Departments & Services

Library

In its current form, Haighton Library serves St Lukes-based students quite well. Having benefitted from full refurbishment in 2009, with further enhancements in the interim, it offers a pleasant environment with an appropriate mix of study spaces and resources focussed on supporting the needs of current courses taught on that campus. Although a small proportion of our study space is available on a 24/7 basis, along with the PC Cluster room, it has long been an aspiration to expand that provision to enable longer access to resources as well. The opportunities allowed by further refurbishment or new build as part of a wider development scheme for St Lukes Campus, particularly in the context of expanded and diversified student numbers and courses, would enable the Library to provide much improved services and widened facilities to all, together with opening hours and access arrangements appropriate to changed student needs; and to take the fullest possible advantage of the benefits offered by a fully integrated Student Services / Library / IT / Guild service, which, supported by expanded use of existing technologies (specifically Student Information Desk (SID)), would provide both increased service efficiency and a much-improved student experience.

Centralised Student Support Services

A new centralised student services provision (serving all St Lukes students regardless of College) could be developed to improve the student experience, encourage greater interaction between student groups, and integrate the Guild more fully within the life of the campus using the technologies and approaches seen on the Streatham campus in the Forum, but perhaps interfacing even more closely with College-based activities. A fully integrated service should provide increased efficiency of service especially through use of the Student Information Desk (SID) technology. The natural location would seem to be within a refurbished and/or extended Haighton library.

Retail and Catering

No aspirations have been raised within the working group for new locations for the central kitchen, restaurant, or supermarket areas. However, longer term, the University may choose to consider some retail and catering presence within the substantial new buildings proposed for the Heavitree Road frontage or the pedestrian “street” (whether external providers or internal).

Accommodation

The options appraisal has not specifically considered the provision of student accommodation on St Lukes campus, in fact it has been presumed that the conversion of existing accommodation in College House and South Cloisters to staff space indicates that the University does not wish to retain student accommodation within the boundaries of this campus. However, there is nothing within the final masterplan proposed that precludes eg new buildings along the pedestrian street from being student accommodation spaces should that be the University’s preference over time.

Sport & Health Science

The Director of Sport has reviewed their requirements and has requested a modernised version of what is already on site - 4 badminton court sports hall; a large exercise studio; a gym slightly bigger than the current one (+25%) and a modern pool that will serve the university's needs. The target would be an 8 lane 25 metre pool, with a generous pool surround for hosting galas and storage of things like canoe polo boats and water polo equipment. Changing rooms and circulation space, and a meeting/training room as in current facility. Externally a small outdoor MUGA is required

It should be noted that none of the above aspirations were included within the 2013 PRG submissions from Academic Services or Campus Services but have emerged as a result of the more recent options appraisal workshop discussions.

Opportunities For New Building Development



Notes

- The development areas have divided into three zones: Heavitree Rd; Central; and Magdalen Rd
- The staff relocation from Veysey Building can be accommodated within College House & South Cloisters.
- There is no current allocation for Medical Imaging within the current master plan, although the working group can feed this in once the UMS vision for Medical Imaging has been finalised
- There is a perceived need for a combined student services and library in a central location on the site (not yet tested via student/college consultation)
- Substantial development with either Magdalen or Heavitree Road frontage could provide additional space for a new lecture theatre which could send a clear message of UoE commitment to the site early in the master plan development, as well as future proofing academic delivery for the larger cohort sizes planned
- The retention of the quadrangle is seen as an important asset
- The experience of visitors, students and staff should be considered at all stages of the development of the eventual final master plan
- If possible the existing car park should be retained as the cost of developing new underground car parking could potentially be £30k per space.

Existing Site Plan Identifying Areas for Development

Opportunities For New Building Development

Potential First Phase

This is created through the demolition of the existing redundant Holnicote staff building. This requires minimal staff decant into South Cloisters and creates a construction site for large scale dominant building with presence on Heavitree Rd (potential location for UEMS HQ Research Building).



Potential Second Phase

This is created through the demolition of the existing Richards building which requires the relocation of Sport & Health Science potentially to the newly created building on Heavitree Road (Phase 1) (specific lab accommodation should then be provided). This creates a construction site for large scale dominant building with a presence on Magdalen Rd (potential location for UEMS HQ Research Building).

Potential Third Phase

This is created through the demolition of the existing Baring Court. By this stage of the development ample new space for staff relocation will have been created in the previous two phases.



Potential Fifth Phase

The central area is the most complex part of the development. The Library and Sport Centre are to be rebuilt and expanded whilst remaining in their current location. This does not rely on the earlier Phases being completed but will have significant sub phasing within the building works.

Potential Fourth Phase

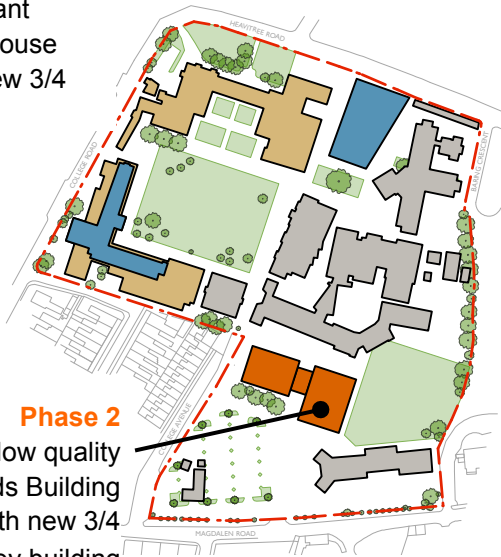
This replaces College House (currently being refurbished) with a new larger scale development on Magdalen Road

Development Phases

Phase 1
Existing redundant
Holnicote staff house
replaced with new 3/4
storey building



Phase 2
Existing low quality
Richards Building
replaced with new 3/4
storey building



Phase 3
Existing Baring Court
replaced with new 3/4
storey building.



Phase 4
Existing College House
replaced with new 3/4 storey
building.



Phase 5 +
Library redevelopment
interlinked with Sport
& Health Science
redevelopment



- Key**
- Existing buildings to be retained
 - Existing buildings to be demolished
 - New buildings
 - Completed buildings

Proposed Final Master Plan



Key Design Principles

From the sketch options a flexible final master plan has been developed which is capable of being adapted. It provides a dynamic framework for guiding development whilst accommodating alternative phasing options.

Strategic Site Issues

Whilst being visionary the proposal is also pragmatic, workable and viable. The development proposals will build upon the existing built form assets of the site. Development plots have been identified to allow replacement buildings to come on stream prior to decanting existing buildings.

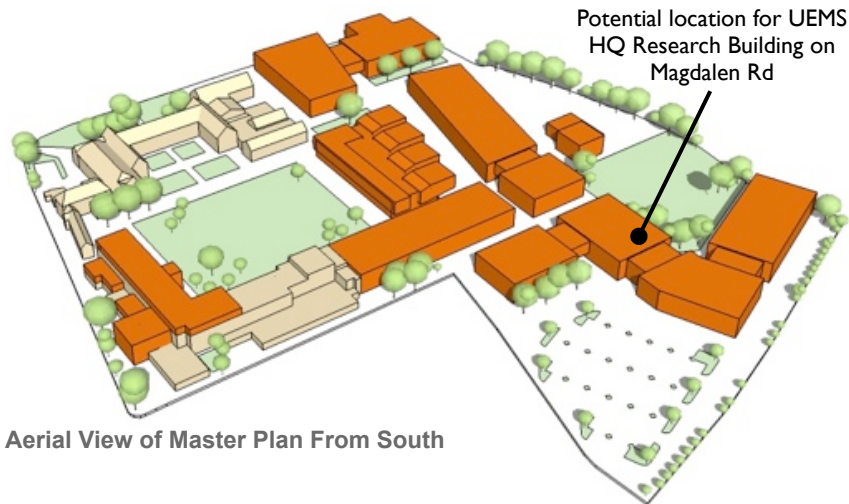
Wider Townscape Issues

The site is located in a Conservation Area and the scale and massing has to address and balance both the scale of the surrounding residential areas which are close to the site with a requirement to maximise space and create landmark buildings on both the Magdalen and Heavitree Road frontage.

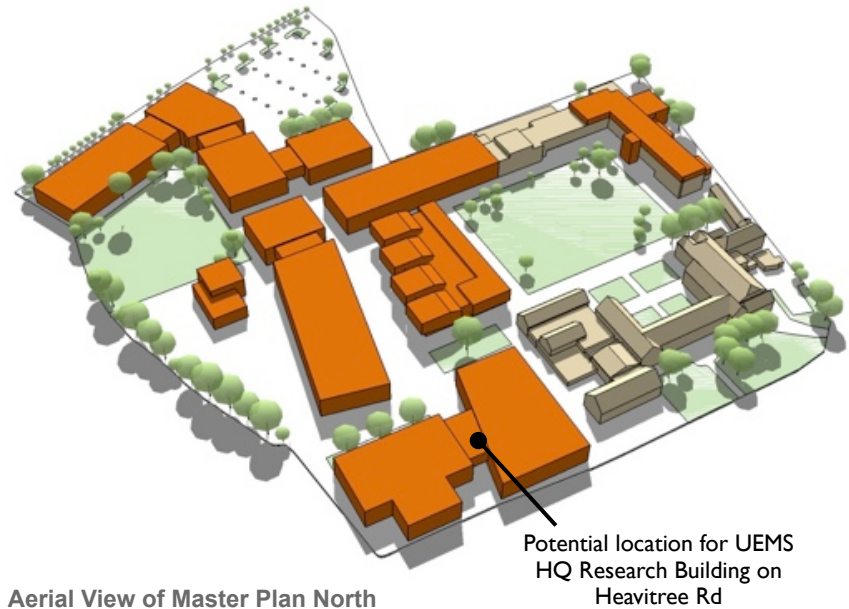
Landscaping Strategy

The existing landscape assets should be utilised in the new development & strengthened where possible. The proposals respect the existing trees on site. The existing cloistered courtyard has value in terms of a collegiate space reinforcing the special nature of the St Luke's Campus. In terms of reinforcing the University of Exeter brand this campus should be seen as a sister to the Streatham campus thereby necessitating a better landscape than currently evident.

Proposed Final Master Plan



Aerial View of Master Plan From South



Aerial View of Master Plan North

Site Capacity / Coverage & Massing

It is considered unlikely that building above four storeys would be acceptable on the central part of site due to the prevalent building scale of the area. Any new buildings fronting the Heavitree Road aspect would need to relate in terms of height to the existing North Cloisters at three storeys. The scale of the existing buildings on Magdalen Road would also likely indicate three to four storeys as being a maximum achievable height. The existing cloister courtyard is an important space relative to both the Conservation Area & the University Campus. The existing green open space fronting the Baring Crescent open space should be retained in any new scheme to create balance. The car parking area fronting Magdalen Road forms a less urban edge to both Magdalen Road & College Road, which is positive as any large building here could dominate the nearby small scale housing.

Sustainability Strategy

The adaptation and reuse of existing buildings is inherently green, only replacing when all options of reuse have been explored. All the new buildings must be highly robust, ensuring flexibility & adaptation are fundamental elements of their design. UoE aspires to be exemplars in terms of sustainability & green design with BREEAM Excellent identified as a minimum requirement for any new buildings

Permeability & Site Access (Pedestrian / Vehicular / Emergency Services)

Linkage both into the site and through the site are important aspects of the proposed masterplan. Maintaining vehicular access to the campus during periods of construction and for emergency serves and deliveries is an important issue. Clear zones of priority giving priority to pedestrians over vehicles is a vital component of the master plan.

Student & Visitor Experience

Two new statement/gateway buildings on prominent roads into Exeter will form a strong advertisement for the University and a clear signpost to the campus Together with new central academic and student support provision. There is an opportunity to readdress the issue of St Lukes being viewed by potential students and academics as the poor relation to the Streatham Campus.

Planning

An informal meeting has been held with the planners but no formal discussions or review of the revised master plan has taken place.

Site Services Strategy

Electrical infrastructure

The estimated electrical load assessment is that after the redevelopment of South Cloisters building and College house the existing electrical supply will be approaching its capacity. Further developments after this will need to consider the infra structure up grade as part of their development. The development of the St Luke's Campus will require a new electrical services infrastructure strategy for the whole site via Options:

Option 1 - New HV supply to terminate in a new Energy centre.

This supply will serve the whole campus via a private HV network. Advantages – flexibility, larger capacity for change and development Disadvantages – More expensive.

Option 2 – Split the site into 2 phases North & South and serve each from a new 1MVA LV supply from the WPD network. Advantages – Less expensive than option 1. Disadvantages – not as flexible as option 1. Limits on load available could limit site development.

As part of the future development a number of the existing LV electrical supply cables on site serving retained existing buildings will need to be renewed or replaced. A common services route will be required between the buildings to distribute the HV and LV services.

Communications Infrastructure

It is likely the existing external data/communications cable fibre infrastructure will have insufficient capacity for the future development. If this is the case will new fibre links to the site be required. UOE IT team will need to confirm if a new communications room be required with Generator back up to supplement the existing room on site for site resilience. A new data/communications main service route will need to be defined to provide long term flexibility and resilience to the campus data/communications services. This will include the need for diverse cable routes to allow for duplication of supply. The definition of the new data/communications service route will need direct involvement from the UOE IT team to develop the strategy for cable distribution that is not impeded by future building construction.

Water Infrastructure

The existing connections to the SWW mains, in Heavitree Road (via North Cloisters) and College Road (via South Cloisters) supply into a 125mm ND ring main that runs around the Quadrangle. Branch mains off this ring main run out to supply all existing buildings and site fire hydrants. There is a third SWW connection off Magdalen Road that supplies College House only.

The proposed development of South Cloisters and refurbishment of College House will not require any upgrading of the incoming mains; however the proposed 'option 3' extension to South Cloisters will require some re-routing of the incoming service pipe. The proposed development along the east side of the campus will not compromise the existing, incoming service pipes and the Quadrangle ring main. The new development will increase the overall site water demand rate, but one or more of the existing incoming main services can be upgraded to provide the necessary peak demand. Below ground investigations will have to be carried out at an early stage to establish the condition of the existing pipework.

Gas Infrastructure

There are seven existing incoming gas services into the campus 2 no from Heavitree Road, 2 no from College Road, 2 No from Raleigh Road and 1 no from Magdalen Road. These are all fed from the Wales & West LP distribution mains. The proposed development to South Cloisters will re-use the existing incoming services however the gas meter supplying the main boiler plant will need to be upgraded. The refurbishment of College House does not require any upgrading of the incoming gas service. The proposed main development along the east side of the campus will use the existing incoming services from Heavitree Road (via Holnicote Annexe) and Magdalen Road, but the service pipes and meters will need to be upgraded to provide the increased overall demand. With the building of a new sports centre and swimming pool the installation of a combined heat and power (CHP) plant should be seriously considered. This will reduce the electrical demand from the grid supply (when the CHP unit is operating). It will increase the gas demand but the overall carbon emissions will be reduced.

Site Engineering Strategy

Site History and Ground Conditions

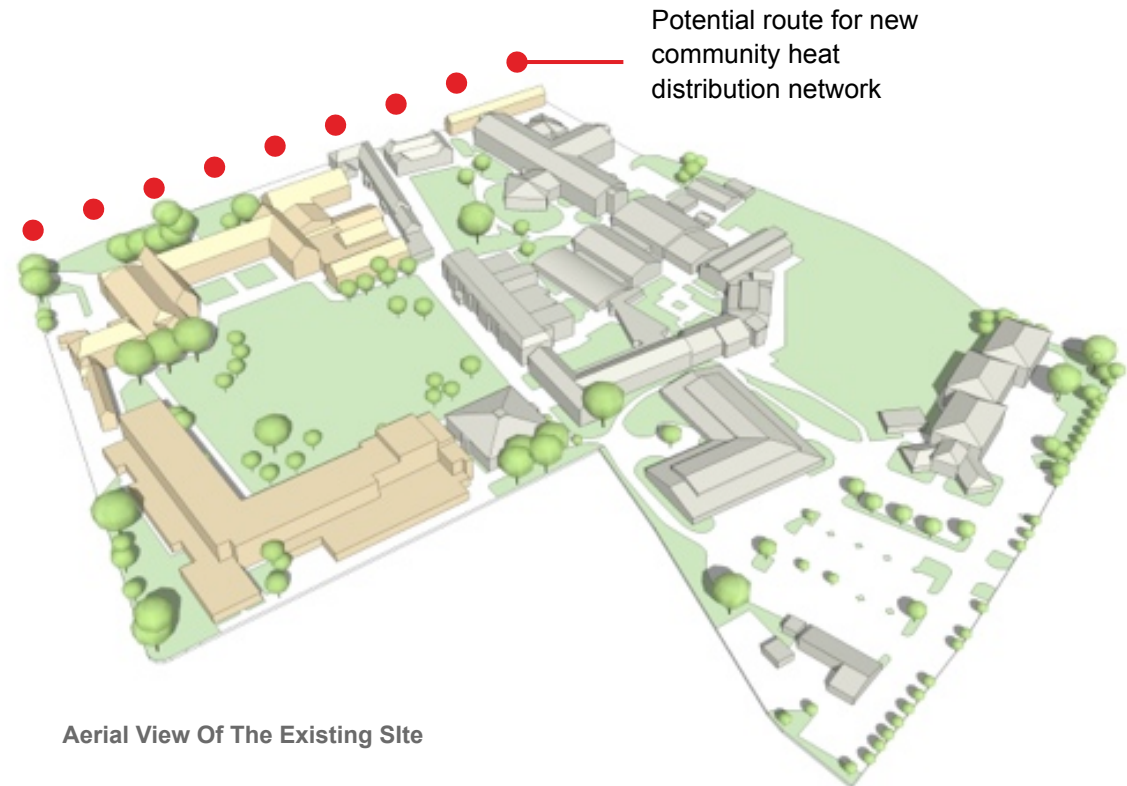
AECOM have conducted a reduced scope desk top study for the South Cloisters area of the St Lukes site. This has concluded that the site is underlain by Breccia bedrock which in its upper layers may be weathered to a clay. River Terrace deposits (gravels) may overlie the clay. Where this material is undisturbed by previous development it is suitable for conventional pad and strip type foundations. It should be noted that the St Lukes site was bombed heavily in WW2 and therefore there remains a risk of UXB where the site has lain undisturbed since 1942.

Storm Drainage

The site is positively drained into the surrounding SWW sewer system which comprises a mixture of foul, storm and combined drainage. Development which increases the impermeable area of the site will require attenuation and control structures restricting storm run-off to agreed levels with the Environment Agency. It is too early to discuss the specifics relating to particular buildings but it may be possible to mitigate the attenuation requirement by using permeable paving in areas of car parking in place of impermeable tarmac. A combined strategy may give the optimum results and lowest cost solution.

Foul Drainage

Dialogue will be required with SWW regarding the foul discharge from new development. The discharge quantity and quality will require analysis and a capacity study on a building by building basis to determine the impacts on the foul discharge that the change in use and the increase of staff and student numbers imply. It may be desirable to reduce peak level flows by use of a wet well and pumping at a defined flow rate and this argument could be used to meliorate any request from SWW for network improvements.



Costings

	m2	£ / m2	Total £
CONSTRUCTION COSTS			
Demolition	14,930	180.00	2,687,400.00
New Building			
??? - 3 storey	3,600	2,081.00	7,491,600.00
??? - 3 storey	3,000	2,081.00	6,243,000.00
??? - 3 storey	3,500	2,081.00	7,283,500.00
??? - 3 storey	6,300	2,081.00	13,110,300.00
??? - 3 storey	3,600	2,081.00	7,491,600.00
??? - 2/3 storey	750	2,081.00	1,560,750.00
??? - 3 storey	11,700	2,081.00	24,347,700.00
Site Works			
Hard & soft landscaping	19,895	70.00	1,392,650.00
Drainage			750,000.00
New/ upgrade/ divert supplies			750,000.00
Preliminaries, OH & P			incl.
Total	32,450		73,108,500.00
OTHER COSTS			
Client Direct Orders			
Data/ telecoms switching & equipment	32,450	60.00	1,947,000.00
FF & E	32,450	50.00	1,622,500.00
Total			3,569,500.00
Fees			
Professional fees @ say 9%			6,579,765.00
Planning fees			100,000.00
Building Control fees @ say 0.25%			182,771.25
Surveys and other miscellaneous fees			150,000.00
Total Fees			7,012,536.25
Total excluding Contingency, VAT and EDS fees			83,690,536.25
Contingency @ 10%			8,369,053.63
Total excluding VAT and EDS fees			92,059,589.88
VAT @ 20%			18,411,917.98
EDS fees @ 6% on main contract & direct works			4,600,680.00
Total Project Cost			115,072,187.85

Notes

- The costs are fully including project costs including all works, contingency, fees, VAT, etc
- Building cost inflation is not included in the estimate
- Costs assume design to BREEAM Excellent
- New building rates are based on BCIS rates for mixed use University buildings (2Q 2103)

Commentary

Davis Langdon have prepared an order of cost estimate based on the master planning drawings. The construction costs are based on typical rates per m2 of gross internal floor area from the RICS Building Cost Information Service for 'mixed use University buildings'. Given the limited site information available, general allowances have been made for new and upgraded services and drainage. Specialised space requirement items such as laboratories, swimming pools, medical imaging etc have not been included.

Allowance have been made for data installations, furniture, fittings and equipment along with all professional fees and VAT. Costs are based on current rates and no allowance for inflation has been included.

Accommodation Areas

Existing Buildings	Building m ²
Existing Buildings - Retained	
Club Alley (A)	218
North Cloisters (B)	4318
Chapel (C)	270
South Cloisters - incl. new build (D)	5712
Sub-Total	10518
Existing Buildings - Demolished	
Holnicote Wing (E)	503
Holnicote Staff House (F)	411
Holnicote Annexe (G)	281
Baring Court (H)	2907
Haighton Library (I)	2052
Sports Centre (J)	1955
Dance Studio (K)	118
Smeall Building (L)	764
PCMD (M)	2780
Richards Building (N)	1715
Maintenance Store (O)	81
College House (P)	2277
Sub-Total	15844
Total	26362

Terence O'Rourke Masterplan	Demolition m ²	New m ²	Total m ²
Existing Buildings (Incl. South Cloisters New Build)			26362
Phase 1 (Building A)	914	3000	28448
Phase 2 (Building H)	2277	5560	31731
Phase 3 (Building E)	3544	2285	30472
Phase 4 (Building F)	1715	3590	32347
Phase 5 (Building D)	4980	3900	31267
Phase 6 (Building C)	2052	3500	32715
Phase 7 (Building B)	281	3640	36074
Phase 8 (Building G)	81	5750	41743
Total	15844	31225	41743

New Masterplan	Demolition m ²	New m ²	Total m ²
Existing Buildings (Incl. South Cloisters New Build)			26362
Phase 1 (Building A)	914	3600	29048
Phase 2 (Building G)	1715	5200	32533
Phase 3 (Building B)	3188	3000	32345
Phase 4 (Building H)	2358	6500	36487
Phase 5 (Building E)	3544	3600	36543
Phase 6 (Building D)	2073	6300	40770
Phase 7 (Building C)	2052	3500	42218
Phase 8 (Building F)	0	750	42968
Total	15844	32450	42968



Existing Plan



Terence O'Rourke Masterplan



New Masterplan

Summary & Conclusion

Summary Conclusion and Recommendations

The Options Appraisal Working Group has considered and appraised the options for developing St Luke's campus based on the original Terrence O'Rourke master plan our main conclusions are :

- The main principles of the existing masterplan are still relevant.
- We are recommending revisions to it in order to enable its delivery whilst maintaining a live campus environment and protecting the student experience.
- The "final" master plan we are proposing would deliver the optimum balance for the University between new fit for purpose space, prestigious frontage on major routes into the city centre, retention of quality heritage buildings, an improved student experience and more integrated pedestrian access and percolation across the site.
- In order to deliver new buildings to meet the University's longer term aspirations and growth on this campus it is necessary to find space for the initial development (Phase 1). This will then allow the occupants of buildings located where Phase 2 will be built to decant into Phase 1 in order to allow the demolition of the buildings they occupy to clear a space for the next phase and so on.
- Whilst most phases of the final master plan need to be sequential for these practical reasons, phase 8 (library and student services) could be done in parallel with another phase and this would deliver valuable early benefits to the student experience.
- The cost envelope could therefore be reviewed, per phase, to give the University an idea of the costs of delivering, for example, the major new building fronting Heavitree Road and the library/ student services phase concurrently.
- The implications for the campus of approaching the phasing of the master plan delivery in this way, would also benefit from further investigation.

- The University needs to decide its strategic aspirations for sport and Sport and Health Science] on the St Luke's campus in order for the matter to be taken further.
- A list of the initial consultees is summarised on the following page. Our recommendation is that subject to the comments of the project board, wider consultation is now proposed including more formal consultation from the planners particularly in reference to the conservation issues. After this has a wider consultation the Final Master plan and phasing can then be confirmed and adopted by the University.

Issues/risks key points to note

There are a number of areas where further more detailed technical investigation is required before final recommendations can be made. In addition there are several key points to be aware of:

- Further planning consultation will be required particularly in terms of the Holnicote annex. This was shown as demolished as part of the original master plan, a decision with which we agree. Consultation with the planners to date (two discussions) has been positive, however it was raised as a building of conservation significance and its removal will need to be treated sensitively.
- Car parking was raised as an important issue during the consultation and its retention was seen as essential. The proposed underground car park referred to in the original master plan has been removed because of its potential cost and it is proposed that the existing car parking be retained.
- The existing power and data infrastructure is likely to require significant upgrade to meet the demands of the new buildings.
- The rebuilding of both the library and sports facilities (including swimming pool) is a complex issue which will involve significant sub phasing to keep the existing services operational.

Consultation

Options Appraisal Working Group

The option appraisal working group consists of:

- Chris Lindsay
- Ken Stein
- Elizabeth Dridge
- Elaine Cordy
- Pete Biggs
- Samantha Briggs
- Joanna Lunnon
- David Childs
- Debbie Brett

Wider Consultees

The draft document will be issued to to a wider group consisting of:

- Phil-Rees Jones
- Mahesh Shah
- Steve Jones
- Kevin Farmer
- Paul Mucklow
- VP Participation Officer (This is the Student Guild Participation Officer which is currently Jon Bagnall but will change next academic year – the e-mail address is generic)
- Jilly Court
- Iain Park
- Phil Attwell
- David Nairn
- Allan Edgcumbe
- Stephen Mossop
- Simon Wright