

# 1 Heavitree Road, Exeter

## Existing Site + Previous Scheme

The existing site consists of the former police station and magistrates court which has been left vacant. The site is in poor condition and detracts from the appearance of Heavitree Road. Due to the existing building's specialised use there is limited opportunity to reuse the existing building.

In October 2021 an application was submitted to provide 640 student rooms and 315 co-living rooms on the site, however this application was rejected at planning committee and subsequently dismissed at appeal.



### A New Direction

This new application aims to address the shortcomings of the previous application by offering a high quality, inclusive and more considerate scheme that aligns with the local character.

The new scheme represents an overall reduction of 193 rooms (399 student rooms and 363 coliving rooms). Despite the reduction in rooms, the new scheme will deliver an increased amount of affordable accommodation through a greater emphasis on co-living. Furthermore, a new café unit will be introduced as part of the development as well as enhanced landscaping and more greenery.

### Reasons for Refusal

*'proposed development would harm the amenity, privacy and outlook of adjacent residential properties on higher summerlands'*

*'proposals result in the loss of a significant number of trees on the site which contribute to the amenity of the locality and biodiversity of the site'*

*'height and mass of the proposals would harm the character of the area including street scenes along Heavitree Road and Gladstone Road'*

*'the proposed limited amount of external space in the form of internal courtyards would create poor quality space with a sense of feeling enclosed'*

### What Have We Been Doing Since the Refusal

Since the refusal we have been working diligently to address the issues of the previous proposals and create a development that positively contributes to the area. We have engaged with Exeter City Council through a series of pre application meetings as well as meeting the Design West Design Review Panel to develop a more appropriate scheme for the site.



# 2 Heavitree Road, Exeter

## Project Vision

### Our Vision

In conjunction with St Lukes Masterplan, this development presents an opportunity to significantly enhance Heavitree Road as a route into the city centre. Our vision for the site aims to achieve the following:



Improve pedestrian and cycle movement around the site through the introduction of a cycle path along Heavitree Road, upgraded pedestrian crossings and future provision for a bus lane.



Create an inclusive, fully accessible community which ensures residents feel safe and secure.



Provide a positive contribution to the area through developing a vacant brown field site into sustainable scheme that reflects the surrounding character



Develop a rich and diverse environment which retains existing trees and introduces new trees and planting to increase biodiversity and promotes wellbeing.

### Student Roost

Founded in 2017, Student Roost are one of the largest purpose-built student accommodation (PBSA) providers in the UK, providing a home away from home for more than 23,000 university students each year. With over 50 properties in 21 cities throughout the UK, Student Roost offers more than a room to its residents.

Student Roost joined Greystar's family of student accommodation brands in 2022 following their double-win success at the Property Week Student Accommodation Awards; the most prestigious awards in the PBSA sector. Greystar (applicant) have 30 years' experience investing in, developing and managing rental housing and student accommodation across the globe.

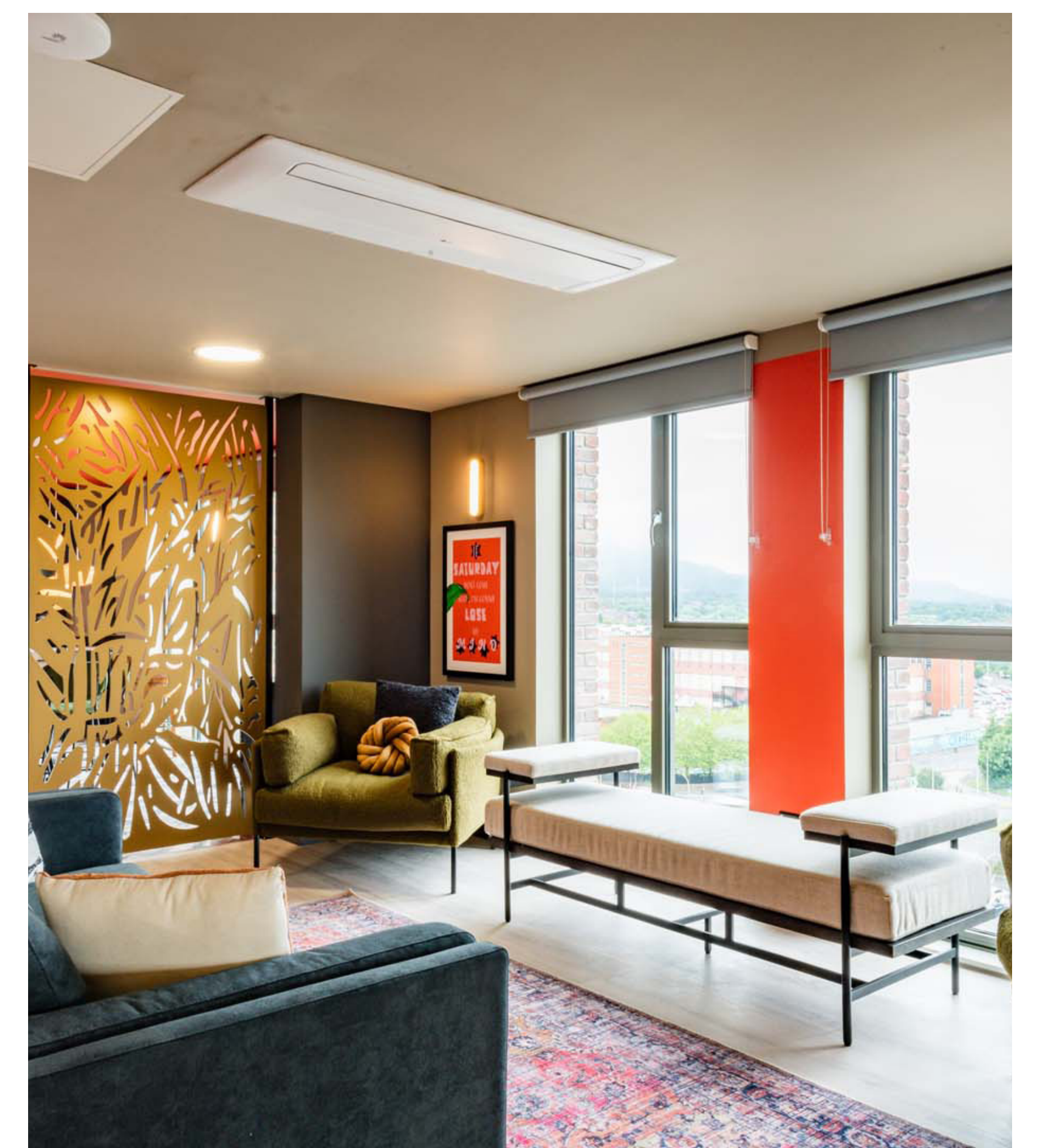
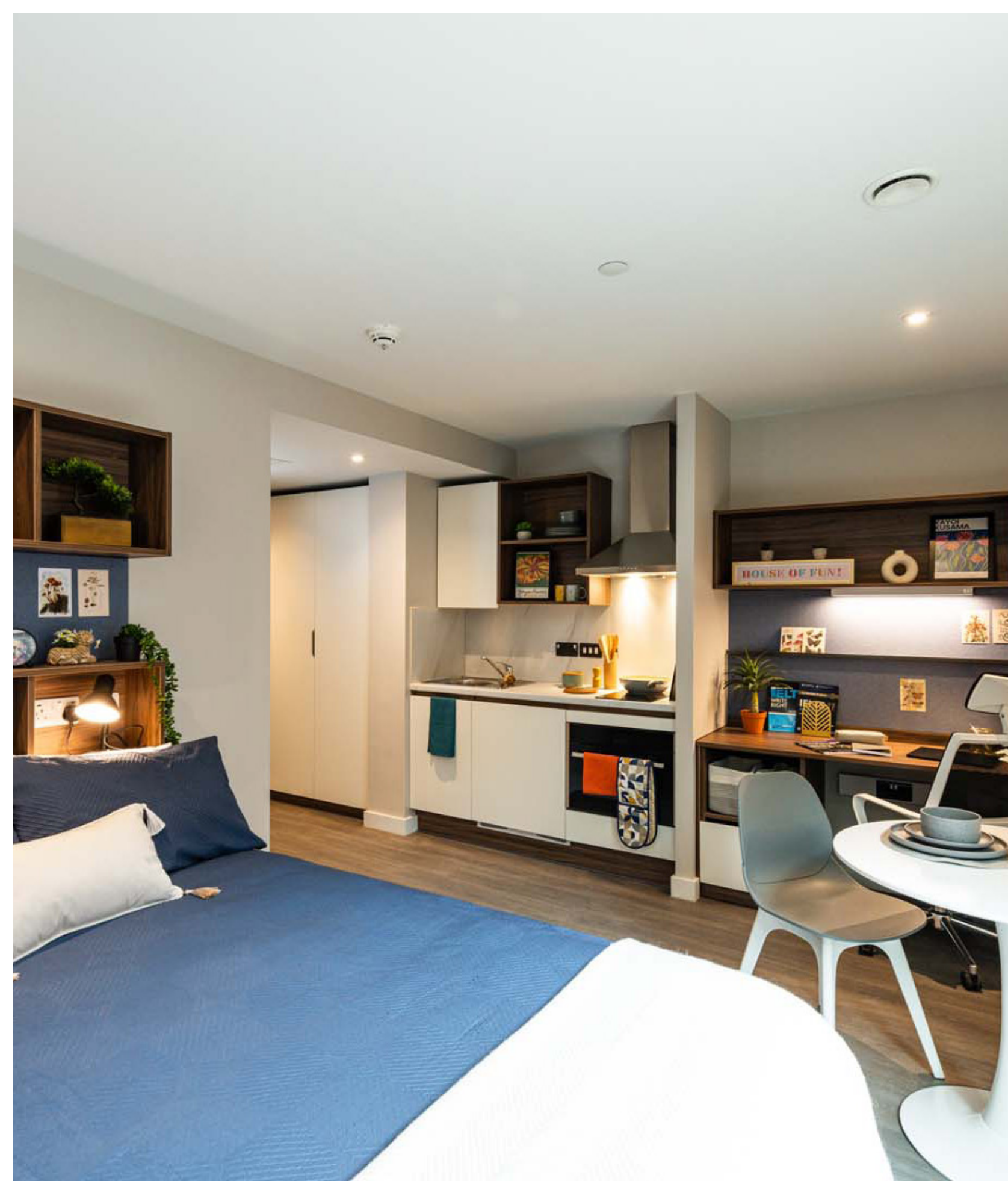
With a strong focus on resident wellbeing, Student Roost strive to provide the very best student living experience. Their properties are homes, communities, and safe spaces for thousands of young people taking their first steps on their university journey. Each property has a variety of room options to suit all student needs, team members on site 24/7, and facilities that enable residents to create meaningful connections and receive a remarkable experience.



### What is Co-Living

Co-living developments provide young professionals with the opportunity to live life in a bustling city environment while ensuring their experience is focused on community and convenience. Residents will live as part of a community, enjoying shared spaces and collaborative events while knowing comfort and home is just a few floors away. We provide everything needed to help them make the most of city life, including utility bills, taxes, concierge service and superfast WiFi within the price of rent.

Our co-living accommodations are well suited to young professionals, recent university graduates, independent students, entrepreneurs, creatives and more, aged between 23 and 26 who are looking to be part of a community while maintaining a private living space.





# 3 Heavitree Road, Exeter

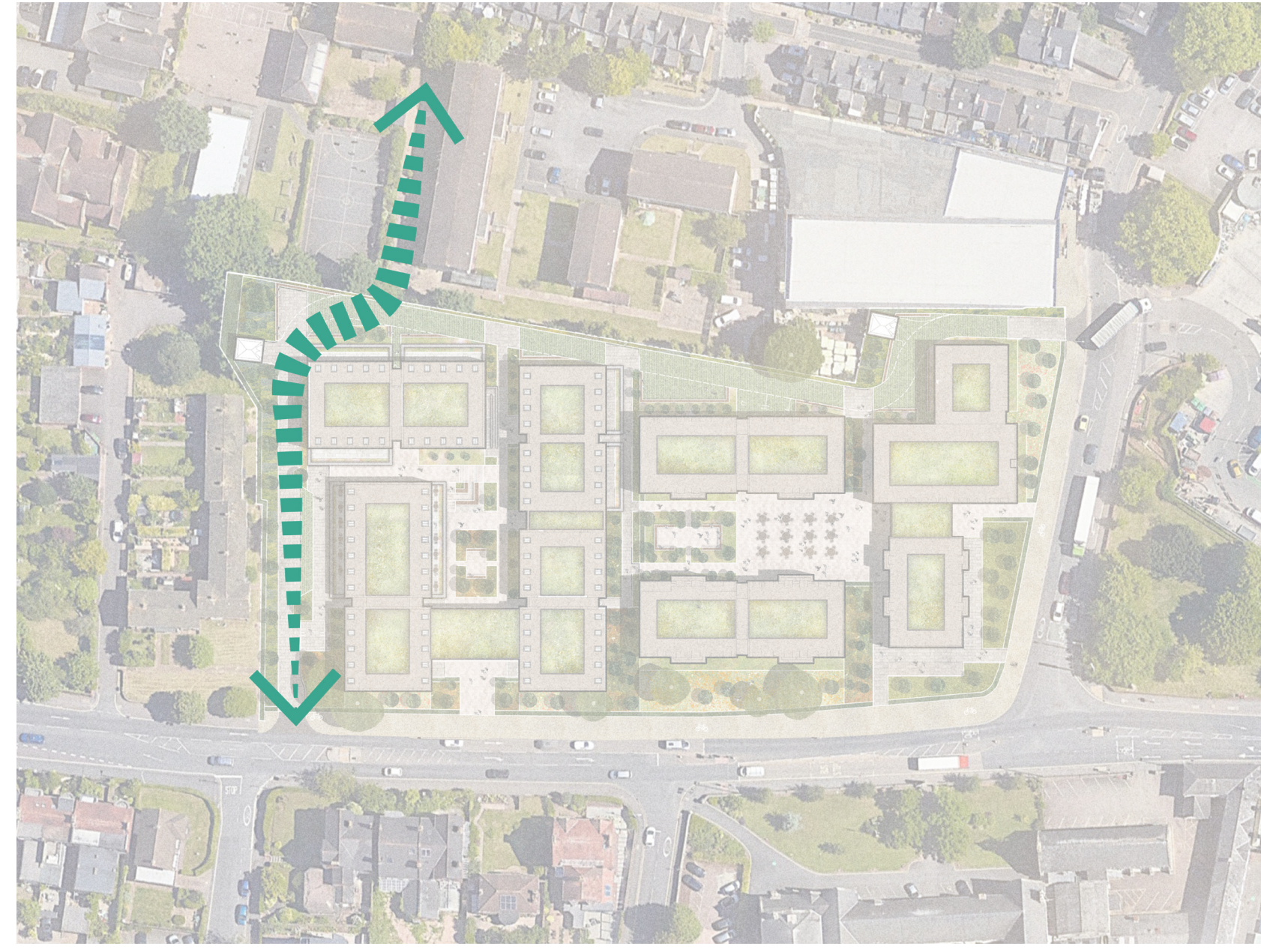
## Landscape Vision

The proposals significantly enhance the current condition and quality of the site. By preserving and improving the green infrastructure, the site remains well-integrated with its surroundings, upholds the green corridor along Heavitree Road, and makes a positive contribution to the area. Existing trees along Heavitree Road will be retained, while new trees and native plants will be added throughout to increase biodiversity.

The building layout creates two private courtyards for residents, offering spaces for gardening and events.

Following discussions with the council, a new public pedestrian route is proposed through the site as indicated on the diagrams.

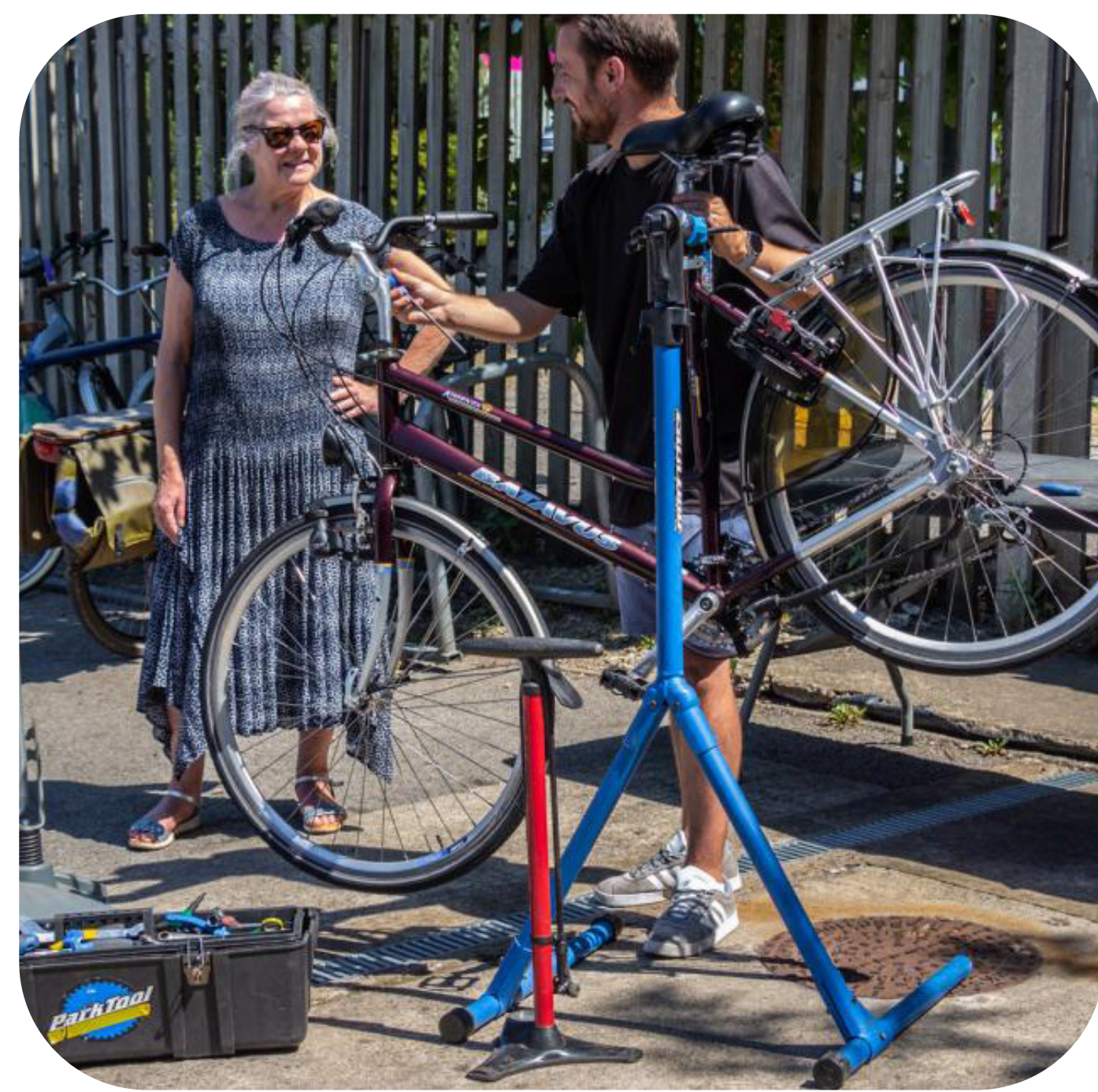
New Public Route



Green Infrastructure



Residents growing areas



Flexible space for events



Increase in biodiversity

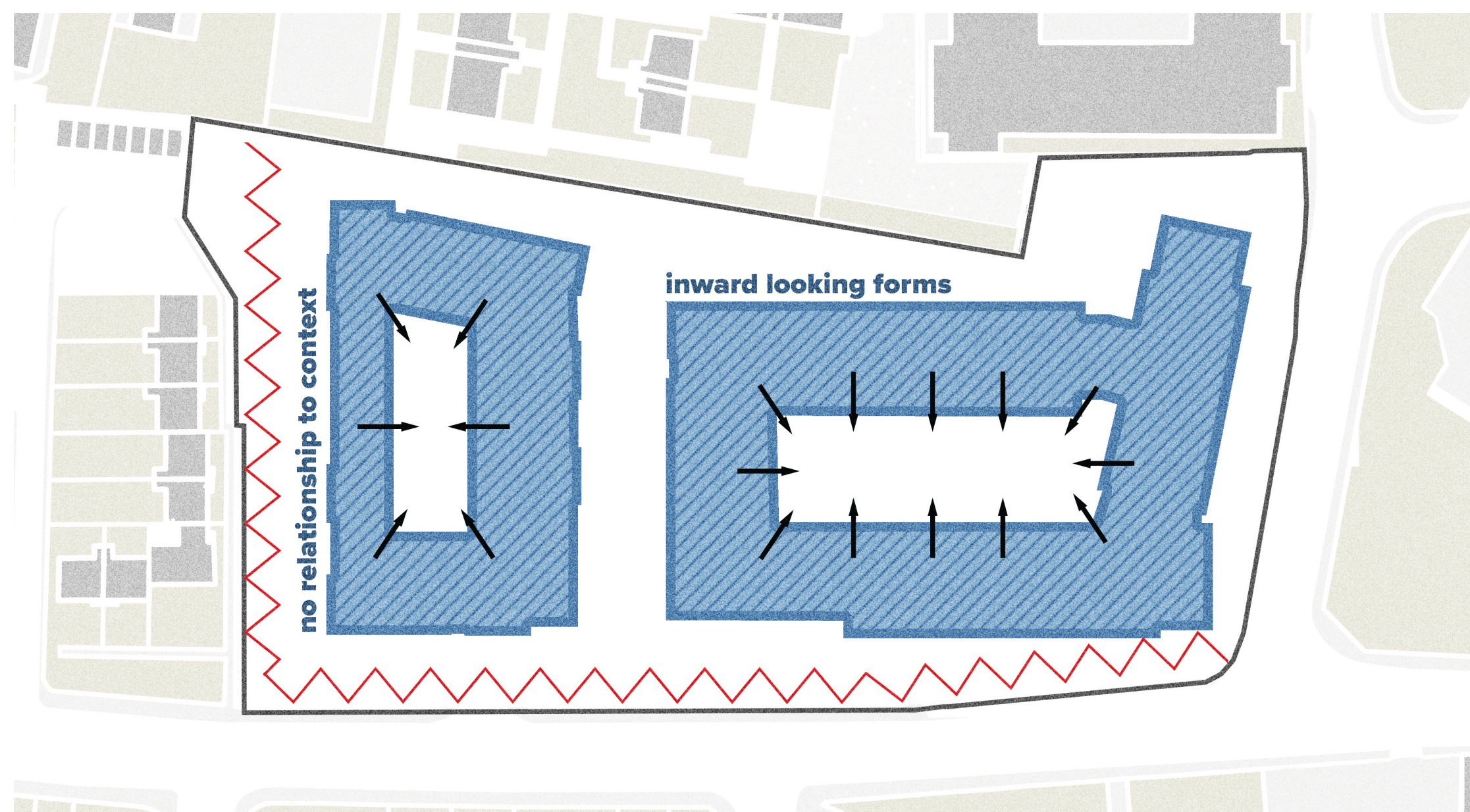


# 4 Heavitree Road, Exeter

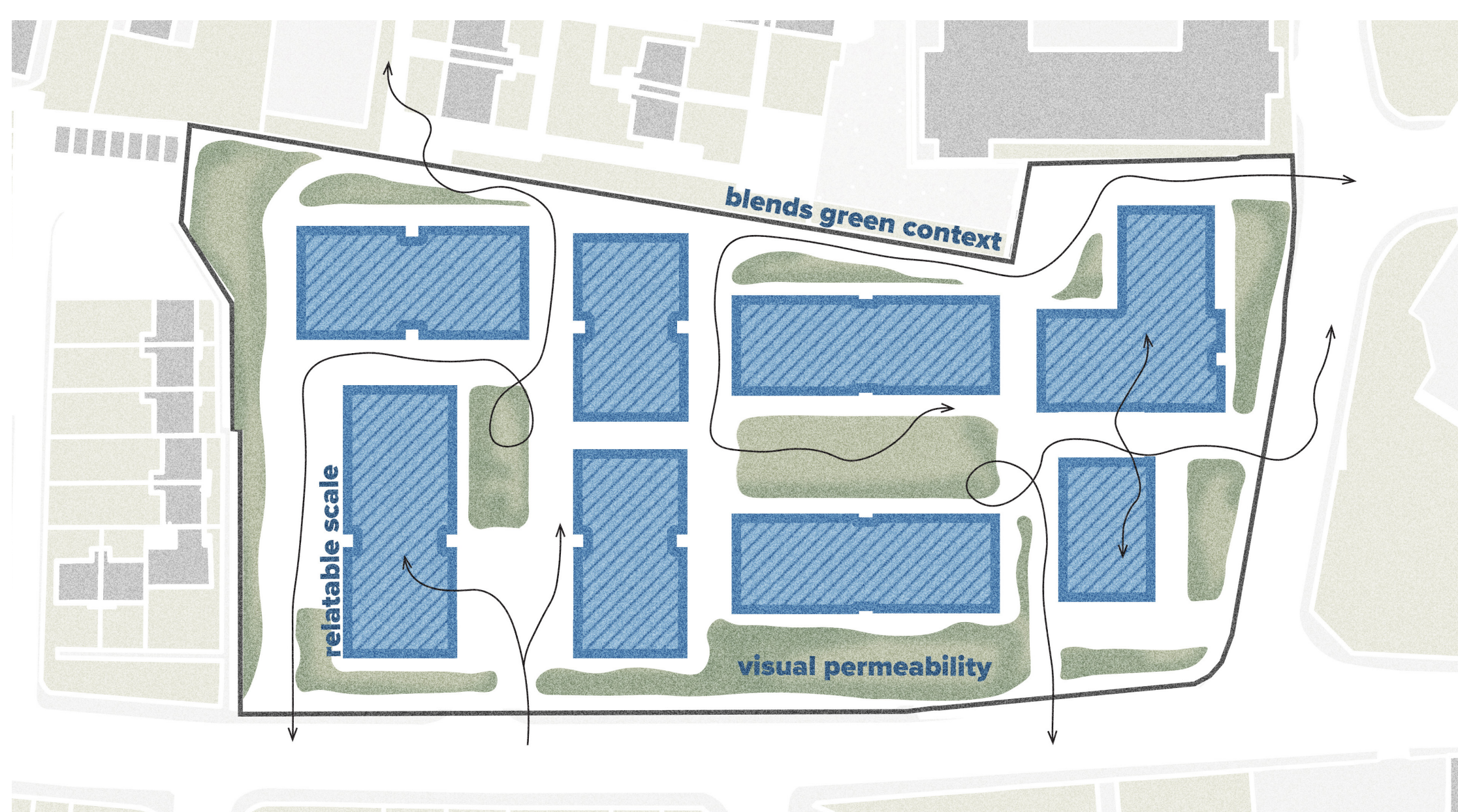
## Architectural Design

The architectural language developed aims to reflect and complement prevailing character of the area. The proposals consist of 8 buildings (four student and four coliving) which are arranged to form two courtyards that provide external amenity space for residents. This layout is designed to create a sense of openness across the site, reducing the overall impact of the development.

### Refused Scheme:



### New Direction:



The design draws inspiration from the nearby conservation areas, such as the terrace typology of Summerlands and the large Georgian villas of Mont Le Grand to integrate the development seamlessly into its context while providing high quality, contemporary architecture.

The buildings will engage with sites the public facing areas incorporating ground floor amenity space for residents and a new café space on the junction of Heavitree Road and Gladstone Road.



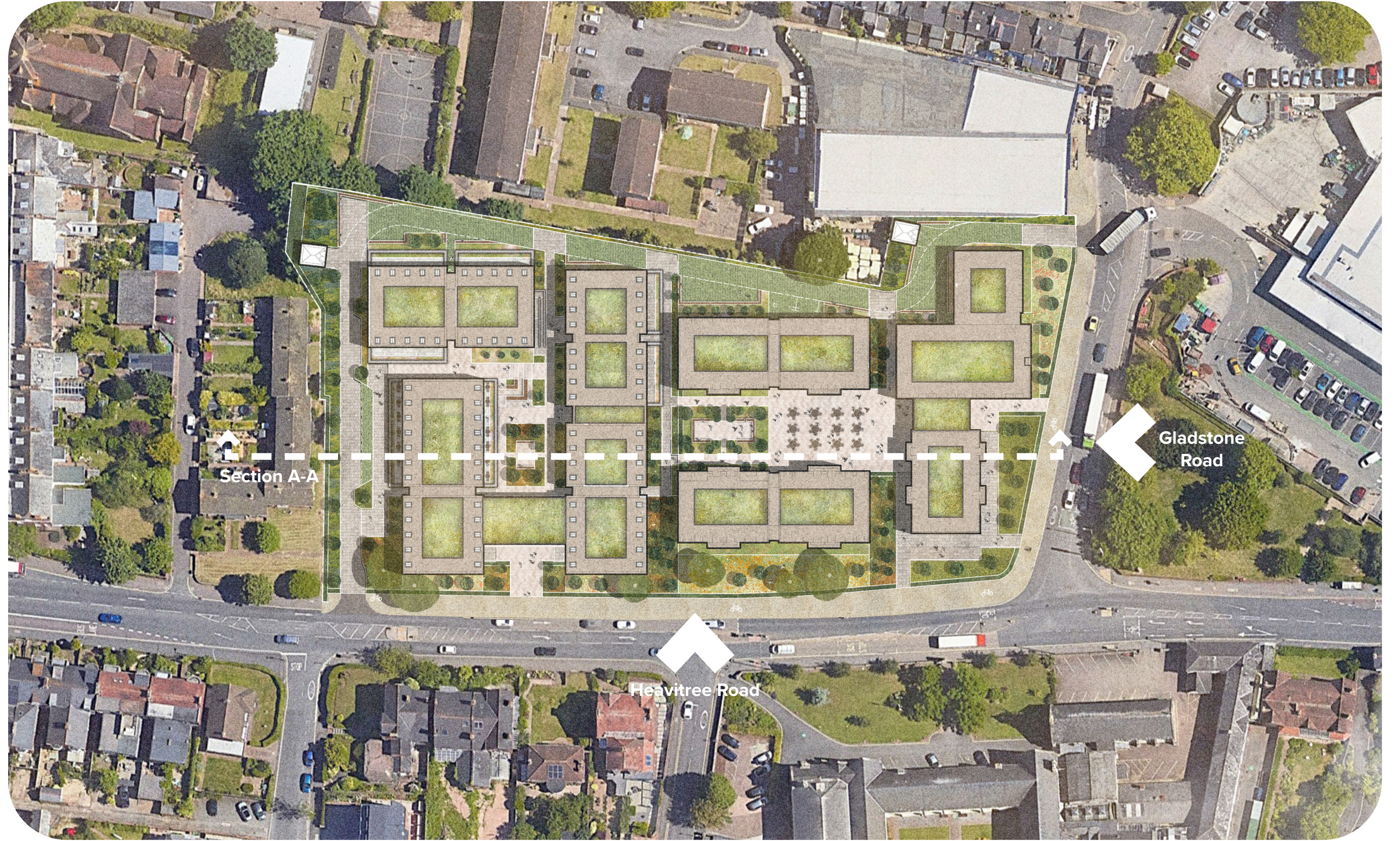


# 5 Heavitree Road, Exeter

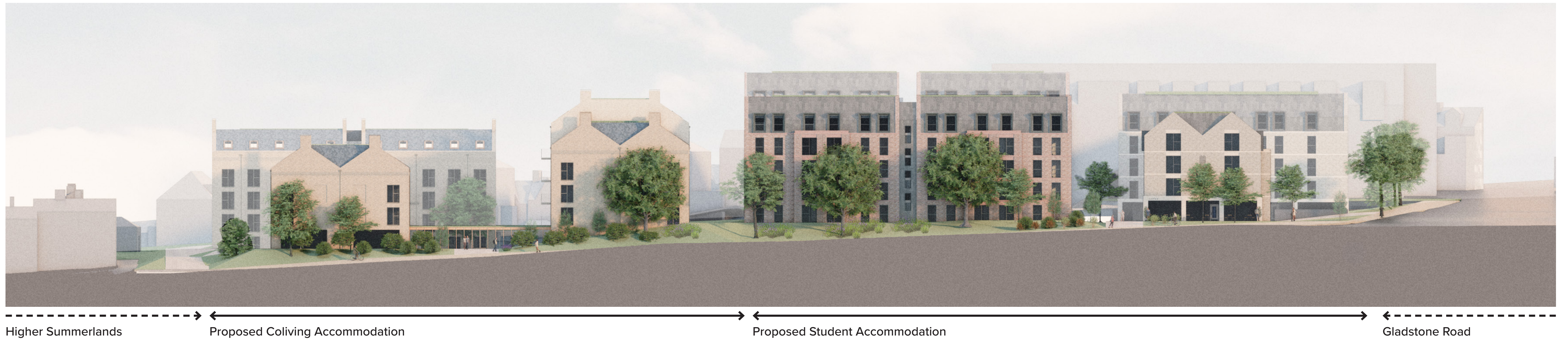
## Scheme Summary

We have made a concerted effort to listen and address the key concerns of the previously refused scheme within the new design. This has been achieved through the following alterations:

- Responding to the surrounding character by developing more appropriately scaled buildings, resulting in a reduction in density, height and mass
- Developing a more sensitive scheme which responds to the local character and conservation areas.
- Reduced number of rooms of the site by 227
- Increased provision of affordable housing
- Introducing a new café unit and public realm space on heavitree road
- Improved landscaping including retention of more existing trees and increased biodiversity on the site.
- Creation of an inclusive, safe and friendly community.



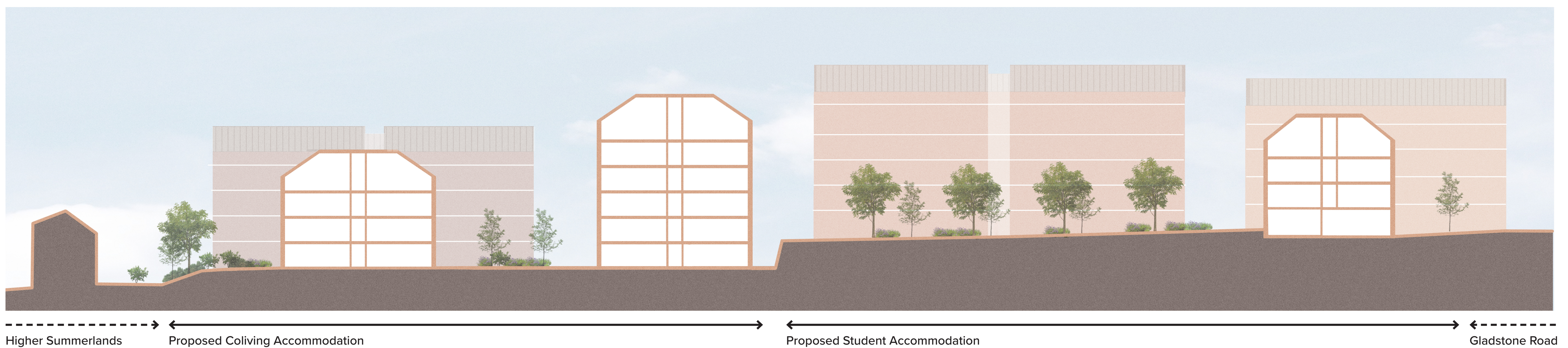
### Heavitree Road - Proposed Elevation



### Gladstone Road - Proposed Elevation



### Proposed Section A - A





# 6 Heavitree Road, Exeter

## Have Your Say

Prior to finalising our proposals we are seeking the views of neighbours and key stakeholders in order that any comments can, where possible, be reflected in the scheme before it is submitted to Exeter City Council

We'll be consolidating the technical aspects of the scheme as part of the planning process, however want to gather views from the general public prior to finalising the scheme. Your thoughts and ideas are important to us and will help us further evolve our exciting vision.

You can fill out a feedback form on the table or leave feedback and find out more information by visiting our website:

<https://dpp1.co.uk/heavitreeroad/>

