

Exeter City Council  
Planning Committee  
20 February 2023

# **Application 21/1564/OUT**

**Site: Former Police Station and Magistrates Court, Heavitree Road**

**Applicant: Police and Crime Commissioner for Devon and Cornwall and PBSA Heavitree Road S.A.R.L**

**Proposal: Outline planning application with all matters considered in detail except landscaping, for the demolition of the existing buildings and construction of mixed-use development comprising Purpose-Built Student Accommodation (Sui Generis) and Co-Living (Sui Generis) with associated infrastructure. (Revised plans received)**

**Case Officer: Matthew Diamond**



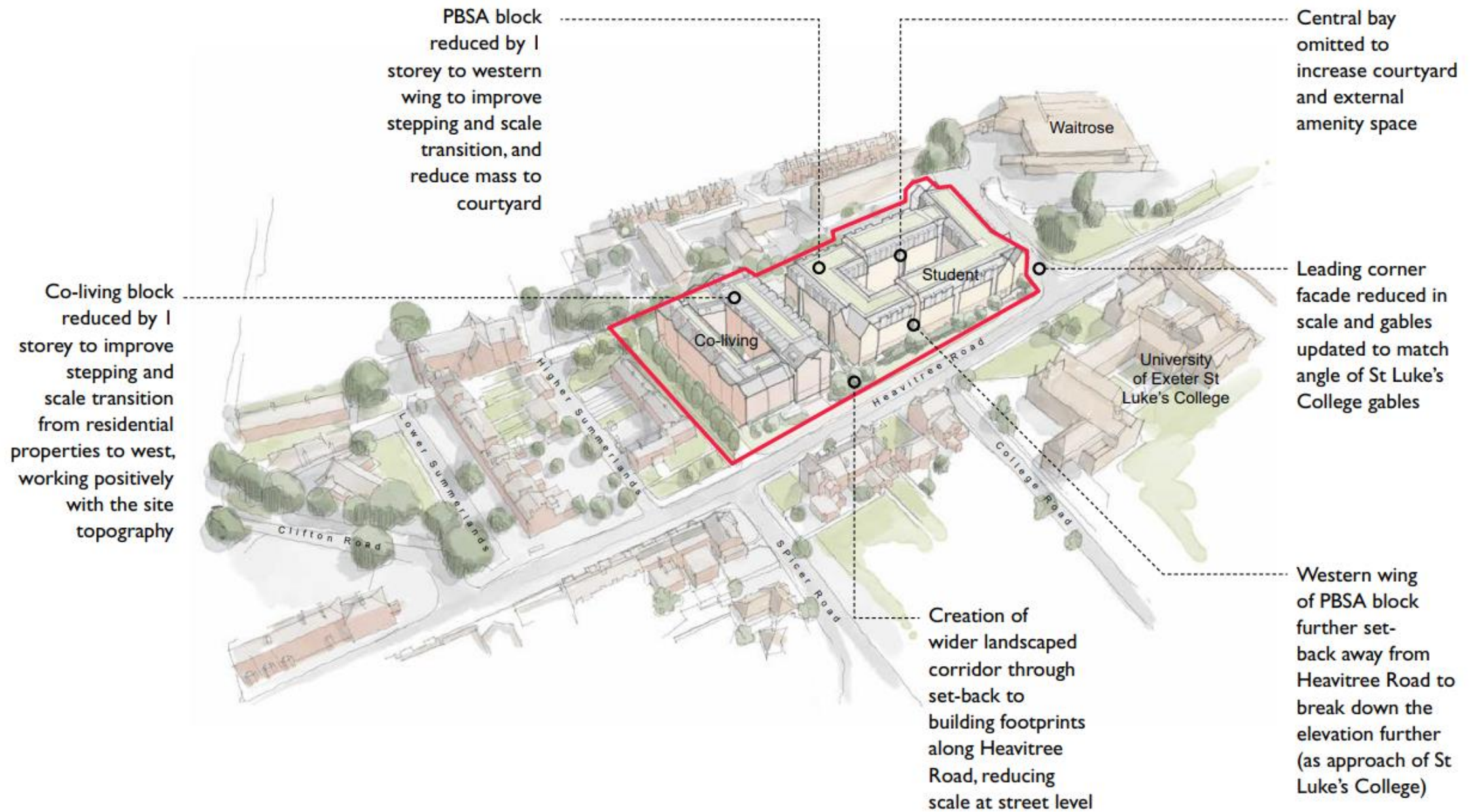


# SITE LOCATION



- Number of rooms in PBSA building reduced from 677 to 640.
- Number of rooms in Co-living building reduced from 358 to 315.
- Sixth floor of co-living building removed.
- Part of fifth floor of PBSA building removed to west.
- Floor to ceiling heights reduced in both buildings to reduce overall height.
- Both buildings setback further away from Heavitree Road.
- Privacy film applied to co-living ground/first floor windows facing Higher Summerlands.
- Central wing of PBSA building removed creating one, larger courtyard instead of two.
- Co-living courtyard elevated from lower ground to ground floor improving daylight.
- Amount of external landscaped space increased from 5,600 sq m to 7,200 sq m.
- Amount of communal amenity space in co-living block increased from 2.5 sq m per room to 5 sq m per room, which accords with the Greater London Authority's draft guidance on Large-scale Purpose-built Shared Living (January 2022).
- Five existing trees along Heavitree Road retained: T10 (11m Silver Birch), T14 (7.5m Hawthorn), T16 (15m Silver Birch), T17 (16m Beech) and T20 (14m Silver Birch).

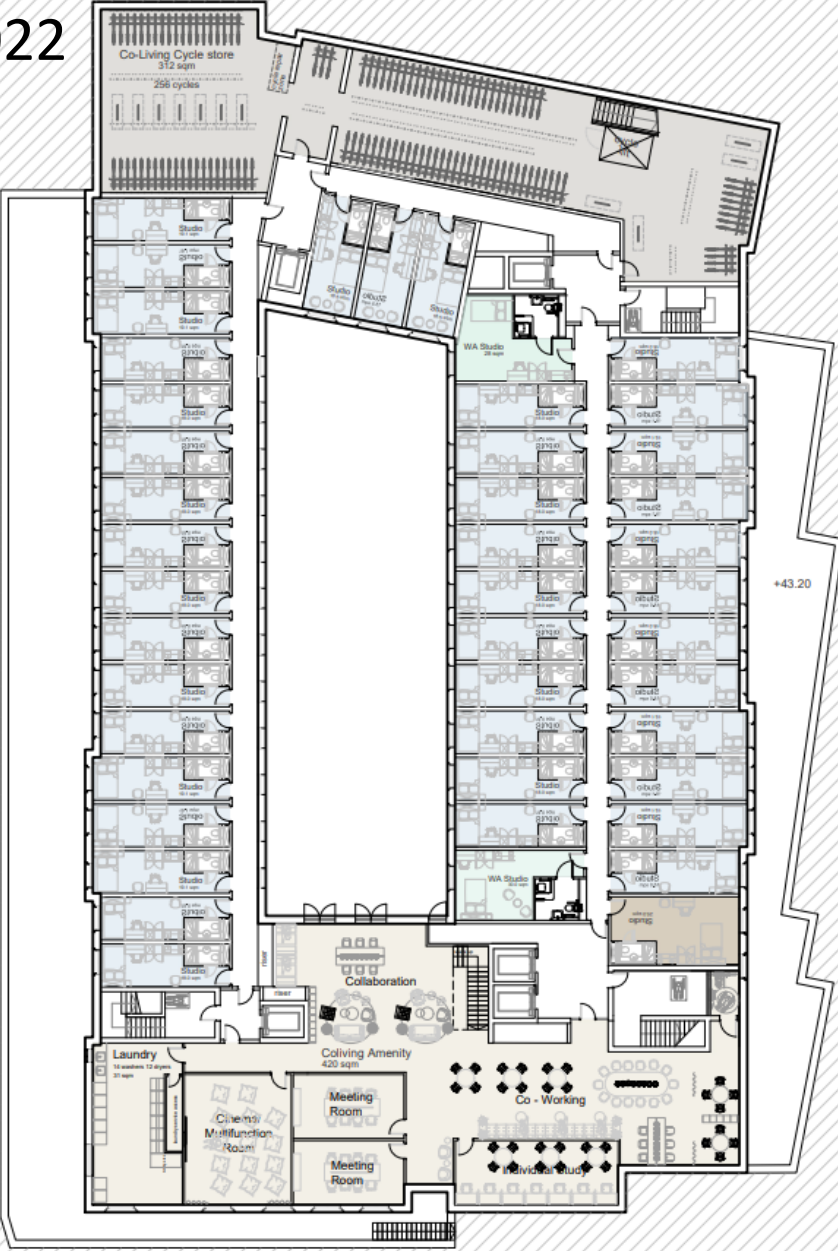
## KEY CHANGES



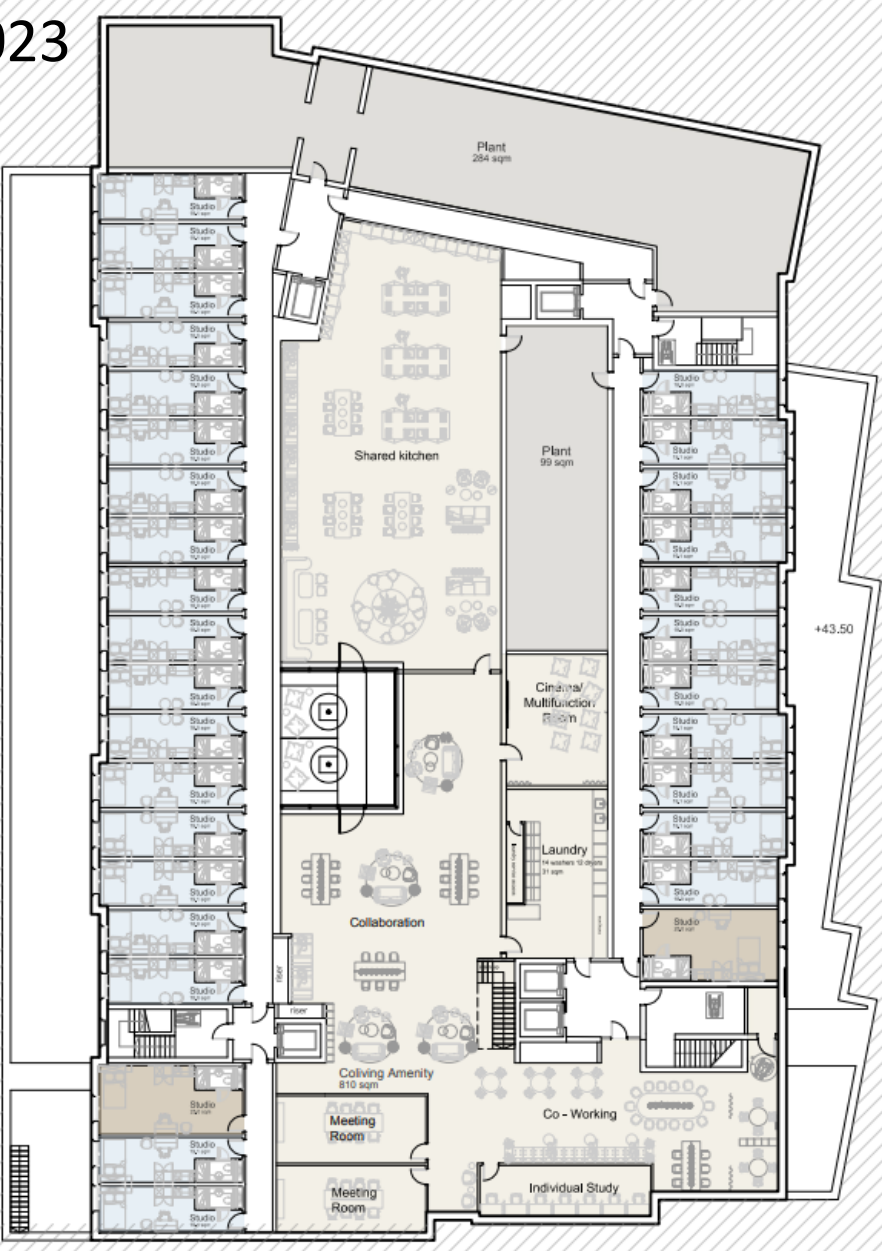
## LOCATION OF KEY CHANGES



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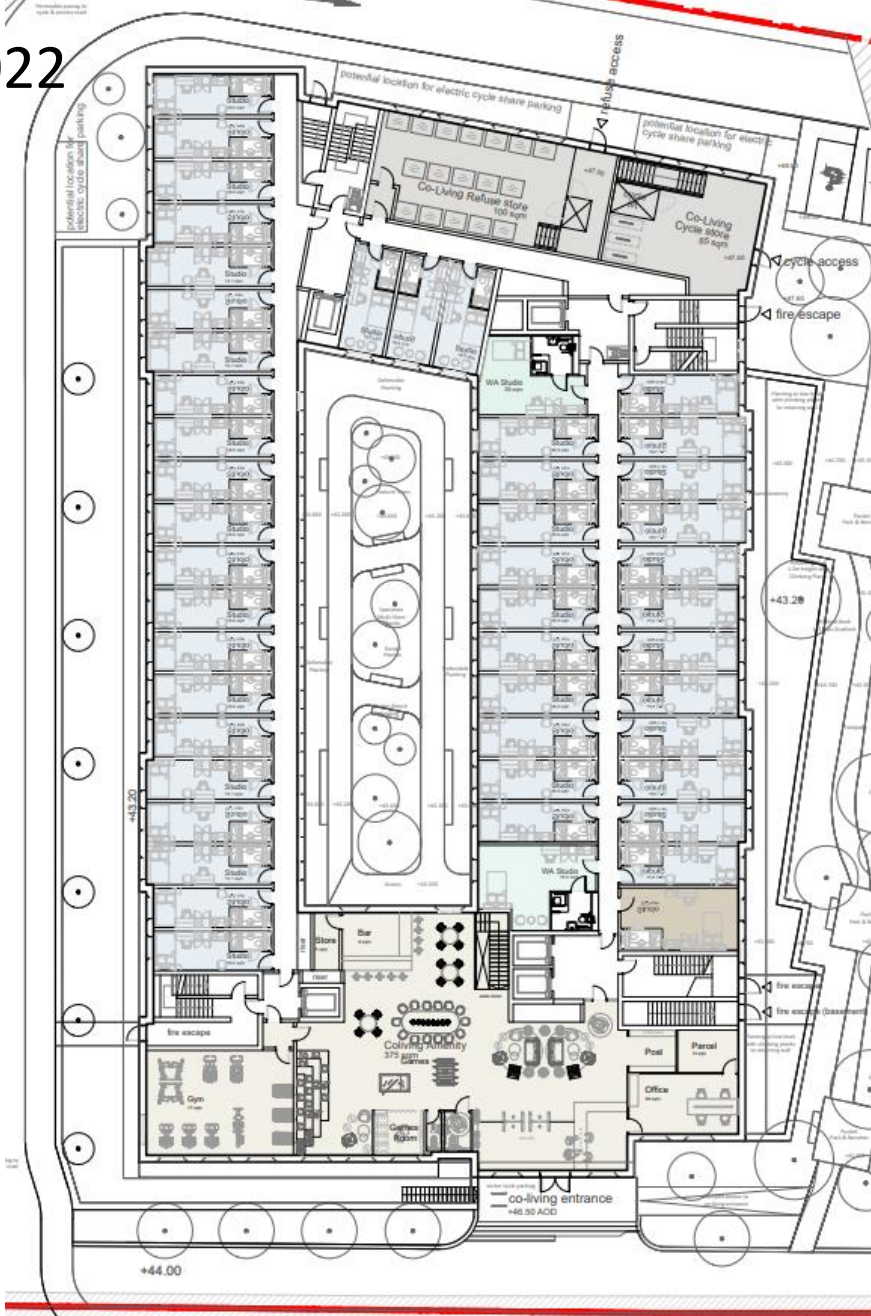
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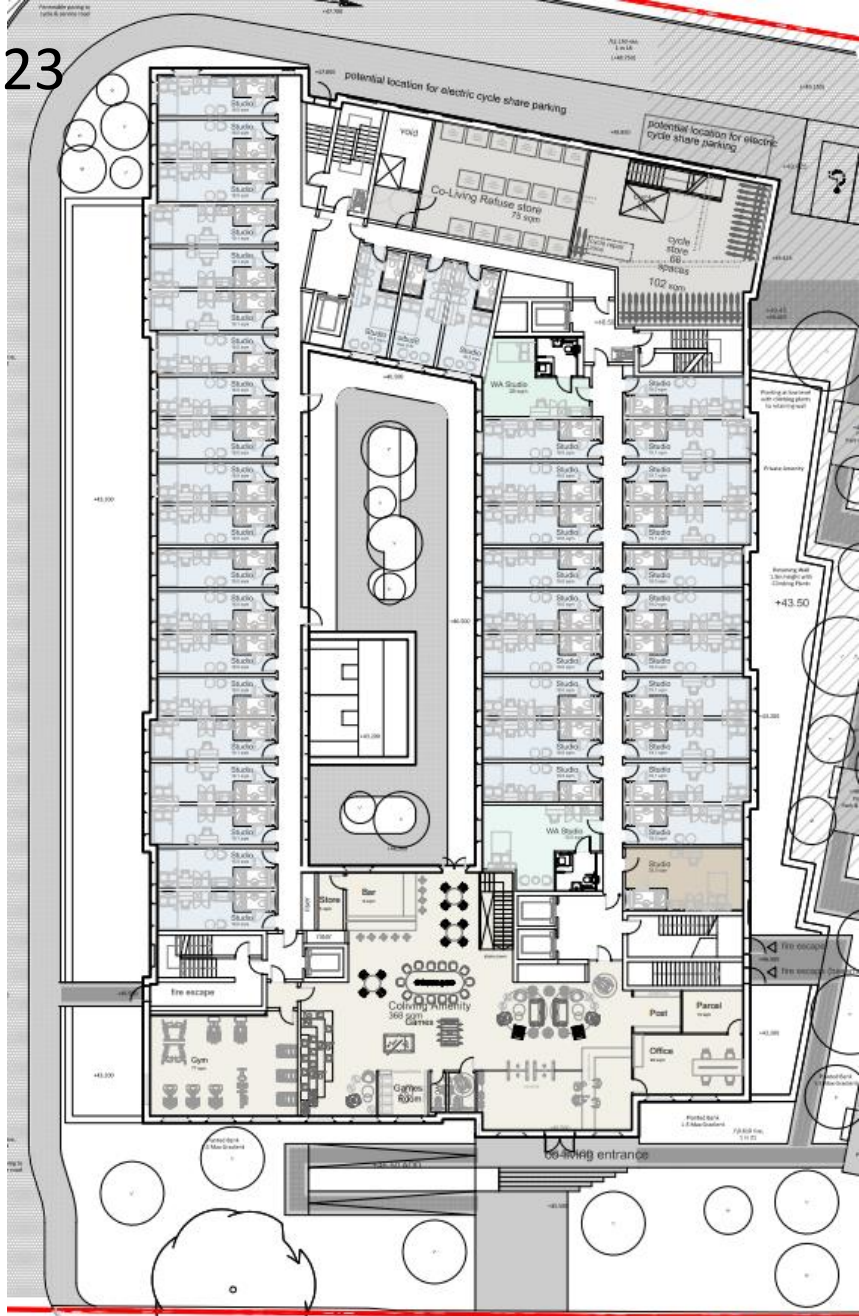
CO-LIVING LOWER GROUND



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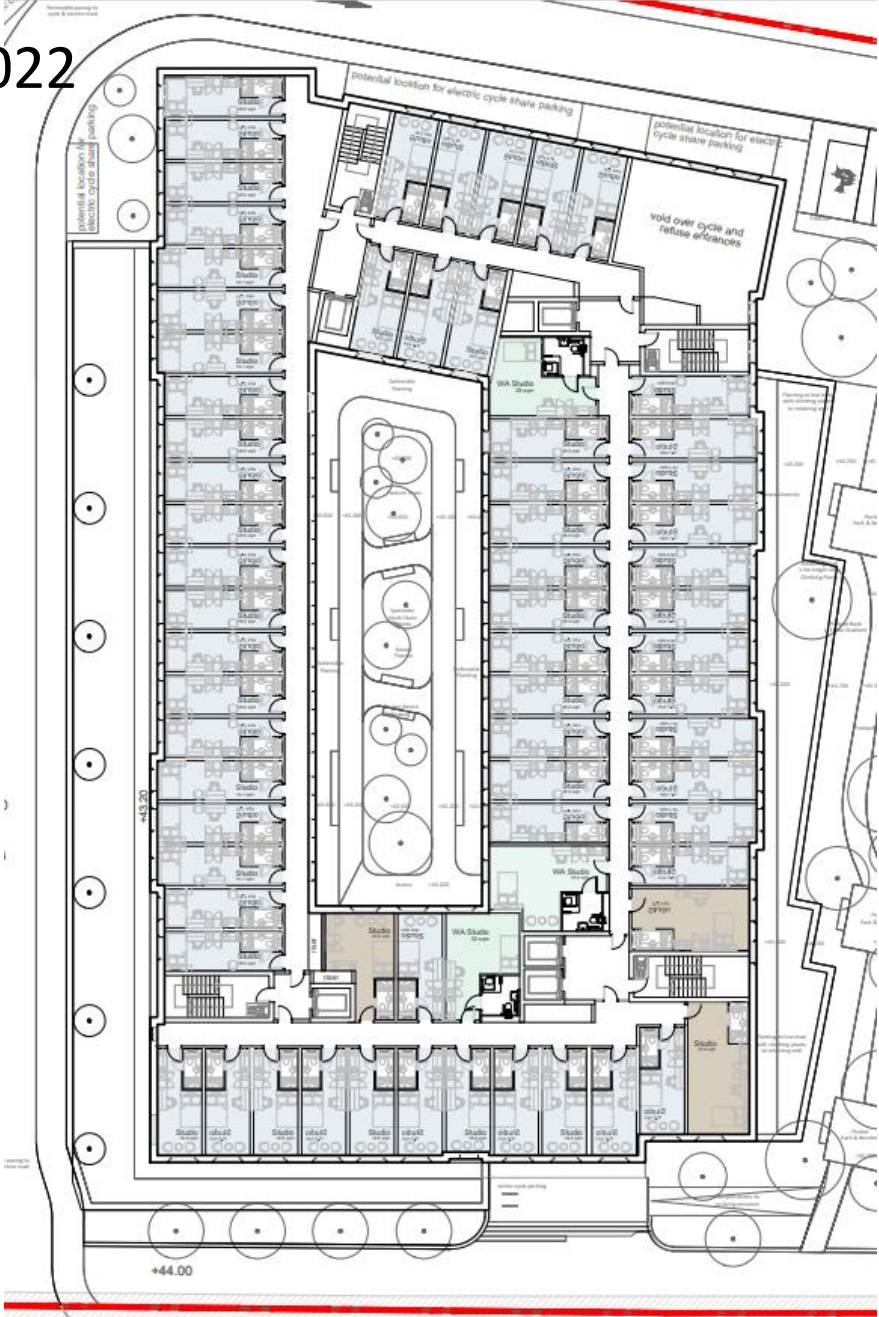
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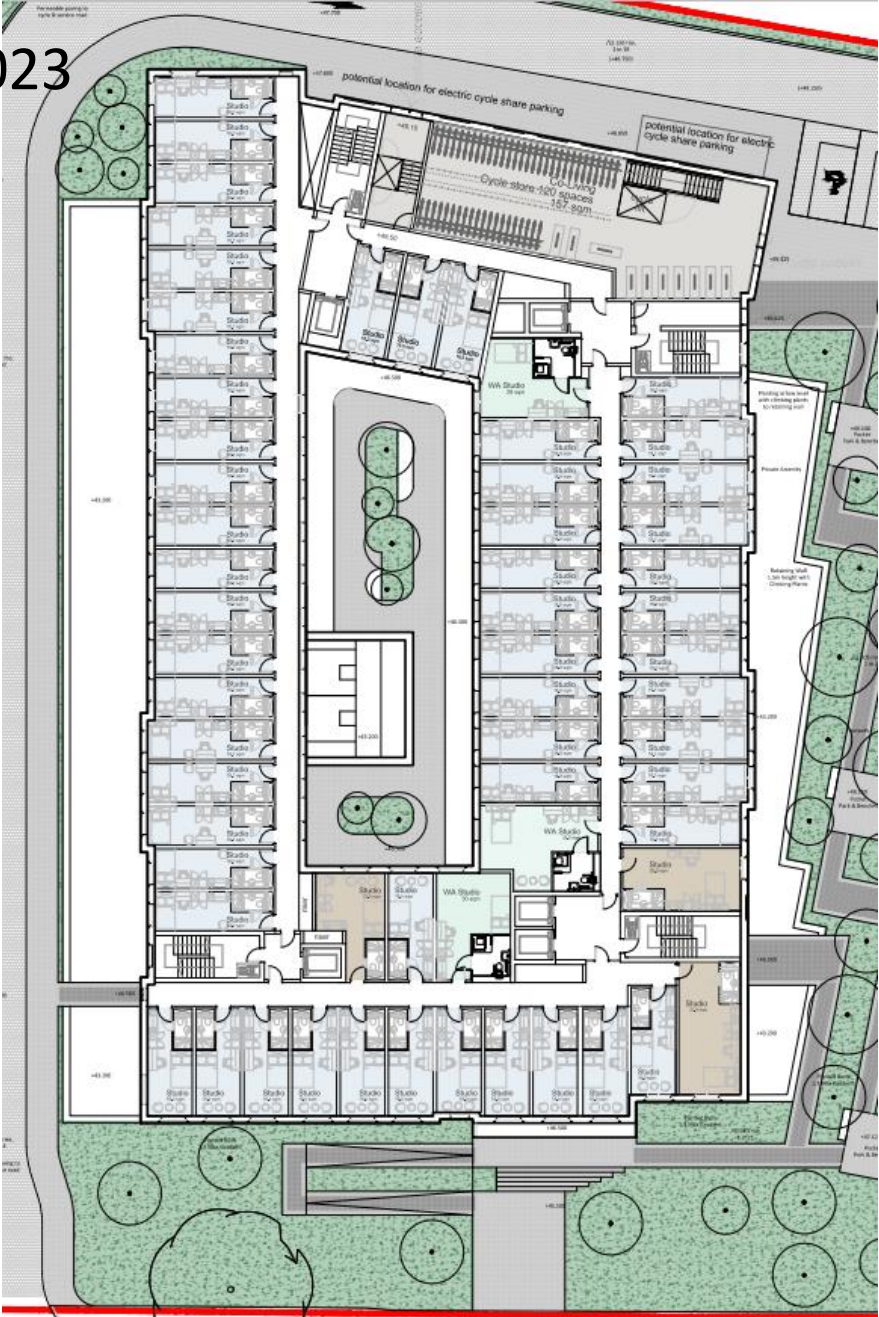
CO-LIVING GROUND



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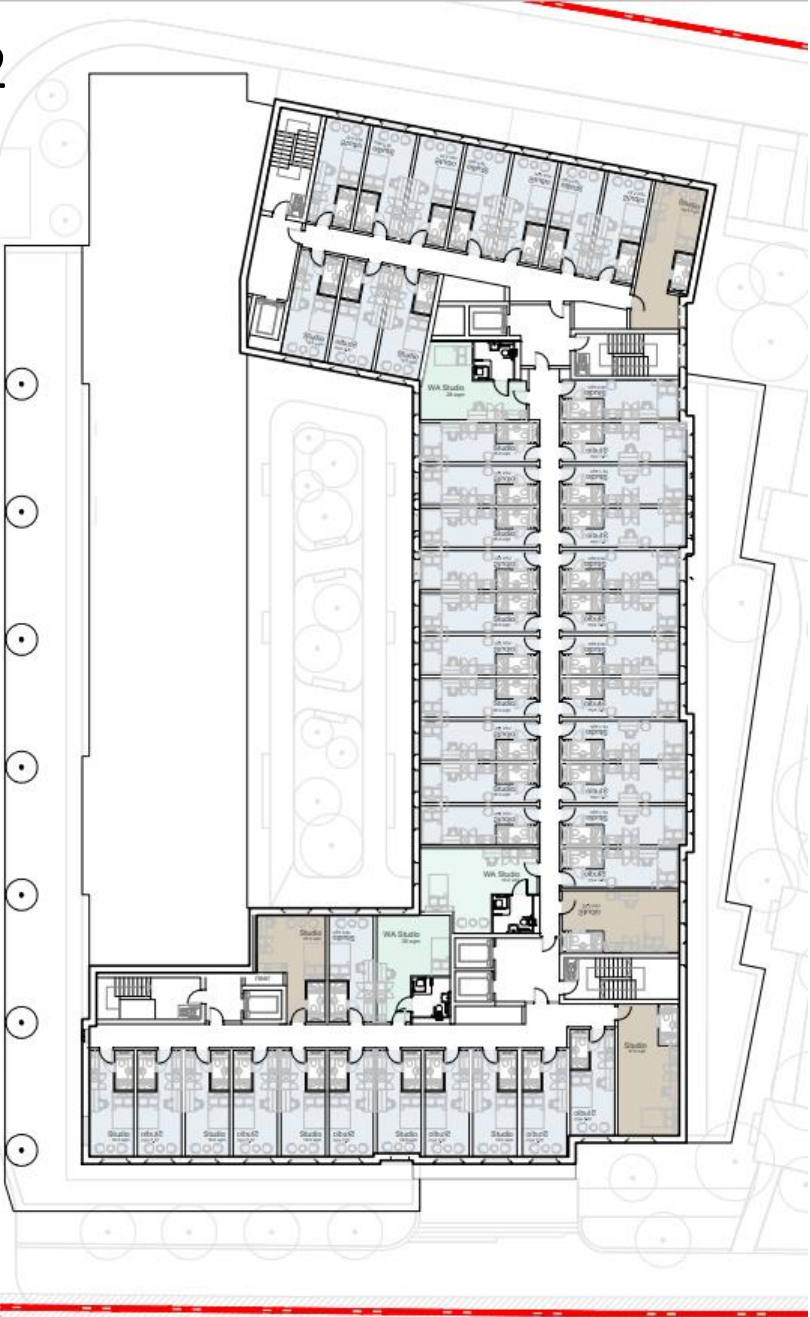
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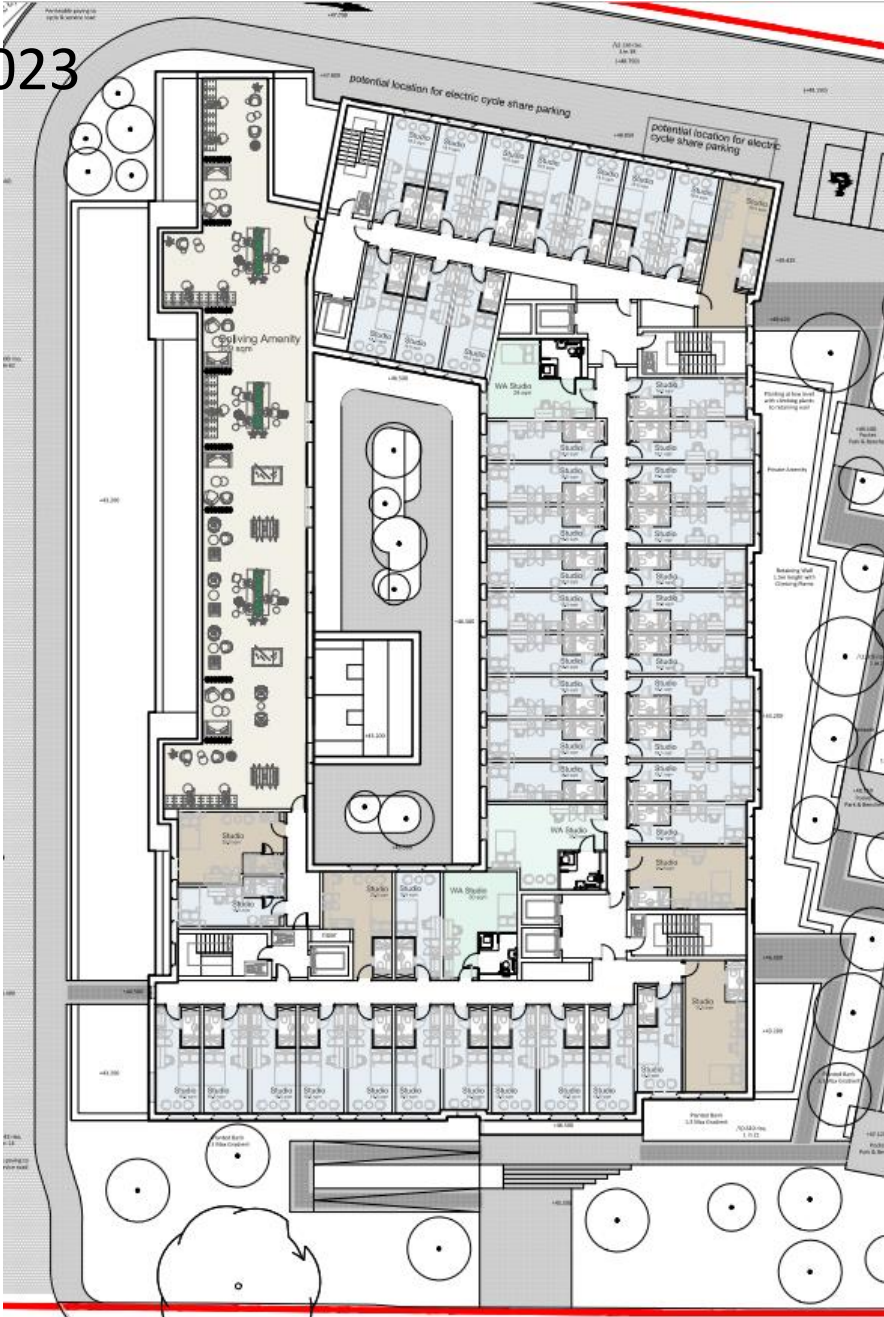
CO-LIVING FIRST



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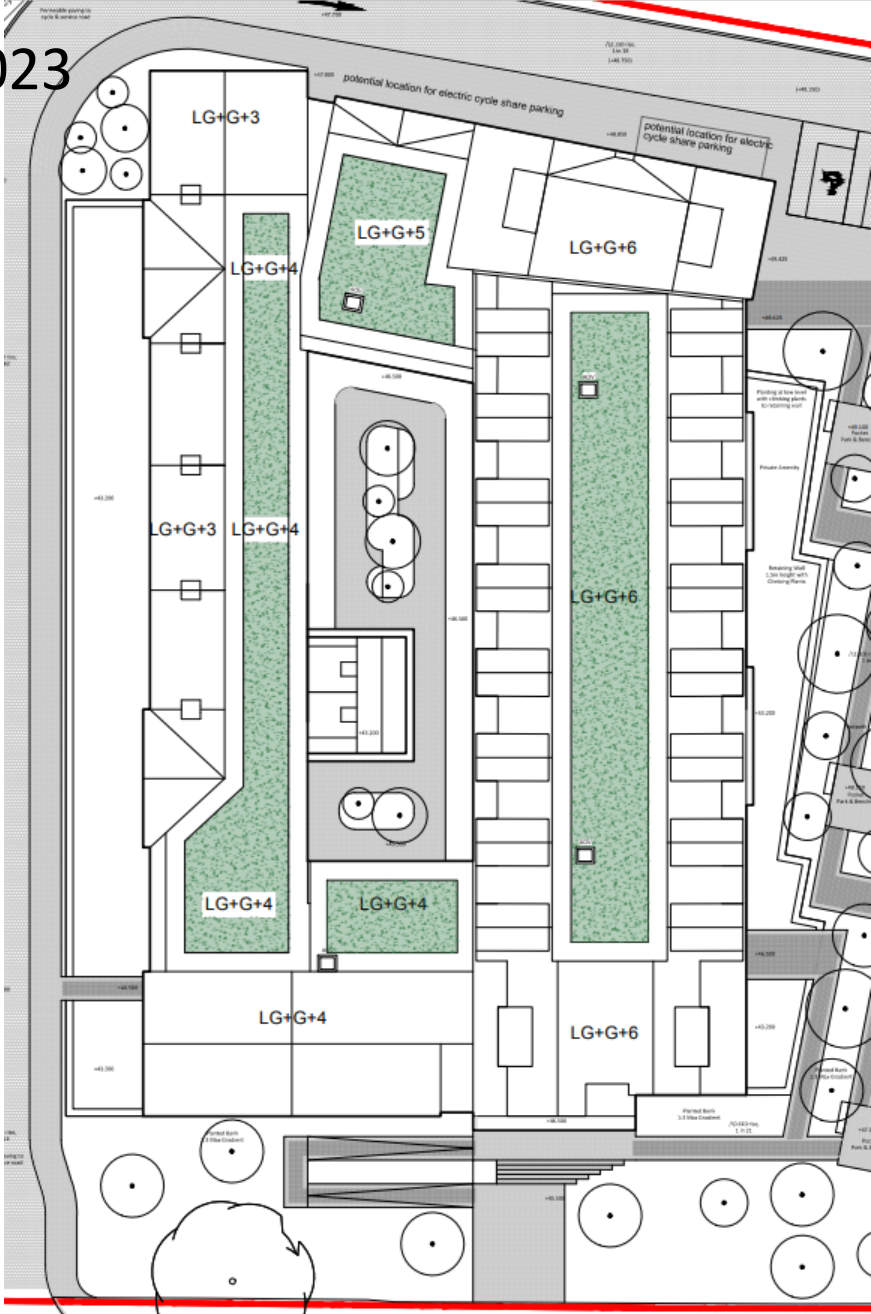


CO-LIVING THIRD

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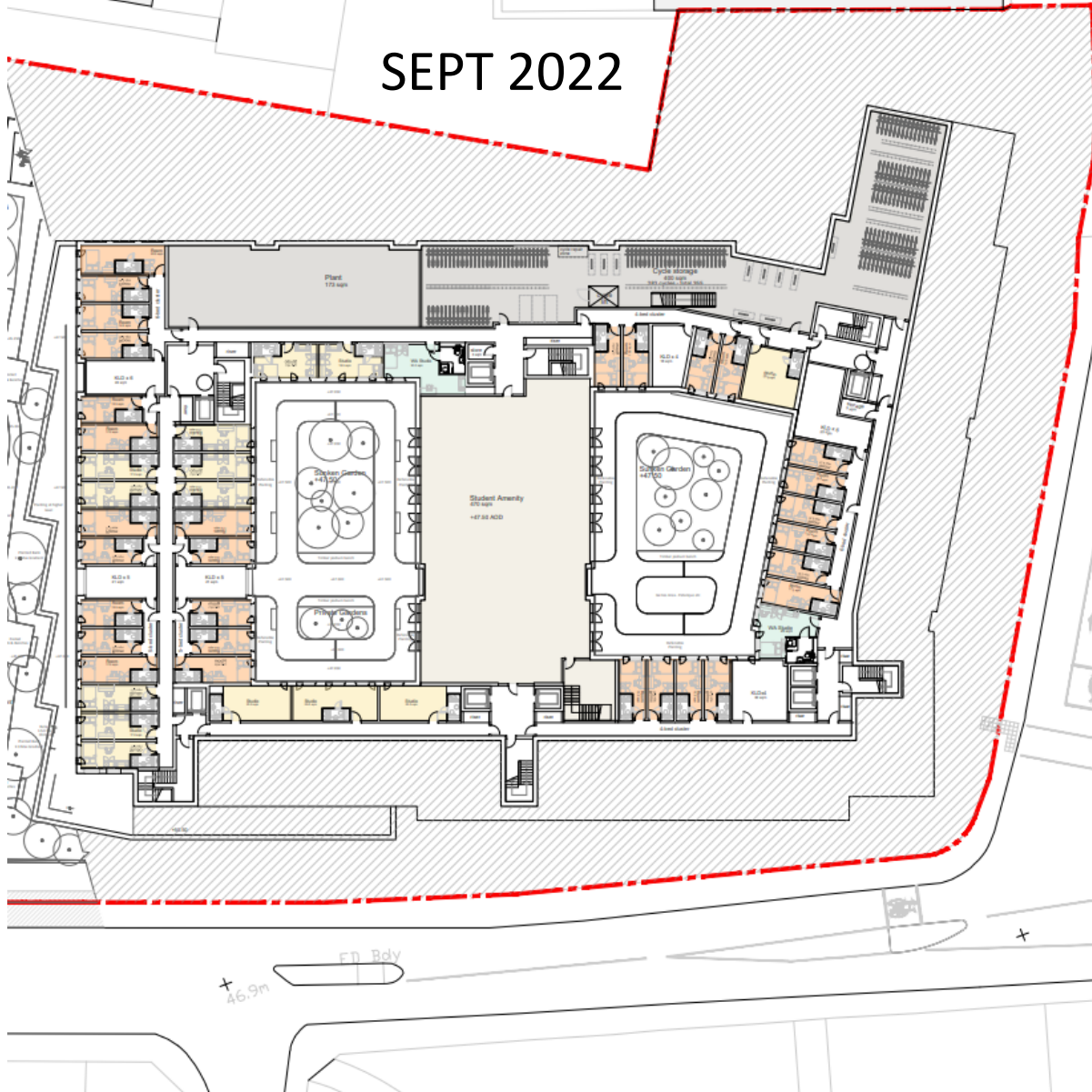
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CO-LIVING SIXTH



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PBSA LOWER GROUND



SEPT 2022

ED Body

+46.9m

**FEB 2023**

Storage 20 sq ft

Storage 28 sq ft

Cycle store 1 20 sq ft

Cycle store 2 20 sq ft

Parkade store 1 20 sq ft

Amenity 27 sq ft

Amenity 62 sq ft

Office 17 sq ft

Reception 100 sq ft

**PBSA GROUND**



SEPT 2022



FEB 2023



PBSA FIFTH

SEPT 2022



FEB 2023



**GLADSTONE ROAD ELEVATION**



SEPT 2022



FEB 2023



**HEAVITREE ROAD ELEVATION**

SEPT 2022



FEB 2023



**ILLUSTRATIVE IMAGE – KEY VIEW DOWN HEAVITREE ROAD**



SEPT 2022



FEB 2023



**ILLUSTRATIVE IMAGE - VIEW FROM ST LUKE'S CAMPUS**



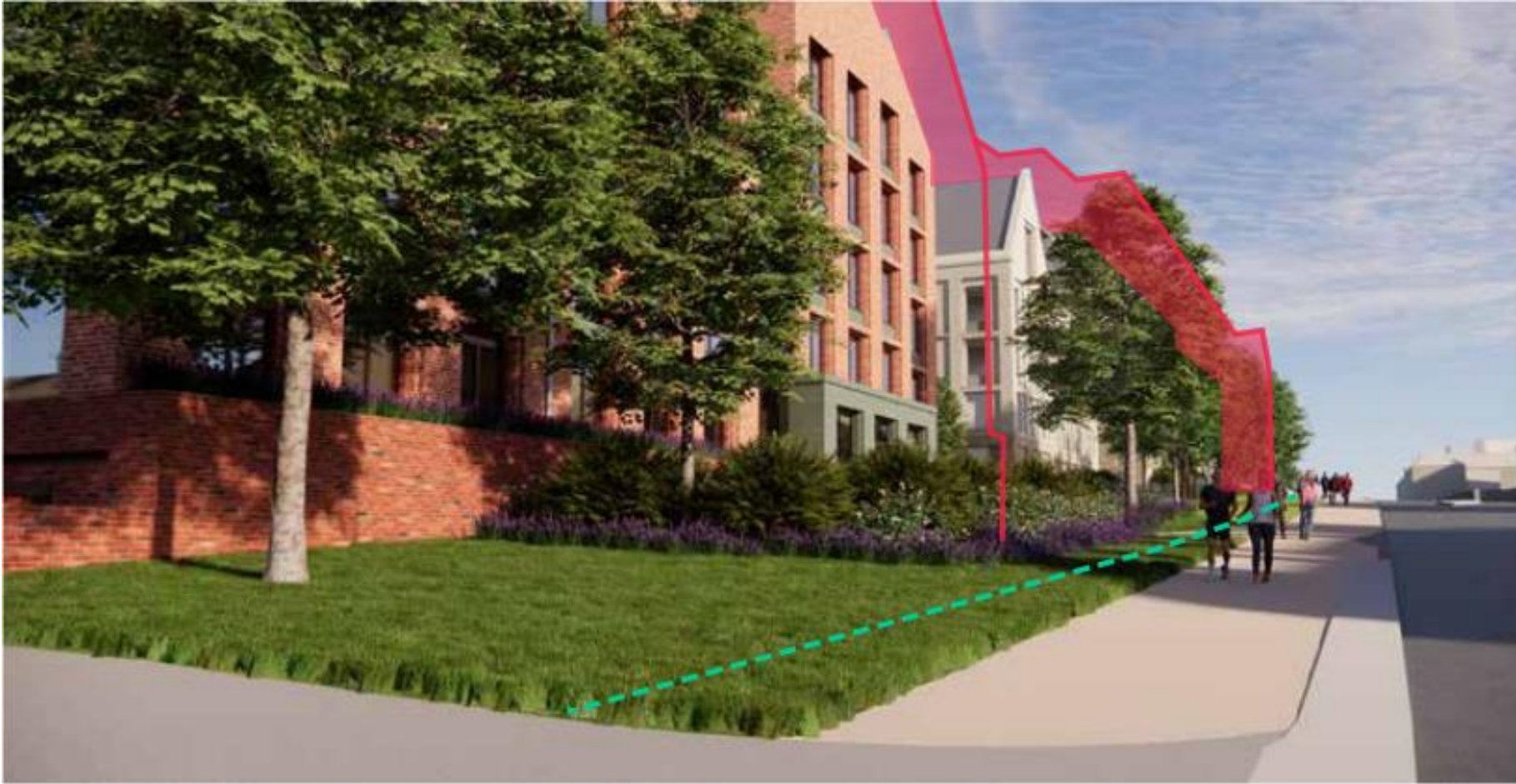


**REDUCTION IN HEIGHT AND MASSING**





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# PLANTING STRATEGY

- This is a high quality design that has responded appropriately to the issues raised by Members.
- Optimises a brownfield site in a strategic and highly sustainable location.
- Delivers substantial economic, social and environmental benefits to the city.
- Provides much needed student and young persons accommodation.
- Includes affordable housing.
- Contributes towards meeting 5-year land supply.
- Buildings designed by top UK based architects with a strong international track record
  - strong & bold architecture, appropriate for an ambitious and confident city like Exeter
  - will repair some of the urban fabric along a key gateway to the city centre
  - the scale and massing is an appropriate response to the context
  - this conclusion is supported by an independent panel of experts
  - the corner of Heavitree Road/Gladstone Road acts as a focal point and announces the approach to the city centre

## CONCLUSIONS