

Exeter City Council  
Planning Committee  
15<sup>th</sup> January 2024

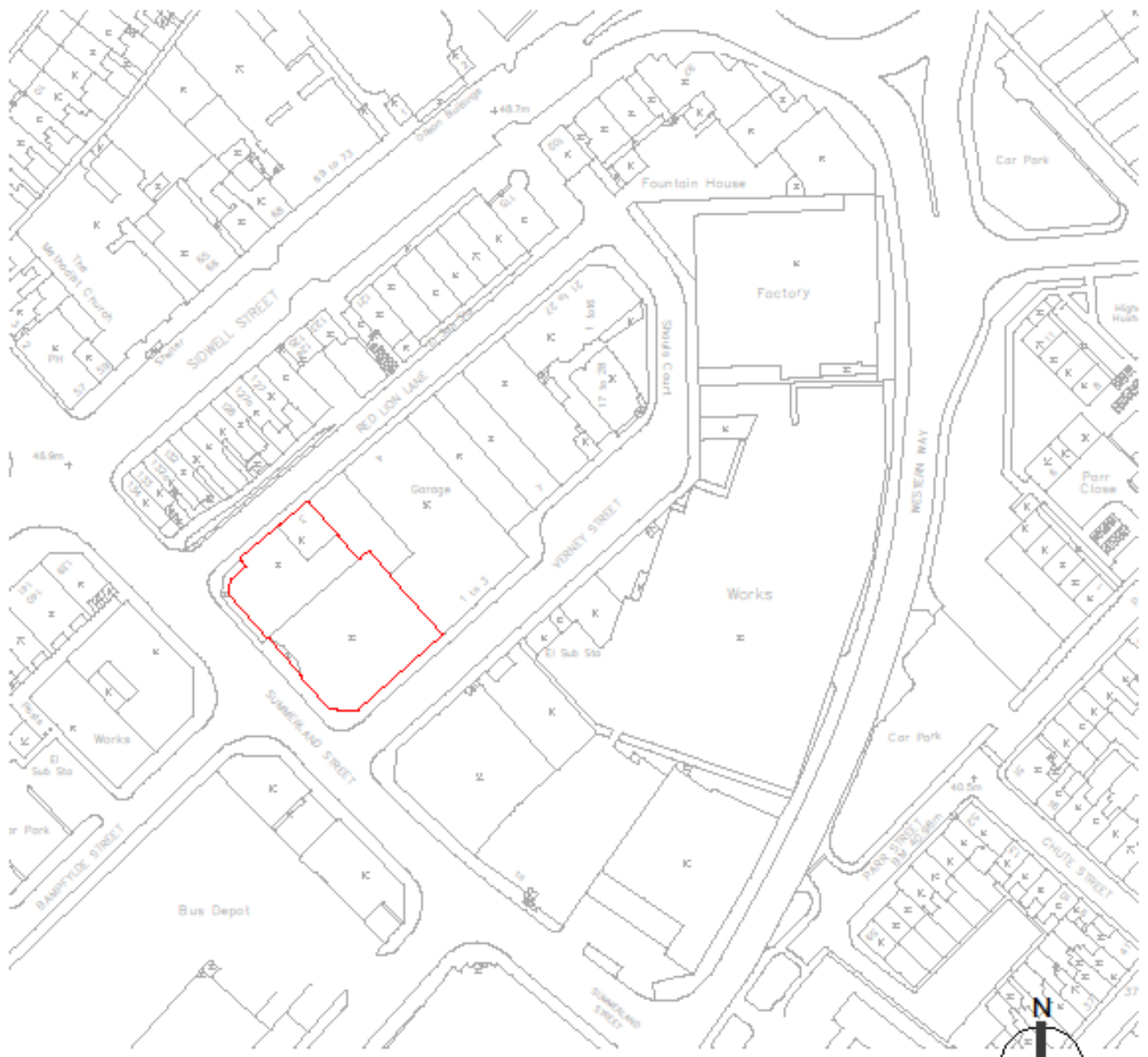


# Application 23/0490/FUL

**Site:** Land At Summerland Street (Between Red Lion Lane And Verney Street), Exeter, EX1 2AL

**Applicant:** McLaren (Exeter) Limited

**Proposal:** Demolition of existing buildings and the construction of a 145 bed-space co-living development (up to 6 storeys in height) and associated works (Revised Plans).



Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

**KEY**

 Boundary Line

PL	P19	28.01.2023	FOR PLANNING
S2	P18	20.01.2023	General Update
S2	P16	06.01.2023	Stage 1 Design Freeze
S2	PK6	02.12.2022	First Issue

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				ES
McLaren (Exeter) Limited				CHECKED BY
				LD
ORIGINATOR NO				154670

CONSULTANT  
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PROJECT  
**Summerland Street  
 Exeter**

DRAWING TITLE  
**Site Location Plan**

SUITABILITY STATUS	SCALE
PL : Authorized and accepted	1 : 1250@A4
DRAWING USAGE: <b>PLANNING SUBMISSION</b>	

**SITE LOCATION PLAN**



**AERIAL VIEW**



PHOTO FROM VERNEY STREET



PHOTO FROM SUMMERLAND STREET



**VIEW FROM SUMMERLAND STREET**

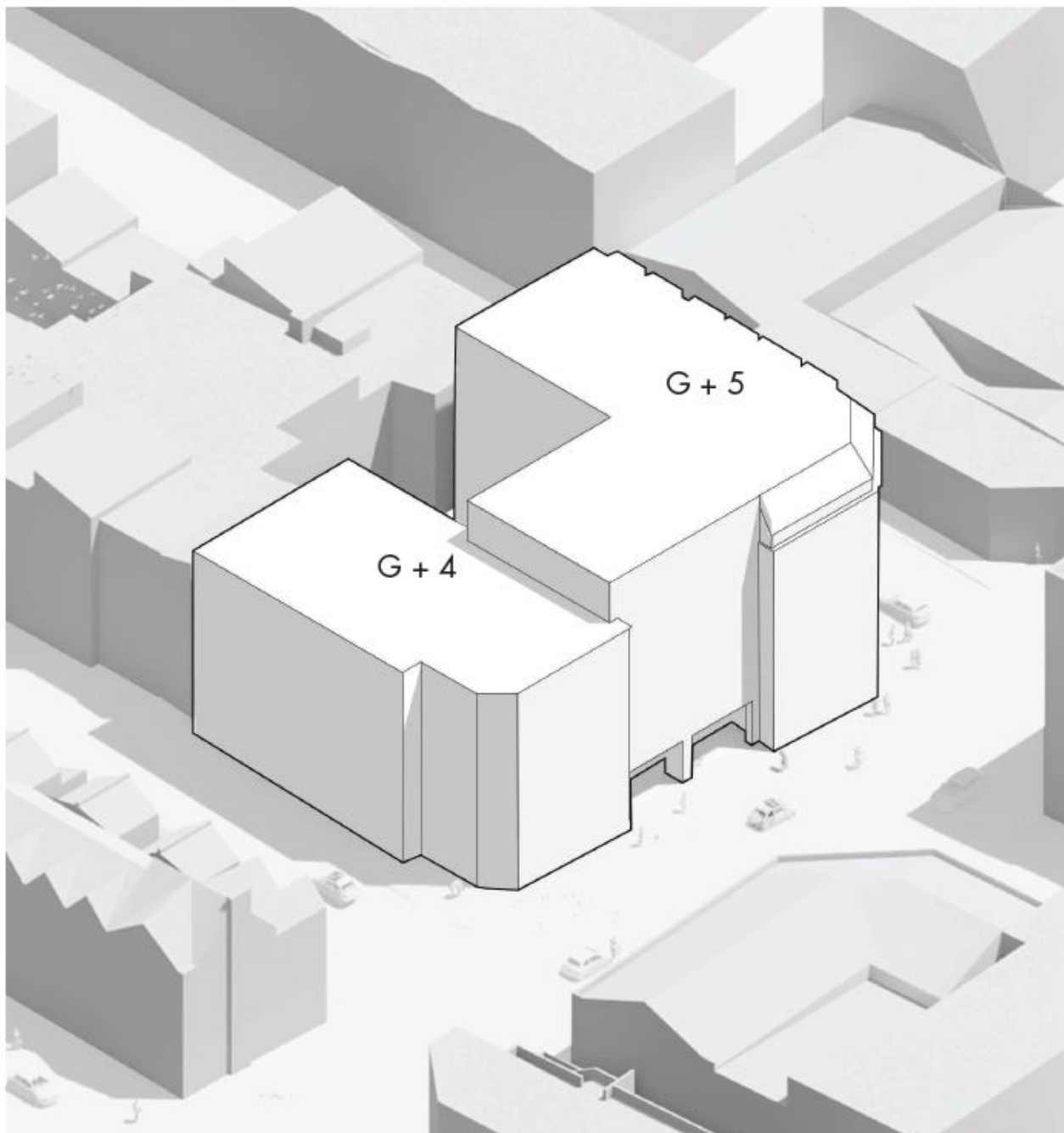


PHOTO FROM RED LION LANE





**PHOTO FROM BAMPFYLDE STREET**



**MASSING**

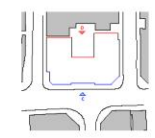


Elevation C - Proposed Summerland Street Elevation  
1:100



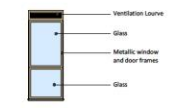
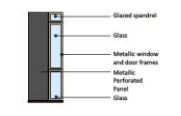
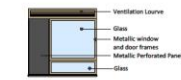
Elevation D - Proposed Rear Elevation  
1:100

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**Material Key**

- R1 Brick Type 1 - Pale buff
- R2 Brick Type 2 - Le-buff
- R3 Brick Type 3 - Dark brick
- R4 Recessed Brick - 1 course recessed every 4 courses
- M1 Metallic Rainscreen Cladding
- R1 Render



Outline of previous scheme

PL	08.09.2023	FOR PLANNING
CD	25.09.2023	FOR CONSULTATION
SE	08.09.2023	Scheme Material Working Method
PL	08.09.2023	FOR PLANNING
CD	08.09.2023	Final Design Review
SE	17.02.2023	Updated to reflect current scheme

DESIGNED BY: STRIDE TREGLOWN  
 CHECKED BY: SP  
 McLaren (Exeter) Limited  
 ENGINEER NO: 1546212

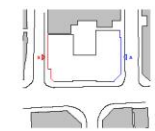
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 Summerland Street  
 Exeter

DRAWING TITLE  
 Proposed Summerland Street and Rear

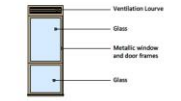
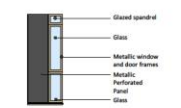
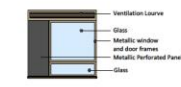
# ELEVATIONS



Elevation A - Proposed Verney Street Elevation  
 1:100



- Material Key**
- B1 Brick Type 1 - Pale to buff
  - B2 Brick Type 2 - Le buff
  - B3 Brick Type 3 - Dark brick
  - B4 Recessed Brick - 1 course recessed every 4 courses
  - M1 Metallic Rainscreen Cladding
  - R1 Render



— Outline of previous scheme



NO.	DATE	DESCRIPTION	BY
01	08.08.2021	FOR PLANNING	VP
02	22.08.2021	FOR APPROVAL	VP
03	14.09.2021	Scheme Update following feedback	LD
04	04.10.2021	FOR PLANNING	VP
05	08.02.2022	Stage 2 Design Phase	VP
06	17.02.2022	Updated scheme following scheme	VP

CHECKED BY: VP  
 DESIGNED BY: LD  
 ORGANISATION: STRIDE TREGLOWN

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DRAWING TITLE  
 Proposed Verney Street and Red Lion Lane

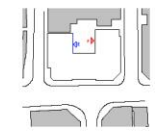
# ELEVATIONS



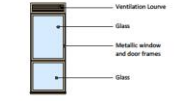
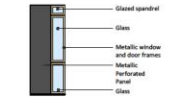
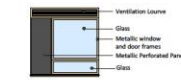
Elevation E - Courtyard A  
 1:200



Elevation F - Courtyard C  
 1:200



- Material Key**
- B1 Brick Type 1 - Pale to buff
  - B2 Brick Type 2 - Le buff
  - B3 Brick Type 3 - Dark brick
  - B4 Recessed Brick - 1 course recessed every 4 courses
  - M1 Metallic Rainscreen Cladding
  - R1 Render



— Outline of previous scheme

PL	04.09.2023	FOR PLANNING
LD	25.02.2023	FOR INFORMATION
LD	14.02.2023	Screening Meeting Feedback
PL	28.03.2023	FOR PLANNING
PL	09.03.2023	Screening Meeting
LD	04.03.2023	Stage 2 Design Process
LD	17.02.2023	Updated information scheme

DRAWN BY: **LD**  
 CHECKED BY: **LD**  
 ORGANISER NO: **LD**  
 DATE: **2023**

**McLaren (Exeter) Limited**  
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 PROJECT:  
 Summerland Street  
 Exeter

# ELEVATIONS



Responsibility is not accepted for errors made by others in scaling from this drawing.  
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0 5 10 m

**Notes**

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit thereafter

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area

PVs are shown indicatively

Roof terrace is shown indicatively

OV - Opening Vent at head of Stairs

ADV - Automatic Opening Vent

ASHP - Air Source Heat Pumps

PL	P23	08.09.2023	FOR PLANNING
SZ	P22	29.08.2023	For co-ordination
SZ	P21	18.08.2023	Scheme Updated following feedback
PL	P19	28.01.2023	FOR PLANNING
SZ	P18	20.05.2023	General Update
SZ	P16	06.05.2023	Stage 2 Design Freeze
SZ	P12	08.02.2023	General Scheme Update, Design Team Co-ordination Issue
SZ	P11	27.01.2023	Issue for M & E
SZ	P10	21.01.2023	Design Review Panel presentation
SZ	P09	13.08.2023	Update following Pre-App Feedback
SZ	P04	13.11.2022	Updated following Fire Engineer Workshop
SZ	P03	03.11.2022	Issue for design team information
SZ	P02	02.11.2022	First Issue Updated to reflect design development discussions

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				VP
				CHECKED BY
				LD
				ORIGINATOR NO
				154670

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PROJECT  
 Summerland Street  
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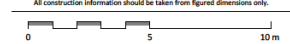
DRAWING TITLE  
 Proposed Ground Floor Plan

STATUS CODE SCALE

# SITE LAYOUT – GROUND FLOOR



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All construction information should be taken from figured dimensions only.



**Notes**

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit there after

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area

PVs are shown indicatively  
 Roof terrace is shown indicatively  
 OV - Opening Vent at head of Stairs  
 ADV - Automatic Opening Vent  
 ASHP - Air Source Heat Pumps

- PL P23 06.08.2023 FOR PLANNING
- S2 P22 23.08.2023 Pre coordination
- S2 P21 16.08.2023 Schema Updated following feedback
- PL P19 20.03.2023 FOR PLANNING
- S2 P18 20.03.2023 General Update
- S2 P16 06.03.2023 Stage 2 Design Freeze
- S2 P12 08.02.2023 General Scheme Update. Design Team Co-ordination Issue
- S2 P10 21.01.2023 Design Review Panel presentation
- S2 P09 15.01.2023 Update following Pre-App Feedback
- S2 P04 13.11.2022 Updated following Fire Engineer Workshop
- S2 P03 03.11.2022 Issue for design team information
- S2 P02 02.11.2022 First Issue Updated to reflect design development discussions

STATUS	REV	DATE	DESCRIPTION
CLIENT			REVISED BY
McLaren (Exeter) Limited			VP
			CHECKED BY
			LD
			ORIGINATOR NO
			154670

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 Summerland Street  
 Exeter

DRAWING TITLE  
 Proposed First Floor Plan

STATUS CODE SCALE

# SITE LAYOUT – FIRST FLOOR

### Comment

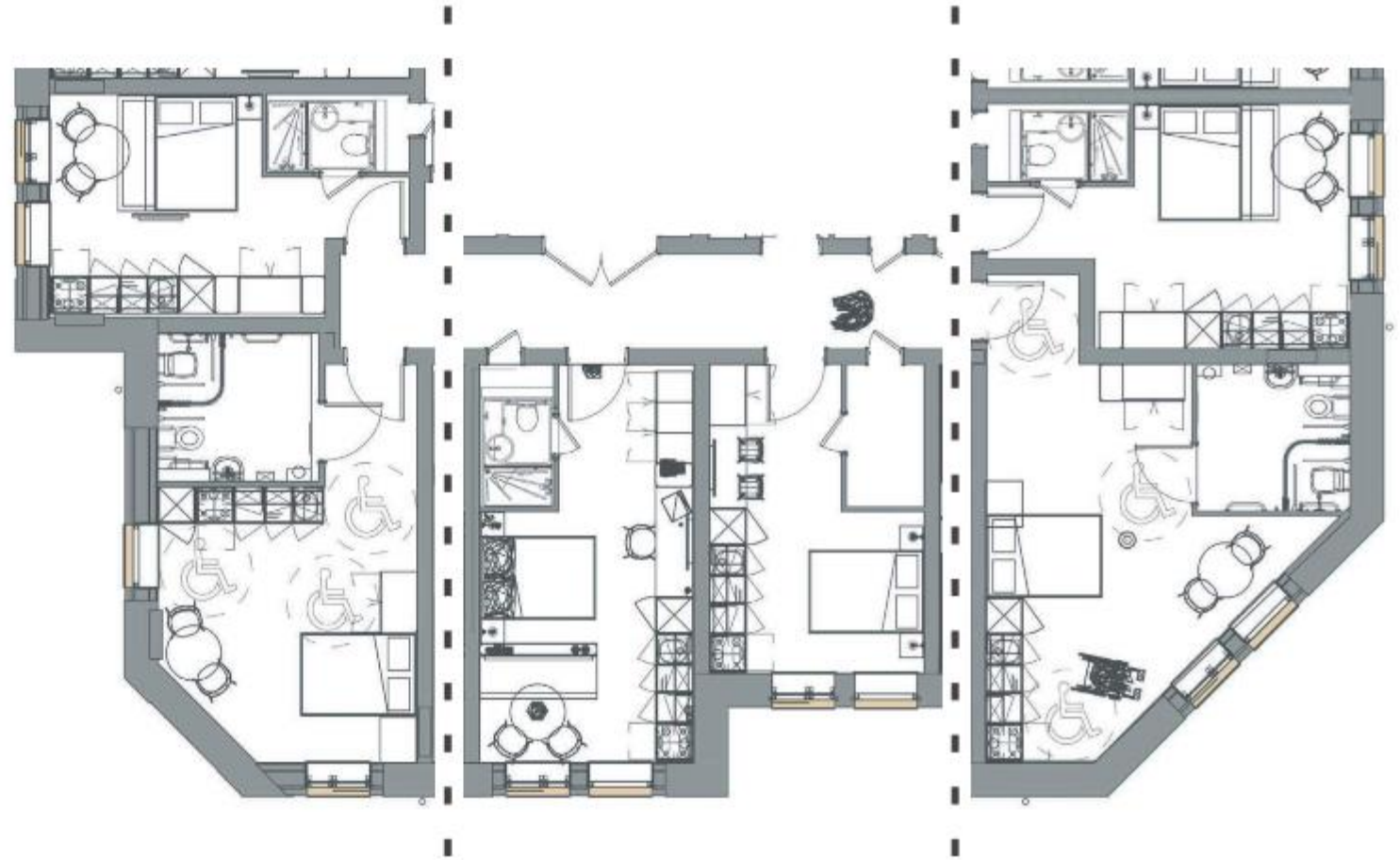
A typical 'studio' is described in detail and provides a good standard of accommodation. However, it is not clear how the considerably smaller units on the front elevation (to either side of the kitchen-dining spaces – [...] could provide a satisfactory layout/sufficient space?

Accessible units occur at the corners and thereby gain some extra space. Their internal layouts have been shown in the DAS – the suitability of these (in detail) will be a matter for building control.

The units adjacent to these on each wing of the development are not able to adopt the standard plan since circulation space to gain access to the corner units reduces the areas available in each (see areas in yellow outline).

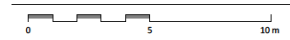
### Response

The layouts of these units are shown opposite. They offer a different type of accommodation (and price point) giving variety of choice.





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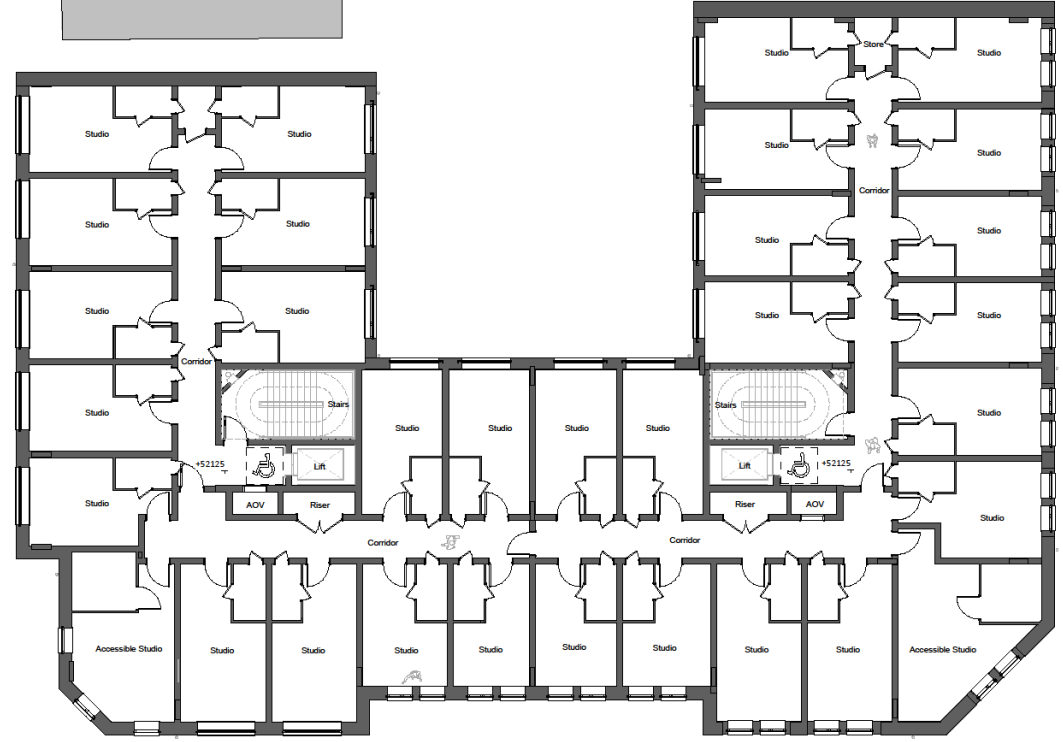


**Notes**

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit thereafter

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area
- PVs are shown indicatively
- Roof terrace is shown indicatively
- OV - Opening Vent at head of Stairs
- AOV-Automatic Opening Vent
- ASHP - Air Source Heat Pumps



- PL P23 08.08.2023 FOR PLANNING
- SZ P22 25.08.2023 For coordination
- SZ P21 16.08.2023 Schema Updated following feedback
- PL P19 28.05.2023 FOR PLANNING
- SZ P18 20.03.2023 General Update
- SZ P16 06.03.2023 Stage 2 Design Freeze
- SZ P12 08.02.2023 General Scheme Update, Design Team Co-ordination Issue

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				VP
				LD
ORIGINATOR NO				154670

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DRAWING TITLE  
 Proposed Second Floor Plan

STATUS CODE SCALE

# SITE LAYOUT – SECOND FLOOR



- Responsibility is not accepted for errors made by others in reading from this drawing.  
 All construction information should be taken from signed dimensions only.
- 0 5 10 m
- Notes**
- Cycle Provision based on 1 space per unit for first 10, 1 space per unit thereafter
  - Furniture layouts indicative
  - Commonal areas
  - Existing building outline
  - +44.000 Existing levels
  - +45.000 Proposed Levels
  - Lift waiting area
  - Pits are shown indicatively
  - Roof terrace is shown indicatively
  - OV - Opening Vent at head of Stairs
  - ADV - Automatic Opening Vent
  - AGHP - Air Source Heat Pumps

Rev.	Date	Description
P1	20.05.2025	100% Finalisation
E1	20.05.2025	For construction
P2	20.05.2025	Schema Updated following feedback
P1	20.05.2025	100% Finalisation
E1	20.05.2025	General Update
P1	20.05.2025	Stage 2 Design Phase
P2	20.05.2025	General Scheme Update, Design Team Coordination

Checked by	Date	Description
VP		VP
LD		LD
LD		LD

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PROJECT  
 Summerland Street  
 Exeter

DRAWING TITLE  
 Proposed Third Floor Plan

**SITE LAYOUT – THIRD FLOOR**

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All construction information should be taken from signed dimensions only.



**Notes**

Cycle Provision based on 1 space per unit for first 10, 1 space per unit thereafter

Furniture layouts indicative

Commonal areas

Existing building outline

+44.000 Existing levels

+45.000 Proposed Levels

Lift waiting area

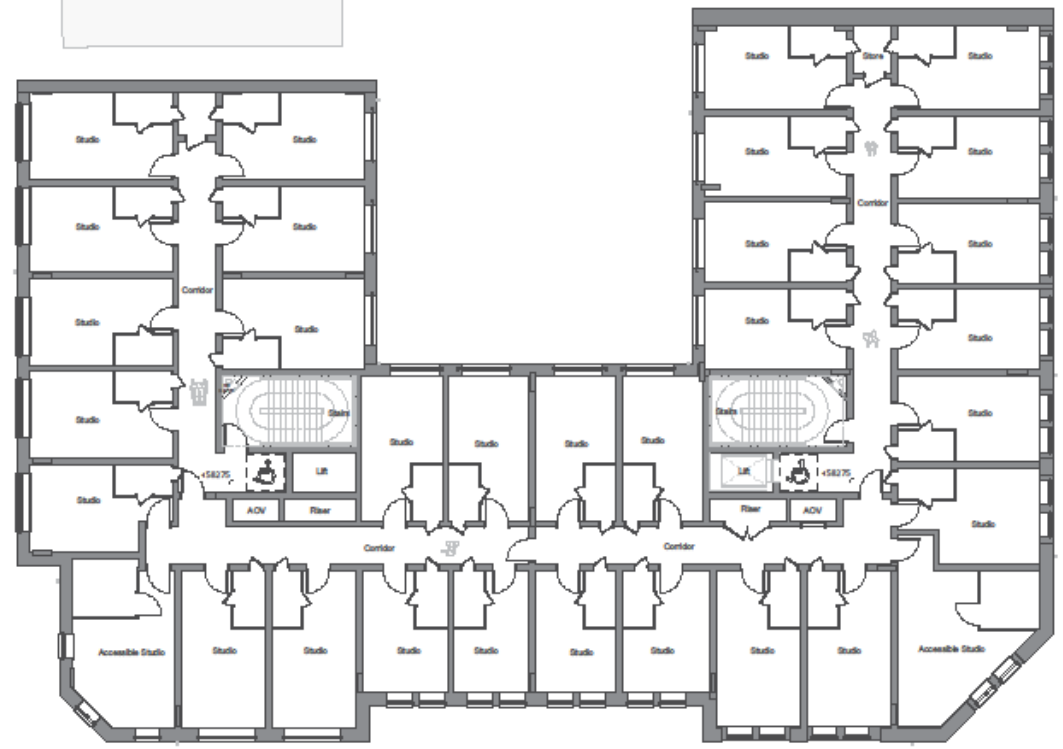
Pits are shown indicatively

Roof terrace is shown indicatively

OV - Opening Vent at head of Stairs

ADV - Automatic Opening Vent

ASHP - Air Source Heat Pumps



PL	18.08.2025	100% Finalisation
SI	18.08.2025	Finalisation
SI	18.08.2025	Schema Updated following feedback
PL	18.08.2025	100% Finalisation
SI	18.08.2025	General Update
SI	18.08.2025	Stage 2 Design Phase
SI	18.08.2025	General Scheme Update, Design Team Coordination

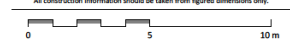
Checked	Rev	Date	Description
Client			REVISED BY
McLaren (Exeter) Limited			VP
			CHECKED BY
			LD
			CONSULTANT NO
			154670

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 PROJECT  
 Summerland Street  
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DRAWING TITLE  
 Proposed Fourth Floor Plan

# SITE LAYOUT – FOURTH FLOOR

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All construction information should be taken from figured dimensions only.



**Notes**

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit thereafter

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area
- PVs are shown indicatively
- Roof terrace is shown indicatively
- OV - Opening Vent at head of Stairs
- AOV-Automatic Opening Vent
- ASHP - Air Source Heat Pumps



- PL P23 08.08.2023 FOR PLANNING
- S2 P22 25.08.2023 For co-ordination
- S2 P21 16.08.2023 Schema Updated following feedback
- PL P19 28.05.2023 FOR PLANNING
- S2 P18 09.05.2023 General Update
- S2 P16 06.03.2023 Stage 2 Design Freeze
- S2 P12 08.02.2023 General Scheme Update, Design Team Co-ordination Issue

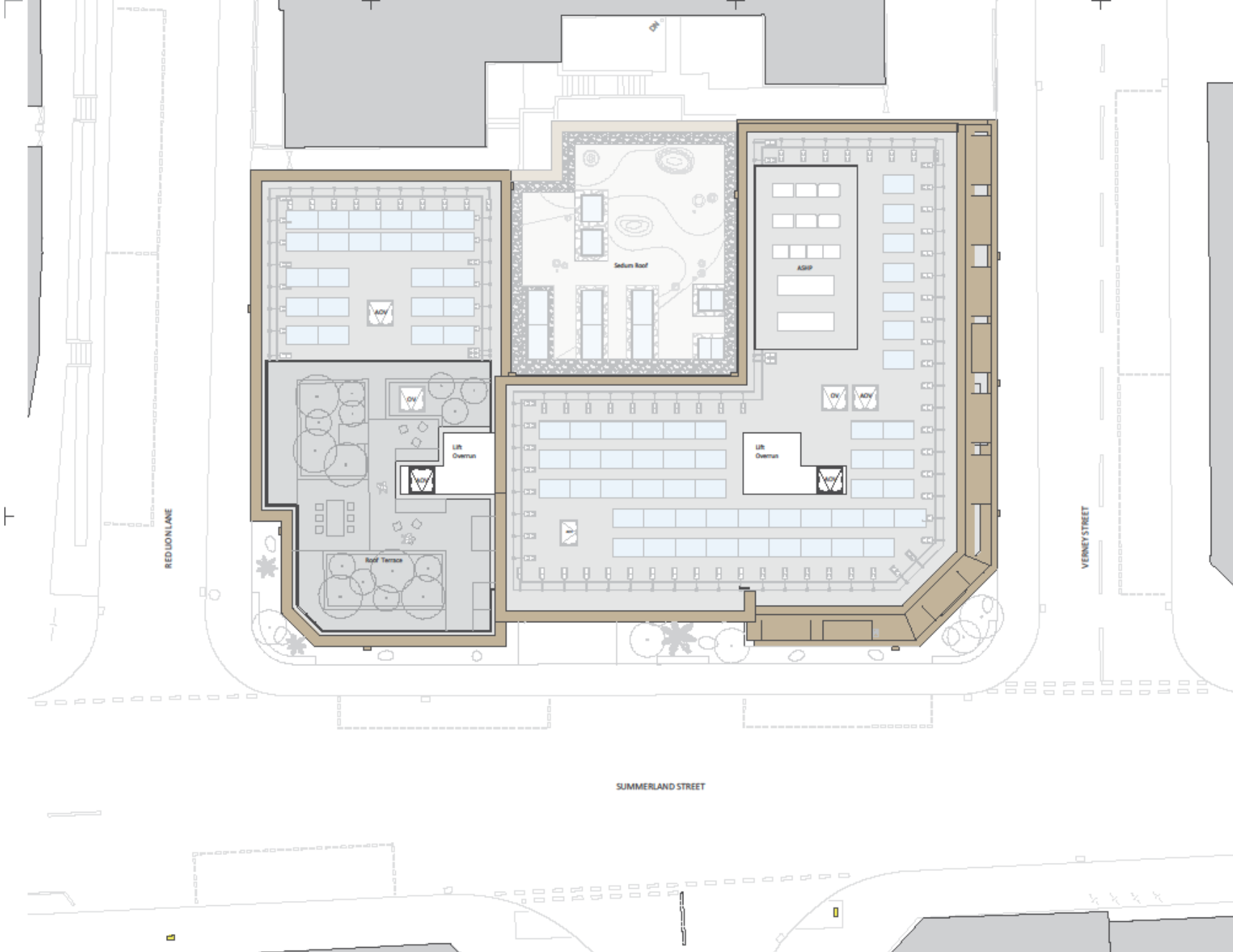
STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				VP
Mclaren (Exeter) Limited				
CHECKED BY				LD
ORIGINATOR NO				154670

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Summerland Street  
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DRAWING TITLE  
Proposed Fifth Floor Plan

STATUS CODE SCALE

# SITE LAYOUT – FIFTH FLOOR



- Responsibility is not accepted for errors made by others in reading from this drawing.  
 All construction information should be taken from signed dimensions only.
- 0 5 10 m
- Notes**
- Cycle Provision based on 1 space per unit for first 10, 1 space per unit thereafter
- Furniture layouts indicative
- Communal areas
  - Existing building outline
  - Existing levels
  - Proposed Levels
  - ♿ Lift waiting area
- Pits are shown indicatively
- Roof terrace is shown indicatively
- OV - Opening Vent at head of Stair
- ADV - Automatic Opening Vent
- ASHP - Air Source Heat Pumps

PL	20.05.2020	PCB PLANNING	
ED	20.05.2020	Pre-construction	
ED	20.05.2020	Schedule Updated Following Feedback	
PL	20.05.2020	PCB PLANNING	
ED	20.05.2020	Schedule Update	
ED	20.05.2020	Stage 2 Design Freeze	
Checked	by	DATE	DESCRIPTION
Client	McLaren (Exter) Limited		
DESIGNED BY	VP		
CHECKED BY	LD		
CONSULTANT NO	154670		

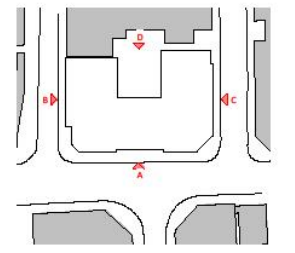
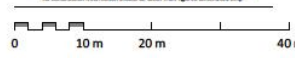
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PROJECT  
 Summerland Street  
 Exeter

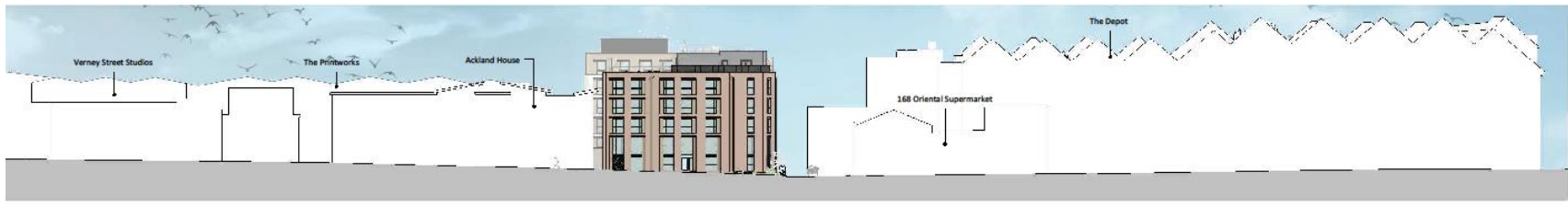
DRAWING TITLE  
 Proposed Roof Plan

# SITE LAYOUT – ROOF FLOOR

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intext Elevation A - South West 1.500  
500



intext Elevation B - North West 1.500  
500



intext Elevation C - South East 1.500  
500



- R1 P10 06.06.2024 RCP PLANNING
- R2 P10 25.08.2024 RCP CONSULTATION
- R3 P11 06.08.2024 Scheme Updated Following Feedback
- R4 P10 26.08.2024 RCP PLANNING
- R5 P10 26.08.2024 General Update
- R6 P10 06.09.2024 Stage 1 Design Review

DATE	REV	DATE	DESCRIPTION	REVISION BY
				VP

CLIENT McLaren (Exeter) Limited

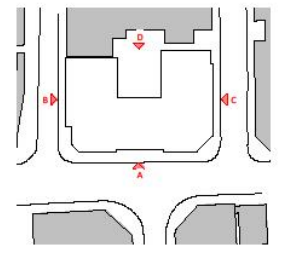
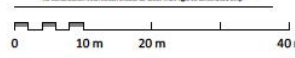
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PROJECT  
Summerland Street  
Exeter

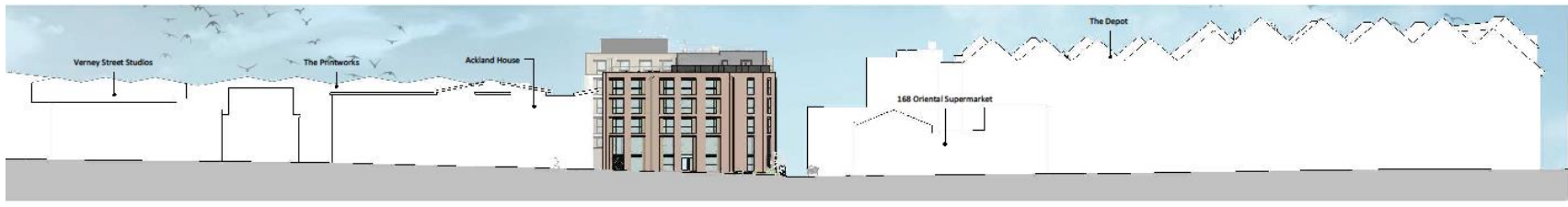
DRAWING TITLE  
Proposed Context Elevations

# ELEVATIONS

Responsibility is not accepted for errors made by others in copying from this drawing.  
All construction information should be taken from signed drawings only.



intext Elevation A - South West 1.500  
500



intext Elevation B - North West 1.500  
500



intext Elevation C - South East 1.500  
500



- R1 P10 06.06.2024 RCP PLANNING
- R2 P10 25.08.2024 RCP CONSULTATION
- R3 P11 06.08.2024 Scheme Updated Following Feedback
- R4 P10 26.08.2024 RCP PLANNING
- R5 P10 26.08.2024 General Update
- R6 P10 06.09.2024 Stage 1 Design Review

DATE	REV	DATE	DESCRIPTION	REVISION BY
				VFP

CLIENT: McLaren (Exeter) Limited  
 CHECKED BY: LD  
 ORIGINATOR NO: 154670

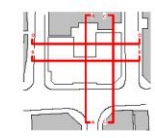
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PROJECT  
 Summerland Street  
 Exeter

DRAWING TITLE  
 Proposed Context Elevations

# ELEVATIONS

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 All construction information should be taken from signed dimensions only.



Summerland St Section A  
 1/20



Summerland St Section B  
 1/20

R: P10 06.03.2023 PDR PLANNING  
 D: P10 25.02.2023 PDR CONSULTATION  
 S: P10 14.02.2023 Scheme Refused Following Feedback  
 M: P10 28.03.2023 PDR PLANNING  
 G: P10 06.03.2023 Stage 2 Design Panel  
 U: P10 06.03.2023 Scheme Update  
 (Project No: 1, Rev: 1, 20230710)  
 DRAWN BY: VP  
 CHECKED BY: LD  
 ORGANISATION: STRIDE TREGLOWN  
 CLIENT: McLaren (Exeter) Limited

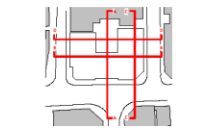
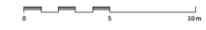
CONSULTANT  
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 PROJECT  
 Summerland Street  
 Exeter

DRAWING TITLE  
 Proposed Section A & B

# SECTIONS



Responsibility is not accepted for errors made by others in copying from this drawing.  
All construction information should be taken from signed dimensions only.



Former 93 Section C  
1:100



Section D

NO.	DATE	DESCRIPTION	REVISION BY
01	08.08.2021	POW PLANNING	VP
02	22.08.2021	For consultation	VP
03	14.09.2021	Schema Update following feedback	LD
04	28.09.2021	POW PLANNING	LD
05	04.10.2021	Stage 2 Design Review	LD
06	08.10.2021	General Issues	LD
07	11.10.2021	POW PLANNING	LD

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Summerland Street  
Exeter

DRAWING TITLE  
Proposed Section C & D

# SECTIONS

36.7° 35° 30° 25° 20° 15° 10° 5° 0° 5° 10° 15° 20° 25° 30° 35° 36.7°



CGI

36.7° 35° 30° 25° 20° 15° 10° 5° 0° 5° 10° 15° 20° 25° 30° 35° 36.7°



CGI



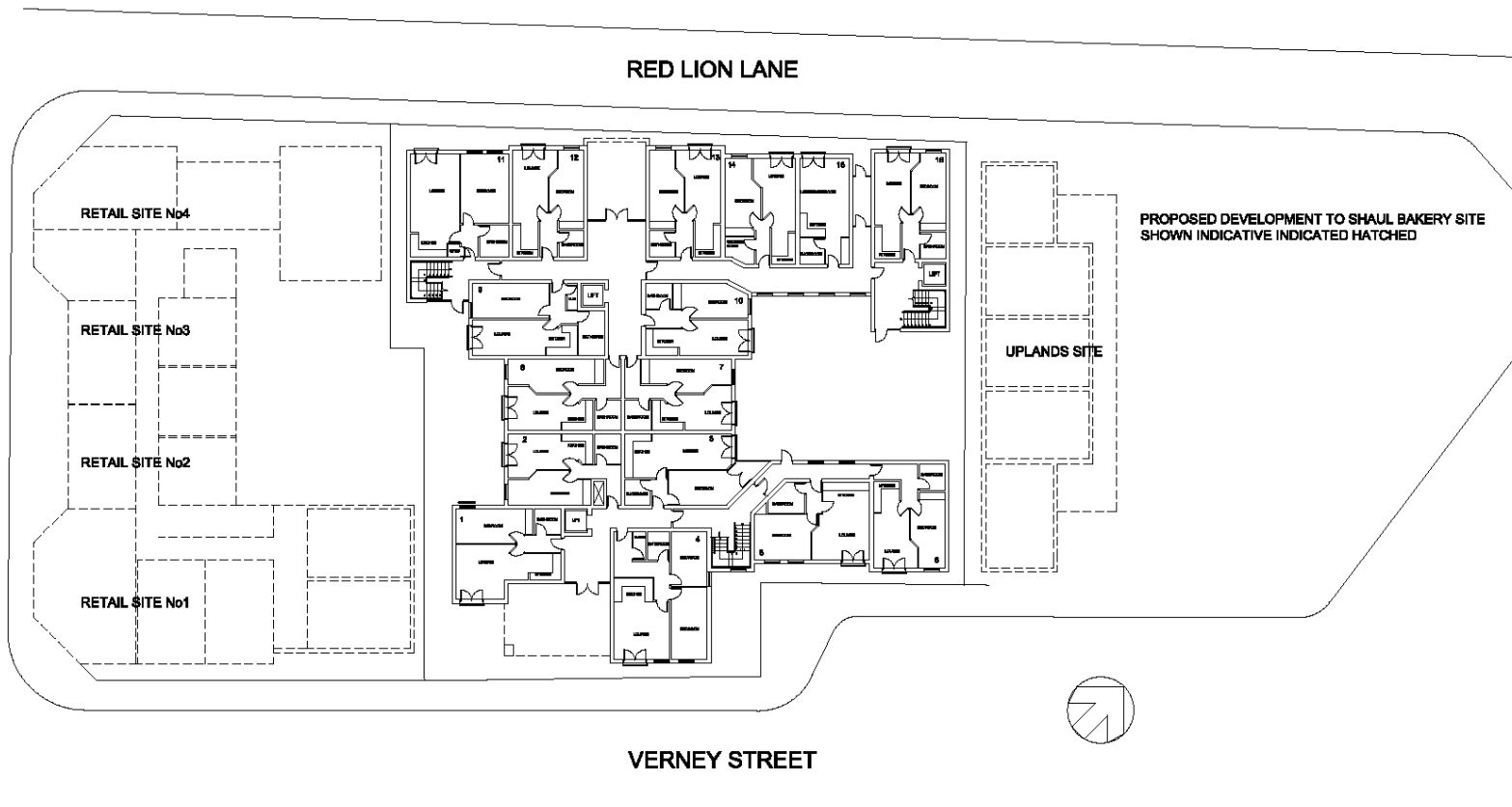
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CGI



CGI



**SCHEDULE OF ACCOMMODATION**

- 58 = 1 BEDROOM APARTMENTS
- 2 = STUDIO APARTMENTS
- 3 = MICRO FLAT APARTMENTS
- 4 = 2 BEDROOM APARTMENTS
- 67 = TOTAL NUMBER OF UNITS

**GROUND FLOOR PLAN**

13.07.2019	General plan amendments	AWB	RBC
25.06.2019	General amendments to northern boundary	AWB	ROC
25.06.2018	General Layout Amendments	AWB	J
15.05.2018	General Layout Amendments	AWB	J
14.02.2018	General Layout Amendments	AWB	J
	Amendment		Drawn

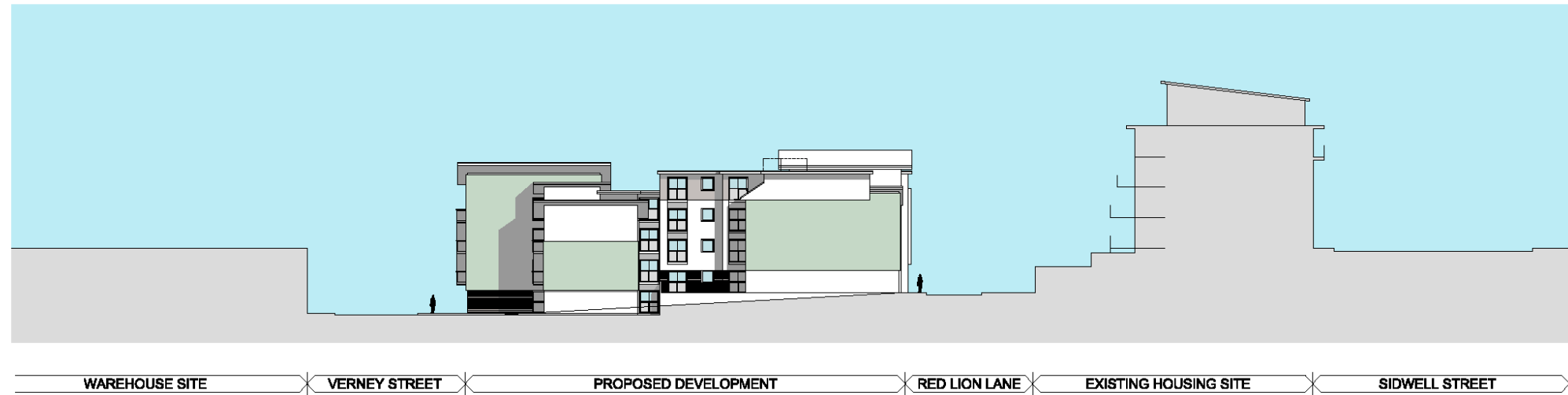
VERNEY STREET/RED LION LANE SITE  
DEVELOPMENT EXETER

13.07.2019  
GROUND FLOOR PLAN





END ELEVATION FROM SUMMERLAND STREET



END ELEVATION FROM SHAUL BAKERY

# ACKLAND AND WHEATON HOUSE



## **The benefits of development are considered to include:**

- Regeneration of a sustainable brownfield site that is currently underused and unattractive
- Provision of 145 units of co-living accommodation 20% of which will be affordable private rent

## **Identified harms include:**

- Reduction in natural light and privacy to neighbouring dwellings
- Less than substantial harm to the setting of the St Sidwell's Conservation Area and the Grade II\* Listed Methodist Church

- A contribution of £87,000 towards pedestrian and cycle improvements in the vicinity of the site
- Affordable Housing on-site of 20% of units for Build to Rent development
- £56,000 towards the provision and maintenance of off-site outdoor adult fitness equipment in public parks
- Travel Plan for residents
- Traffic Orders
- Management Plan (co-living)
- Habitats Mitigation for residential where CIL is not payable.

The development estimated to generate approximately £164,880 in CIL.

## CONCLUSIONS

NPPF paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means c) approving development proposals that accord with an up-to-date development plan without delay.

It is considered that on balance the benefits of the development, subject to the imposition of conditions, outweigh the identified harms when assessed against the policies of the NPPF and the Development Plan taken as a whole.

## RECOMMENDATION

DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO **GRANT PERMISSION** SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 AND CONDITIONS

AND TO REFUSE PERMISSION IF THE S106 IS NOT COMPLETED IN 6 MONTHS OF COMMITTEE

**RECOMMENDATION**