

Exeter City Council  
Planning Committee  
08 September 2025

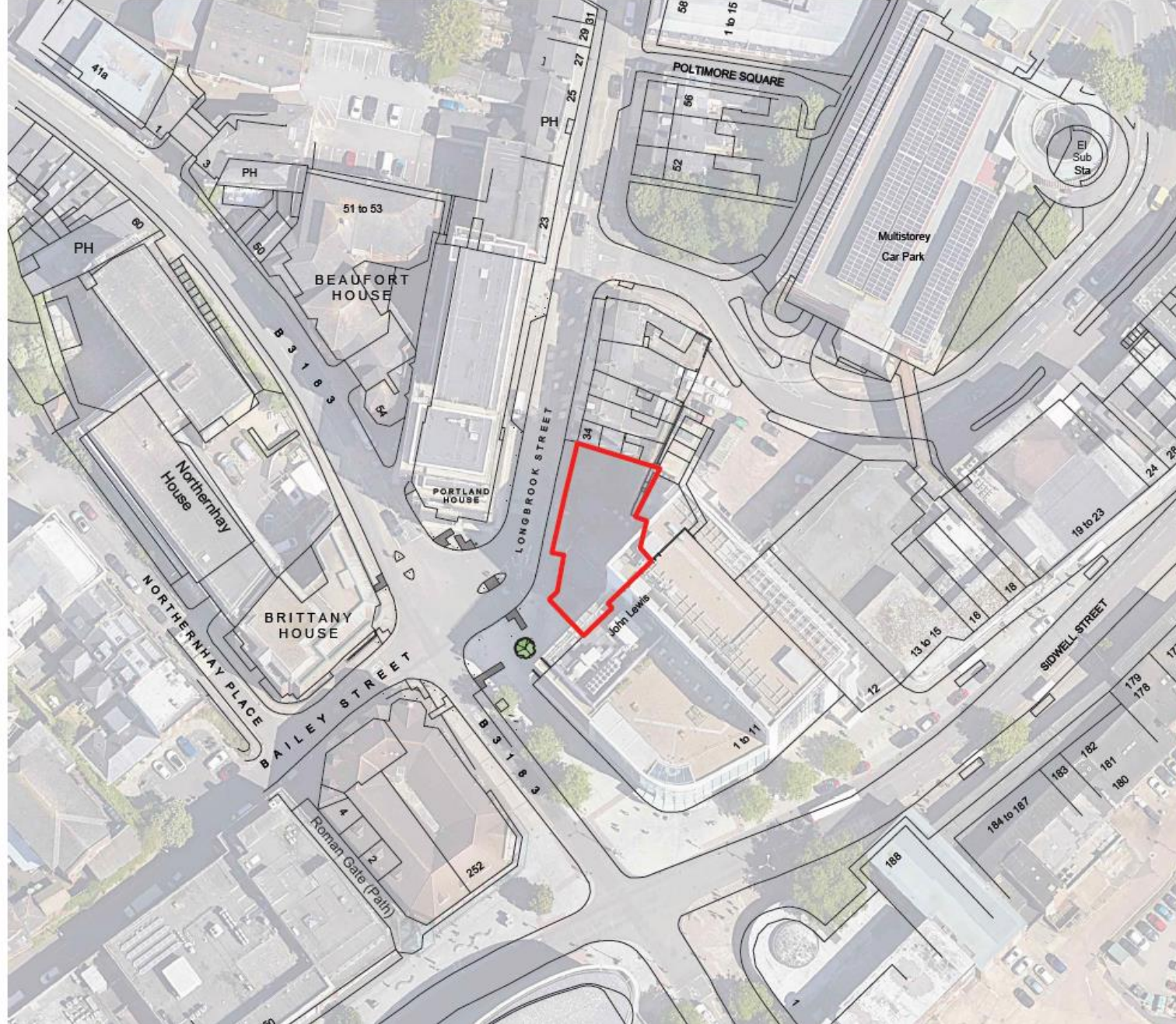
# **Application 25/0318/FUL**

**Site: Former Site of 26-28 Longbrook Street**

**Applicant: Rok Prop Co (Exeter) Limited**

**Proposal: New building comprising 8 levels purpose built student accommodation (sui-generis) with 108 self-contained studios, ancillary spaces at ground, first and eighth floor, and ground floor commercial unit (Class E(b)).**

**Case Officer: Christopher Cummings**



## SITE LOCATION PLAN





AERIAL VIEW





PHOTOS



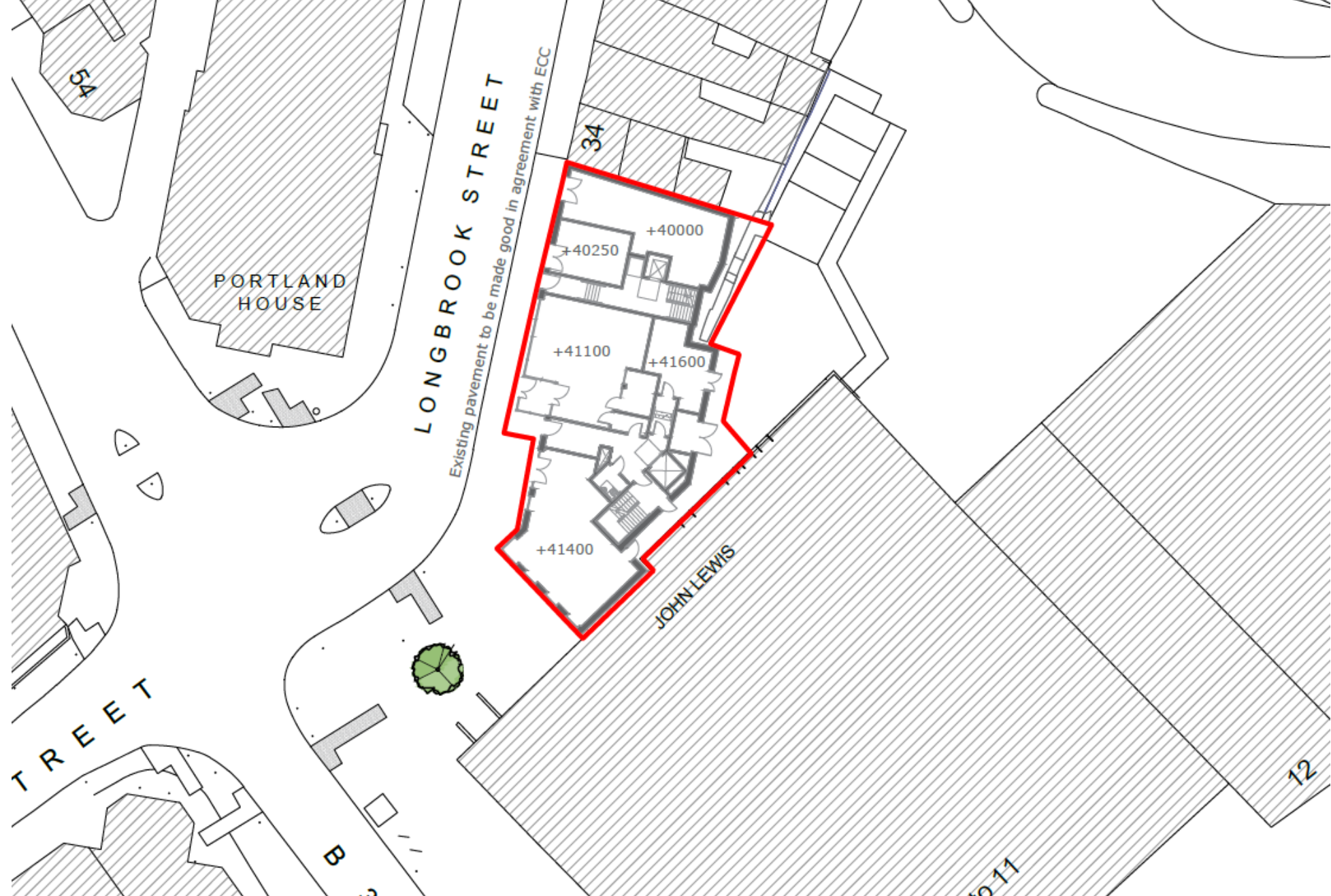


**PHOTOS – MEDIEVAL WALL**

- 108-room Purpose Built Student Accommodation and ground floor café/restaurant use.
- 9-storey building
- Ground floor includes café, PBSA reception and bike store, with bin stores at rear.
- Precedent of approval on the site in 2017 and 2020. Same maximum height and room numbers as previous approvals.
- This proposal positioned away from rear medieval wall and greater massing on upper floors to meet building safety requirements.

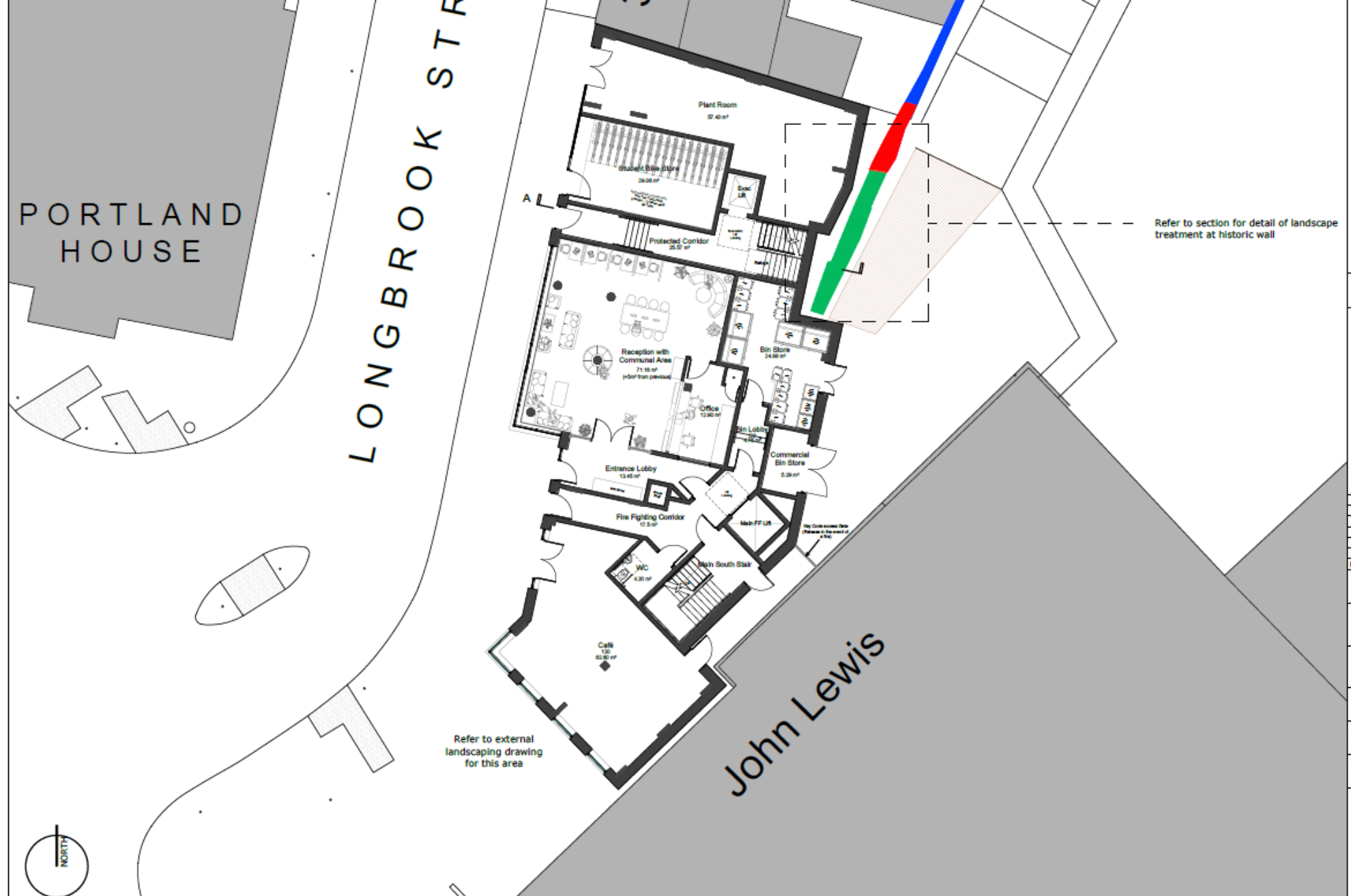
## PROPOSAL OVERVIEW





## PROPOSED SITE PLAN





# PROPOSED GROUND FLOOR PLAN



## PROPOSED FIRST FLOOR PLAN





# PROPOSED SECOND TO FIFTH FLOOR PLAN

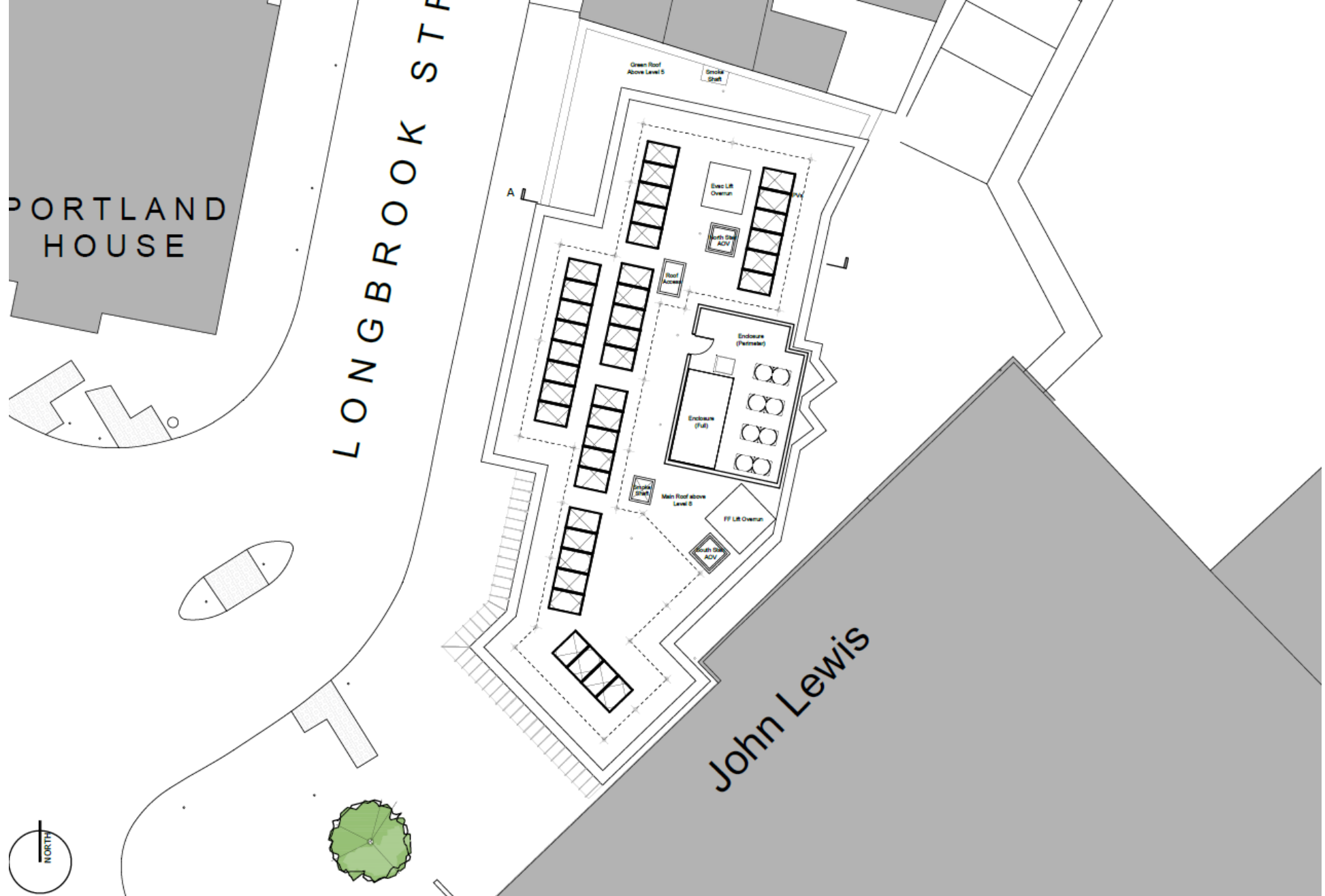


PROPOSED SIXTH AND SEVENTH FLOOR PLAN





**PROPOSED EIGHTH FLOOR PLAN**



## PROPOSED ROOF PLAN



## Existing Site Photos



Existing Conditions View 1 - Top of Longbrook Street



Existing Conditions View 2 - Corner of Longbrook Street



Existing Conditions View 3 - Change in street paving

Remove existing drop kerbs along Longbrook Street and reinstate full-height kerbs.

New paving along the western frontage of Longbrook Street to match the existing paving and pattern at the street corner

Potential for external amenity seating

Existing Crossing point

Proposed seated planter with new tree, subject to highways.

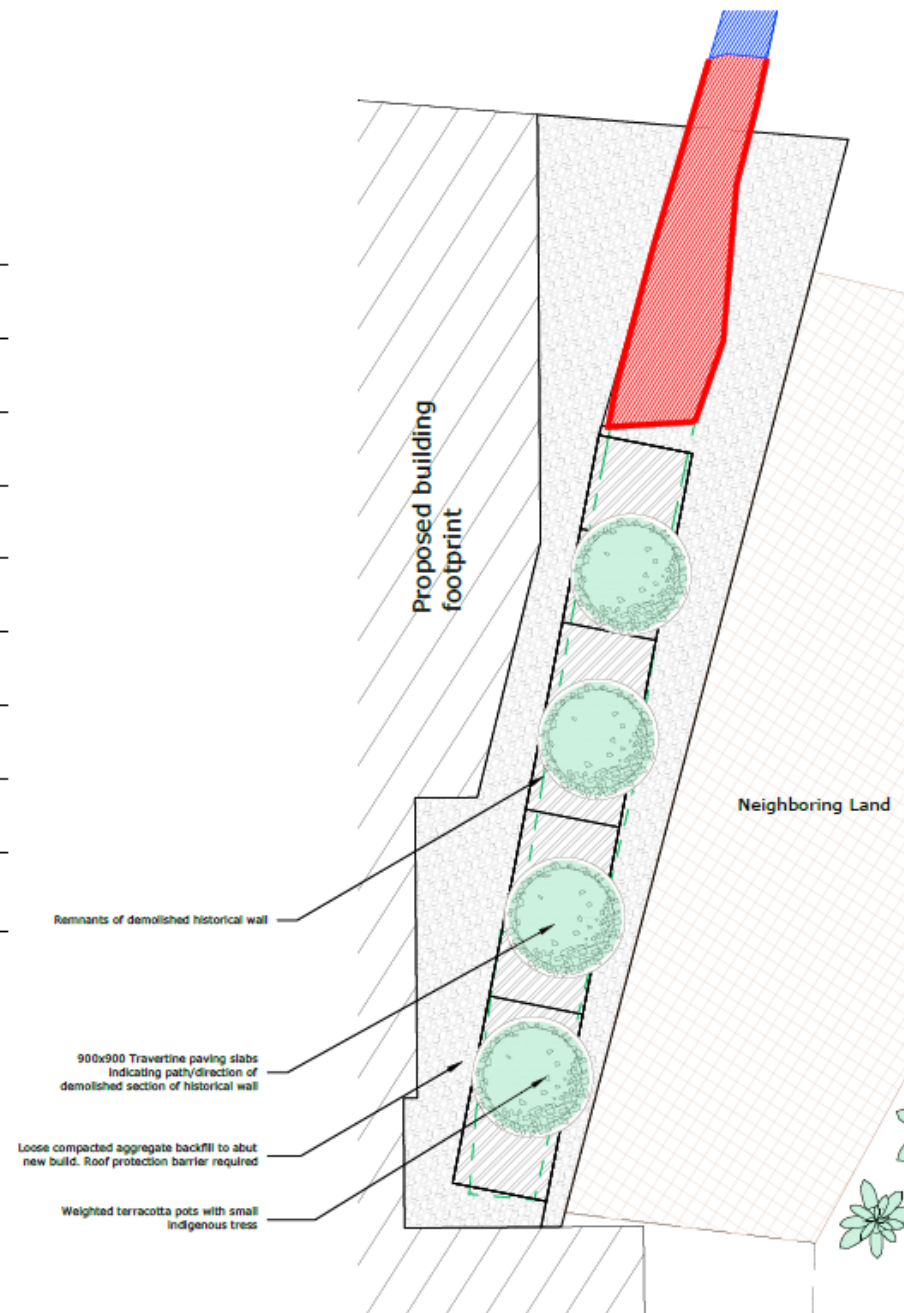
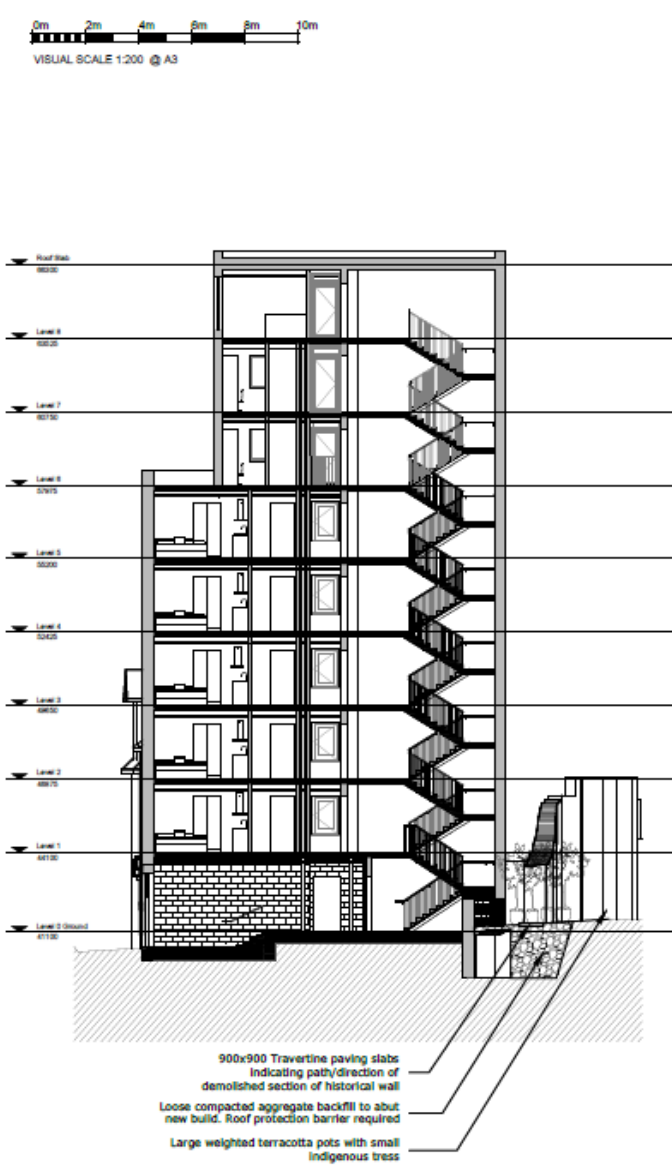
Existing paving sets

Existing Crossing point



Example of proposed seated planter

# PROPOSED LANDSCAPE IMPROVEMENTS



# PROPOSED SECTION AND MEDIEVAL WALL

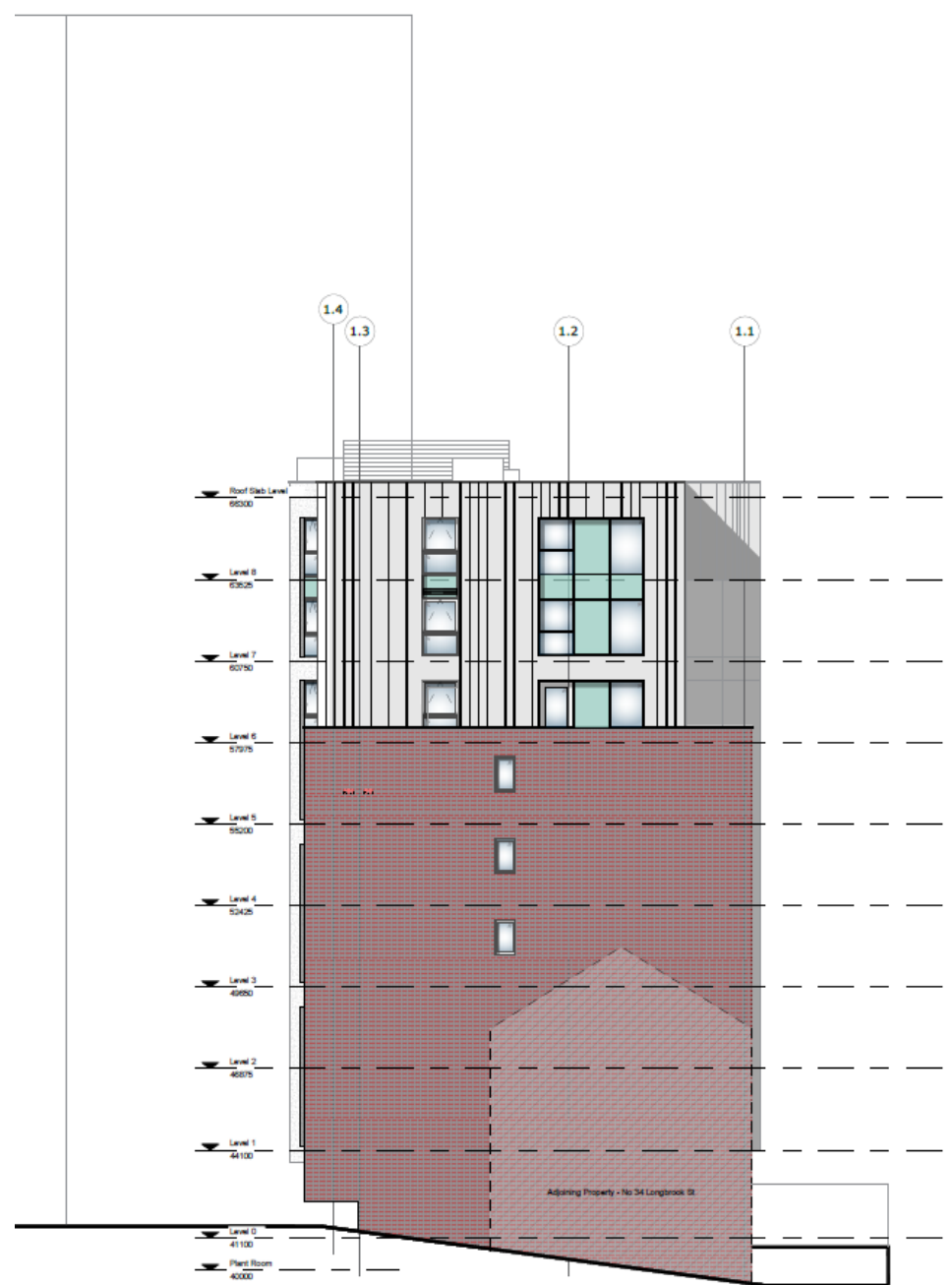


# WEST ELEVATION

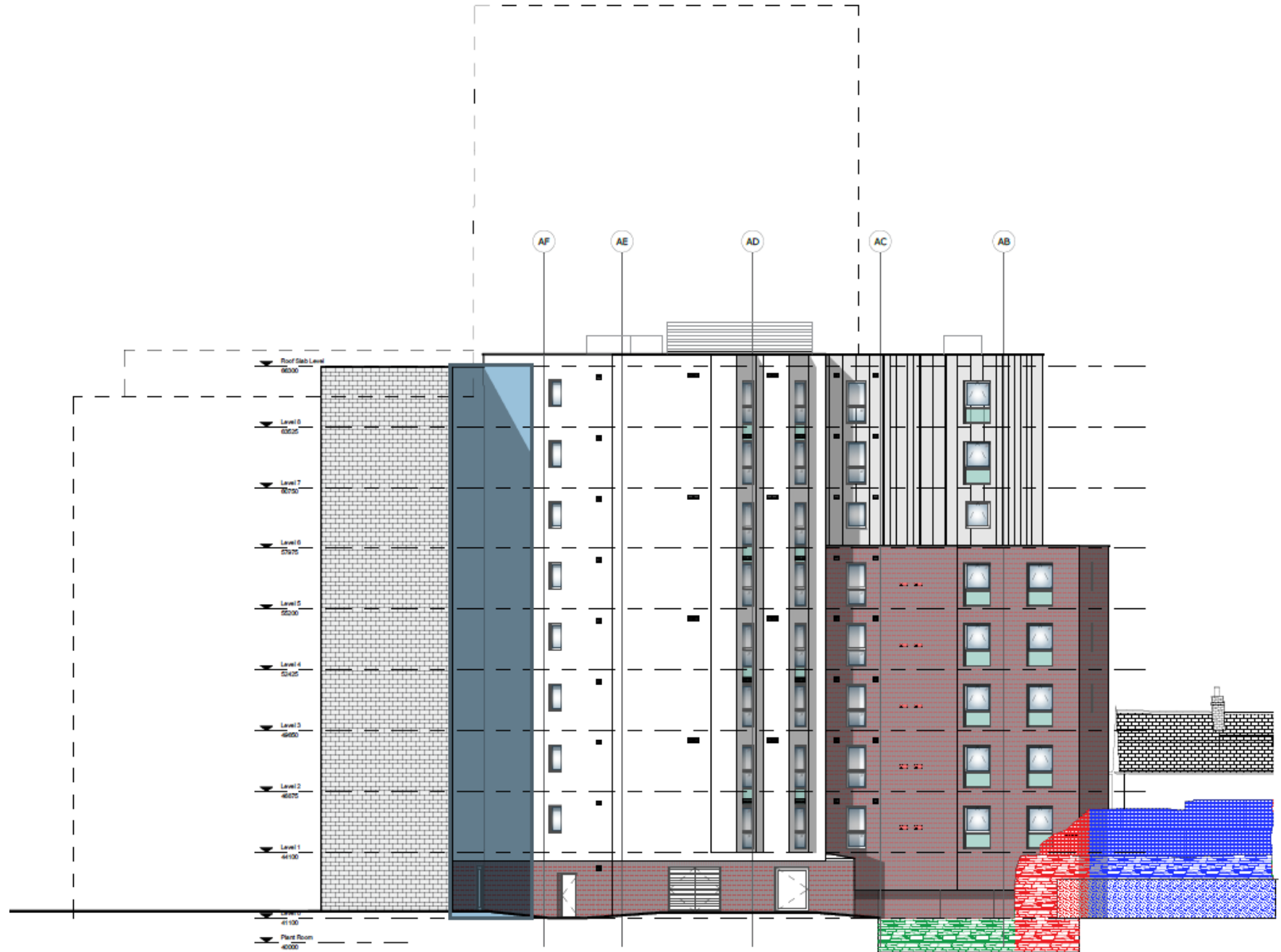




**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**





**ILLUSTRATIVE IMAGE – BAILEY STREET**



**ILLUSTRATIVE IMAGE – LONGBROOK STREET**



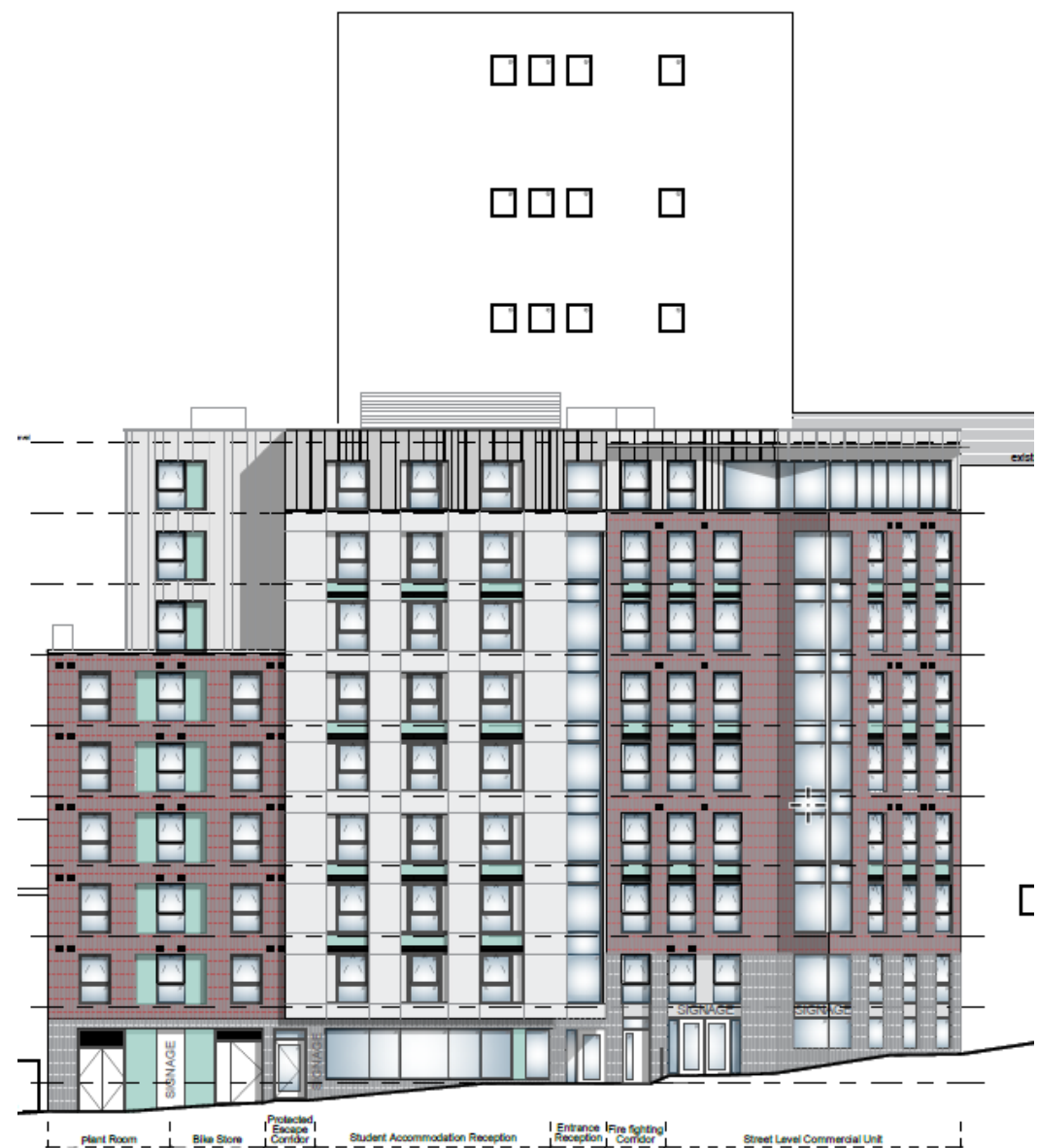


**ILLUSTRATIVE IMAGE – KING WILLIAM STREET**





**2020 EXTANT PERMISSION**

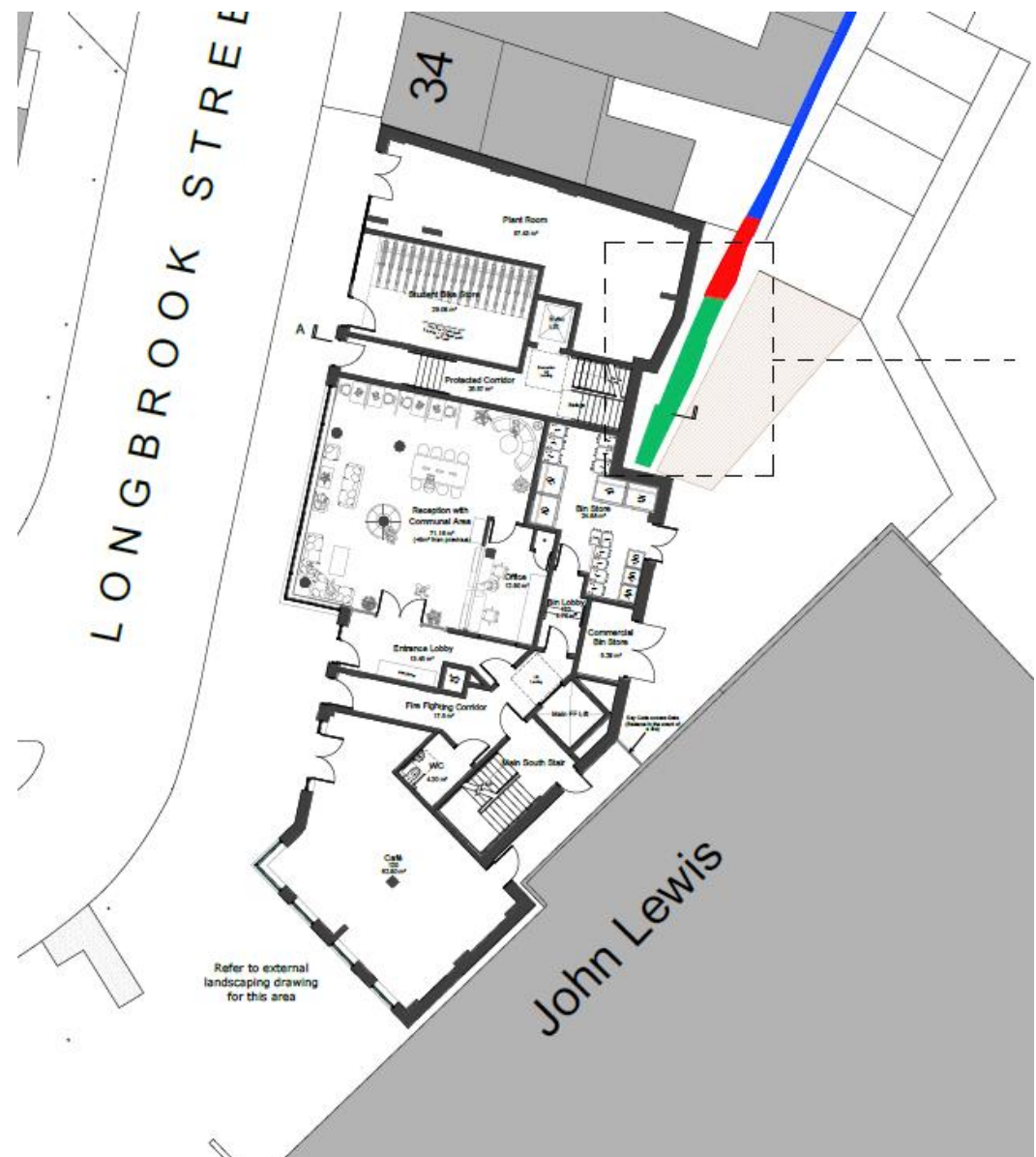


**PROPOSAL**

**ELEVATION COMPARISON 2020 APPROVAL AND THIS APPLICATION**



**2020 EXTANT PERMISSION**



**PROPOSAL**

**GF COMPARISON 2020 APPROVAL AND THIS APPLICATION**

- **Community balance and levels of PBSA**
- **Scale, massing and design**
- **Occupant amenity**



- A. DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:**
- o £600 per student room to Devon County Council for improvements to local cycle networks**
  - o £5,000 to Devon County Council for costs relating to Traffic Regulation Orders required as part of the development.**
  - o £27,667 for expansions of GP surgeries.**
  - o £19,564 to Exeter City Council for implementation of a Local Energy Network.**
  - o Management Plan agreed with Exeter City Council.**
- and the conditions set out on the Planning Committee Report.**

**OFFICER RECOMMENDATION**

**B. REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 08 MARCH 2026 OR SUCH EXTENDED TIME AS AGREED IN WRITING BY THE SERVICE LEAD (CITY DEVELOPMENT)**

**OFFICER RECOMMENDATION (CONT.)**