

EXTERIOR ARCHITECTURE

STUDIO 1.5, HEWLETT HOUSE, HAVELOCK TERRACE, LONDON, SW8 4AS – 020 7978 2101 – EXTERIORARCHITECTURE.COM



APPENDIX A

Date: 29/01/2015

Revision B

General

The following document sets out the key projects identified in Riverside + Ludwell Valley Parks Masterplan 2016-2026 as produced by Exterior Architecture Ltd (EA) for Exeter City Council.

The projects listed below will be managed by Exeter City Council & Exeter & East Devon Growth Point and will be supported by potential partners where applicable.

The cost associated with the following information are benchmarked on EA current understanding of market rates for capital expenditure on each project and do not make allowance for management and maintenance costs post implementation. Rates include for potential contractors Preliminary and Generals costs as well as profit.

Costs are to be used to establish high-level feasibility for budgeting purposes. In many cases the creation of defined project briefs and detailed scope of services documents will be required to progress certain projects.

AREA	Project Description	Priority	Deliverability / Viability	Potential Partners	Estimated Cost (Low-High)
SITE WIDE	Branding exercise Website created as landing pad for valley parks with information on how to get there, what events are happening, what facilities and activities are available. This should be comparable to a website for a visitor attraction such as the National Trust Killerton Estate.	Medium. This is important in creating the valley parks as a regional attraction.	Low cost and easily delivered without planning permission. Potential funds available from CIL.	Can be delivered solely by ECC with assistance of an outside agency.	The cost of implementing this strategy varies due to the different degrees and extents of information included. A basic website starts from £7500 based on standard templates up to £40,000 for a custom design website with associated graphic and copy-written content. Outline budget to process is set at £20,000.
SITE WIDE	Masterplan User Group continued into perpetuity. Good representation from public, private and third sector has been achieved through the user group, but this should be expanded slightly to ensure that the best outcome can be achieved at detailed project design stage. A range of users should be recruited to contribute to the continuing masterplan user group, which has been established in the masterplanning process.	High priority. Ensuring that the masterplan is supported and informed by local people is essential to its success.	This is a low / no budget deliverable that can continue after the masterplan has been completed.	Can be delivered solely by ECC.	ECC resource would be required to liaise with the user group.
SITE WIDE	Routes Strategy: Footpath Creation 1. Alphin Brook (Gateway to the Estuary) - 3km secondary footpaths, 2km tertiary 2. Ludwell Valley Park - 4km secondary footpaths, 4km tertiary 3. Riverside Valley Park (Gateway to the Estuary) - 2km primary footpaths, 2km secondary, 3km tertiary	High priority. Footpath creation is an essential objective.	Negotiation with landowners needs to begin immediately, to secure delivery in the medium term. Other routes are on ECC land and can be delivered in the short term.	East Devon Growth Point	Costs are shown in a range from low to high and expressed in thousands of pounds 1. Secondary – £45- £66 K Tertiary – £16 – £30K 2. Secondary – £60- £88 K Tertiary – £32 – £60K 3. Primary – £170- £100 K Secondary – £30 – £44K Tertiary – £24 – £45K

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	<p>4. North Brook Golf course (Gateway to the Estuary) - 2km secondary</p> <p>5. Leaf land and bridge (Island Park) - 380m primary + bridge</p> <p>6. River Exe (Modernised River) - 1km primary, 800m secondary</p> <p>7. Cowley Bridge Fields (The Meadows) – 1.5km cycle connection from St Davids to Cowley Bridge (with 500 m of cantilevered section) –1km secondary, 1.5km tertiary</p> <p>8. Grace Road Fields - 1km primary</p>				<p>4. Secondary – £6 – £8K</p> <p>5. Primary – £45 – £50K Bridge - £120K</p> <p>6. Primary – £35 - £50 K Secondary – £12 – £15K</p> <p>7. Cycle link – £750K Secondary – £15 – £22K Tertiary – £12 – £22.5K</p> <p>8. Primary – £35- £50 K</p>
SITE WIDE	<p>Signage Strategy: Implementation of the signage strategy, where type 1 includes seating, interpretative signs, waste bin and possible sculptural element. Type 2 consists of information boards and signage, and Type 3 comprises of a simple wayfinding post or marker.</p>	High priority. Currently there is little signage related to travelling through the parks on foot.	This is an ongoing objective, and can be delivered with a phased approach.	East Devon Growth Point	<p>Type 1 = 29 locations £203 – 375K (Av.£289K)</p> <p>Type 2 = 25 locations £20 - £60K (Av. £60K)</p> <p>Type 3 = 28 locations £17 – £33 K (Av. £25K)</p>
SITE WIDE	<p>Entrance Improvement The Masterplan sets a hierarchy of entrance treatments which relate to the degree of importance of each gateway. The identification and marking of key gateways into the site is essential to aid navigation into the parks, express the character of each area, create a cohesive expression, communicate essential information to park users and provide access control to restrict some use types.</p>	Medium priority. This is important in improving the profile of the parks.	This can be delivered with a phased approach, focusing on some gateways ahead of others	Private partners, local businesses	<p>Car parking at Clapperbrook 200m2 (£18 - £22 k)</p> <p>Entrance signage x 9 £16 - £22 K (Av. £19 K).</p> <p>Info board x 9 £18 - £31 (Av. £25 K)</p>
SITE WIDE	<p>Furniture Site wide furniture provision based on assessment contained with the report</p>	Medium – High Priority. Additional furniture will be required where new paths are created.	Can easily be delivered when funding becomes available. Requires a compendium of furniture types to be developed and agreed with ECC and other landholders.	East Devon Growth Point/ECC	<p>Seating opportunities (32) = £48,000</p> <p>Picnic areas (2)=£5000</p> <p>BBQ areas (1) £4500</p> <p>Sculptural features (7) Not costed.</p> <p>Bicycle parking (13 groups of 10) =£15,600</p> <p>Playground (1 proposed + 3 to be improved) =£240,000</p> <p>Adventure playground (1)=£120,000</p> <p>Teenager hangout (2)= £10,000</p>
SITE WIDE	<p>Habitat and Biodiversity Improvement In order to deliver the habitat improvement strategy, woodland planting and meadow creation is identified, along with hedgerow planting.</p>	High priority. Conserving the habitats along the site is essential to maintaining it as an attractive place for visitors.	The habitat strategy can be implemented directly.	Devon Wildlife Trust, RSPB, HLF.	

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	<p>The Meadows (not SANGS priority) 1. 1 ha wetland creation at Cowley Bridge Field 7. Ditch restoration and carr woodland at Exwick Leat fields (13 ha)</p> <p>Island parks (SANGS priority) 19. Forest garden (1 ha) 18. 6 m buffer strip of woodland around Bromham playing fields (0.8 ha) 10. Grace Road Fields woodland (1.7 ha) 2. Belle Isle park wildflower meadows (1.2 ha) 5. Duckes Meadow park wildflower meadows (1.6 ha)</p> <p>Gateway to Estuary (SANGS priority) 9. Wildflower meadow enhancement and new parkland trees (3 ha) 6. New hedgerow (1 km) 1. Wildflower meadow (0.3 ha) 12. Wetland enhancement (14 ha)</p>				<p>The Meadows 1. £12k-£15K 7. £156 - £195K</p> <p>Island Parks 19. £4.8K 18. £3.8K 10. ££8.2K 2. £21K 5. £30k</p> <p>Gateway to Estuary 3. £54K 6 £5.2K 1. £5.4K 12 - £168K - £210K</p>
THE MEADOWS	<p>CYCLE CONNECTION A key project to improve the cycle connection between Exeter and Crediton, or (via the Exe Valley), Tiverton.</p>	High priority project which provides key missing link in Exeter cycle network, and encourages more users to a currently inaccessible part of the park.	Long term objective, not essential in the immediate stages of the masterplan	Sustrans, Environment Agency, Network Rail, Private Landowners,	1km primary, 500m cantilevered Primary – £35- £50 K Cantilevered – £750K
THE MEADOWS	<p>EXWICK LEAT AND WEIR CONSERVATION + ENHANCEMENT As one of the oldest mill complexes in Exeter, it is an important part of the city's heritage.</p>	Medium Priority. The sooner maintenance and conservation of the leat takes place, the easier it will be to preserve for the future.	Long term objective, not essential in the immediate stages of the masterplan	Exeter Civic Society, Heritage Lottery Fund, Waterways Trust, Private Landowners	700m leat Unknown - further studies required.
MODERNISED RIVER	<p>EXE RIVER ACCESS IMPROVEMENTS</p>	High priority. This project improves accessibility and biodiversity in this area of the city.	This project is viable in the short term, and would be a significant improvement to this area.	Devon Wildlife Trust	800m secondary footpath £12 – £15K
MODERNISED RIVER	<p>EXWICK WILD PLAY There is currently an underutilised area to the north west of Station Road, which is currently amenity green space. This seems the perfect location to enhance a wild play area.</p>	Medium priority. This project is a popular idea with participants at the public event.	This project is a quick win for improving facilities in the valley parks, at a relatively low cost.	WildZone, Devon Wildlife Trust; EA	2.4 hectares £65K – £120K
MODERNISED RIVER	<p>STATION ROAD GATEWAY Central to the masterplan is linking 'hubs' and facilities to existing infrastructure. The Station Road / Exwick Playground car park is a clear area for improvement, as it will help to enhance the entrance to the valley parks from St David's Station.</p>	Medium priority. This project would help raise the profile of the parks and encourage sustainable transport use.	The project could be delivered in the short term.	DCC Transport Team	500m2 £15 - £32K
OLD AND NEW CITY CENTRE	<p>POCKET PARK CREATION + ENHANCEMENT, CITY CENTRE AS A BIODIVERSE CORRIDOR The primary improvement to the city centre area comes from biodiversity improvements in the pockets of green space that lie alongside the water course of the River Exe. Bonhay Meadows, Shilhay Meadows, Medieval Exe</p>	Medium priority. This project is not essential, but is desirable in improving the profile of the valley parks.	Long term. In the short term the objectives are to retain these 'pockets' as key city centre green spaces.	Local businesses	3 ha of small parks – mainly soft landscaping £240 - £450K

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	Bridge and Haven Banks Play Area could all benefit from a consistent design language that promote stopping and resting and connecting to the river for the city centre users.				
ISLAND PARKS	CLAPPERBROOK HUB The 'Clapperbrook Hub' is envisaged as the primary entrance to the parks from the south west.	High priority. Improving this gateway will make a well signed, accessible park, with opportunities for sustainable development.	This project should be developed in the medium term, after the flood defence work has been carried out.	DCC, Network Rail, HLF, local businesses	Car parking at Clapperbrook 200m2 £18 - £22K Bromham Pavillion reopened to public – toilets made accessible £20 - £80K Signage from train station Info boards x3 £6 – £11.5K Multi use hard landscape space (i.e. markets, pop ups, gathering) £4 - £9K New building of 500m2 = £600K
ISLAND PARKS	GRACE FIELD IMPROVEMENTS AND ACCESS TO ALPHIN BROOK The Grace Road Playing Field is currently not functional as a sports pitch, being low lying. The goal is to redevelop it as a vibrant green space.	Medium priority. The access across the back of Grace Field is a key entry point to the Alphin Brook, and walking opportunities can be enhanced here.	Renting out the field and providing a camping ground can be longer term objectives, but walking access can be improved in the short term.	Environment Agency, Exeter Canal & Quay Trust, Exeter Watersports Association, Exeter Cultural Partnership	1 km primary footpaths £35- £50 K BBQ areas, picnic benches, seating, info boards, signage Type 1 x 1 £7 K- £13K Type 2 x 1 £0.8K- £4.6K Type 3/4 x 1 £0.6K - £0.85
ISLAND PARKS	LEAF LAND ACCESS The improvements to the flood channel at Trews Channel have severed a footpath link to the community woodland, which should be reinstated to promote safe access for children and those with disabilities.	Medium priority. This project aims to maintain and improve the Island Parks as an attractive place for all.	Medium term - this project will be delivered after the flood channel work is complete.	Gingko Art Projects, Woodland Trust, Environment Agency.	1km primary footpaths £35K- £50K Artistic, low impact bridge crossing point £40K – £200K Signage Type 1 x2 £1.2K - £9.2K Signage Type 2 x1 £0.8K - £4.6K
GATEWAY TO THE ESTUARY	FORMAL ACCESS TO ALPHIN BROOK, INCLUDING HABITAT CREATION New access and habitat creation within 20 hectare of the Alphin Brook, which is owned by the Environment Agency.	High priority.	This should be a short term goal of the masterplan, as it will	Environment Agency	3km primary footpaths, 2km secondary = Primary – £140- £200 K

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			immediately provide some key new walking routes for visitors to the Valley Parks		<p>Secondary – £45 – £50K</p> <p>14 Ha of Wetland £168K – £210K</p> <p>Signage – 3 x type 1 £21 - £39 K</p> <p>1 x type 2 £1.2 - £9.2K</p> <p>5 x Type 3 £3 - £4.2 K</p>
GATEWAY TO THE ESTUARY	NORTHBROOK HUB	High priority.	This project should be developed in the medium term, as it involves negotiation around the lease with Parkwood Leisure. Then work improving signage and directing people to this area can take place.	Parkwood Leisure, DCC Transport team	<p>Upgrade of car park £8 – £14 K</p> <p>Soft landscaping £1.5 – 33 K</p> <p>Signage type 1 x1 £7 - £13 K</p> <p>Multi use hard landscape space (i.e. markets, pop ups, gathering) £4 - £9K</p>
GATEWAY TO THE ESTUARY	NORTHBROOK CONNECTION + PROMENADE	Medium priority.	This project should be developed in the medium term, if changes to the car park at Northbrook Golf Course can be agreed.	Heritage Partners, DCC Transport team	<p>High quality 380m promenade £45 – £50K</p> <p>Avenue tree planting £3 - £5 K</p> <p>Signage 2 x type 1 £14 – £26K</p>
GATEWAY TO THE ESTUARY	RIVERSIDE VALLEY FOOTPATH IMPROVEMENT	Medium priority. This area is already well used, but quality of routes and connectivity could be improved. Additional signage will help to divert people to new access in the Alphin Brook.	This project should be developed in the medium term, after the flood defence work has been carried out.	Exeter Parks Watch, Devon Wildlife Trust	<p>Screening planting/ new woodland creation 200m £0.3 - £0.5 K</p> <p>2km secondary footpaths £6 – £8K</p>
LUDWELL	HUB CREATION FOR PARKING + FACILITIES By supporting the growth of a community hub at Wonford, and renovating and enhancing the existing facilities, the centre can act as a launch pad for visitors to Ludwell Valley. A further satellite provision can be provided at Pynes Hill, with a car park for visitors wanting to reach the higher, southern end of Ludwell. This car park will offer information and signage, and parking facilities for people arriving from the south east.	High priority.	This project, particularly the upgrade of the disused tennis courts to parking, should be investigated in the short term, to improve accessibility to Ludwell from the new housing at	Ludwell Life, Devon Wildlife Trust, The Phoenix Youth Club, Active Devon	<p>Detailed design underway for Wonford Inclusive Sports Hub</p> <p>Car parking at Pynes Hill 300m2 Signage Type 2 x1 £14 – £26K</p>

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			Newcourt.		Entrance Type 1 £1.8 - £2.4 K
LUDWELL	<p>NEW FOOTPATHS AND ASSOCIATED SIGNAGE, AND MAINTENANCE</p> <p>This project will improve circulation around the Ludwell Valley, introducing people to under visited areas.</p>	High priority.	Improvements to Ludwell should be carried out in the short term.	DCC, Ludwell Life, Exeter Community Initiatives, Wonford Community Association, Exeter Parks Watch	<p>All weather path surfaces Creation of circular routes on contours</p> <p>Primary – £140- £200 K Secondary – £45 – £50K</p> <p>Signage – 5 x type 1 £35 - £65 K</p> <p>6 x type 2 £4.8 - £28 K</p> <p>11 x Type 3 £6.6 - £9.4 K</p>
LUDWELL	<p>LUDWELL LANE TRAFFIC CALMING</p> <p>This project aims to make Ludwell Lane a safe, country lane for walkers and cyclists, whilst maintaining vehicular access to private properties.</p>	Medium priority.		DCC, Ludwell Life, local residents	<p>Speed bumps Surface treatments</p> <p>1300m length of road</p> <p>£130 - £165 K</p>
LUDWELL	<p>LAND PURCHASE</p> <p>10 hectares of land at Ludwell Valley.</p>	Medium priority.		Private owners, Homes & Communities Agency	<p>10 hectares of fields to buy</p> <p>(£220 – 250 K)</p>