

Exeter City Council
Planning Committee
13th November 2023



Exeter
City Council

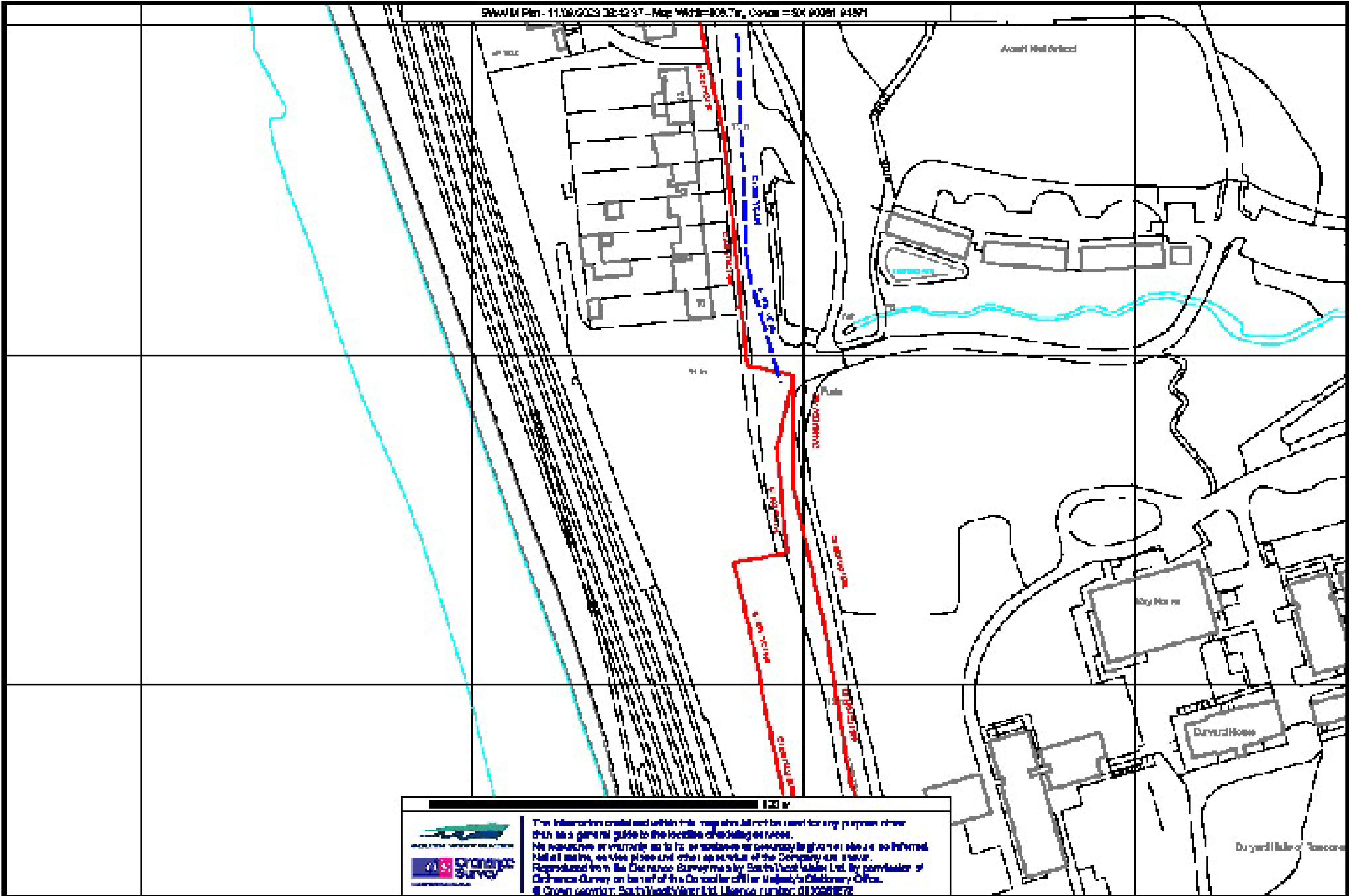
Application 23/0232/FUL


Site: Apparelmaster, Cowley Bridge Road, Exeter.

Applicant: MDS

Proposal: Construction of new buildings for purpose built student accommodation (Sui Generis use) with associated landscaping, servicing and infrastructure works (Revised Plans).

Case Officer: Howard Smith



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SITE LOCATION PLAN



AERIAL VIEW



Information supplied by the Environment Agency.

Map Tile: SX9094NE Full Reference: SX90641 94874

AERIAL VIEW



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



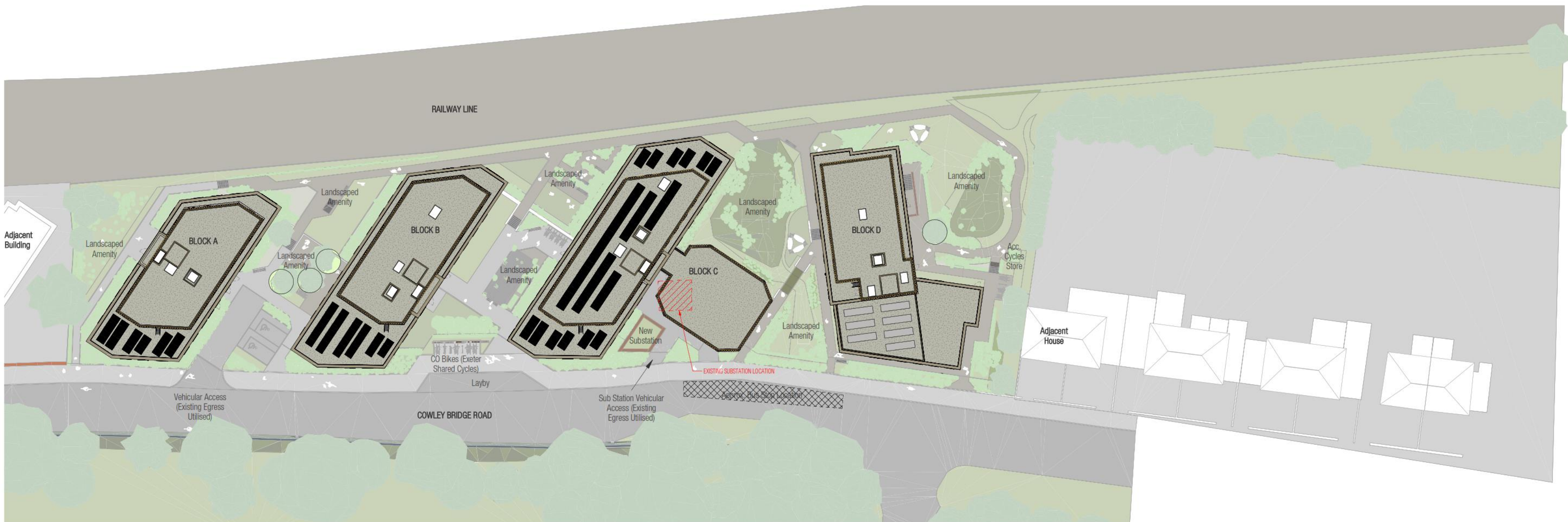
PHOTOS



PHOTOS



3D VISUALISATION



PROPOSED SITE PLAN
1 : 250

- LEGEND**
- APPROX. LINE OF OFFSET 2.0M FROM FENCE LINE TO PROPOSED 3M FROM ROAD AT 1:250 SCALE
 - APPROX. PROPOSED FENCE LINE
 - APPROX. EXTENT OF SHARED SURFACE
 - APPROX. LINE OF EXISTING DRAINAGE NET PICKED UP BY SURVEY INFORMATION
 - APPROX. LOCATION OF MANHOLES (DRAIN NETWORK) OR GARDENERS AT 1:250 SCALE
 - APPROX. LINE OF PUBLIC COMBINED DRAIN NETWORK OR GARDENERS AT 1:250 SCALE
 - APPROX. LINE OF DISTRIBUTION MAINS (PPS) OR EXIST. SERVICES AT 1:250 SCALE
 - APPROX. LOCATION OF EXISTING SUB STATION AT 1:250 SCALE
 - APPROX. LOCATION OF EXISTING BUS STOP AT 1:250 SCALE
 - APPROX. LOCATION OF PROPOSED LAMP & SIGN POST LOCATION



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
PROPOSED SITE PLAN

SCALE
As indicated @ A0

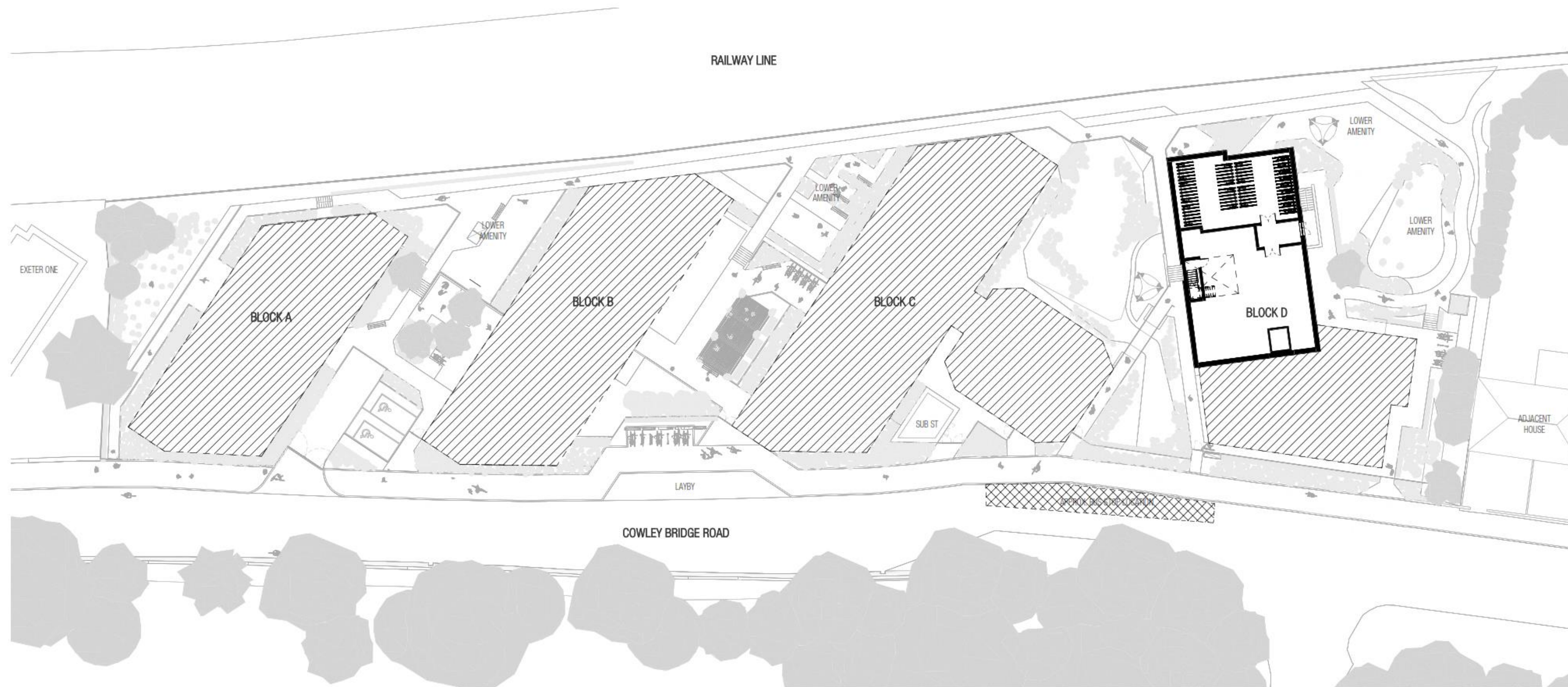
DATE
22/11/22

DRAWN
REVIEWED

Site Layout

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
B	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
D	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
E	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
F	PLANNING ISSUE UPDATE.	25/08/23 LB/SS
G	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
MASTERPLAN LOWER GROUND FLOOR

SCALE
1 : 250 @ A1

DATE
15/07/22

DRAWN
LS

REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN. REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS.

Site Layout – Lower Ground Floor

REVISIONS

REVISION	DESCRIPTION	DATE
A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN	04/11/22 LS/SS
B	APPROX. REFUSE & CYCLE LAYOUTS SHOWN	07/11/22 LS/SS
C	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
D	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
E	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
F	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
G	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
H	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
J	PLANNING ISSUE UPDATE	25/08/23 LB/SS
K	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



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PROJECT
**COWLEY BRIDGE ROAD
EXETER**

TITLE
MASTERPLAN GROUND FLOOR

SCALE
1 : 250 @ A1

DATE
07/07/22

DRAWN
LS

REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN, REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS

Site Layout – Ground Floor

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN	04/11/22 LS/SS
B	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
C	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
E	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
F	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
G	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
H	PLANNING ISSUE UPDATE	25/08/23 LB/SS
J	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DS/SS



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PROJECT
**COWLEY BRIDGE ROAD
EXETER**

TITLE
MASTERPLAN FIRST FLOOR

SCALE
1 : 250 @ A1

DATE
07/07/22

DRAWN
LS

REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN. REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS

Site Layout – 1st Floor

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN	04/11/22 LS/SS
B	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
C	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
E	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
F	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
G	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
H	PLANNING ISSUE UPDATE	25/08/23 LB/SS
J	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DS/SS



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PROJECT
**COWLEY BRIDGE ROAD
EXETER**

TITLE
MASTERPLAN SECOND FLOOR

SCALE
1 : 250 @ A1

DATE
07/07/22

DRAWN
LS

REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN, REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS

Site Layout – 2nd Floor

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN	04/11/22 LS/SS
B	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
C	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
E	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
F	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
G	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
H	PLANNING ISSUE UPDATE	25/08/23 LB/SS
J	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DS/SS



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PROJECT
**COWLEY BRIDGE ROAD
EXETER**

TITLE
MASTERPLAN THIRD FLOOR

SCALE
1 : 250 @ A1

DATE
07/07/22

DRAWN
LS

REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN. REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS

DLA REF. NUMBER REVISION

Site Layout – 3rd Floor

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN	04/11/22 LS/SS
B	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
C	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
E	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
F	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
G	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
H	PLANNING ISSUE UPDATE	25/08/23 LB/SS
J	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DS/SS



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
MASTERPLAN FOURTH FLOOR

SCALE
1 : 250 @ A1

DATE
07/07/22

DRAWN
LS

REVIEWED
SS

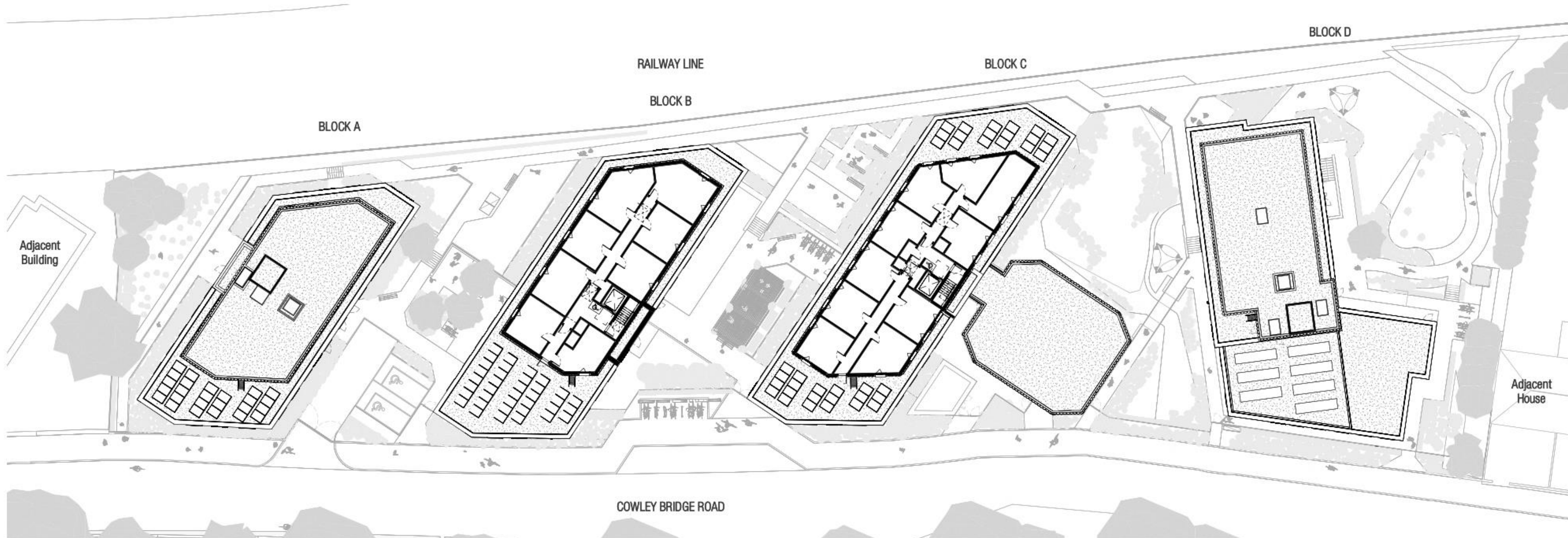
PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN. REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS.

CLASS NUMBER REVISION

Site Layout – 4th Floor

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN	04/11/22 LS/SS
B	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN - UPDATED BLOCK D & BLOCK E	16/11/22 LS/SS
C	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
E	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
F	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPE BETWEEN BLOCKS D & E	16/12/22 LS/SS
G	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
H	PLANNING ISSUE UPDATE	25/08/23 LB/SS
J	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DS/SS



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
MASTERPLAN FIFTH FLOOR

SCALE
1 : 250 @ A1

DATE
07/07/22

DRAWN
LS

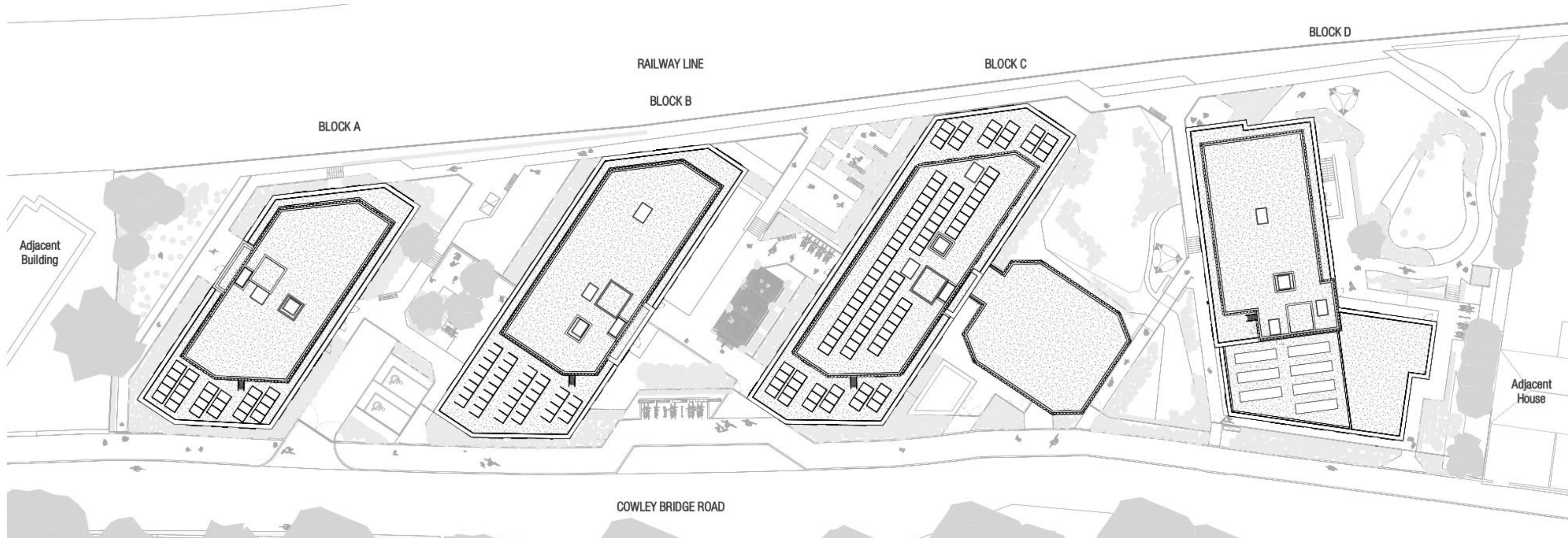
REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN. REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS.

Site Layout – 5th Floor

REVISIONS

A	DRAWING UPDATED TO REFLECT DEVELOPED DESIGN FOLLOWING INPUT FROM CLIENT	25/11/22 LS/SS
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
D	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
E	LANDSCAPE LAYOUT UPDATED FOLLOWING DESIGN DEVELOPMENT	13/01/23 HS/LB
F	PLANNING ISSUE UPDATE	25/08/23 LB/SS
G	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
MASTERPLAN ROOF PLAN

SCALE
1 : 250 @ A1

DATE
16/11/22

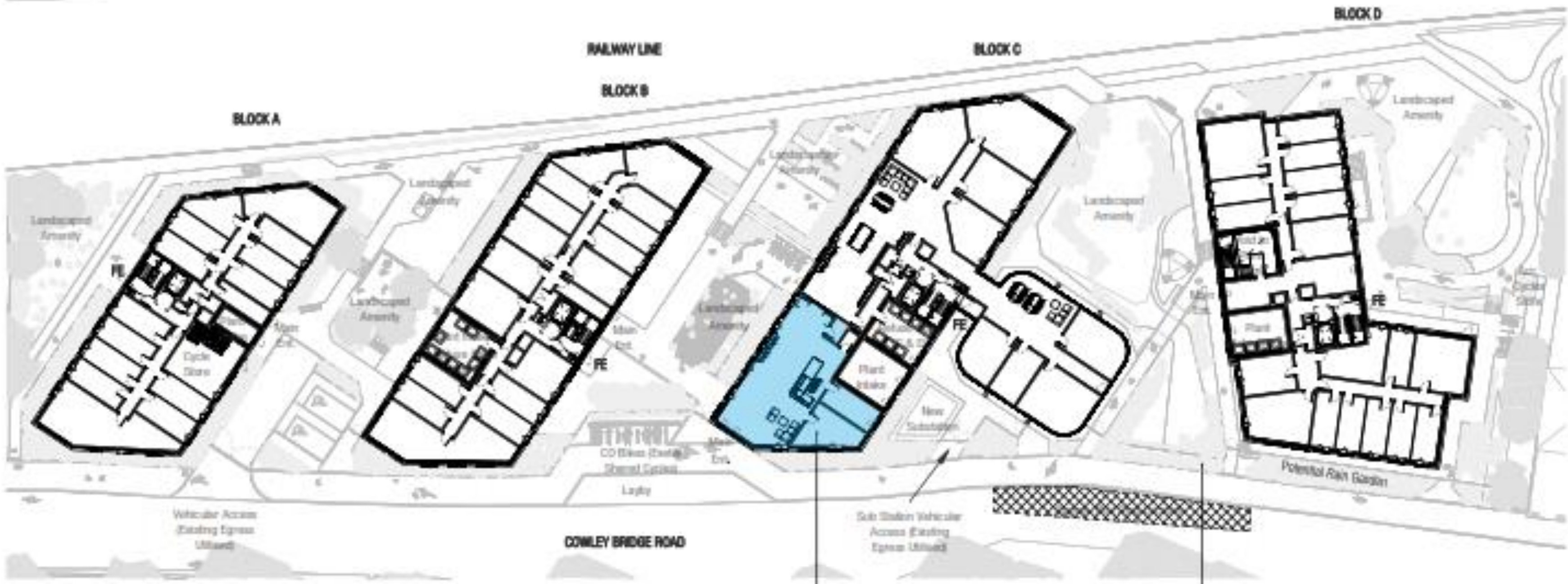
DRAWN
LS

REVIEWED
SS

PLEASE NOTE: ILLUSTRATIVE SITE BASE SHOWN, REFER TO PRELIMINARY LEVELS DRAWING 2021-116/0802 FOR PROPOSED LEVELS

Site Layout – Roof Plan

ACTIVE FRONTAGE & BOUNDARY TREATMENT



Main recreation with group study spaces that could provide a study use subject to agreement with Student Operator

Soft landscaping/planting provided to Cowley Bridge Road footpaths. Footpaths widened to 3m.



REVISIONS

A	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
B	PLANNING ISSUE UPDATE	25/08/23 LB/SS
C	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



NORTH SITE ELEVATION

1 : 200



EAST SITE ELEVATION

1 : 200



WEST SITE ELEVATION

1 : 200



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PROJECT
**COWLEY BRIDGE ROAD
 EXETER**

TITLE
PROPOSED SITE ELEVATIONS

SCALE
1 : 200 @ A1 DATE
06/12/22

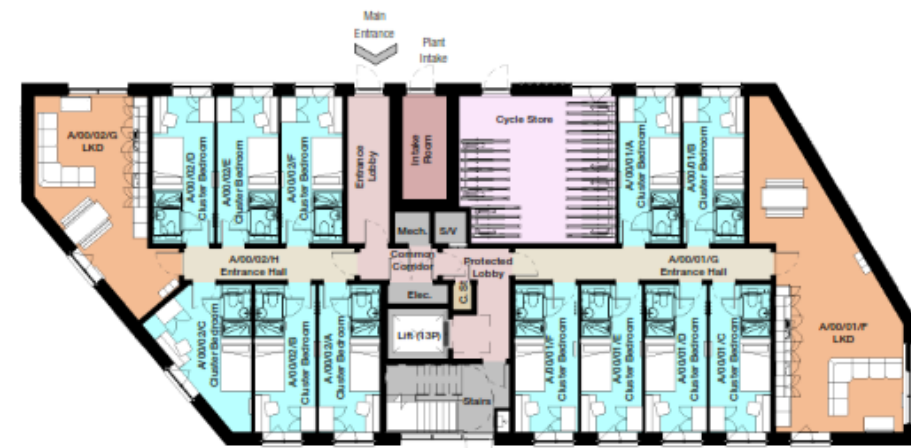
DRAWN
HS REVIEWED
LB

CLASSIFICATION

Site Elevations

REVISIONS

A	DRAWING UPDATED TO SHOW LAYOUTS DEVELOPMENT	01/12/22 HS SS
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS LB
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS LB
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22 HS SS
E	MINOR UPDATE TO DRAWINGS FOLLOWING COMMENTS	16/12/22 LS SS
F	PLANNING ISSUE UPDATE	25/08/23 LB SS
G	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



Room Key:

Cluster Bedroom	Cycle Store	Plant
Core	Entrance Hall	Store
Corridor	Living/Kitchen/Dining	

GROUND FLOOR PLAN

1 : 200



FIRST FLOOR PLAN

1 : 200



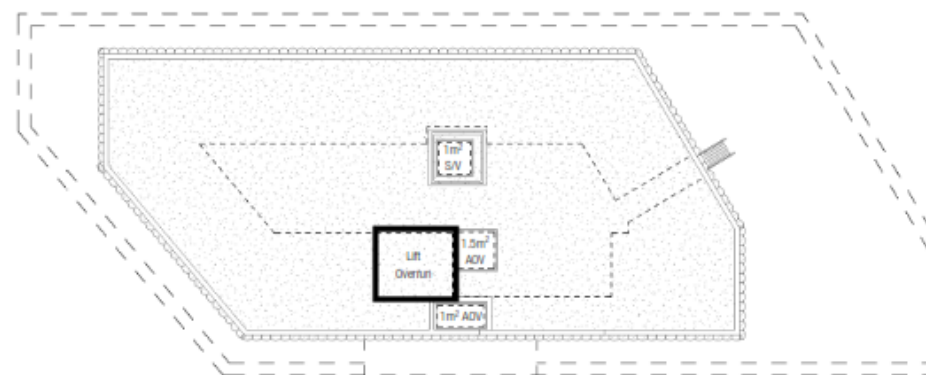
SECOND FLOOR PLAN

1 : 200



THIRD FLOOR PLAN

1 : 200



BUILDING KEY PLAN



NORTH



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
**PROPOSED FLOOR PLANS
BLOCK A**

SCALE
As indicated @ A1

DATE
30/11/22

DRAWN
HS

REVIEWED
LB

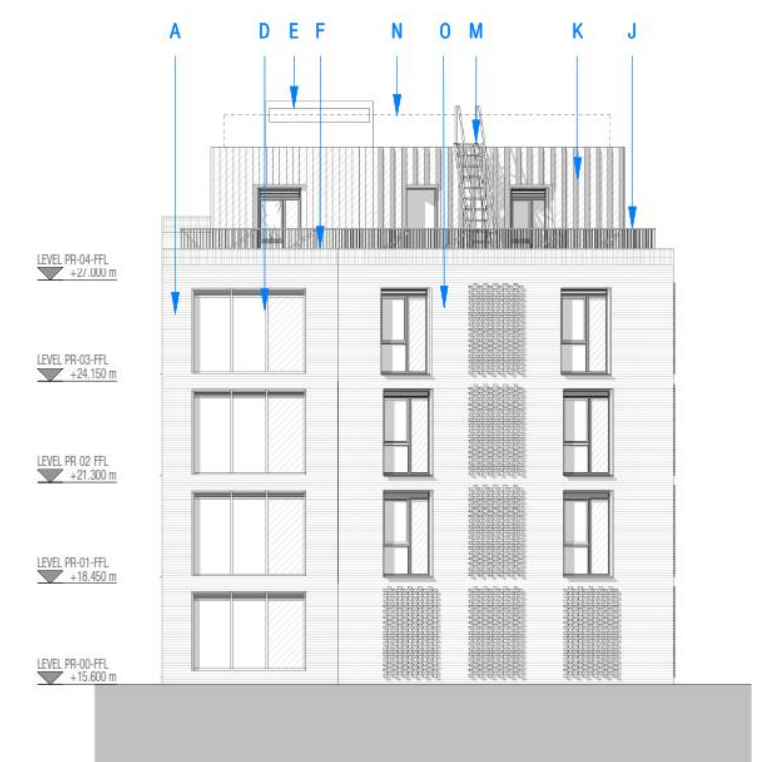
Floor Plans Block A

REVISIONS	
A	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT 06/13/22 HG LR
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT 07/12/22 HG SS
C	MINOR UPDATES TO DRAWINGS FOLLOWING COMMENTS 16/12/22 LS SS
D	MINOR UPDATES TO MATERIAL KEY FOLLOWING COMMENTS 18/01/23 LS SS
E	PLANNING ISSUE UPDATE 25/06/23 LS SS
F	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS 16/10/23 DGSS

- MATERIAL KEY:**
- A. Main facing brickwork (colour TBC) with weather struck mortar joint.
 - B. PPC aluminium bronze effect cladding panel to Block C link building with vertical expressed joint detail (exact colour tbc).
 - C. PPC aluminium windows and doors with double glazed units (colour bronze effect). Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind. Main entrance doors to be automatic. PPC loured panel integrated into window sections, where shown for ventilation.
 - D. PPC curtain walling system. Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind, e.g. to conceal the slab edge. PPC loured panel integrated into curtain walling, where shown for ventilation.
 - E. Roof to be single ply membrane (colour dark grey/green). Lift overrun protection to be clad in matching finish.
 - F. Secret fix aluminium eaves/capping detail.
 - G. Feature pergola to courtyard spaces.
 - H. Feature brick panels or door (colour bronze effect to match PPC aluminium glazing system).
 - I. Indicative feature signage zone – final details to be confirmed by Operator.
 - J. Line of proposed edge protection set back behind parapet line.
 - K. Feature profiled metal cladding panel (colour bronze effect).
 - L. 2m high boundary fence (colour tbc).
 - M. Roof access ladder for maintenance access only.
 - N. Line of edge protection set back from top roof line suitable for maintenance access only.
 - O. Feature brick panel with projecting solid brick header detail. Brick colour to match main brick facade with weather struck mortar joint.
 - P. Horizontal solder course detail to edge of slab. Brick colour to match main brick facade with weather struck mortar joint.
 - Q. Feature brick tile and miss panel detail to form ventilation to plantroom.



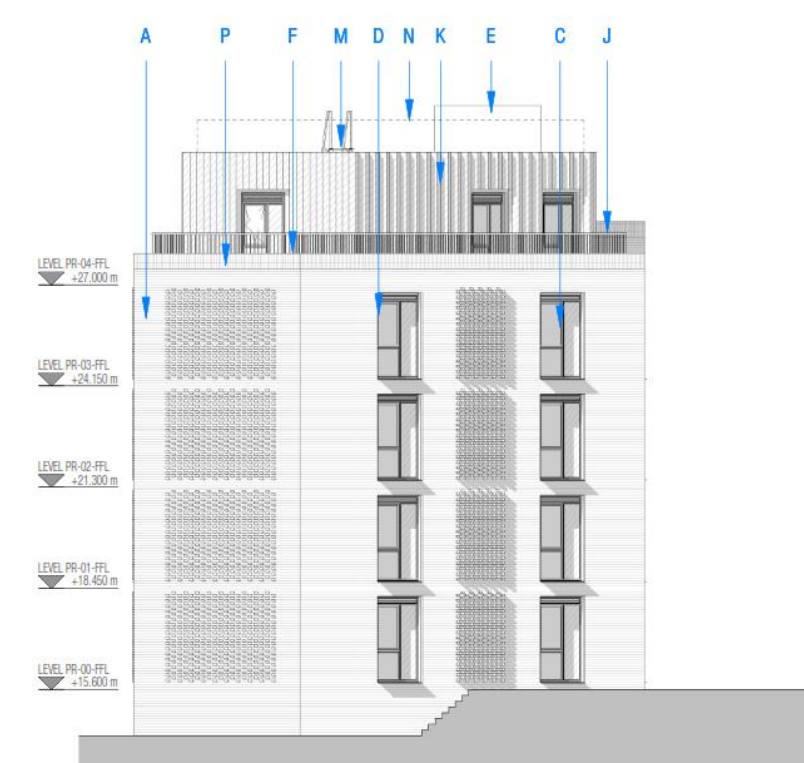
1 NORTH ELEVATION
A0020 1:100



2 EAST ELEVATION
A0020 1:100



3 SOUTH ELEVATION
A0020 1:100



4 WEST ELEVATION
A0020 1:100

NORTH

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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
PROPOSED ELEVATIONS
BLOCK A

SCALE
As indicated @ A0

DATE
16/11/22

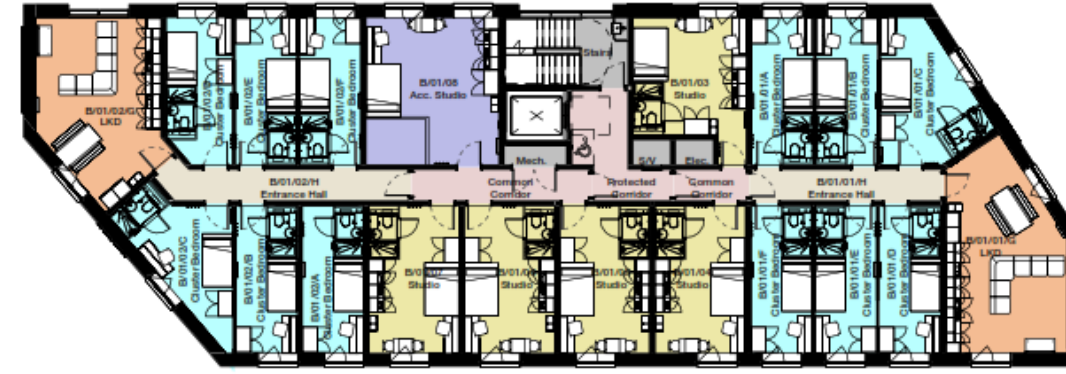
DRAWN
REVIEWED

KEY PLAN

Elevations Block A

REVISIONS

A	DRAWING UPDATED TO SHOW LAYOUTS DEVELOPMENT	01/12/22 HS SS
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS LB
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS LB
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22 HS SS
E	MINOR UPDATE TO DRAWINGS FOLLOWING COMMENTS	16/12/22 LS SS
F	PLANNING ISSUE UPDATE	25/08/23 LB SS
G	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	06/10/23 DS/SS



Room Key:

Acc. Studio	Cluster Bedroom	Corridor	Living/Kitchens/Dining
Bin Store	Core	Entrance Hall	Studio

Room Key:

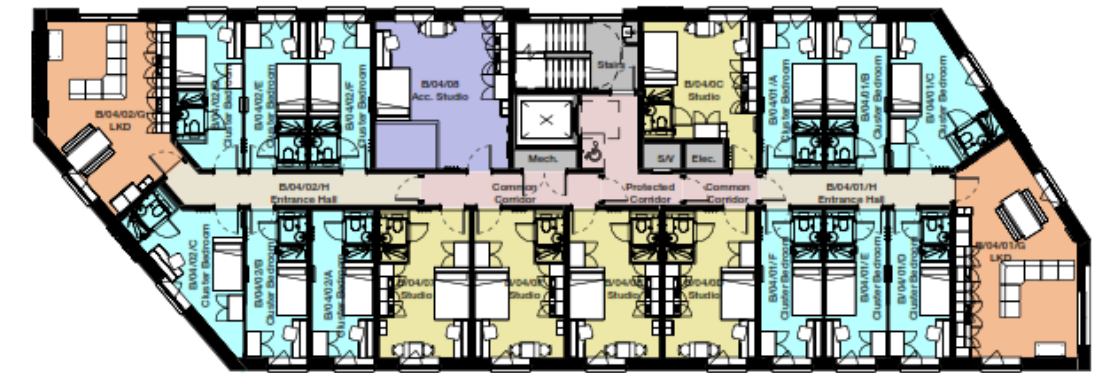
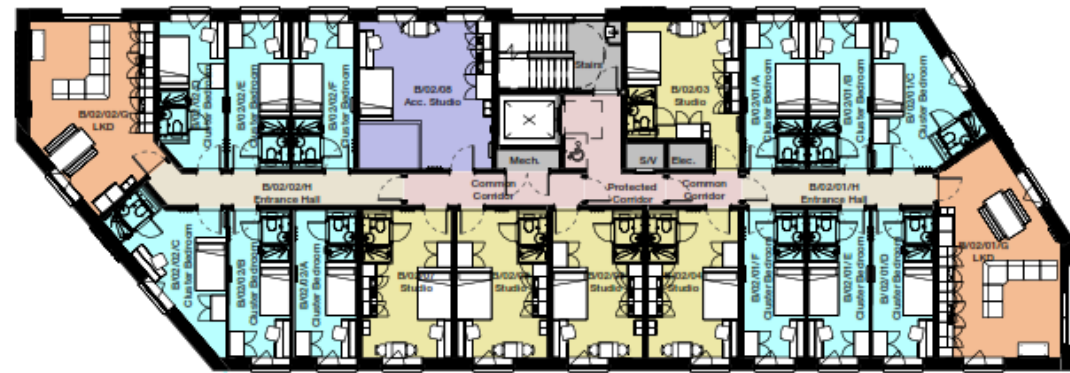
Acc. Studio	Core	Entrance Hall	Studio
Cluster Bedroom	Corridor	Living/Kitchens/Dining	

GROUND FLOOR PLAN

FIRST FLOOR PLAN

1 : 200

1 : 200



SECOND FLOOR PLAN

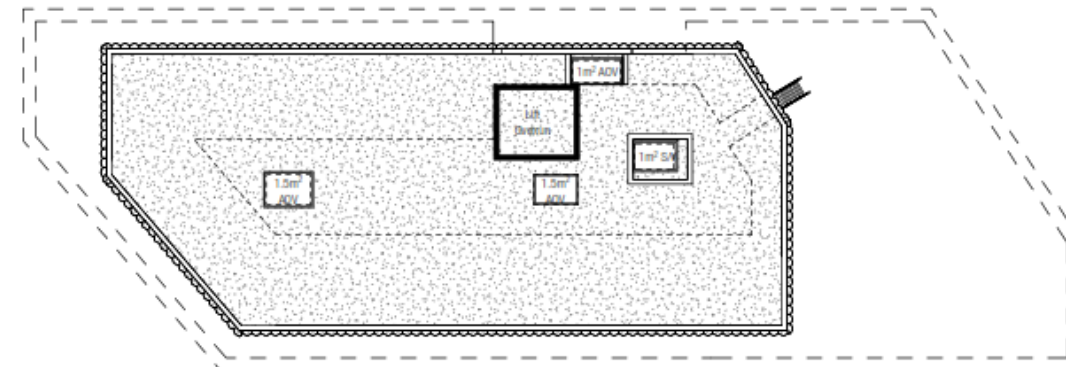
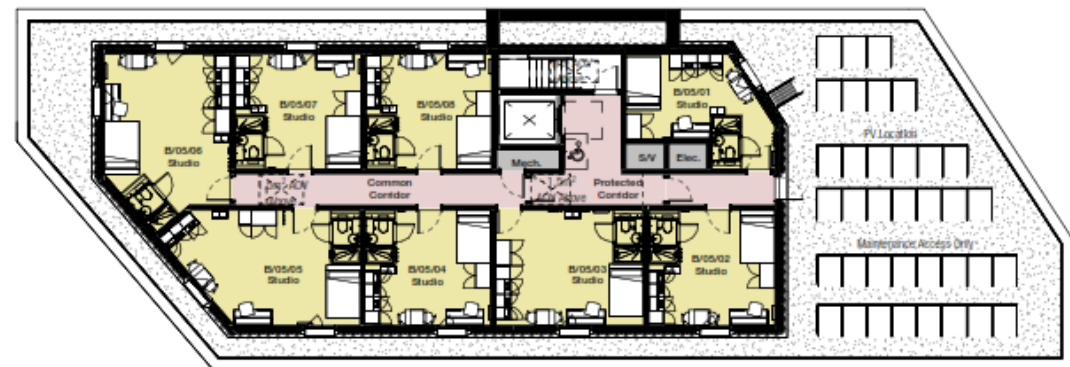
THIRD FLOOR PLAN

FOURTH FLOOR PLAN

1 : 200

1 : 200

1 : 200



FIFTH FLOOR PLAN

ROOF PLAN

1 : 200

1 : 200

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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
PROPOSED FLOOR PLANS
BLOCK B

SCALE
As indicated @ A1

DATE
07/08/22

DRAWN
HS

REVIEWED
SS

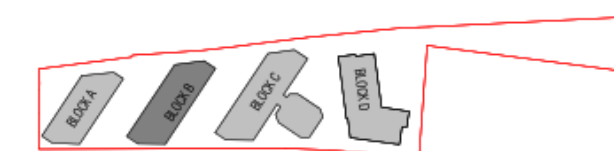
DLA REF
2021-116

NUMBER
B0009

REVISION
G

STATUS
PLANNING

BUILDING KEY PLAN



MATERIAL KEY:

- A. Main facing brickwork (colour TBC) with weather struck mortar joint.
- B. PPC aluminium bronze effect cladding panel to Block C link building with vertical expressed joint detail (exact colour tbc).
- C. PPC aluminium windows and doors with double glazed units (colour bronze effect). Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind. Main entrance doors to be automatic PPC loured panel integrated into window sections, where shown for ventilation.
- D. PPC curtain walling system. Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind, e.g. to conceal the slab edge. PPC loured panel integrated into curtain walling, where shown for ventilation.
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- F. Secret fix aluminium eaves/capping detail.
- G. Feature pergola to courtyard spaces.
- H. PPC loured panels or door (colour bronze effect to match PPC aluminium glazing system).
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- L. 2m high boundary fence (colour tbc).
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- N. Line of edge protection set back from top roof line suitable for maintenance access only.
- O. Feature brick panel with projecting solid brick header detail. Brick colour to match main brick facade with weather struck mortar joint.
- P. Horizontal soldier course detail to edge of slab. Brick colour to match main brick facade with weather struck mortar joint.
- Q. Feature brick hit and miss panel detail to form ventilation to plantroom.

REVISIONS

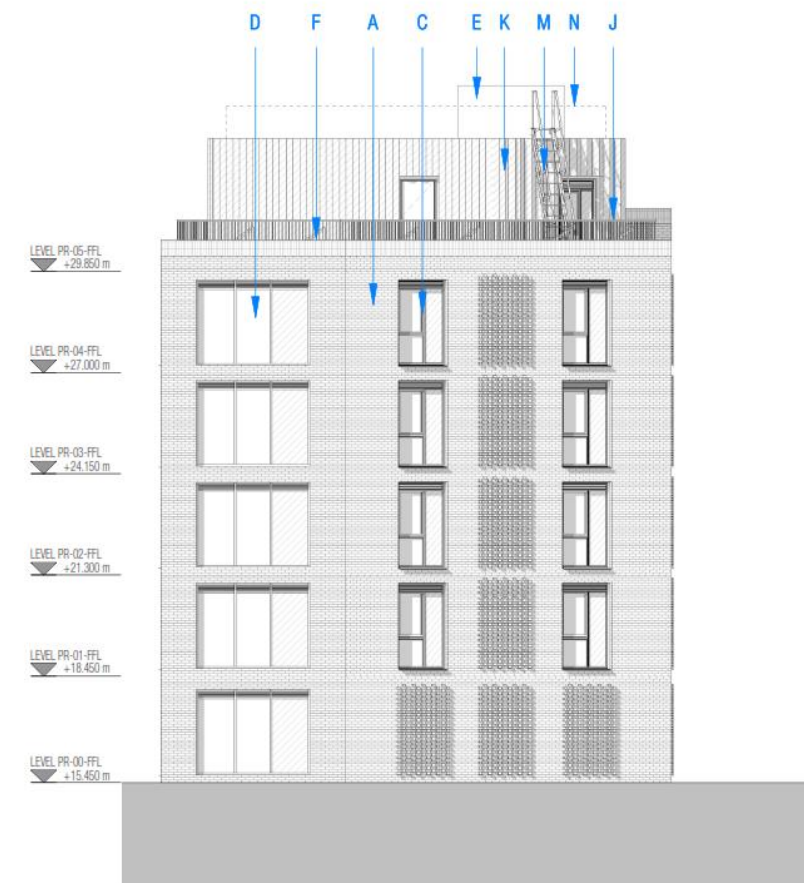
NO.	DESCRIPTION	DATE
A	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS LB
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS LB
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22 HS SS
D	MINOR UPDATE TO DRAWINGS FOLLOWING COMMENTS	16/12/22 LS SS
E	MINOR UPDATE TO MATERIAL	18/01/23
F	KEY FOLLOWING COMMENTS	LS SS
G	PLANNING ISSUE UPDATE	25/02/23 LS SS
H	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	08/10/23 DG/SS

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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY



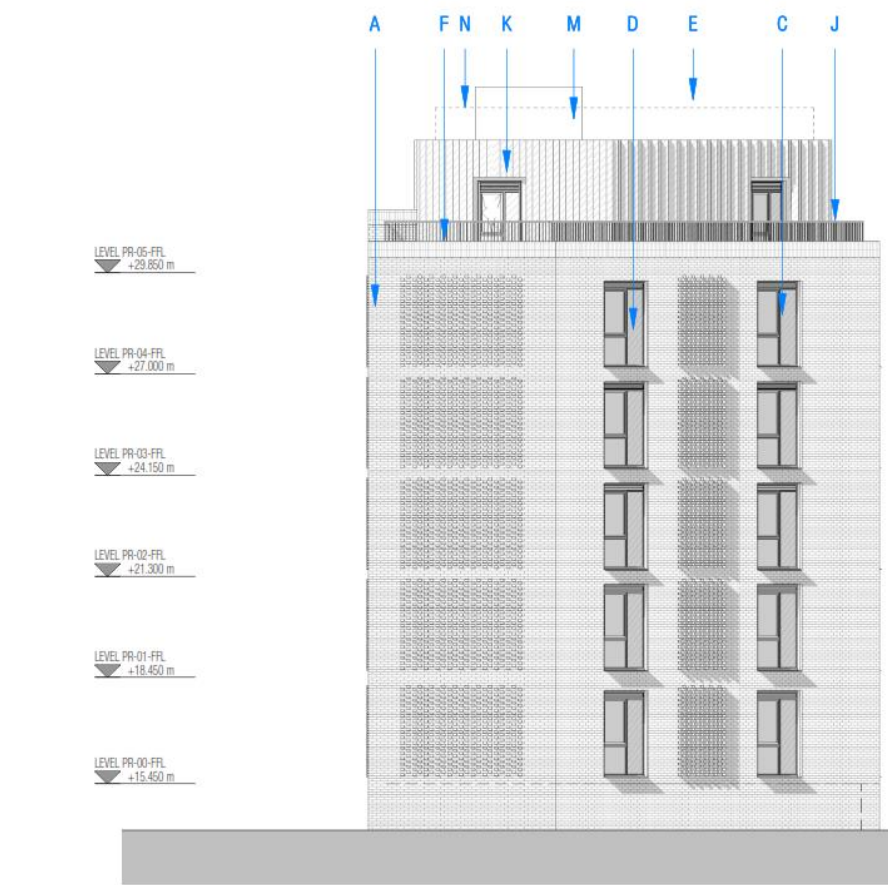
1 NORTH ELEVATION
B0020 1:100



2 EAST ELEVATION
B0020 1:100



3 SOUTH ELEVATION
B0020 1:100



4 WEST ELEVATION
B0020 1:100

KEY PLAN
1:500

PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
PROPOSED ELEVATIONS
BLOCK B

SCALE
As indicated @ A0

DATE
16/11/22

DRAWN
HS

REVIEWED
SS

DLA REF
2021-116

NUMBER
B0020

REVISION
G

STATUS
PLANNING

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REVISIONS

A	DRAWING UPDATED TO SHOW LAYOUTS DEVELOPMENT	01/12/22 HS SS
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS LB
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS LB
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22 HS SS
E	MINOR UPDATE TO DRAWINGS FOLLOWING COMMENTS	16/12/22 LS SS
F	PLANNING ISSUE UPDATE	25/08/23 LS SS
G	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS

Room Key:

- Bin Store
- Core
- Corridor
- Plant
- Store
- Student Ancillary

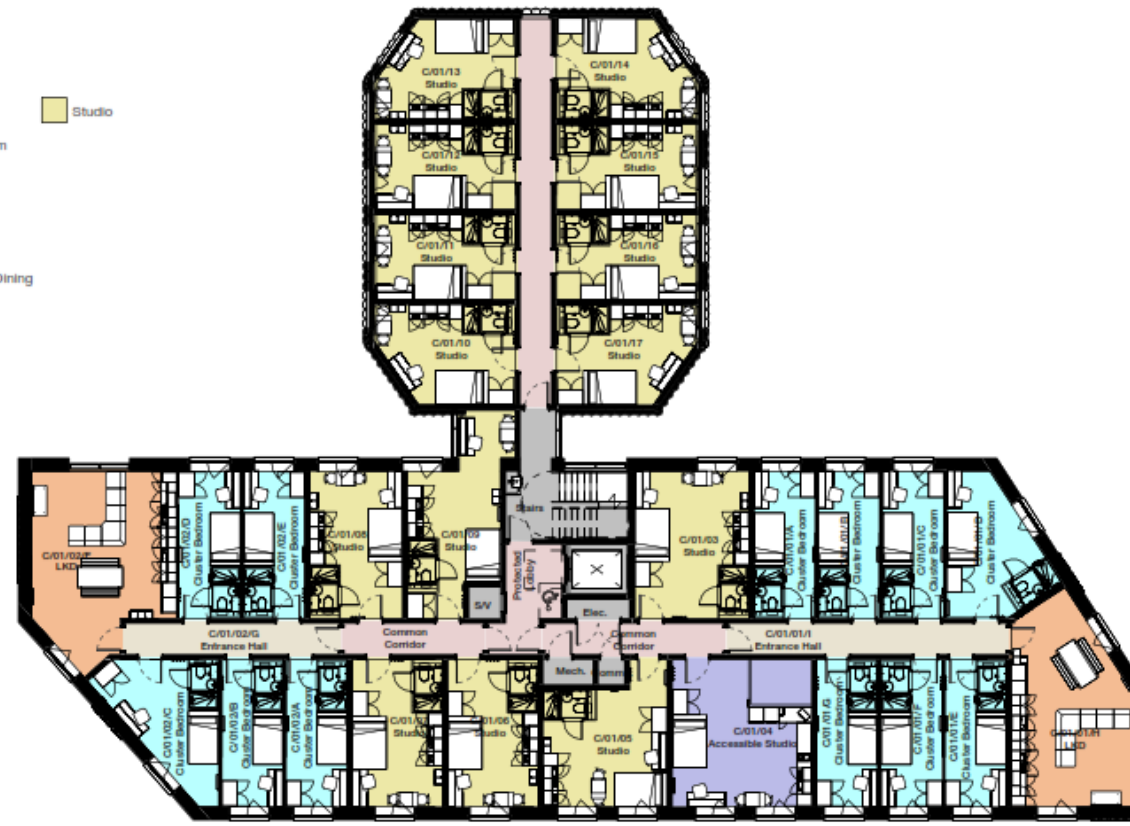


GROUND FLOOR PLAN

1 : 200

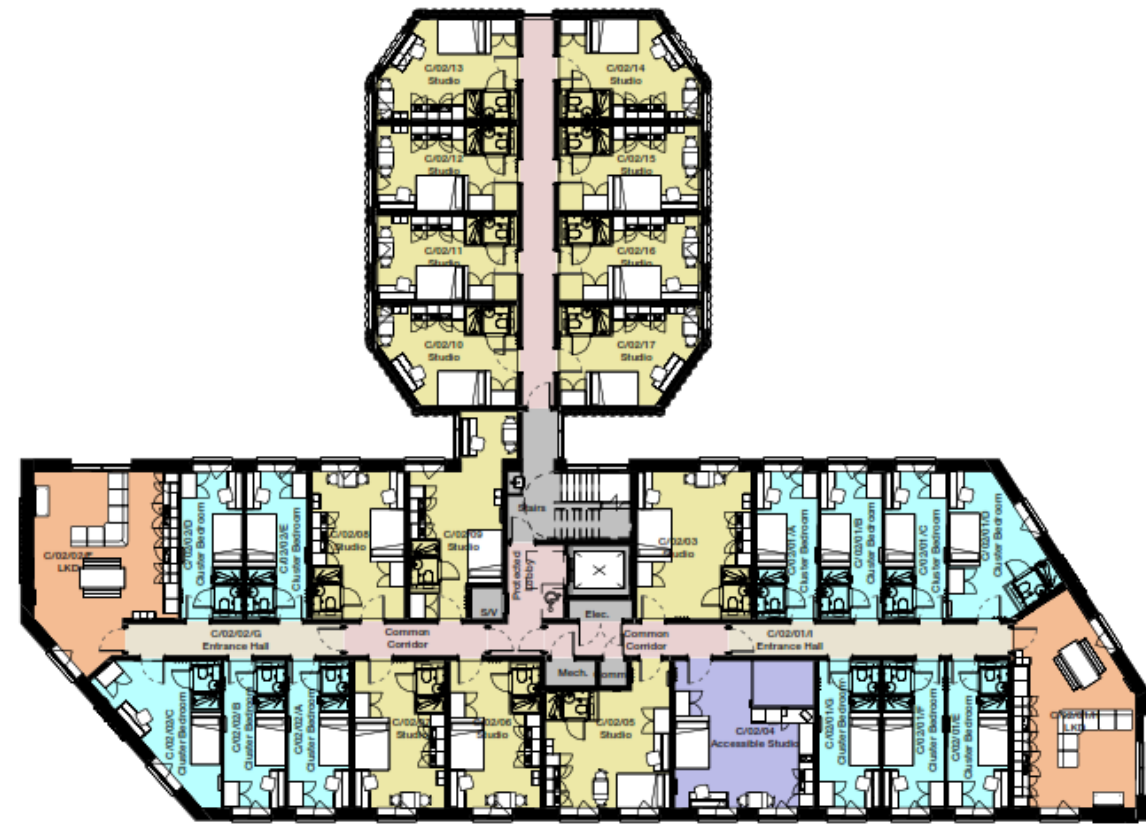
Room Key:

- Acc. Studio
- Cluster Bedroom
- Core
- Corridor
- Entrance Hall
- Living/Kitchen/Dining
- Studio



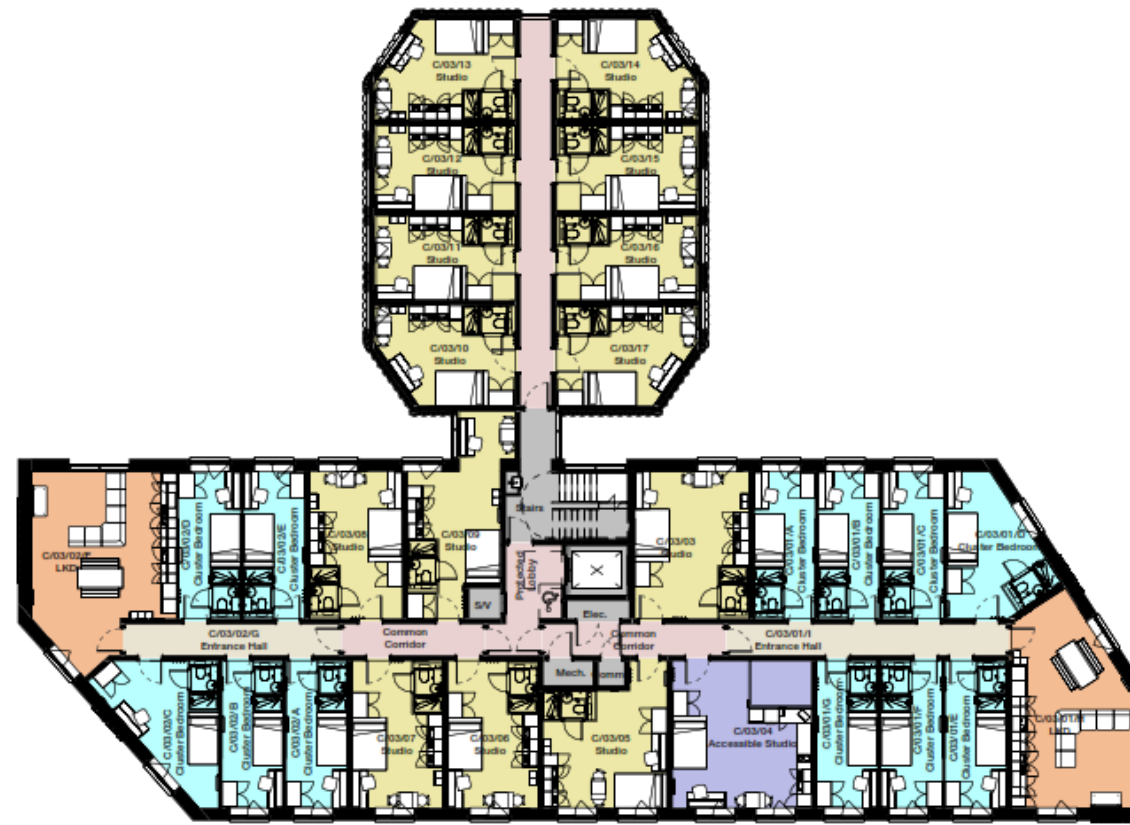
FIRST FLOOR PLAN

1 : 200



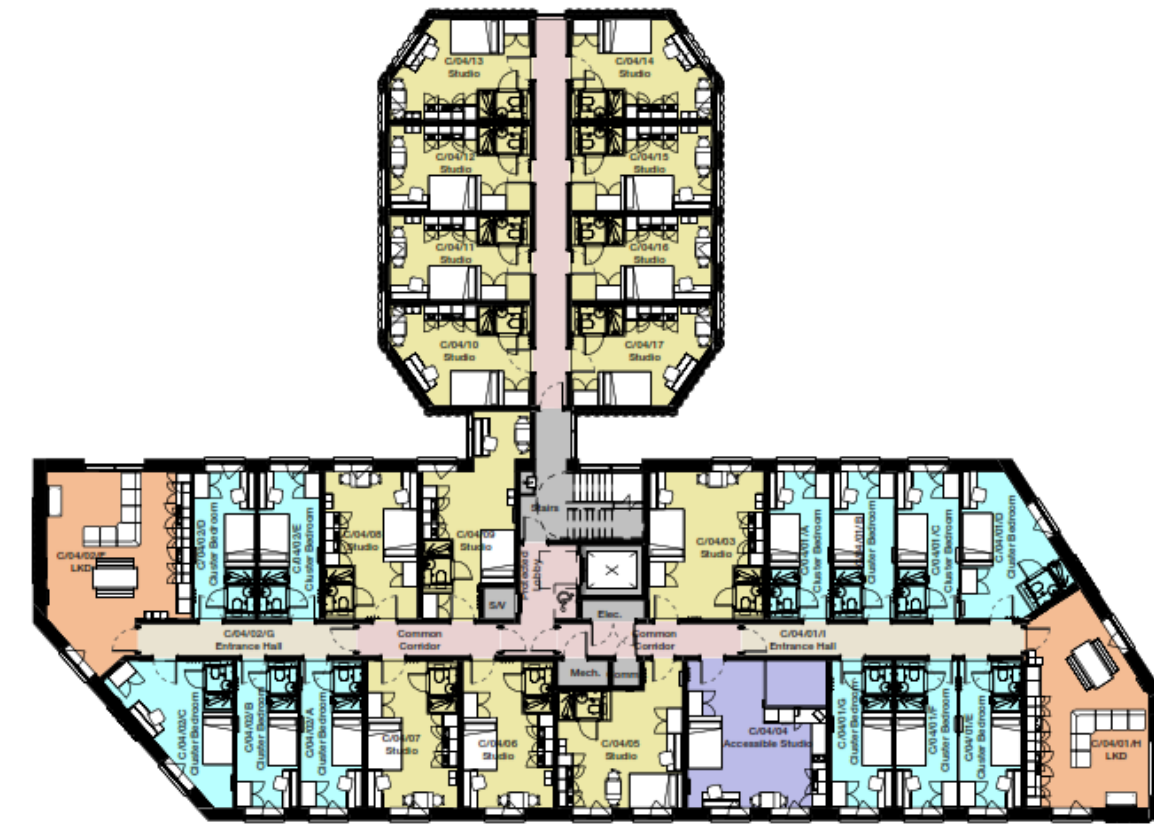
SECOND FLOOR PLAN

1 : 200



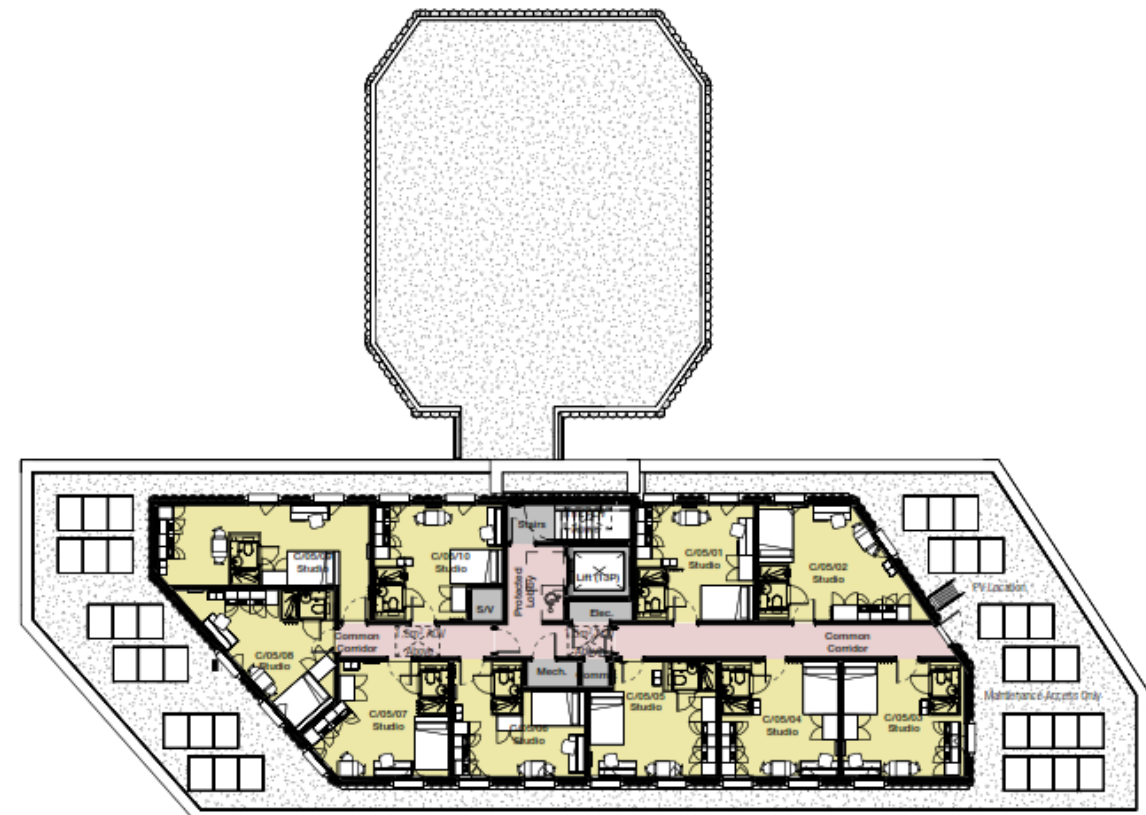
THIRD FLOOR PLAN

1 : 200



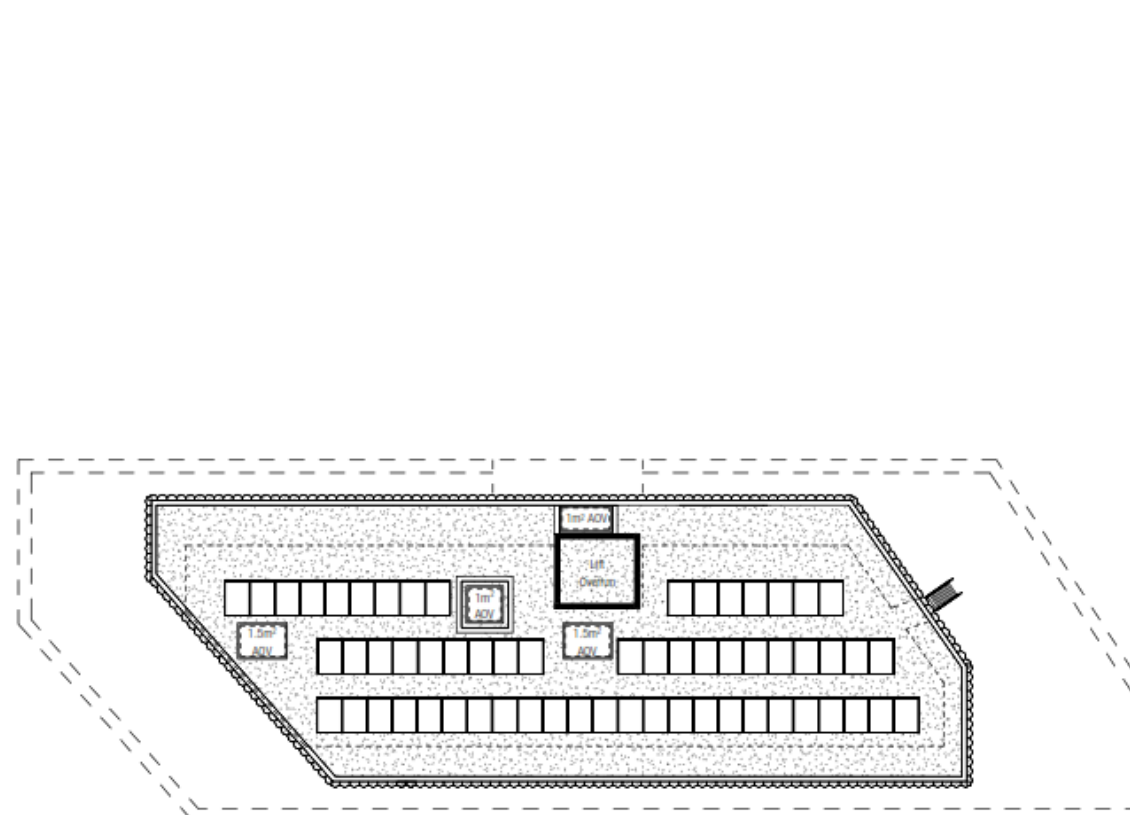
FOURTH FLOOR PLAN

1 : 200



FIFTH FLOOR PLAN

1 : 200



ROOF PLAN

1 : 200

BUILDING KEY PLAN



NORTH



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
**PROPOSED FLOOR PLANS
BLOCK C**

SCALE
As indicated @ A1

DATE
30/11/22

DRAWN
HS

REVIEWED
LB

DLA REF
2021-116

NUMBER
C0009

REVISION
G

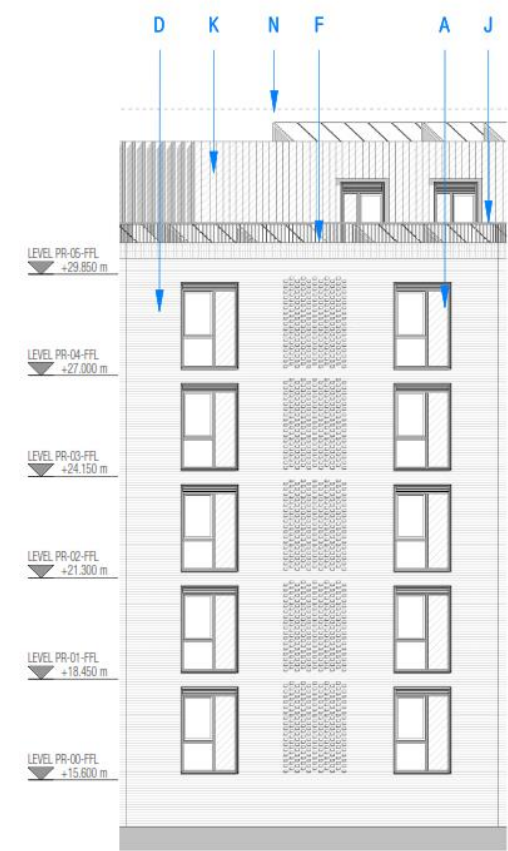
STATUS
PLANNING

- MATERIAL KEY:**
- A. Main facing brickwork (colour TBC) with weather struck mortar joint.
 - B. PPC aluminium bronze effect cladding panel to Block C link building with vertical expressed joint detail (exact colour tbc).
 - C. PPC aluminium windows and doors with double glazed units (colour bronze effect). Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind. Main entrance doors to be automatic. PPC loured panel integrated into window sections, where shown for ventilation.
 - D. PPC curtain walling system. Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind. Main entrance doors, where shown for ventilation. PPC loured panel integrated into curtain walling, where shown for ventilation.
 - E. Roof to be single ply membrane (colour dark grey/green). Lift overrun protection to be clad in matching finish.
 - F. Secret fix aluminium eaves/capping detail.
 - G. Feature pergola to courtyard spaces.
 - H. PPC loured panels or door (colour bronze effect to match PPC aluminium glazing system).
 - I. Indicative feature signage zone – final details to be confirmed by Operator.
 - J. Line of proposed edge protection set back behind parapet line.
 - K. Feature profiled metal cladding panel (colour bronze effect).
 - L. 2m high boundary fence (colour tbc).
 - M. Roof access ladder for maintenance access only.
 - N. Line of edge protection set back from top roof line suitable for maintenance access only.
 - O. Feature brick panel with projecting solid brick header detail. Brick colour to match main brick facade with weather struck mortar joint.
 - P. Horizontal solder course detail to edge of slab. Brick colour to match main brick facade with weather struck mortar joint.
 - Q. Feature brick hit and miss panel detail to form ventilation to plantroom.

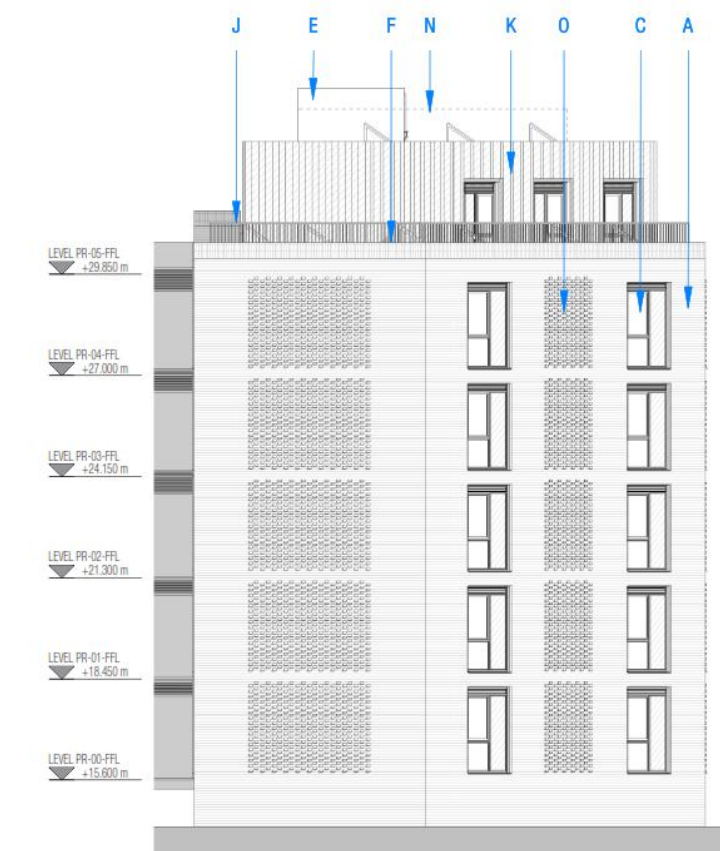
DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS

A	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22	HS LR
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22	HS SS
C	MINOR UPDATES TO DRAWINGS FOLLOWING COMMENTS	16/12/22	LS SS
D	MINOR UPDATES TO MATERIAL KEY FOLLOWING COMMENTS	18/01/23	LS SS
E	PLANNING ISSUE UPDATE WITH ECC PLANNING COMMENTS	26/06/23	LS SS
F	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23	LS SS



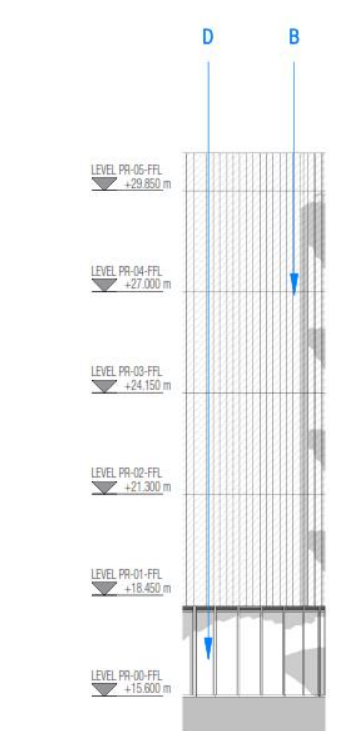
A ELEVATION A
1:100



B ELEVATION B
1:100



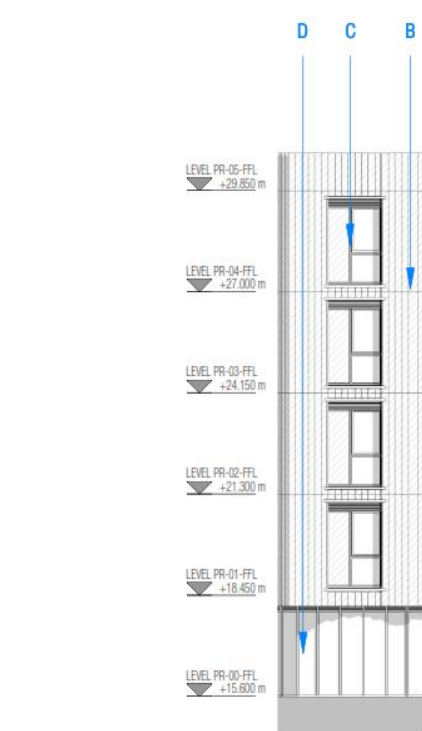
C ELEVATION C
1:100



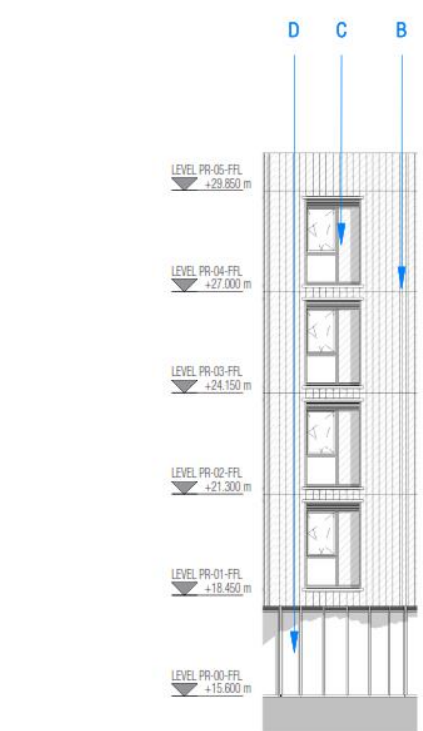
D ELEVATION D
1:100



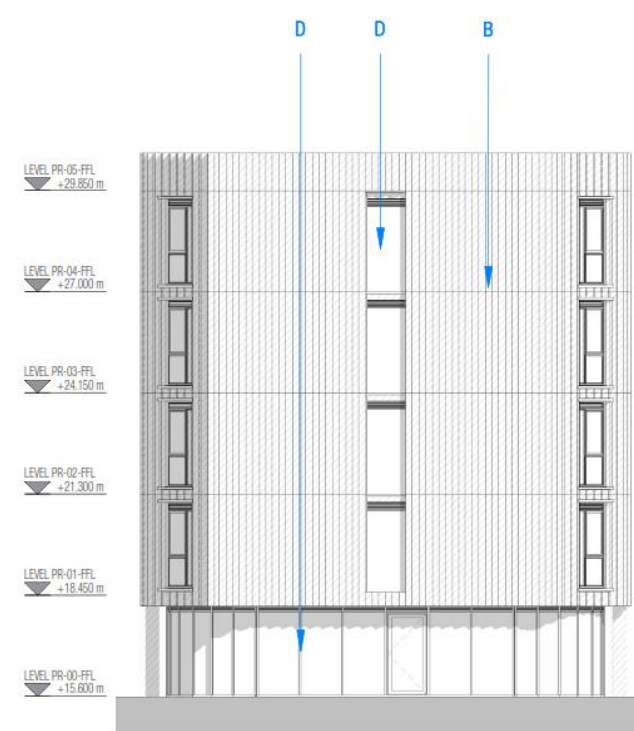
E ELEVATION E
1:100



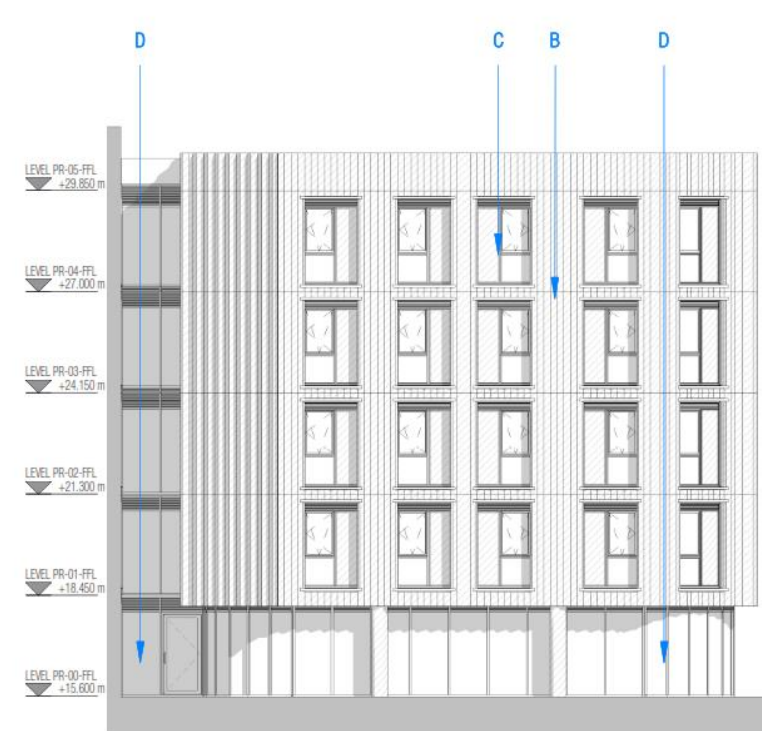
F ELEVATION F
1:100



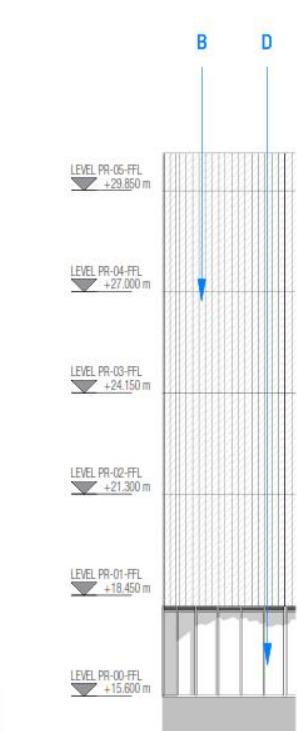
G ELEVATION G
1:100



H ELEVATION H
1:100



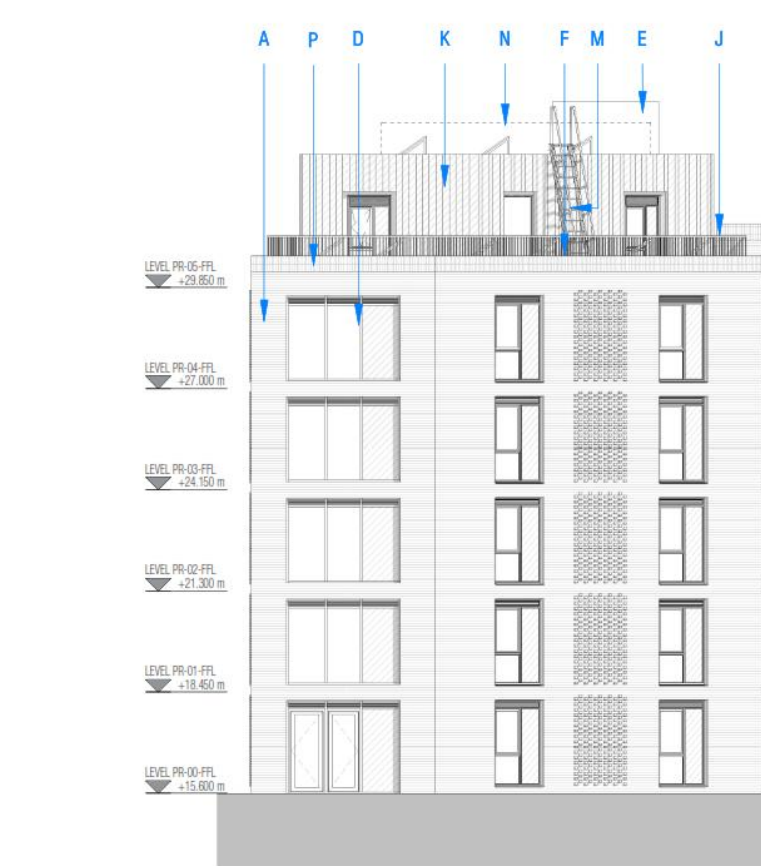
I ELEVATION I
1:100



J ELEVATION J
1:100



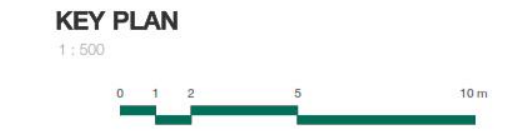
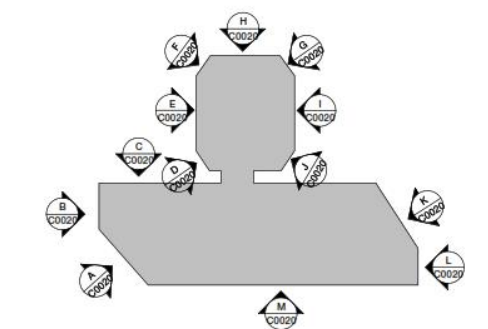
K ELEVATION K
1:100



L ELEVATION L
1:100



M ELEVATION M
1:100



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PROJECT
COWLEY BRIDGE ROAD EXETER

TITLE
PROPOSED ELEVATIONS BLOCK C

SCALE
As indicated @ A0

DATE
07/08/22

DRAWN
RP

REVIEWED
SS

dLA REF
2021-116

NUMBER
C0020

REVISION
F

STATUS
PLANNING

REVISIONS

A	DRAWING UPDATED TO SHOW LAYOUTS DEVELOPMENT	01/12/22 HS/SS
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	02/12/22 HS/LB
C	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
D	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22 HS/SS
E	MINOR UPDATE TO DRAWINGS FOLLOWING COMMENTS	16/12/22 LS/SS
F	MINOR UPDATE TO LOCATION OF CORE	19/04/23 LS/SS
G	PLANNING ISSUE UPDATE.	25/08/23 LS/SS
H	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



BASEMENT FLOOR PLAN

1 : 200

Room Key:

- Acc. Studio
- Cluster Bedroom
- Core
- Corridor
- Entrance Hall
- Living/Kitchen/Dining
- Plant
- Studio
- Void

GROUND FLOOR PLAN

1 : 200



FIRST FLOOR PLAN

1 : 200

SECOND FLOOR PLAN

1 : 200

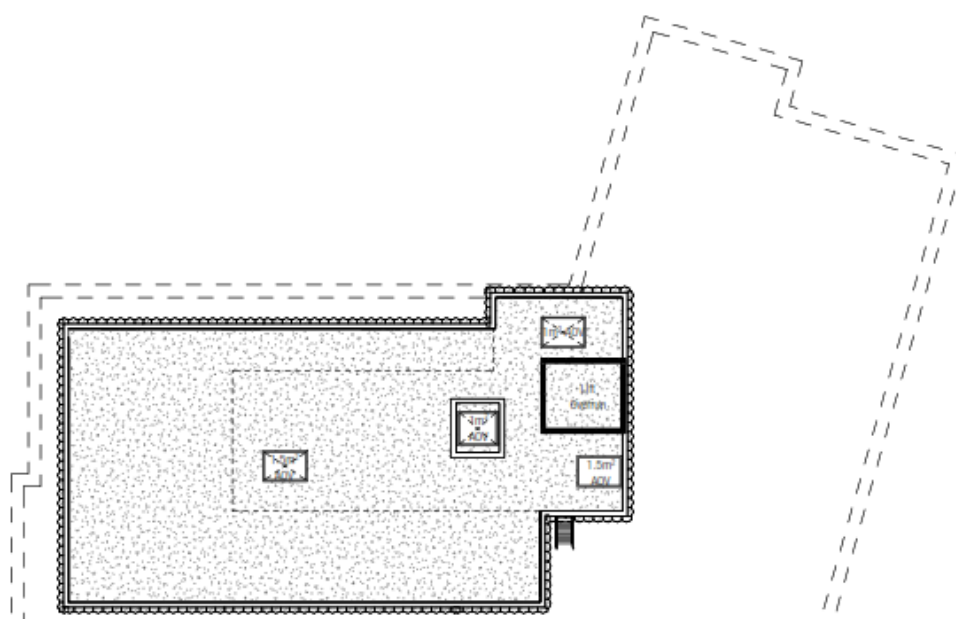
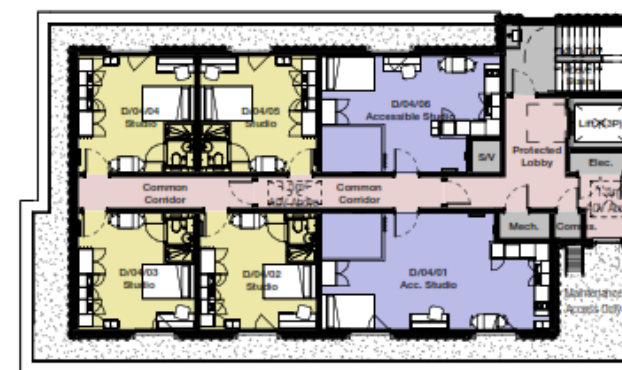


THIRD FLOOR PLAN

1 : 200

FOURTH FLOOR PLAN

1 : 200



BUILDING KEY PLAN



NORTH



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
**PROPOSED FLOOR PLAN
BLOCK D**

SCALE
As indicated @ A1

DATE
30/11/22

DRAWN
HS

REVIEWED
LB

Floor Plans Block D

MATERIAL KEY:

- A. Main facing brickwork (colour TSC) with weather struck mortar joint.
- B. PPC aluminium bronze effect cladding panel to Block C link building with vertical expressed joint detail (exact colour tbc).
- C. PPC aluminium windows and doors with double glazed units (colour bronze effect). Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind. Main entrance doors to be automatic. PPC loured panel integrated into window sections, where shown for ventilation.
- D. PPC curtain walling system. Panels where indicated by diagonal hatch are to be bronze look-a-like glass with solid insulated panels behind, e.g. to conceal the slab edge. PPC loured panel integrated into curtain walling, where shown for ventilation.
- E. Roof to be single ply membrane (colour dark grey/green). Lift overrun protection to be clad in matching finish.
- F. Secret fix aluminium rainscreening detail.
- G. Feature pergola to courtyard spaces.
- H. PPC loured panels or door (colour bronze effect) to match PPC aluminium glazing system.
- I. Indicative feature signage zone – final details to be confirmed by Operator.
- J. Line of proposed edge protection set back behind parapet line.
- K. Feature profiled metal cladding panel (colour bronze effect).
- L. 2m high boundary fence (colour tbc).
- M. Roof access ladder for maintenance access only.
- N. Line of edge protection set back from top roof line suitable for maintenance access only.
- O. Feature brick panel with projecting solid brick header detail. Brick colour to match main brick facade with weather struck mortar joint.
- P. Horizontal solder course detail to edge of slab. Brick colour to match main brick facade with weather struck mortar joint.
- Q. Feature brick hit and miss panel detail to form ventilation to plantroom.

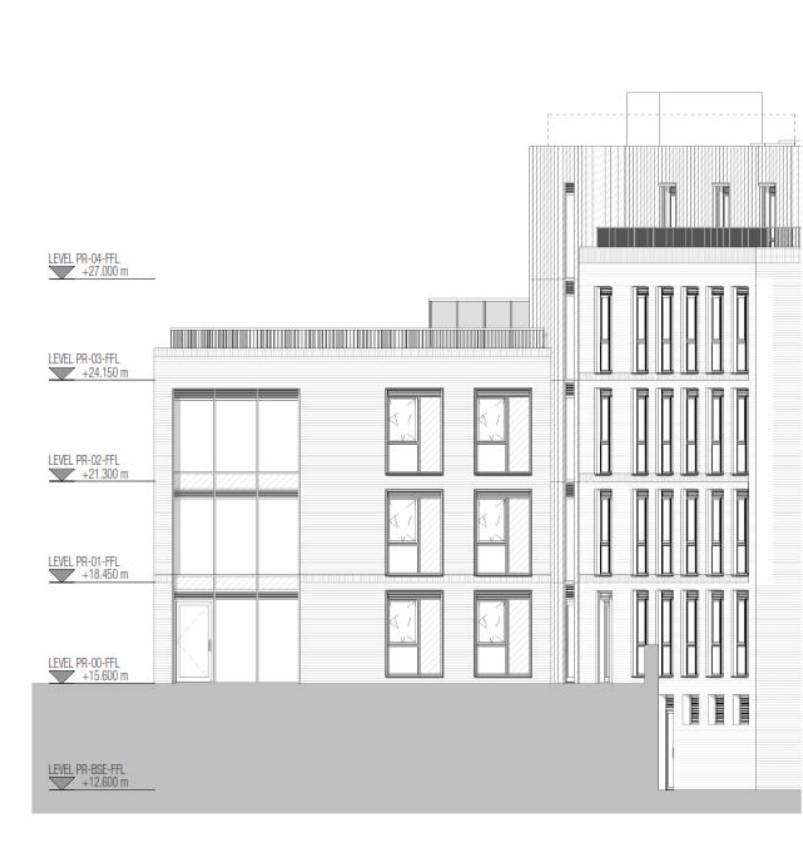
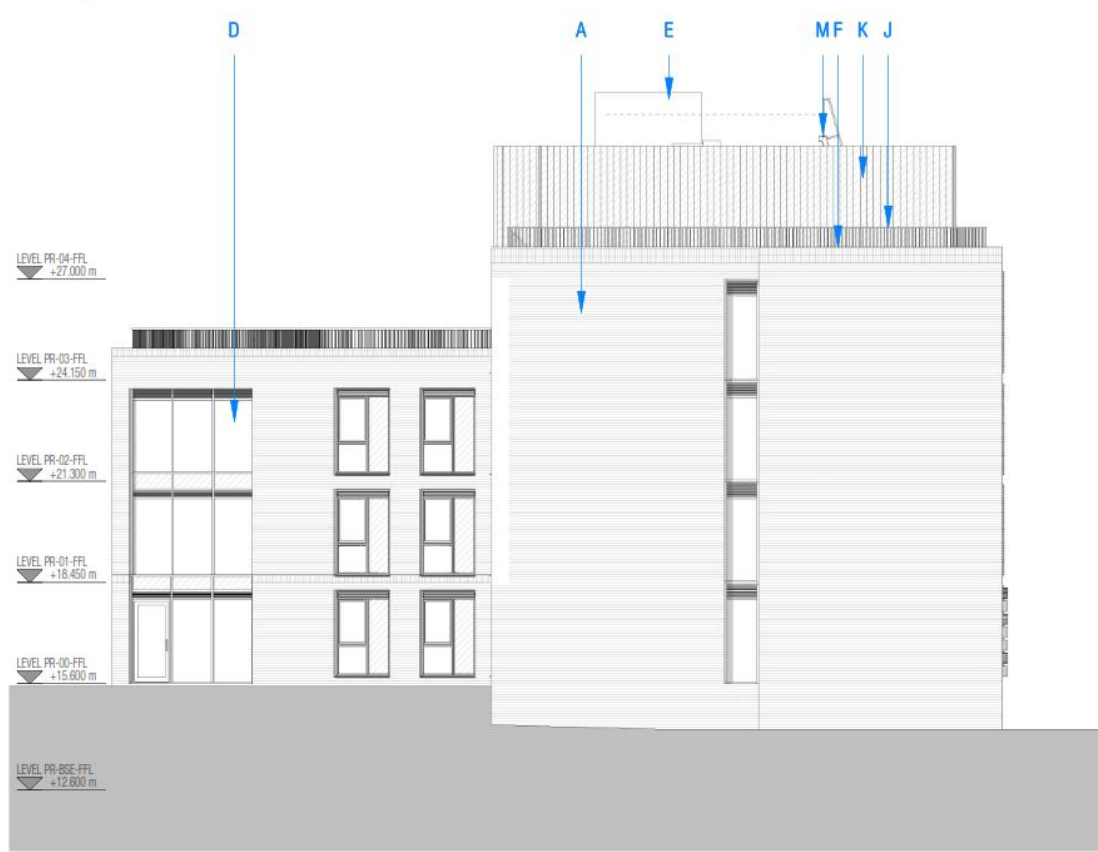
REVISIONS

NO.	DESCRIPTION	DATE
A	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	06/12/22 HS/LB
B	DRAWINGS UPDATED FOLLOWING DESIGN DEVELOPMENT	07/12/22 HS/SB
C	MINOR UPDATES TO DRAWINGS FOLLOWING COMMENTS	16/12/22 LS/SB
D	MINOR UPDATES TO MATERIAL KEY FOLLOWING COMMENTS	16/01/23 LS/SB
E	MINOR UPDATES TO LOCATION OF CORE	16/01/23 LS/SB
F	PLANNING ISSUE UPDATE	25/09/23 LS/SB
G	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 LS/SB



1 EAST ELEVATION
D0020 1:100

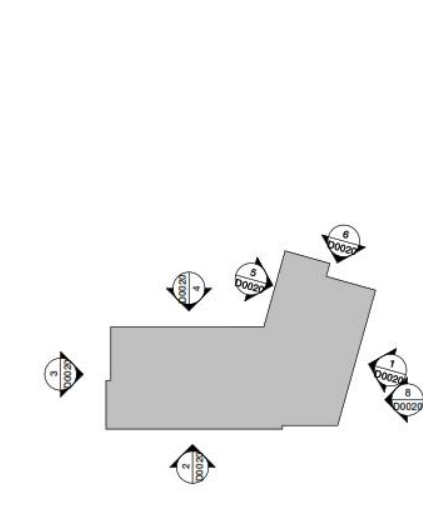
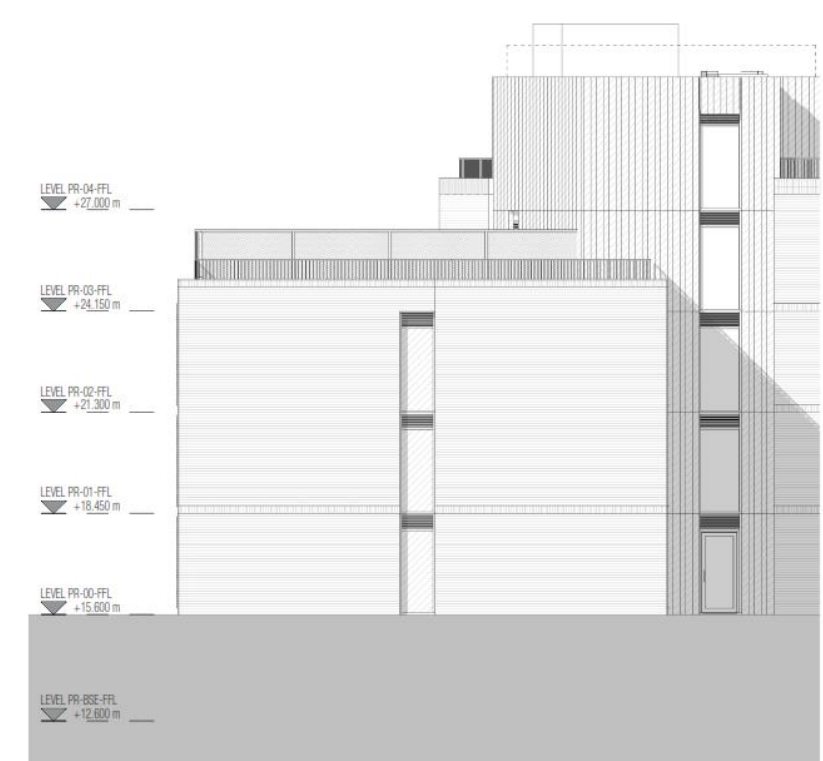
2 SOUTH ELEVATION
D0020 1:100



3 WEST ELEVATION
D0020 1:100

4 NORTH ELEVATION
D0020 1:100

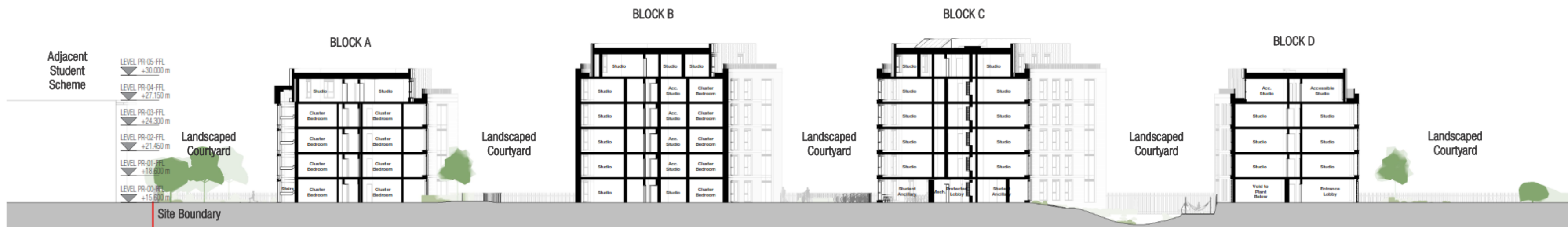
5 ELEVATION E
D0020 1:100



Elevations Block D

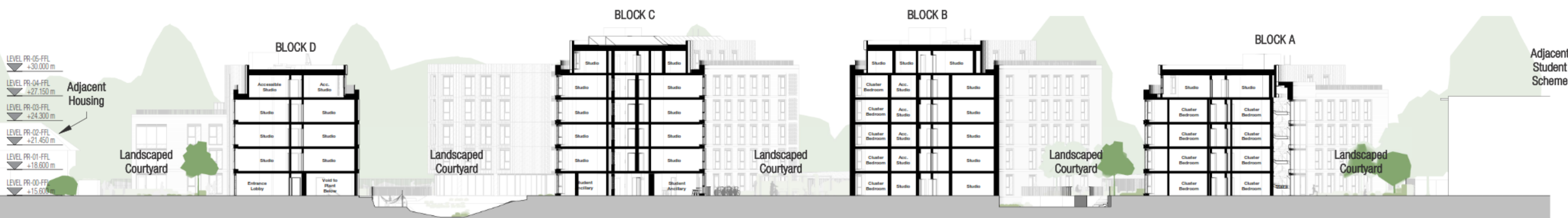
REVISIONS

A	DRAWINGS SPLIT OVER TWO SHEETS (0130 & 0131)	28/11/22 HS/SS
B	DRAWINGS UPDATED TO SHOW IMPROVED GRAPHICS	09/12/22 LS/LE
C	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
D	PLANNING ISSUE UPDATE.	25/08/23 LB/SS
E	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



SITE SECTION 1 (Looking Towards the Railway Line)

1 : 250



SITE SECTION 2 (Looking Towards Cowley Bridge Road)

1 : 250



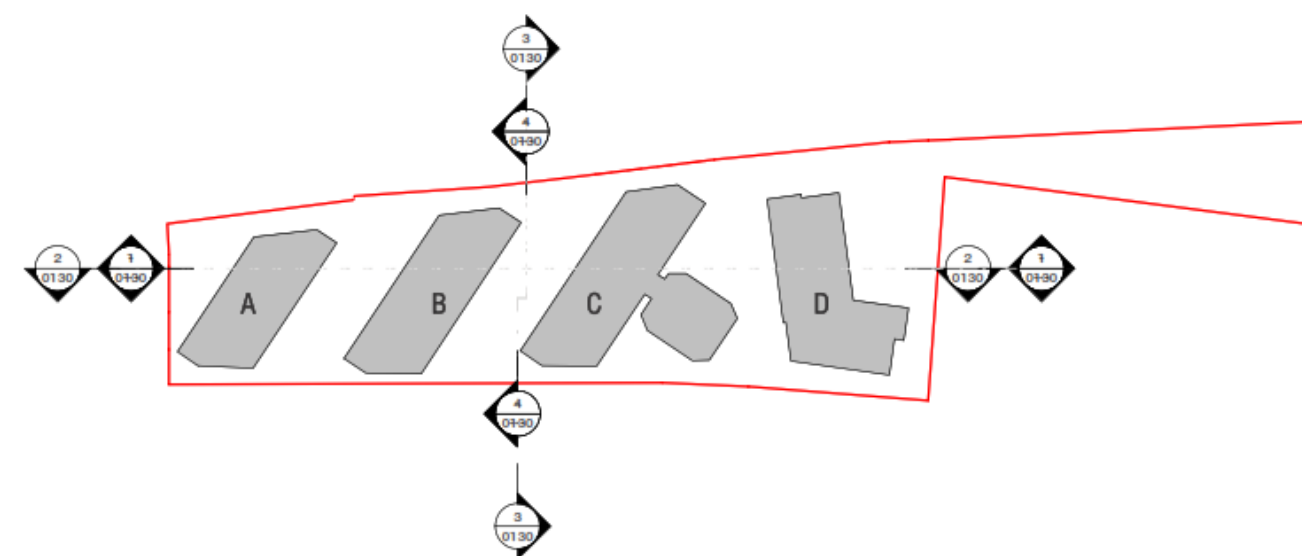
SITE SECTION 3 (Through Landscaped Courtyard)

1 : 250



SITE SECTION 4 (Through Landscaped Courtyard)

1 : 250



NORTH



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
PROPOSED SITE SECTIONS
(1 OF 2)

SCALE
As indicated @ A1

DATE
11/07/22

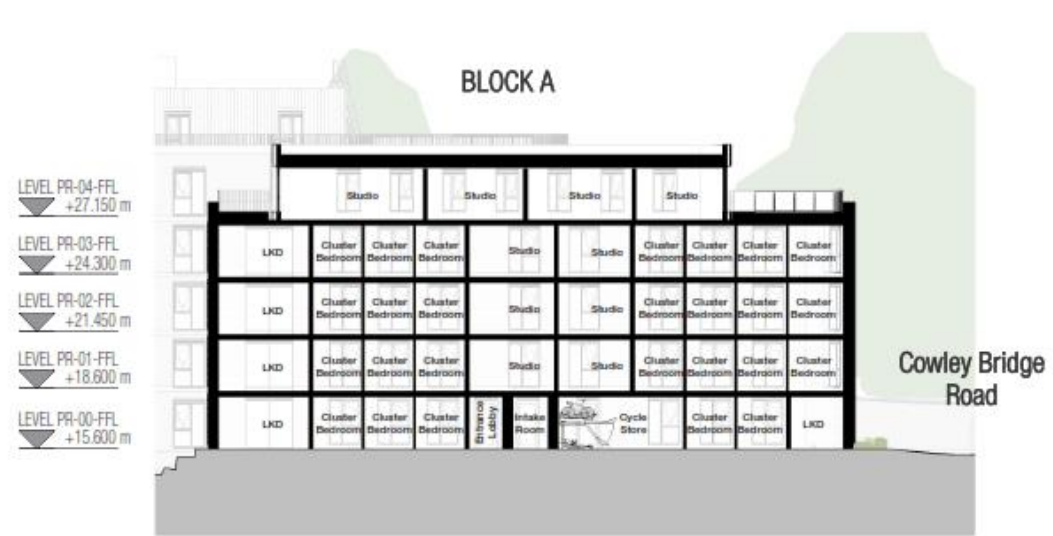
DRAWN
LS

REVIEWED
SS

Site Sections

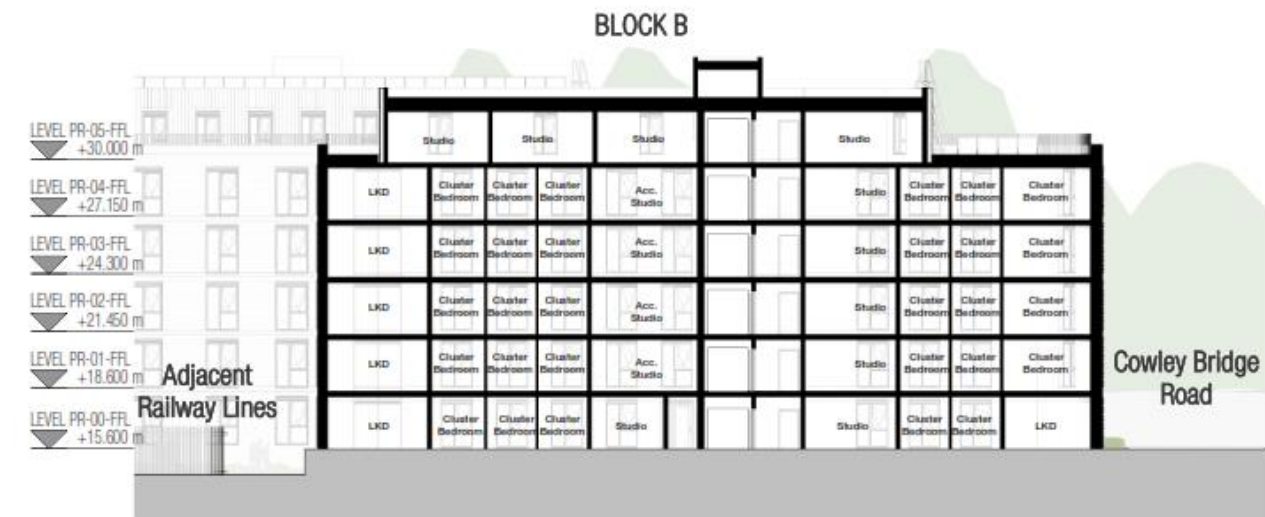
REVISIONS

A	DRAWINGS UPDATED TO SHOW IMPROVED GRAPHICS	09/12/22 LS/LB
B	MINOR UPDATE TO PROPOSED LEVELS & LANDSCAPING BETWEEN BLOCKS D & E	16/12/22 LS/SS
C	PLANNING ISSUE UPDATE.	25/08/23 LB/SS
D	DRAWINGS UPDATED IN LINE WITH ECC PLANNING COMMENTS	16/10/23 DG/SS



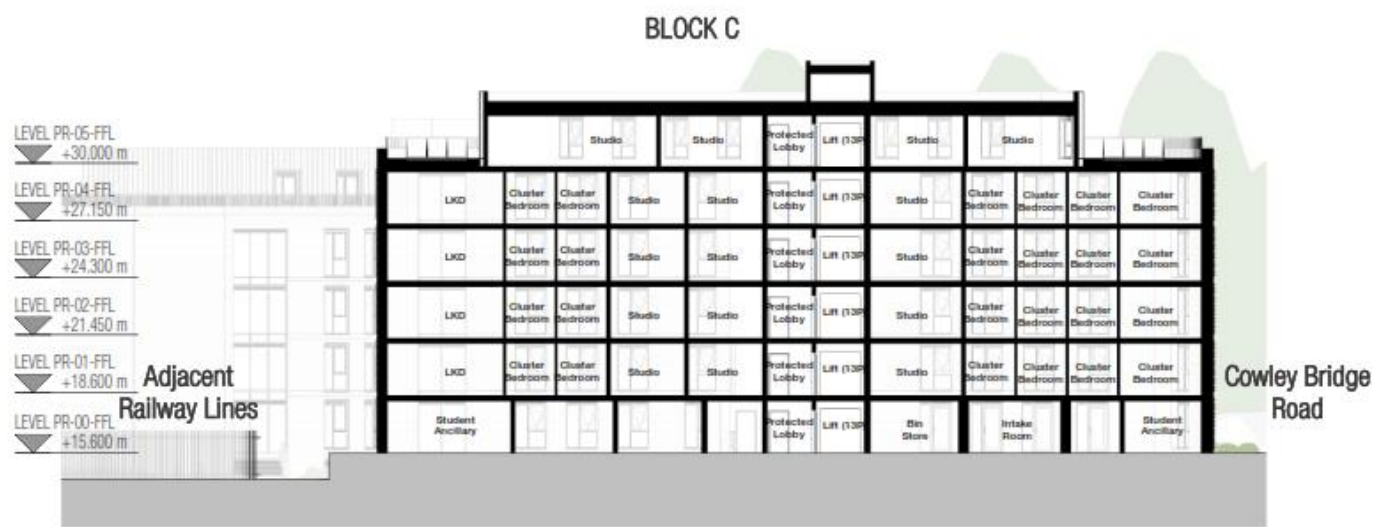
SITE SECTION A (Through Block A)

1 : 250



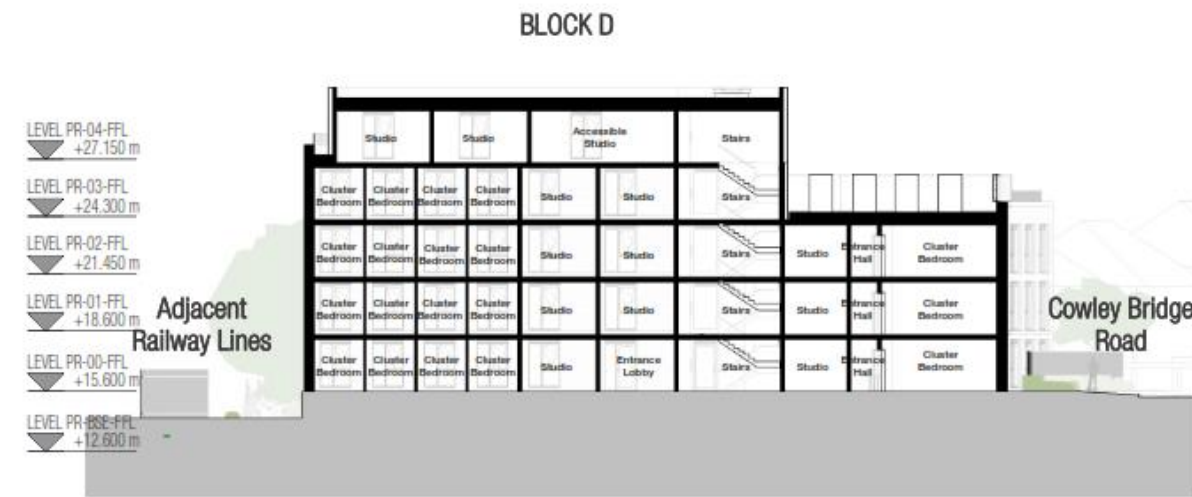
SITE SECTION B (Through Block B)

1 : 250



SITE SECTION C (Through Block C)

1 : 250



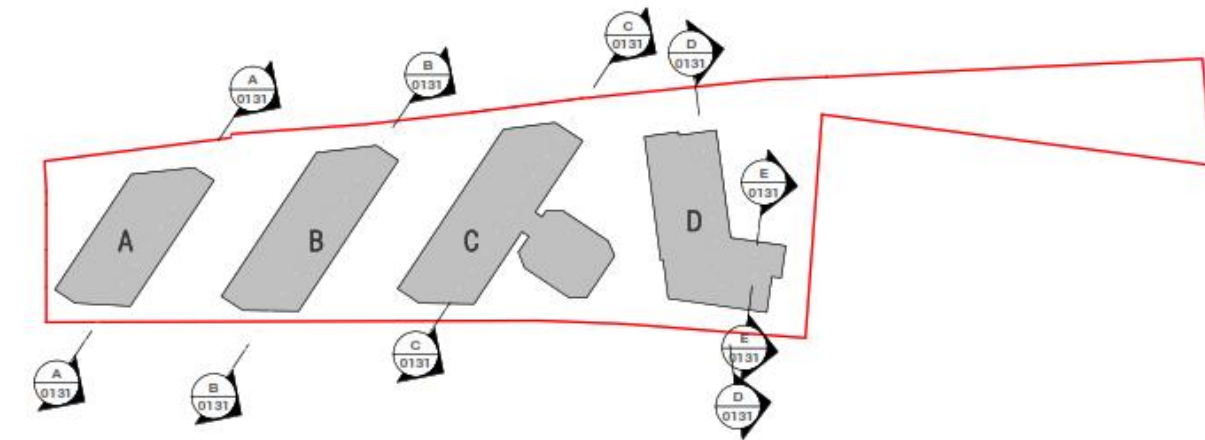
SITE SECTION D (Through Block D)

1 : 250



SITE SECTION E (Through Block D)

1 : 250



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PROJECT
COWLEY BRIDGE ROAD
EXETER

TITLE
PROPOSED SITE SECTIONS
(2 OF 2)

SCALE
As indicated @ A1

DATE
11/07/22

DRAWN
LS

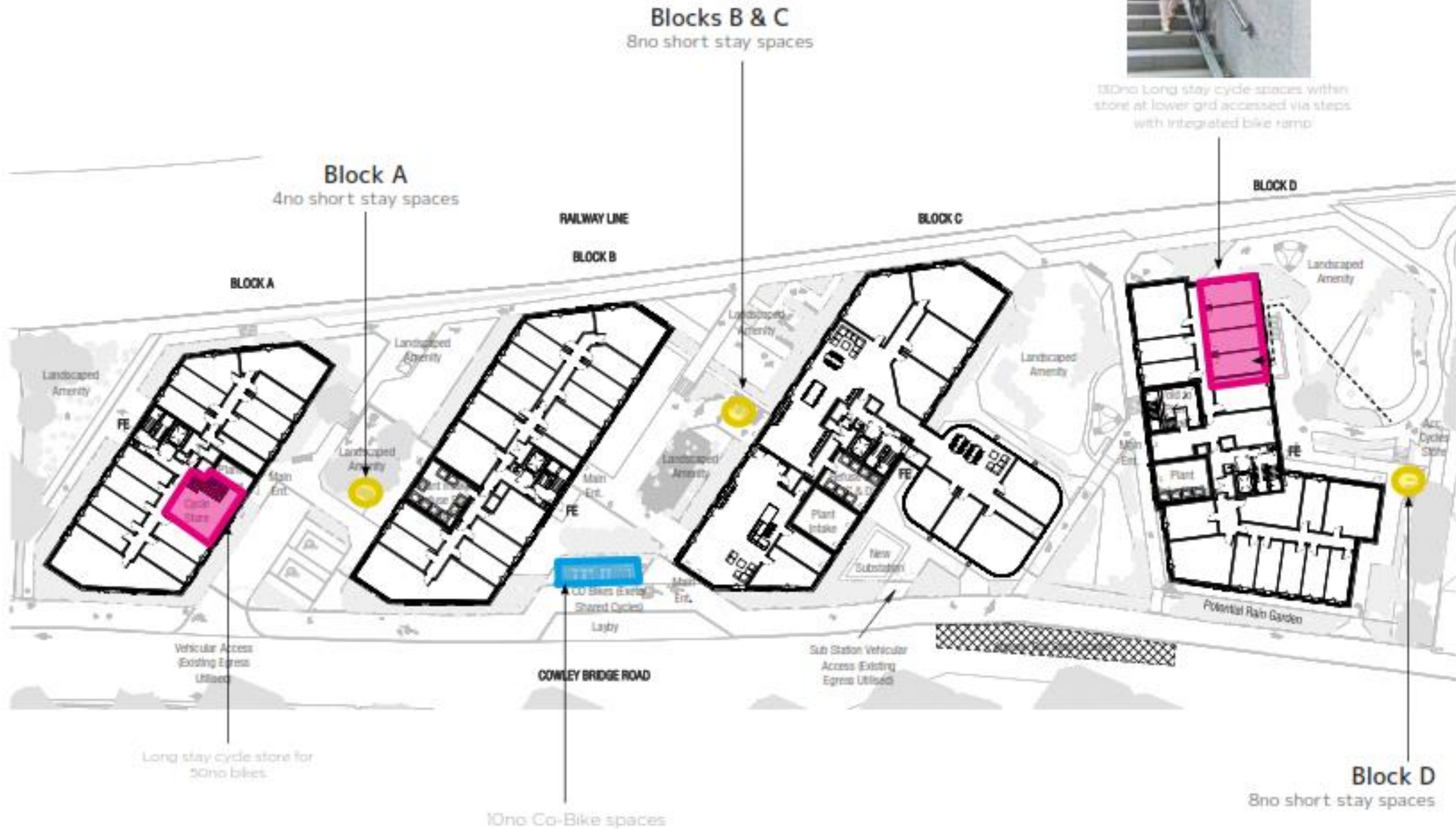
REVIEWED
SS

Site Sections

D&A ADDENDUM
CYCLE STRATEGY | MASTERPLAN



13D No Long stay cycle spaces within store at lower grd accessed via steps with integrated bike ramp



Cycle Parking

CONCEPT VIEW | COWLEY BRIDGE ROAD



D&A ADDENDUM

CONCEPT VIEW | BLOCK C LINK BLOCK

Bronze effect profiled metal cladding to link block & inset top floors.



Perforated bronze effect screen to ASHP enclosure, set behind the brick parapet upstand.



BOUNDARY TREATMENT | FEATURE LOCATIONS



Feature panels within boundary treatment & wider landscaped border to enable more mature planting to establish



Examples of decorative panels

Feature on vehicular

Feature signage within

Feature signage to

Feature signage within

Front Boundary Treatment

D&A ADDENDUM

CONCEPT VIEW | VIEW FROM RAILWAY



3D VISUALISATION



3D VISUALISATION

- Principle of development
- Scale, design, and appearance
- Impact on residential amenity
- Wildlife, Ecology and Biodiversity
- Access
- Flood Risk

Conclusions

It is concluded that the danger thorough Flood Risk has been mitigated through the design and requirement for an emergency escape plan, and that the benefits of the development by providing residential accommodation on previously developed land in a sustainable location outweigh the identified harms through flood risk and all other harms.

Other benefits of the development are the provision of a cycle and pedestrian path across the development frontage, and contribution to the expansion of GPs surgeries and opportunities for community use of the communal amenity room.

Recommendation

APPROVE subject to conditions and S106

RECOMMENDATION