

Exeter Plan 2021-2041

Publication Stage (Regulation 19)

Representation Form

Ref:

**(For official
use only)**

Name of the Local Plan to which this representation relates: Exeter Plan 2021-2041

Please return to Exeter City Council, Local Plans Team, Paris Street, Exeter, EX1 1JN, upload onto our consultation portal at <https://exeterplanpublication.commonplace.is/> or email to planning.policy@exeter.gov.uk by **11:59 pm on 6 February 2025**.

This form has two parts:

Part A – Personal Details: Needs to be completed only once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A: Personal details

1. Personal details*

*If an agent is appointed, please complete only the Title, Name and Organisation (if application) boxes below but complete the full contact details of the agent in section 2.

Title

Mssrs

First Name

Last Name

Matson, Trevor & Eames

Job Title (where relevant)

Organisation (where relevant)

c/o agent

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone number

E-mail address

2. Agent's details if applicable

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone number

E-mail address

Part B – Representation

Please use a separate sheet for each representation

3. To which part of the Exeter Plan does this representation relate?

Paragraph

Policy

Policies Map

4. Do you consider that this part of the Exeter Plan is legally compliant?

Yes

No

4 (a). If yes, and you wish to support the legal compliance of this part of the Exeter Plan, please use this box to set out your comments.
(Continue on a separate sheet if necessary)

Support is given to housing allocations. The proposed allocation at Exeter Squash Club, Prince of Wales Road (site 26) for 48 dwellings is supported. Please see Supplementary Statement for further details.

4 (b). If no, please give details of why you consider this part of the Exeter Plan is not legally compliant. Please be as precise as possible.
(Continue on a separate sheet if necessary)

4 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan legally compliant, in respect of any legal compliance matters you have identified at 4(b) above. You will need to say why each modification will make this part of the Exeter Plan legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.
(Continue on a separate sheet if necessary)

5. Do you consider that this part of the Exeter Plan is Sound?

Yes ☒

No ☐

5 (a). If yes, and you wish to support the soundness of this part of the Exeter Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

Support is given to housing allocations. The proposed allocation at Exeter Squash Club, Prince of Wales Road (site 26) for 48 dwellings is supported as deliverable, achievable and viable. It will meet development needs and is based on proportionate evidence. The allocation is consistent with national planning policy. Please see Supplementary Statement for further details.

5 (b). If no, please give details of why you consider this part of the Exeter Plan is unsound. Please be as precise as possible.

(Continue on a separate sheet if necessary)

5 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan sound, in respect of any soundness matters you have identified at 5(b) above.

You will need to say why each modification will make this part of the Exeter Plan sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

(Continue on a separate sheet if necessary)

6. Do you consider that this part of the Exeter Plan complies with the Duty to Co-operate?

Yes ☒

No ☐

6 (a). If yes, and you wish to support this part of the Exeter Plan's compliance with the duty to co-operate, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

Support is given to housing allocations. The proposed allocation at Exeter Squash Club, Prince of Wales Road (site 26) for 48 dwellings is supported. Please see Supplementary Statement for further details.

6 (b). If no, please give details of why you consider this part of the Exeter Plan fails to comply with the duty to co-operate. Please be as precise as possible.
(Continue on a separate sheet if necessary)

Please note that non-compliance with the duty to co-operate is incapable of modification at examination.

7. If you would like to make representations on the Sustainability Appraisal (SA) please provide your comments here, stating to which part of the SA your comments relate.
(Continue on a separate sheet if necessary)

8. If you would like to make representations on the Habitats Regulation Assessment (HRA) please provide your comments here, stating to which part of the HRA your comments relate.
(Continue on a separate sheet if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

9. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

☒

Yes, I wish to participate in hearing session(s)

☐

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

10. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Continue on a separate sheet if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

For more information on how we use your data – please read our privacy notice at the following website: <https://exeter.gov.uk/media/5750/planning-policy-privacy-notice.pdf>

Policy H2 allocation: Exeter Squash Club, Prince of Wales Road (site 26)

Supplementary Statement

This Statement is submitted on behalf of the freehold owner of the Exeter Squash Club site. The owners support the allocation of this site for housing under Policy H2 for 48 dwellings.

The existing squash club building is in a poor state of repair and there will be very significant costs in maintaining it in the medium and long term. The site was promoted to the Council with the initial Call for Sites that began November 2020. Following discussion with the Council regarding the potential for the site, an initial sketch site layout was prepared and sent to the Council in January 2021 to show how the site could be developed for a mix of housing providing 44 dwellings, and new squash facilities. Representations were then made to the Council's Issues Consultation (September 2021).

The site was included as a proposed allocated site in the Outline Draft Plan (September 2022). Submissions were made to that Plan, which included a feasibility study by LHC Architects that included initial drawings as to how the site could be developed. The site remained allocated in the Full Draft Plan (October 2023) and further submissions were made, which again included the LHC feasibility study and confirmation that the site was available for allocation.

The development of the site would be mixed use for the squash club and for housing. The dwellings would be self-contained studio dwellings, and hence count towards Exeter's housing requirements on a 1:1 basis (as referenced at paragraph 6.63 of the Publication Local Plan 2024 supporting Policy H10, with reference to the Planning Practice Guidance: Housing supply and delivery).

Availability of the site and need for redevelopment

The freehold owners confirm that the site is still available and can be developed within the Local Plan period. The Exeter Squash Club have a current lease on the building that expires on 31 July 2029, and there is a clause in the existing lease agreement between the Squash Club and the freehold land owner that allows for the lease to be terminated if any planning permission for a new building is secured within the period of the lease, since it has long been recognised that the disrepair of the exterior fabric means it may not be possible or feasible for it to be retained.

The condition of the building and the framing of the current lease thus means there is the possibility and ability to carry out the significant redevelopment of the site at some time between now and 2029. Alternatively, that redevelopment may occur beyond 2029 when the lease simply ends, in order to secure a viable building for many years to come. This would therefore still be within the new Plan timeframe to 2041.

The single ownership of the site and the current lease position therefore illustrate the site is available and deliverable within the Plan period; indeed, the lease shows that it has been anticipated in the past by the landowner that redevelopment of the site is likely within the short to medium term.

Discussions with the current Squash Club have been ongoing throughout the promotion of this site to the Council. The current lessee of the squash club has no objection to the proposed allocation, and attached to this Supplementary Statement submission is a letter from Devon & Exeter Squash & Racketball Club, dated 29 January 2025.

The redevelopment of the site

As noted above, in response to consultation in the very early stages of the Local Plan review, an indicative layout plan for 44 dwellings was prepared in January 2021 and submitted to the Council. This was developed in more detail in September 2022 to show the feasibility of how the site could be developed for housing and retained squash club facilities. This indicative scheme showed the squash facilities, 40 self-contained studio dwellings, and parking and servicing on the site.

The feasibility study was produced by the architects who were involved in the redevelopment of the Exeter Cricket Club, opposite the Squash Club. That site was redeveloped in 2016, which saw the demolition of the old cricket pavilion on the northern corner of the land and replacement with new pavilion and a 4 to 5 storey building of student flats. redevelopment scheme. There are similarities with the Squash Club site: the Cricket Club flats led to a more efficient use of a brownfield site in the urban area very close to the University, provided improved sporting facilities, and provided high-quality student housing in a sustainable location and hence helped as part of the Council's wider strategy to reduce impact on the private sector housing market.

The previous feasibility scheme has been reviewed by the architects to ensure the site and context appraisal is still correct, and can rightly inform the sketch scheme prepared before. This review has also considered the requirements of Policy H10 of the Publication Local Plan. The review has confirmed the site as still being able to be developed, and so the appraisal is included again (dated January 2025). This still shows the same configuration on the site as the September 2022 scheme as, at this stage, work has not been undertaken regarding possible redesigns as any alternative scheme. Thus, it remains an indicative idea for the site: any formal application would require additional work to be undertaken and to provide a scheme that is also consistent with Policy H10, and with the requirements of the Squash Club at the time of making a planning application. The proposed allocation in Policy H2 of the Publication Plan 2024 is for 48 dwellings, and further detailed studies of the site at a planning application stage would be able to work to this allocation and the requirements of Policy H10 with regards to management and other matters.

There are no significant physical constraints in developing the site and initial appraisals of the land anticipates a build-out programme of around one year. Thus, the site is deliverable within the time period of the emerging Local Plan. This build programme will also allow formal agreement to be achieved to see continuation of the squash club during that period and resumption on site within a reasonable time period.

The suitability of the site for allocation

The provision of purpose-built university accommodation on this site would be consistent with the adopted and emerging Local Plans, and with paragraph 63 of the NPPF that seeks to provide housing for different groups of the community. The site is obviously ideal for such accommodation, being virtually adjacent to the University campus, adjoining other University accommodation of Cricket Field Court, Rowe House, Lafrowda House, St German's, etc, and with local transport and other facilities in the area.

The allocation of the site would retain a balanced community in the area, as is sought by the Local Plan and the Neighbourhood Plan. Although the site is close to other areas of student housing (and the University itself) it is considered there is not an issue of over-concentration of student housing or impact upon a residential area. Family housing lies to the east in the wider St James area, with the Squash Club not sitting within this area but clearly on the edge. The redevelopment of the site

would be behind a retained area of trees, and relates visually more to the cricket club land than the housing to the east.

The functional separation of the site (in terms of use) is emphasised by its physical separation to the residential area by West Avenue and the siting within the confines of the Cricket Club land. The residential areas to the south are similarly separated from the site, due to the cricket ground itself and the landscaping around the site. Thus, the site very clearly relates at present to the sporting use of the cricket club and to the University, rather than lying within a residential area.

The indicative scheme shows how the uses could be accommodated on the site in a building that is, as currently shown, on a similar footprint to the existing Squash Club. There is the potential for this to change at the detailed planning stage in relation to the needs for housing and the specific requirements of the Squash Club that will exist at the time of making a planning application, but in principle this scheme shows a building that can be kept away from the site boundaries and retaining existing tree screening. The existing vehicular access would be used. Landscape elements around the site would remain, with mature trees, hedges and informal landscaping provide a wider leafy, green character to the area.

The indicative drawings show a massing for the new building that reflects buildings seen in the area, with the illustrative proposal showing a step back on upper floors reducing the massing impact of the upper floors. There would be the use of architectural features and materials commonly used within the area to reference recently completed new development around the cricket field perimeter as well as the colours, textures and materials used within the University Campus and wider area. The lower ground floor is shown to be sunken by half a level below the cricket field.

As noted earlier, the overall size and footprint of the building is indicative at this stage to show 40 self-contained studio dwellings, which was the detail of the earlier sketch scheme in 2022, and which followed an earlier sketch scheme for 44 studio dwellings. There is the potential at the detailed planning stage to provide 48 self-contained studio dwellings, as contained in the allocation of Policy H2, and to satisfy the requirements for student housing as set out in Policy H10. The development of the site as proposed to be allocated would represent the effective use of the land to meet the need for housing and other uses, as set out in paragraph 124 of the NPPF.

The form of the development can therefore, with the new pavilion and Cricket Field Court, be seen to complete the appearance of buildings on the northern curve of the Cricket Club. Thus, it is felt the site is able to accommodate the proposed use and development without harming the character of the area.

Summary

The allocation of the site in the draft Local Plan remains consistent with the site owner's own appraisal of the site, in that it is recognised the existing building is close to its practical end and so a redevelopment scheme is necessary in the short to medium term. The site is therefore deliverable within the Local Plan period, with no physical or legal/ownership issues preventing development as envisaged by the allocation.

Inclusion of the site in the Local Plan will provide the certainty for the landowner to undertake the necessary steps in order to bring forward an application for the site, ie formal agreement with the current lessee, and detailed work on the planning application. The first sketch scheme for the site showed 44 dwellings and the later appraisal of the site and scheme showed 40 dwellings. This

appraisal has been reviewed in relation to the appropriateness of the site and context appraisal, and it is again enclosed with this submission as a starting point for the site to show the provision of self-contained studio dwellings. The full scheme for the site would be the subject of detailed work for a planning application, pursuant to the proposed allocation for 48 dwellings and to take account of the needs for the Squash Club at the point in time when a planning application is made.

The NPPF seeks the effective use of land for housing and other uses, seeks to secure multiple benefits for urban land through mixed use schemes, and gives substantial weight to using brownfield land for homes and other identified needs (paragraphs 124-125). The provision of good quality housing for students is sought in Exeter by Policy H10, as this not only meets the needs for the University but eases pressure on existing housing. This reflects the PPG: Housing needs of different groups, which recognises encourages more dedicated student accommodation to take pressure off the private rented sector and increases the overall housing stock (paragraph 004).

This site satisfies these objectives well, being for a mix of housing to meet identified needs, providing sporting facilities, and representing effective use of the land in a sustainable location.

We therefore support the allocation and encourage the inclusion, in order to deliver improved sporting facilities, housing and a better building on the site.



Lings Leisure Ltd
Devon and Exeter Squash Club
Prince of Wales Road
Exeter EX4 4PR

www.devonandexeter.co.uk

Date: 29/01/2025

FAO Planning Policy team, Exeter City Council

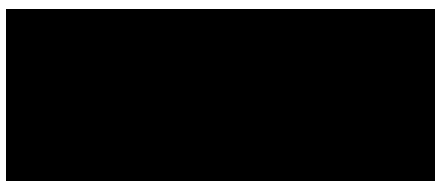
Exeter Publication Local Plan 2024:

Devon & Exeter Squash Club, Prince of Wales Road, Exeter, EX4 4PR

I am the owner and operator of the Devon & Exeter Squash Club,
and have a lease on the above premises from the freeholder until 31 July 2029.
I am aware the site is allocated for development in the new Local Plan, which runs until 2041.

I have no objection to this allocation and I will be looking to reach an agreement with the
freeholder when appropriate on how the Club can be accommodated in the future
redevelopment plans.

Kind Regards



Adam Lings
Owner



Exeter Squash Club Redevelopment

Feasibility Study for a Potential New Build Squash Club
and Student Accommodation on the Existing Squash
Club Site at Prince of Wales Road, Exeter

January 2025

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CONTROL

Date:	03/02/2025	REV A	REV B
Project:	Exeter Squash Club 22119		
Produced by:	RB Date: 23 rd Nov 2022	Produced by: RB Date: 28 th Jan 2025	Produced by: RB Date: 3 rd Feb 2025
Checked by:	PS Date: 23 rd Nov 2022	Checked by: ST Date: 28 th Jan 2025	Checked by: ST Date: 3 rd Feb 2025



1.0 Introduction

This document expands on the submission to the Publication Local Plan (2024) relating to Policy H2 and Site Reference 26 - Exeter Squash Club, Prince of Wales Rd. LHC Design have undertaken sketch schemes and feasibility studies of the site in relation to the Council's earlier 'Call for Sites' exercises and consultations on the draft Local Plan. This feasibility scheme was initially prepared for an earlier exercise and provides illustrative information by way of one indicative design proposal that demonstrates the feasibility of achieving a new build redevelopment of the Exeter Squash Club Site at Prince of Wales Rd, Exeter for the purposes of a mixed-use building providing both new squash club facilities and student residential accommodation. This indicative design proposal was prepared in 2022 and has been reviewed for the submission to the 2024 Local Plan to ensure the site and context appraisal contained in the original report are still correct. There has not been, at this stage, any work in possible redesigning a scheme to accord with the proposed allocation in Policy H2.

The indicative proposal illustrated in this document would continue to build upon the success of recent developments around the perimeter of the cricket ground fronting Prince of Wales Rd by facilitating the provision of new squash club facilities, to replace the existing outdated and rapidly deteriorating accommodation, together with allowing for the efficient use of the site by providing additional floors of new student residential accommodation benefiting from close proximity to the University campus.

The document commences with the provision of diagrams which explore the features of the site, its surroundings and context before going on to illustrate an indicative building design closely aligned to the footprint of the existing squash club by responding appropriately to those site characteristics. The scheme in this feasibility study shows the provision of 6 No. enhanced squash courts with associated changing and club room facilities, together with approximately 40 generously sized self-contained residential studios and shared amenity accommodation for students. This is one potential way to redevelop the site, which was initially prepared in 2022. We are aware that the proposed allocation in the Publication Local Plan is for 48 dwellings. Further detailed work would be necessary for the eventual preparation of a planning application upon firm allocation of the site, and at that stage the scheme would look to provide the allocation of 48.

Vehicular, pedestrian and cycle access to the site would be via an upgrading of the existing squash club car park access directly off Prince of Wales Road. Car parking would be resurfaced and enhanced but located to replicate the existing arrangement. Further pedestrian access would be afforded via the existing gates to the cricket ground off the top end of West Avenue and direct from the cricket field itself.

The building in this scheme is shown to be set over 5 floor levels – a Lower Ground Level sunken half a floor below the cricket ground level plus Upper Ground Level would comprise the squash club accommodation with 3 residential floors of student accommodation over. Both the Squash Club and the Student Accommodation would benefit from their own separate and clearly identifiable entrances facing Prince of Wales Rd together with their own bin storage and ancillary facilities.

The student accommodation above the squash club would benefit from set back elevations on the upper levels facilitating dedicated balconies and rooftop terraces providing additional external amenity, views across the cricket field to the southwest and across the University campus to the northeast.

The building would be well screened from residential properties on West Avenue as a consequence of the retained heavily vegetated tree screening along the site's eastern boundary. The building in the scheme is shown to have a scale and massing commensurate with and appropriate to its context given the scale of properties flanking the north side of Prince of Wales Rd comprising the University Campus and the Cricket Field Court student accommodation flanking the cricket ground and Prince of Wales Rd -approximately 75m to the west. (see block massing section at 3.4).

The accommodation illustrated amounts to approx. Gross Internal Floor Areas as followed:

Squash Club:	
• Lwr Gr Squash Club Accommodation	783 sqm
• Upper Gr Squash Club Accommodation:	341 sqm
• Total Squash Club Accommodation:	1,124 sqm
Student Residential Accommodation:	
• Lwr Gr Student Accommodation (Bikes etc.):	61 sqm
• Upper Gr Student Accommm (Entrance, Plant, Bins etc.):	96 sq m
• First Floor Student Accommm (Studios and Internal Amenity):	621 sq m
• Second Floor Student Accommm (Studios and Internal Amenity):	621 sq m
• Third Floor Student Accommm (Studios and Internal Amenity):	437 sqm
• Total Student Accommodation:	1,836 sqm
• Overall Total GIA:	2,960 sqm

The Squash Club Accommodation –

The Squash Club accommodation in the current scheme is shown to be set across a lower and upper ground floor. Accessed at the half level direct from the car park. The accommodation comprises 6 No. Squash Courts with enhanced viewing arrangements for competition, associated changing and ancillary facilities. On the Upper Ground level there are located a Club Room and Bar with small kitchen facilities and upper level viewing to five of the courts. Access is afforded from the club room to an external plinth terrace which commands open views across the cricket field. The details for the facilities and the layout of the Club would be the subject of finalisation in a formal planning application, following allocation of the site in Policy H2.

The Student Accommodation –

The illustrative scheme currently shows student accommodation is predominantly set over 1st, 2nd and 3rd Floors on top of a transfer deck. The main entrance faces Prince of Wales Road and is accessible direct from the highway footpath and parking via a paved entrance area affording access to the building at a half level. Entrance, dedicated bike store, bin storage and plant room are located over Lwr and Upper Ground Floors. The 1st, 2nd and 3rd floors accommodate self-contained student residential studios ranging from approx. 24 sq m to 33 sq m in area with 2 No. being wheel chair accessible. A shared internal amenity space is provided on each floor. 24 of the total 40 studios shown include private terraces / balconies affording views north over the University campus or south across the cricket field. As noted earlier, this scheme derives from earlier sketch schemes for the site and the feasibility scheme from 2022. The details for the mixed use development, including the provision of the 48 dwellings as provided for in the Policy H2 allocation, would be the subject of further work at the full planning stage.

Images: Existing Squash Club and Surrounding Context



2.1 Conservation Area and Visual Impacts Analysis



Diagram: Conservation Areas, Parks, Open Space and Visual Impacts

2.2 Existing Building Heights Analysis



Squash Site Club Area:

□ Squash Club Site Area

Approximate Building Heights:

- 1 Storey (3 - 6m)
- 2 Storey (6 - 9m)
- 3 Storey (9 - 12m)
- 4 Storey (12 - 15m)
- 5+ Storey (15+m)

References:

Exeter Local Plan First Review
Longbrook Conservation Area Appraisal
and Management Plan
St. James Neighbourhood Plan



Diagram: Existing Building Heights

2.3 Context Appraisal



Squash Site Club Area:

- Squash Club Site Area
- Cycle Path
- Footpath (Including Green Circle)
- Trees within Site Area
- Trees within Wider Area
- Hooper Valley Park
- St James Ward Neighbourhood Area
- Longbrook Conservation Area

References:

- Exeter Local Plan First Review
- Longbrook Conservation Area Appraisal and Management Plan
- St. James Neighbourhood Plan

Diagram: Context Appraisal

2.4 Character Appraisal

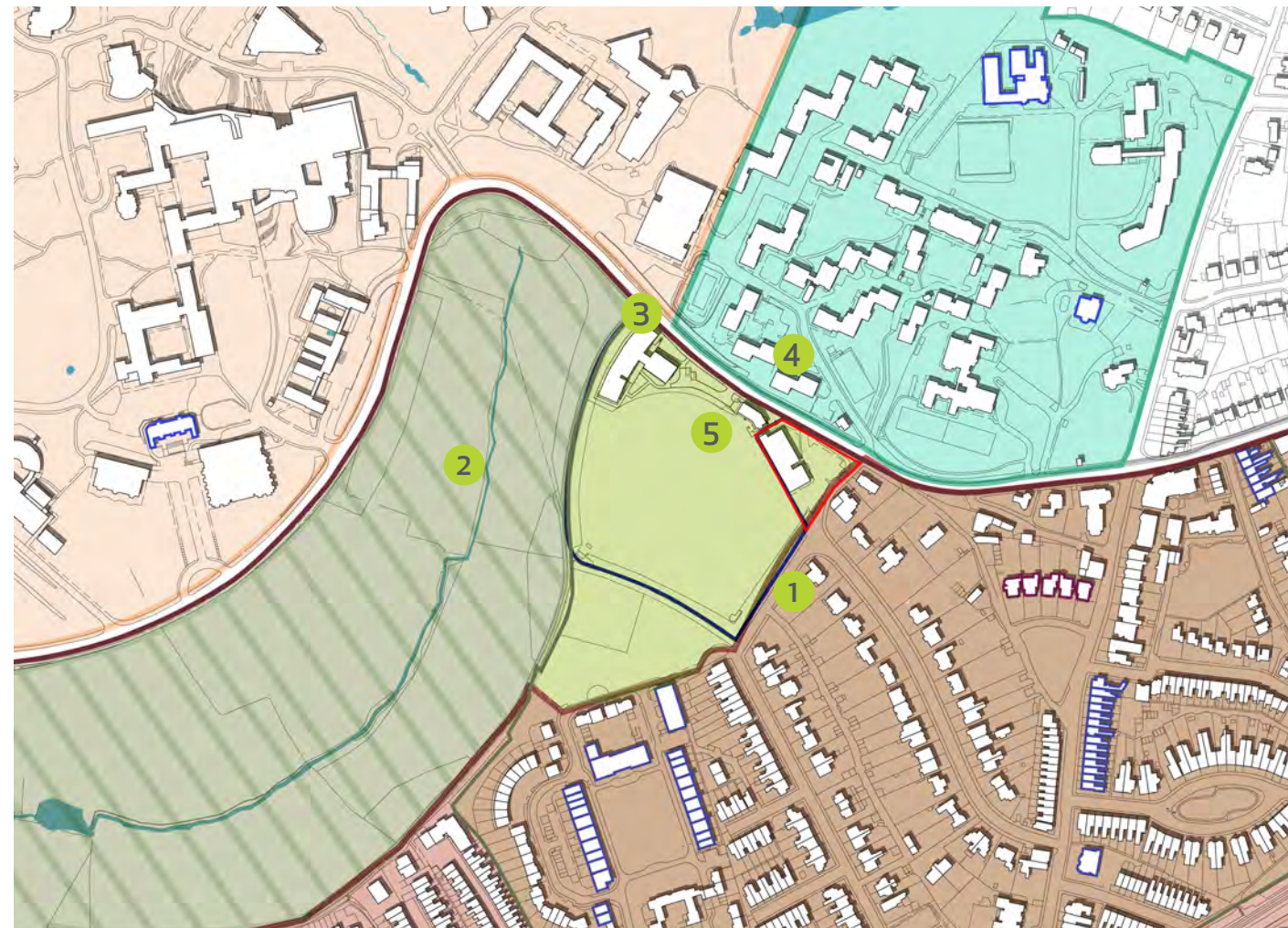


Diagram: Character Areas

Exeter Squash Club sits on the northeast corner of The County Ground. The cricket ground separates the residential area of St James (characterised by detached and semi-detached 2-3 storey 'Arts & Crafts' houses within large garden plots) from the University Campus and Student Accommodation to the north (3-6 storey student blocks within a semi-formal or naturalistic landscape setting).

To the immediate west of the squash club site is the new Exeter Cricket Club Pavilion at 2 storeys and the Cricket Club Court student accommodation at 4 to 5 storeys completed in 2016 and occupying the northwest corner of the county ground. The western perimeter of the County Ground is enclosed by the semi-rural landscape of the Valley Park, within which existing trees screen wider views of the County Ground, the Squash Club and Cricket Field Court from this direction.

Landscape elements (mature trees, hedges, informal gardens) unite the different character areas and provide a leafy, green character that is valued by local residents and people passing through the area. A number of mature trees are strong focal points within the public realm – notably mature Monterey and Scots Pine trees on Prince of Wales Road, and a mix of native and ornamental trees to the Cricket Club boundaries.

The recent (2016) new Cricket Pavilion and Cricket Field Court student accommodation to the west of the squash club site have become new focal points within the area and along Prince of Wales Road. These new developments have limited visibility from within the wider Conservation Area as will the new Squash Club development due to existing vegetation and site topography.

The County Ground itself is a formal landscape, consisting of the closely mown cricket pitch enclosed by mature trees to the east, south and north, and by Prince of Wales Road to the north. The site's Prince of Wales Road boundary is defined by a limestone wall and rough hedge bank /embankment - which limits views into the cricket pitch.

The indicative proposals for the potential Squash Club redevelopment will promote the use of architectural features and materials commonly used within the area referencing recently completed new development around the cricket field perimeter as well as the colours, textures and materials used within the University Campus and wider conservation area.

Squash Club Site Areas:

- Squash Club Site Boundary
- Exeter University Campus
- Exeter University Student Accommodation
- St. James Residential Area
- Cricket Club & Play Area
- Hoopern Valley Park
- Longbrook Housing

2.5 Site Appraisal



Diagram: Site Appraisal

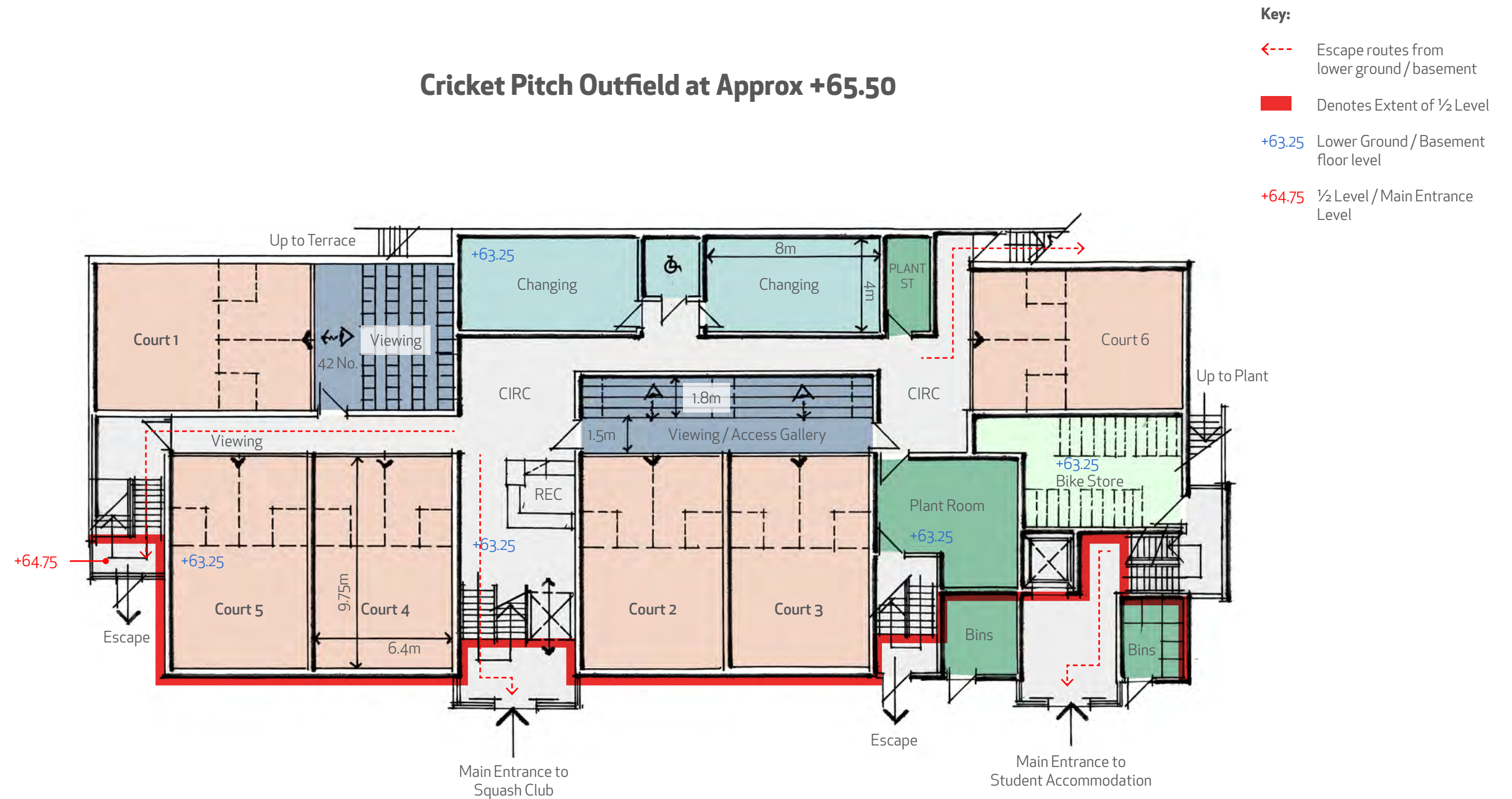
3.1 Wider Site Plan



3.2 Site Plan - Indicative New Building Design



3.3.1 Lower Ground / Basement Level - Indicative New Building Design

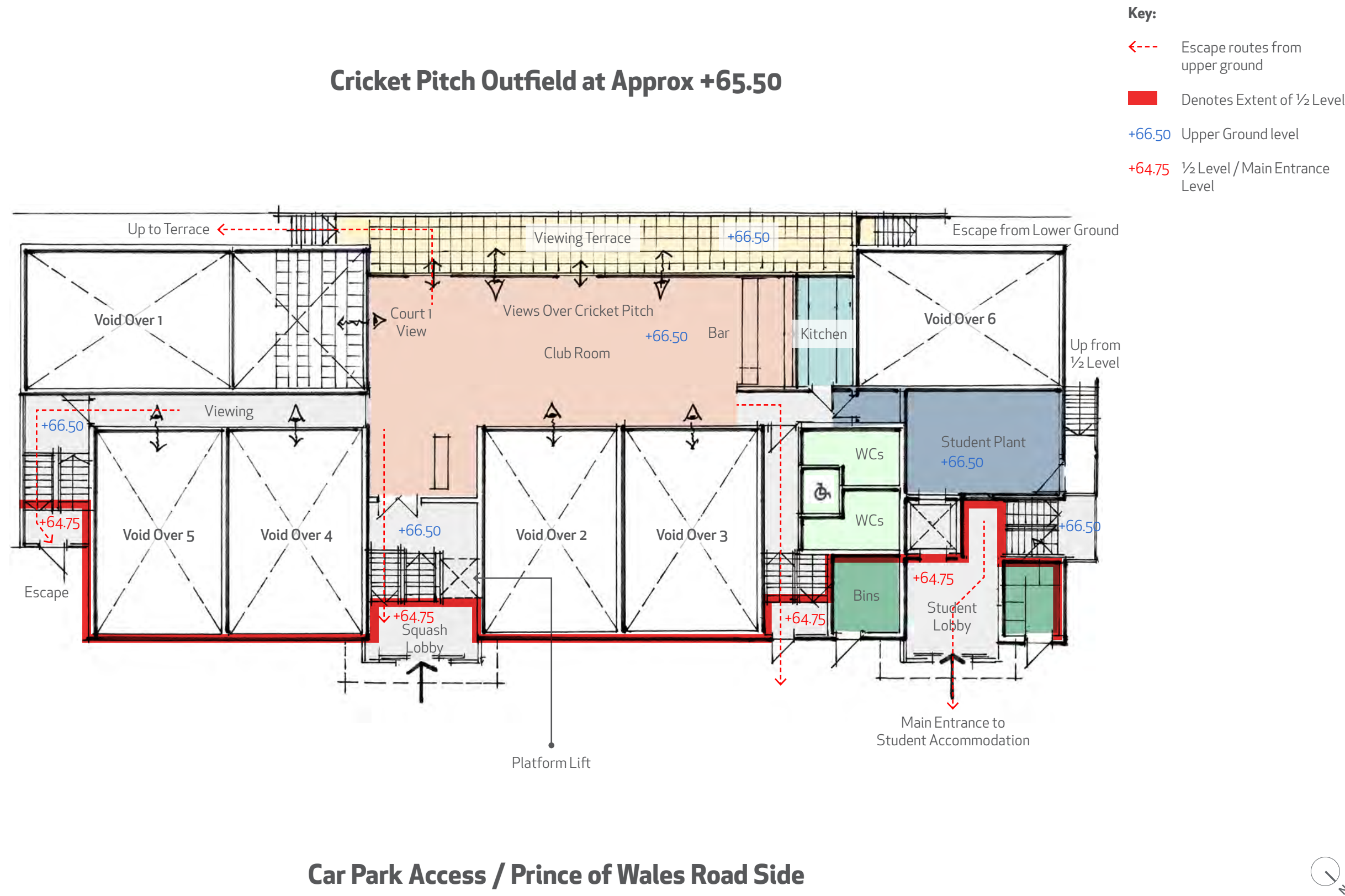


Prince of Wales Road Side



Scale: 1:200 at A3

3.3.2 Upper Ground / Club Room Level - Indicative New Building Design



Scale: 1:200 at A3

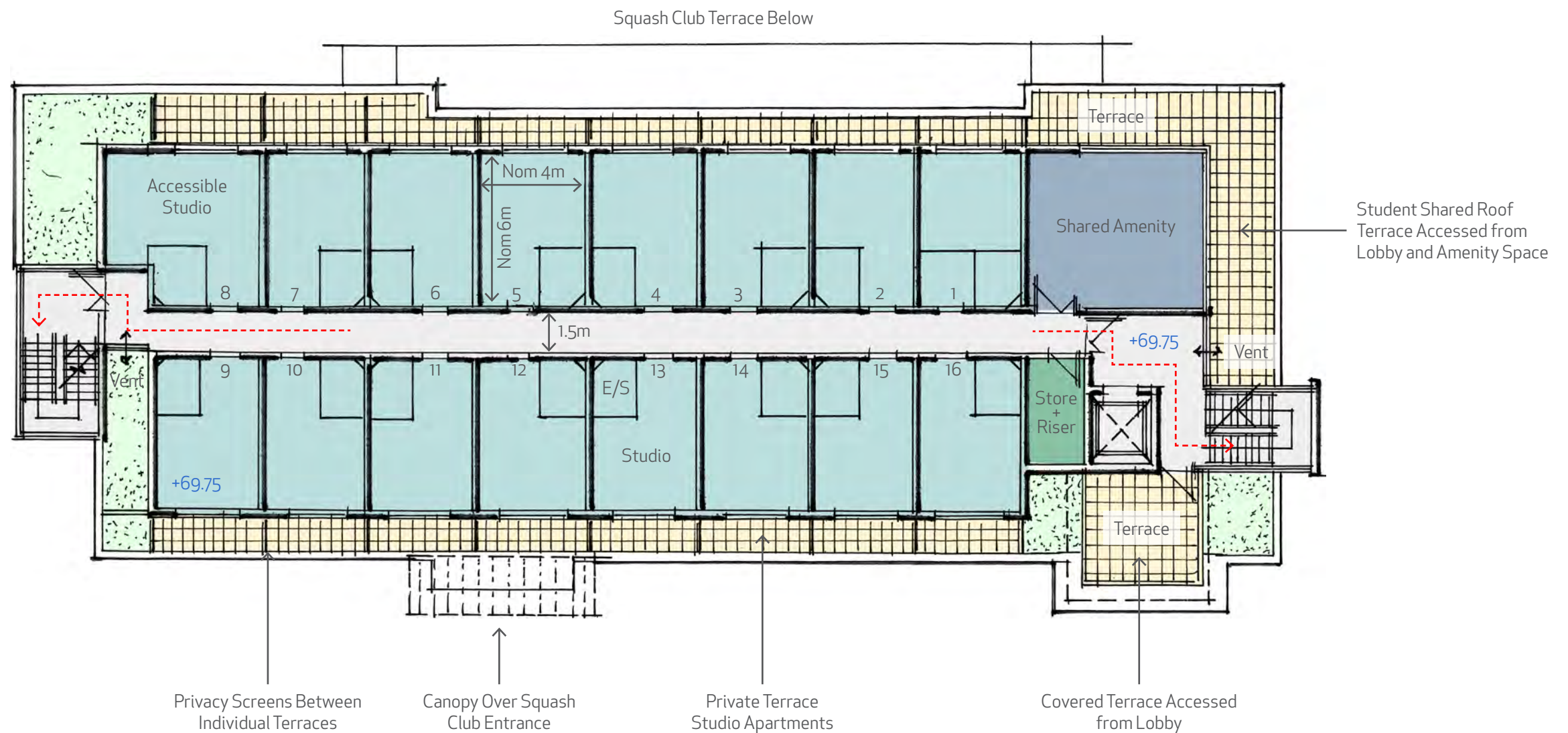
3.3.3 First Floor - Indicative New Building Design

First Floor Level - Student Studio Accommodation on 'Transfer Deck'

This level accommodation:

- 1 No. accessible studio at approx 32.8sqm.
- 15 No. student residential self-contained studios at approx 24sqm.
- Shared amenity space at approx 42sqm.

Cricket Field Side



Key:

- ←--- Escape routes from first floor
- +69.75 First floor level



Scale: 1:200 at A3

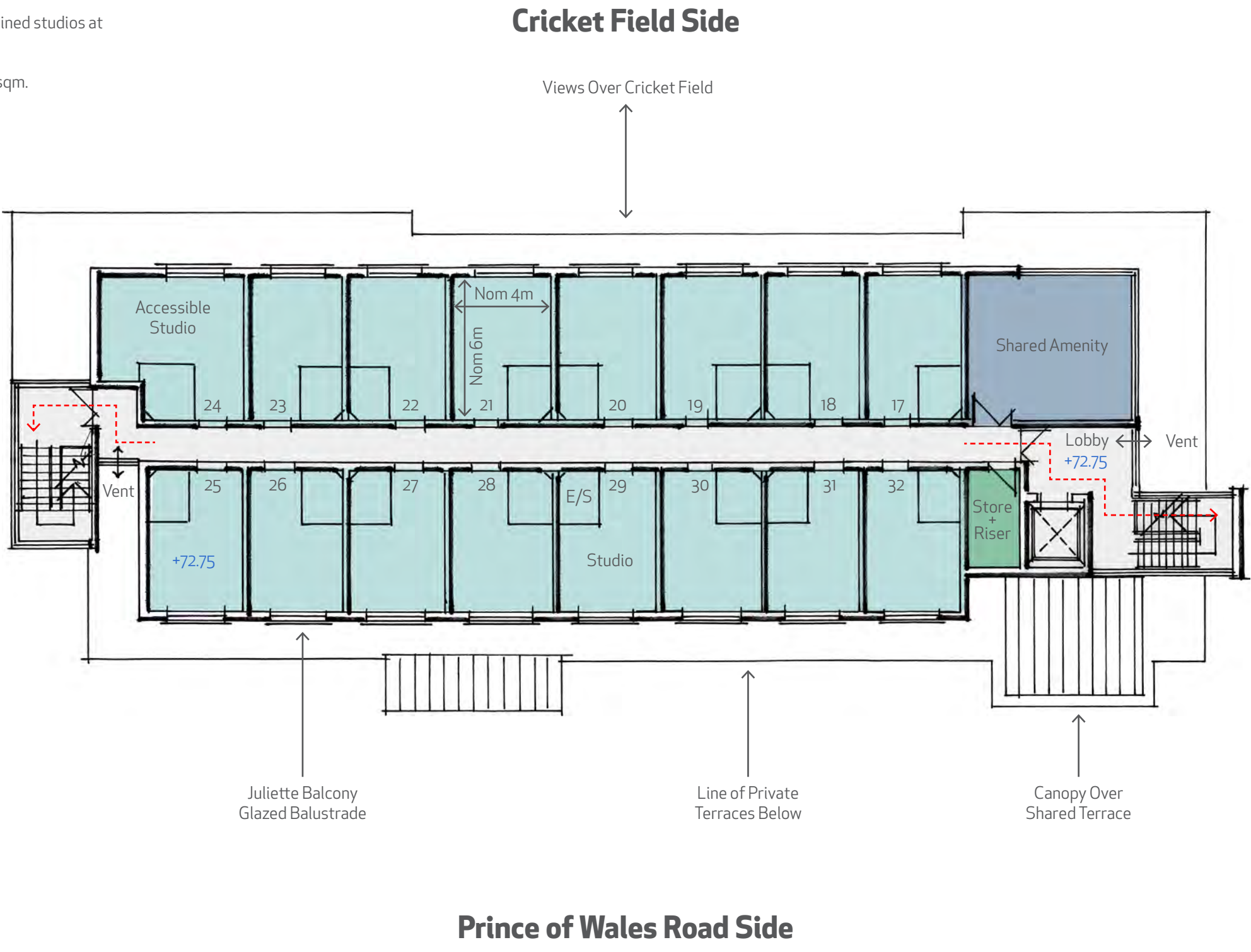
3.3.4 Second Floor - Indicative New Building Design

This level accommodation:

- 1 No. accessible studio at approx 32.8sqm.
- 15 No. student residential self-contained studios at approx 24sqm.
- Shared amenity space at approx 42sqm.

Key:

- ←--- Escape routes from second floor
- +72.75 Second floor level



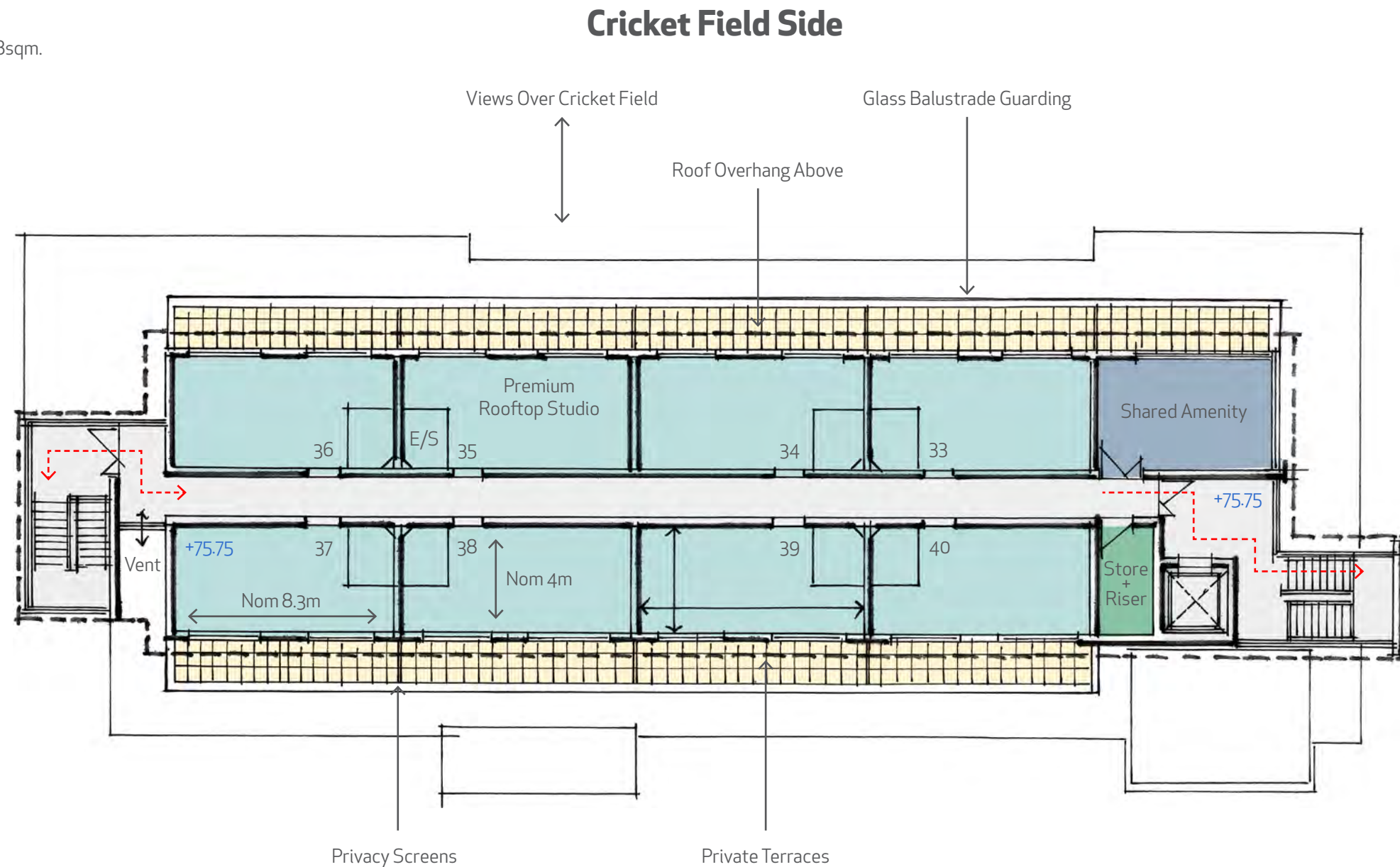
Scale: 1:200 at A3

3.3.5 Third Floor / Rooftop Set Back Level - Indicative New Building Design

Student Lux Studio Accommodation

This level accommodation:

- 8 self contained student residential studios at approx 33.2sqm.
- Shared amenity space at approx 28sqm.

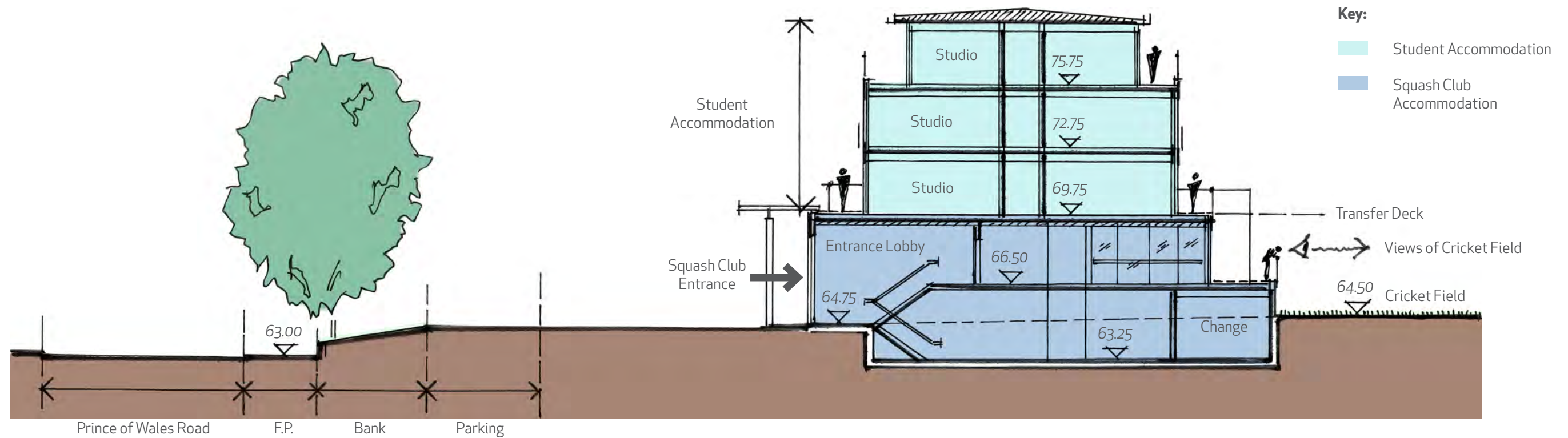


Key:

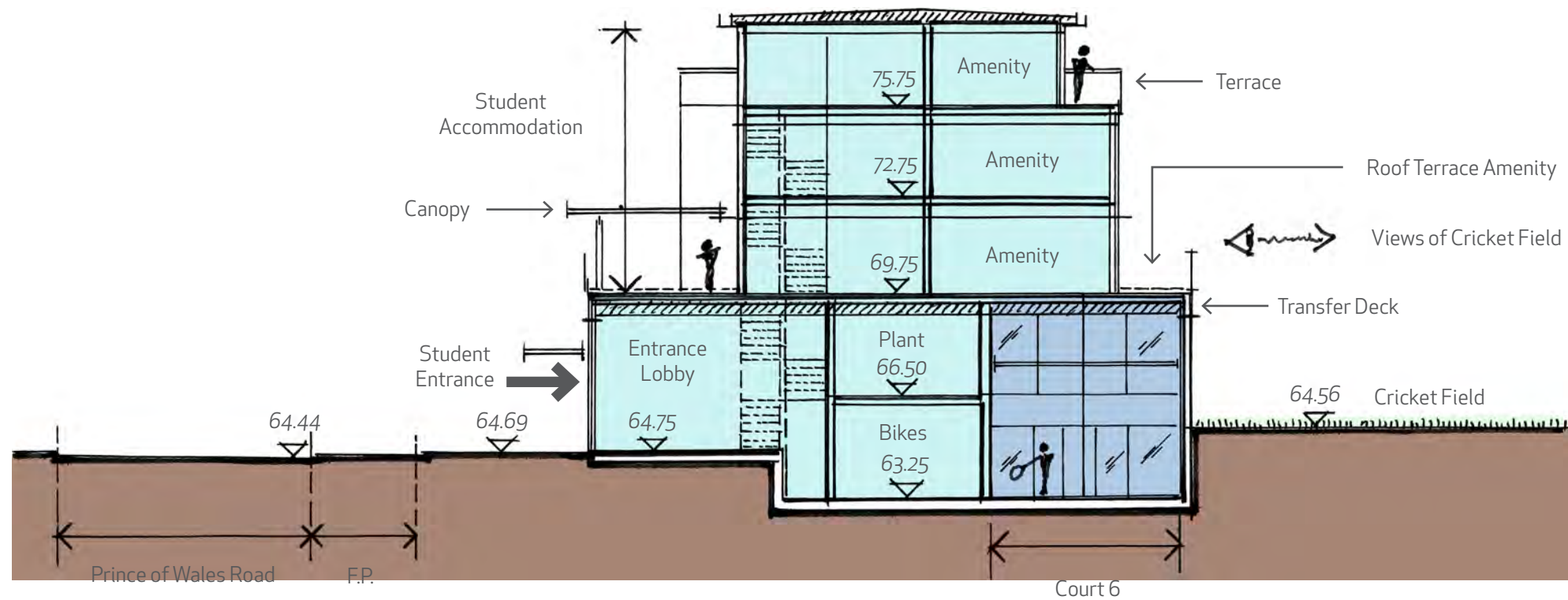
- ←--- Escape routes from rooftop level
- +75.75 Rooftop accommodation floor level

Scale: 1:200 at A3

3.4 Site Sections - Indicative New Building Design



3.4.1 Site Section A-A

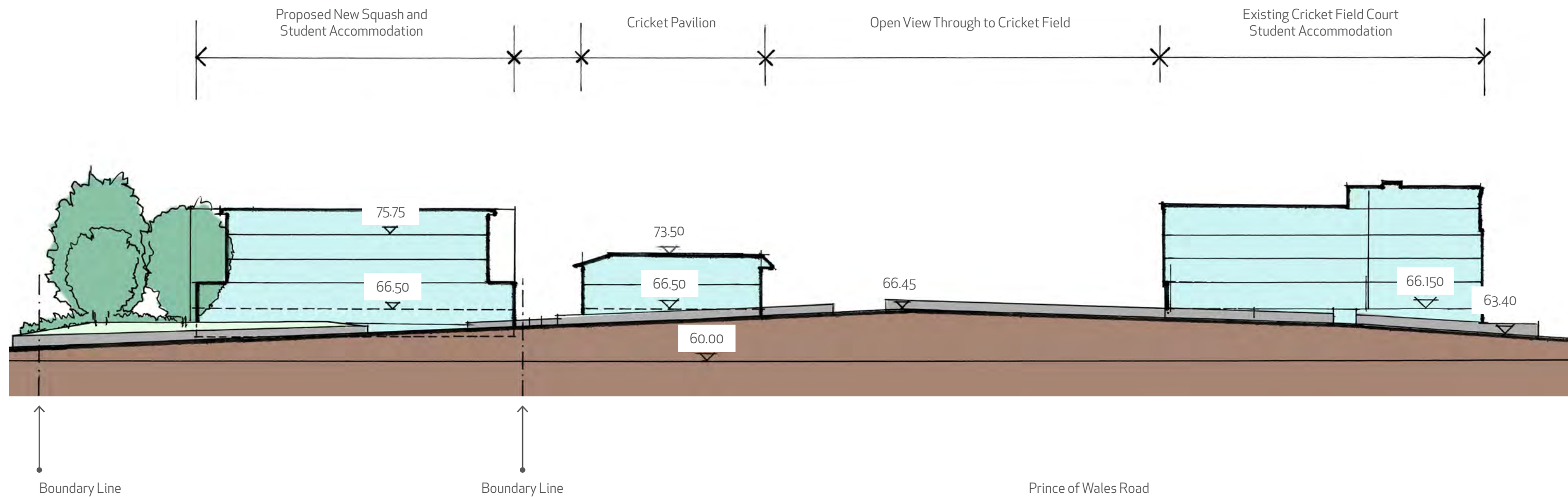


3.4.2 Site Section B-B

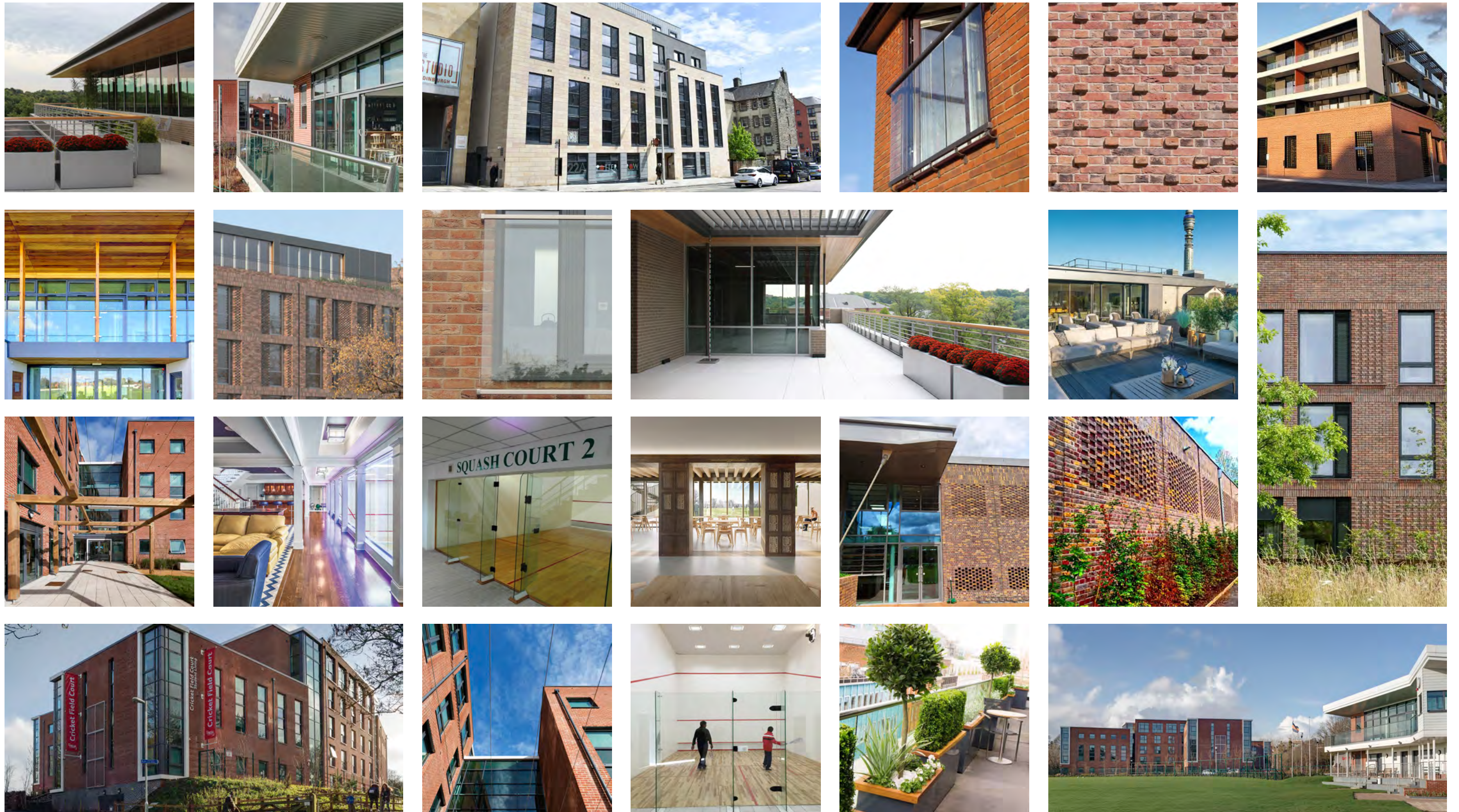
Scale: 1:200 at A3

3.5 Block Site Section - Indicative New Building Design

Long Section Through Prince of Wales Road



3.6 Material Precedents - Indicative New Building Design





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