

Introduction

Welcome to the second Clarendon House consultation. We are pleased to share our team’s progress on this project.

Clarendon House sits on a brownfield site at the junction of Western Way and Heavitree Road, opposite St Sidwell’s Leisure Centre. The proposed development aims to rejuvenate the site to create a sustainable hub for student living as well as to offer community start-up facilities. There is also an opportunity to enhance the ground level public realm and urban fabric, improving connectivity through the site to surrounding neighbourhoods.



Site location

Our Journey

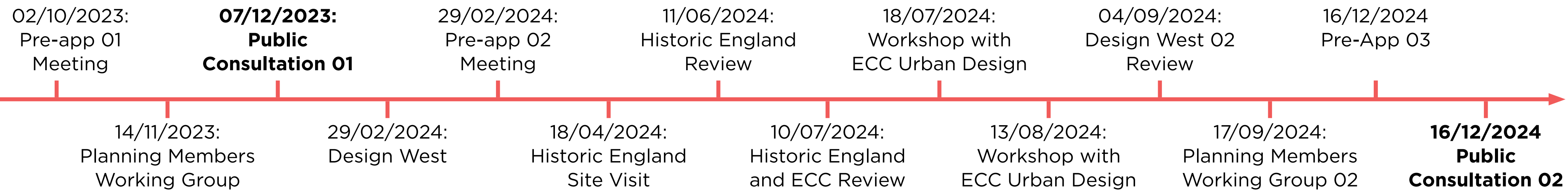
Engagement and consultation are crucial for creating successful places to live ensuring user needs are at the forefront. We believe that transparent communication and active feedback create a project that balances user satisfaction, community integration, and environmental responsibility.



View of site from Eaton House



View of site from Vue Cinema



Illustrated View from Paris Street

Areas of support

“The site is in need of redevelopment.”

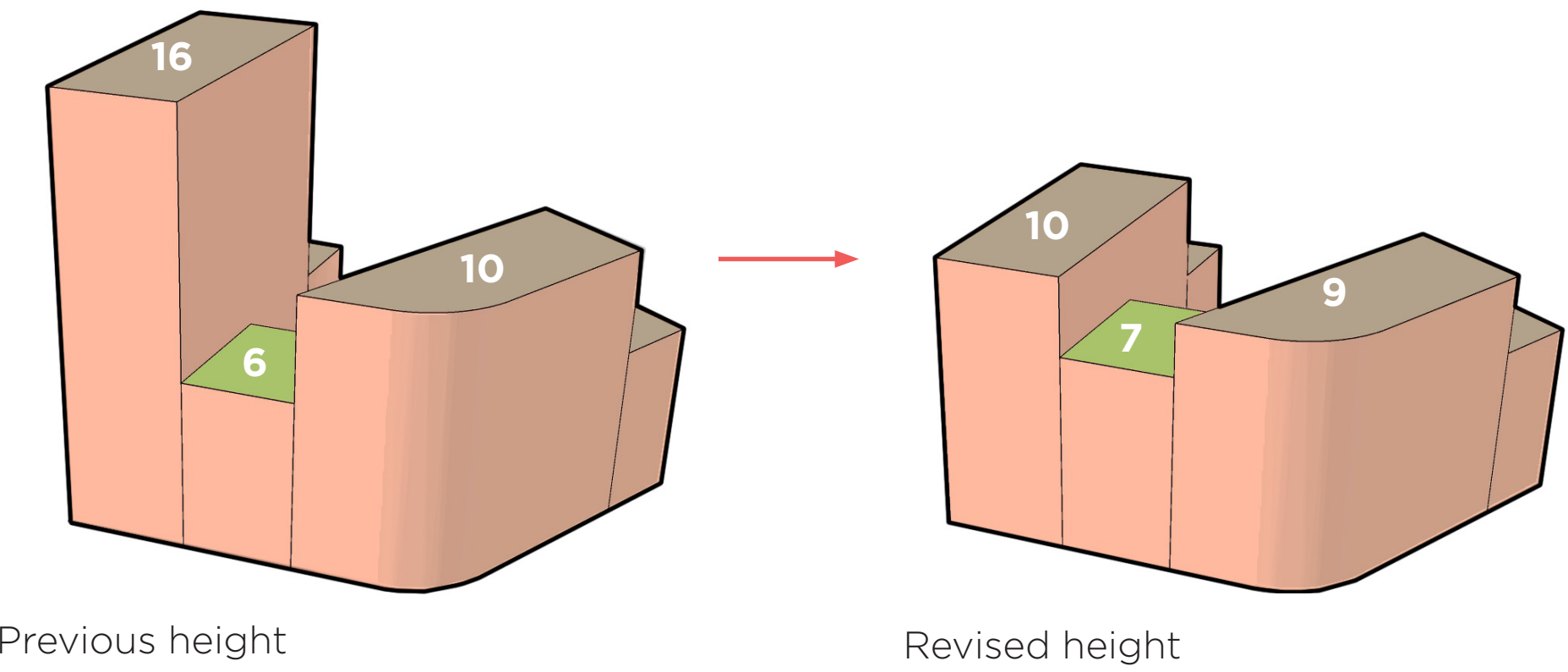
“Public realm improvements are welcomed.”

“Community/ incubator space is a great addition.”

“Car free development is a plus”

“We need more trees and planting around this area.”

“Roof gardens with planting are nice.”



Summary of Changes

- The height of the development has been reduced. The previous design ranged in height between 16 and 6 storeys. The revised design ranges between 10 and 6 storeys.
- Enhancements have been made to the architectural treatment and façade design, with classical proportions being emphasised and brick now proposed as the main cladding material.
- The number of student beds has reduced from 350 to 300.
- The new Garden Lane through route linking Russell Street to Western Way has been strengthened by reviewing the layout of the seating and planting and also by extending the green tree canopy.
- Other improvements to landscaping include green edge planting and street trees which will create attractive walking routes, improve air quality, provide shade and shelter, improve the micro-climate, and allow rainwater to be collected and conveyed in a sustainable way.

Concerns & Questions

“16 storeys is too high.”

“Is more Student Accommodation needed?”

“Can the architecture be more creative?”

“Sustainable aspirations should be confirmed.”

“Is the design flexible enough?”

“Is the crossing safe and will traffic congestion worsen?”

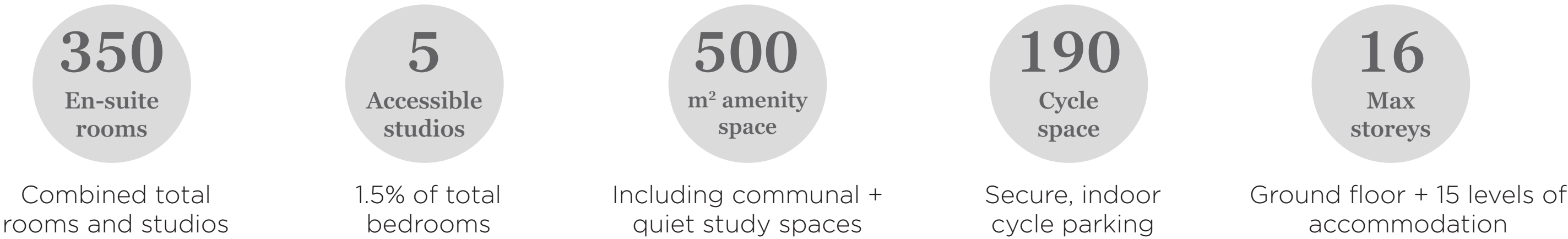


CGI view from Cheeke Street

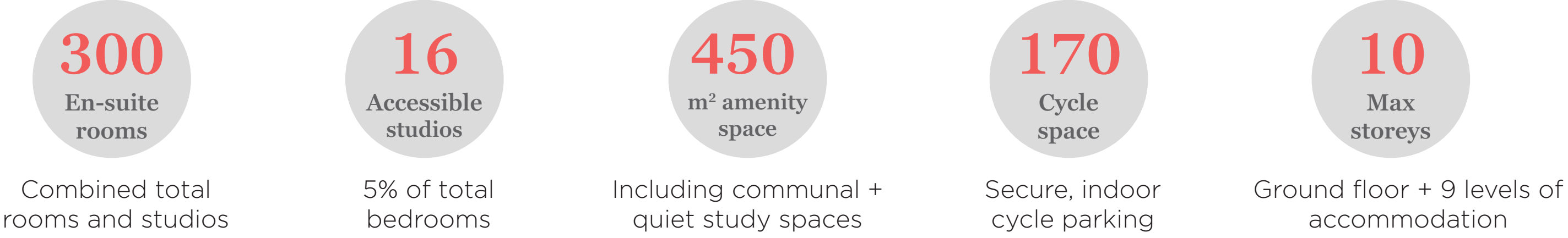


CGI view from Paris Street

Previous proposal



Revised proposal



3 SCALE & MASSING

Clarendon House

You said: "16 storeys is too high."

We did: The proposed height of the building overall has been reduced. The tallest element is now the same as The Depot and is lower than both John Lewis and Exeter Cathedral.

The building mass and form has been designed to step down in height to respond to the low rise surrounding buildings to meet the immediate context, This contextual approach has been developed and discussed with ECC's Urban Design Officer and with input from Historic England



Previous skyline impact at 16 storeys from Dunsford Road



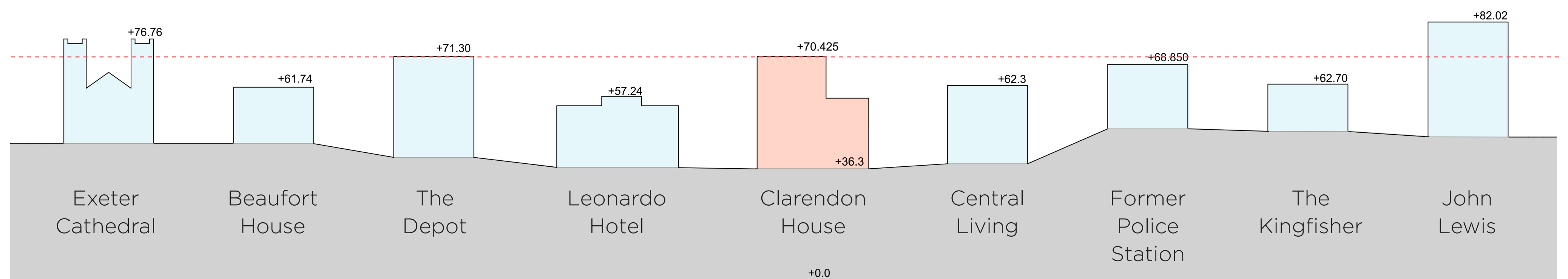
Revised skyline impact at 10 storeys from Dunsford Road

You said: "Is more Student Accommodation needed?"

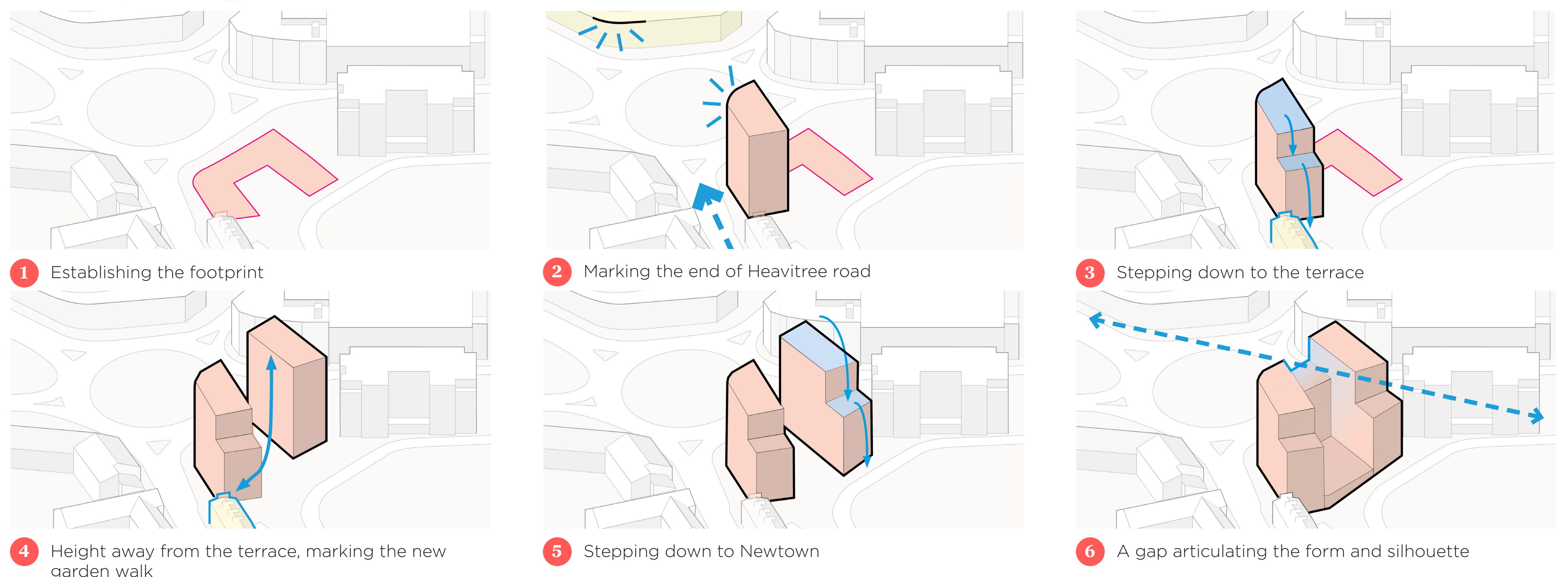
We did: We believe there is sufficient justification for proposing this scheme. PBSA stock is currently failing to meet rising demand in Exeter, with only 42% of students catered for by existing PBSA schemes.

The number of students is increasing year on year which places a significant strain on the city's residential housing stock. As such, the need for PBSA is recognised in ECC's emerging local plan and ECC and the University have been supportive of PBSA in this location throughout the pre-application process.

Height Comparison



Massing Concept



Architectural Excellence

A high quality and distinctive building that makes a positive contribution to the character and architecture of Exeter.



Moss House
UCB, Birmingham



Southwark Housing
Southwark, London



100-108 Lower Marsh
London



Plot 10B
River Street, Manchester

You said: "Can the architecture be more creative?"

We did: We have moved away from a homogeneous material approach and instead developed opportunities for the design to be more expressive including:

- Dividing the elevations into parts, creating variety along the street
- Differentiating between the base/middle and top of the building
- Introducing more variety of materials, colours and architectural details



Material Palette



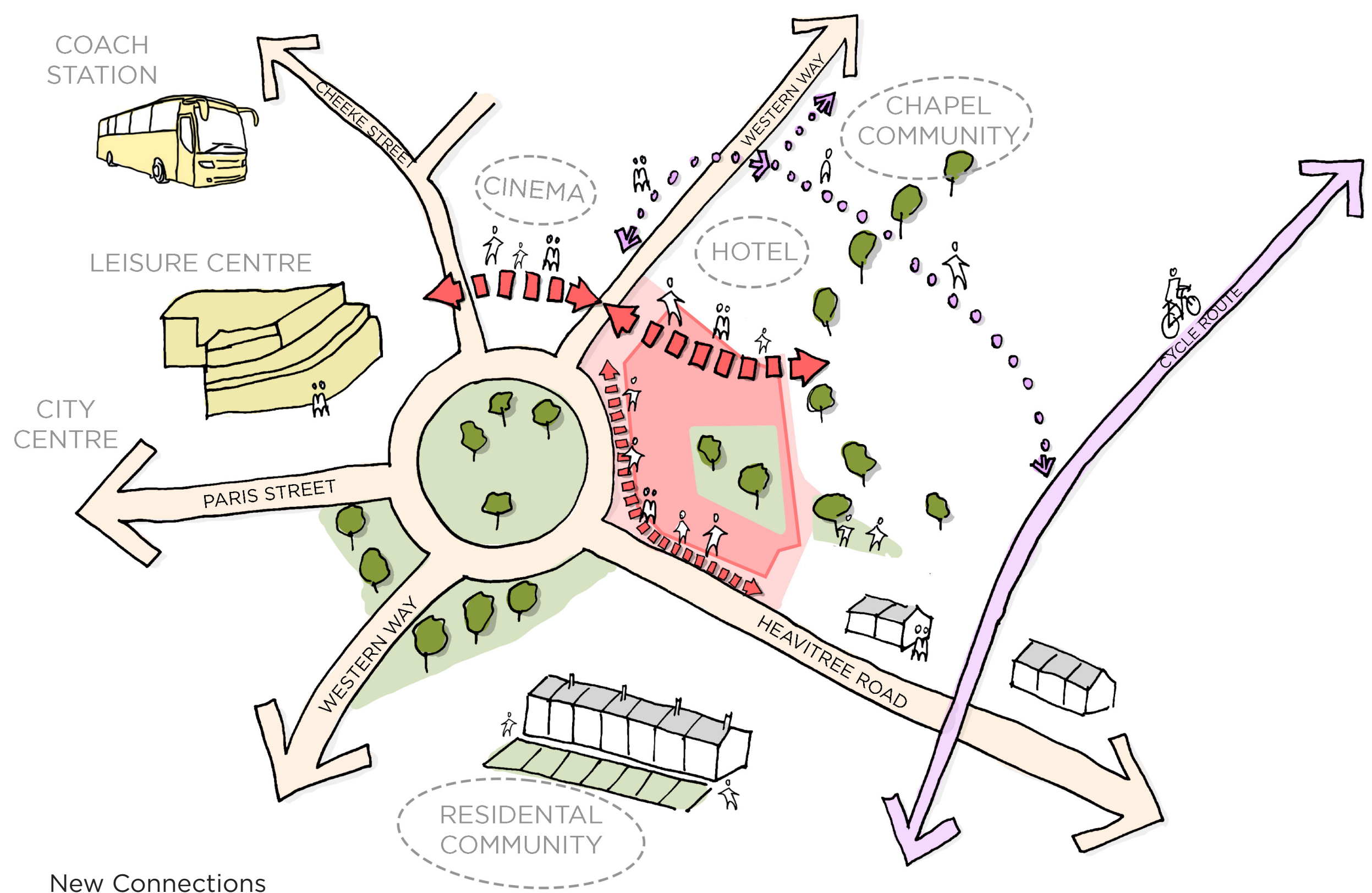
Illustrated View from Western Way

Connected to the City and Campus

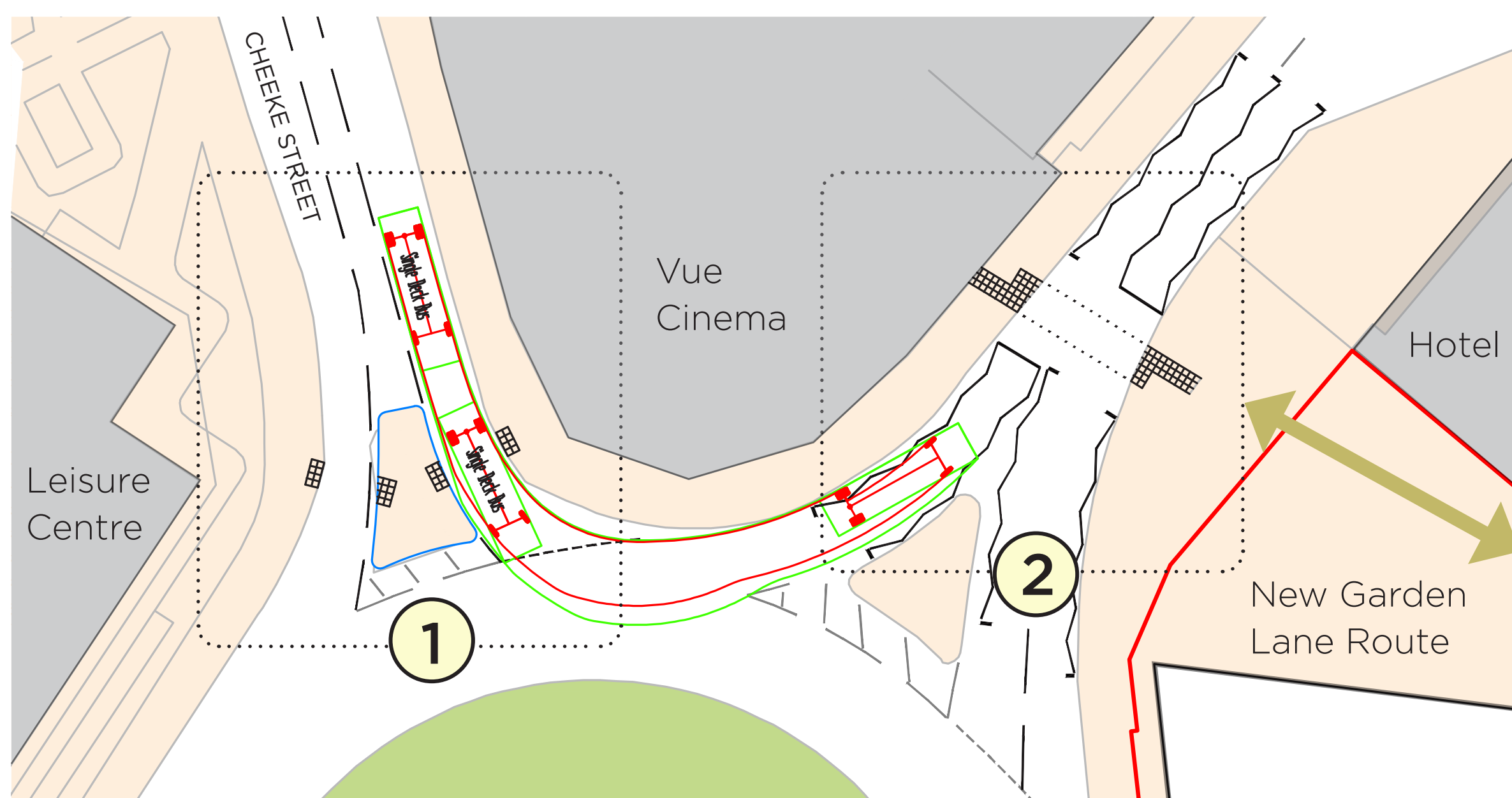
The site is well connected, being a 10-minute walk to the City Centre and to St Luke's Campus which can be accessed via the no. 44/44A bus every 15 minutes.

Improving Local Connectivity

A new route is proposed, linking the car park to Western Way, through new generously sized public realm next to Leonardo Hotel. In addition, new crossings are proposed across Western Way and Cheeke Street linking the car park to St Sidwell's Point Leisure Centre. Improvements to the existing pedestrian link from Heavitree Road to Russell Street are also proposed, as well as a doubling of the pavement width alongside the roundabout.



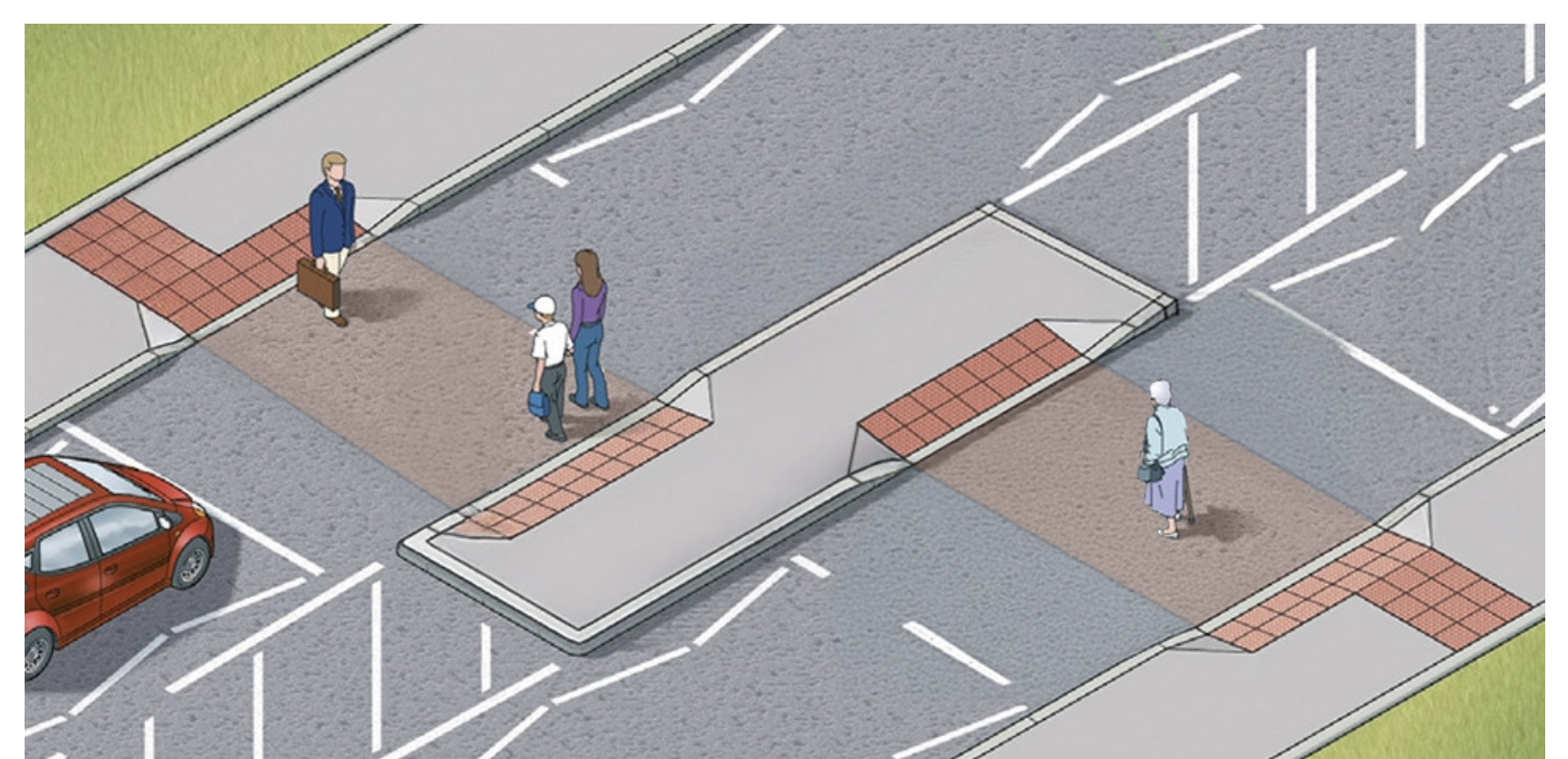
New Connections



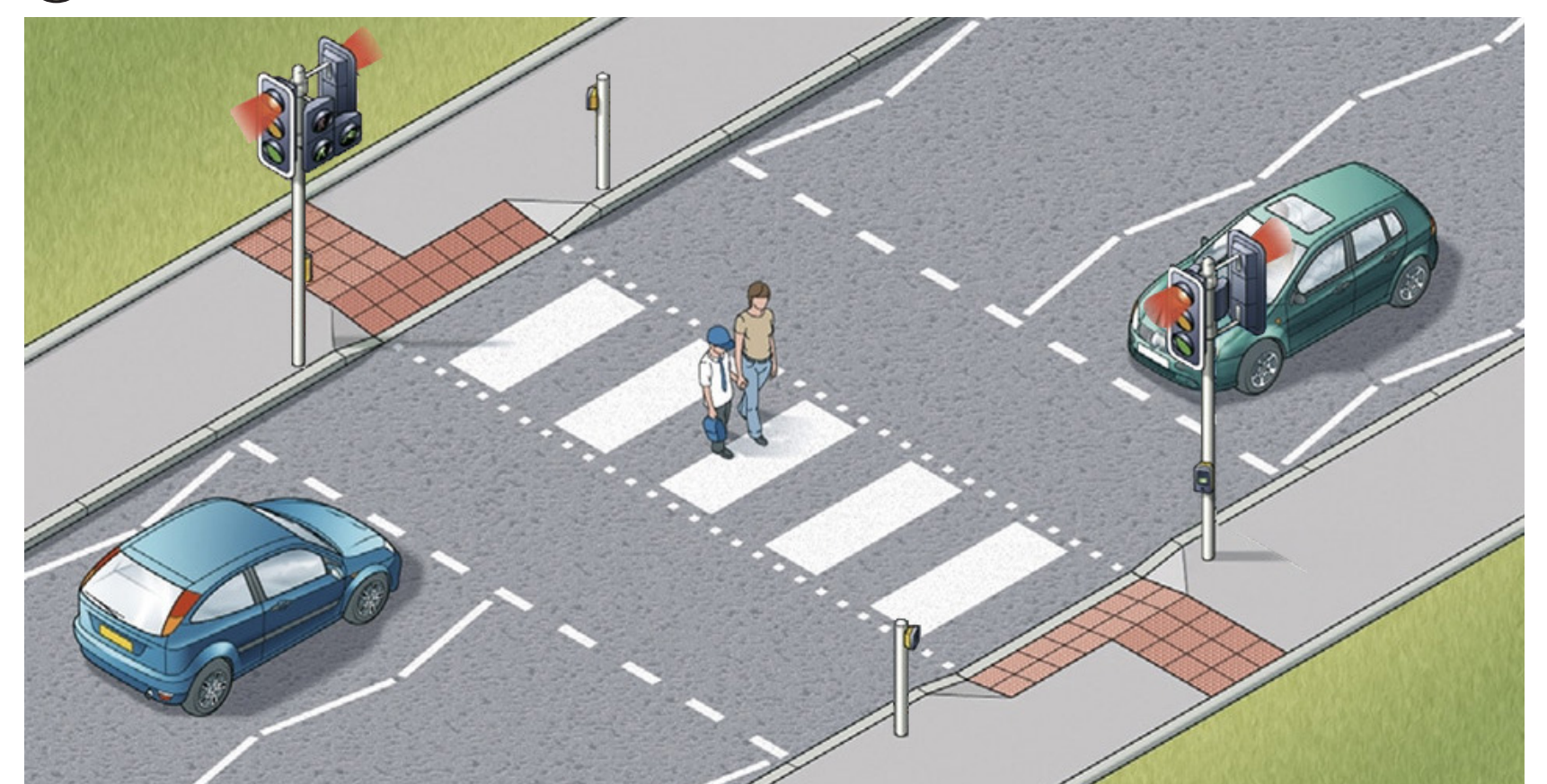
Plan showing improved local connectivity

You said: "Is the crossing safe and will traffic congestion worsen?"

We did: The team is undertaking surveys, traffic modelling and a road safety audit to ensure that pedestrian safety is maintained and enhanced as part of this proposal whilst having negligible impact on congestion.



① Wider island proposed to Cheeke Street



② New signal controlled crossing proposed to Western Way



View showing activities in the community space

Landscape Approach

We aim to create an inviting outdoor environment that promotes interaction, relaxation, and community connection. Embracing green spaces, thoughtful landscaping, and outdoor areas, our approach prioritises sustainability, aesthetics, and functionality.

New public realm will offer serene pockets for reflection, dynamic zones for social gatherings, and greenery that harmonizes with the surrounding urban fabric.



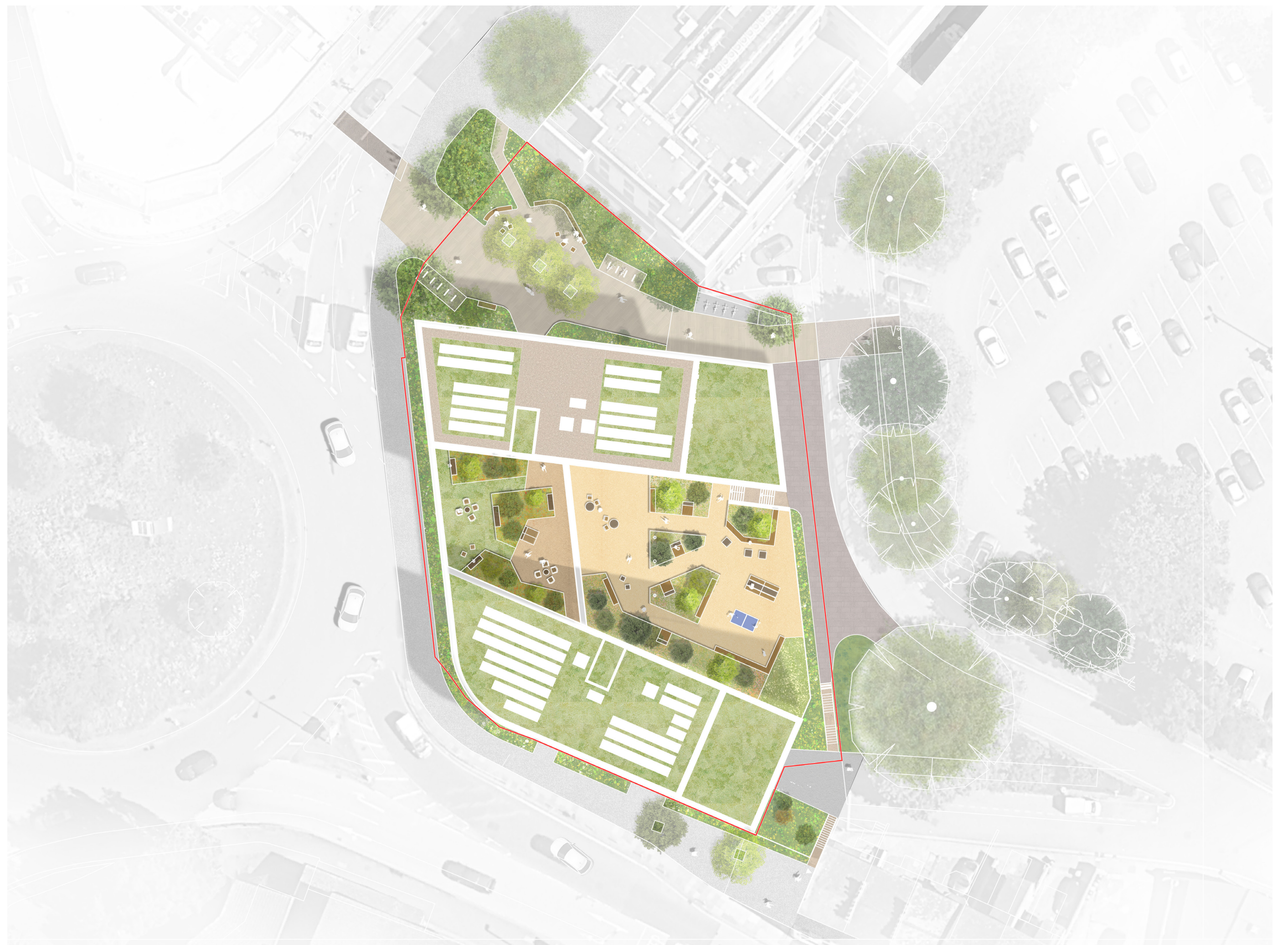
Landscape Concept



Landscape Precedent



Landscape Precedent



Landscape Plan

Landscape Key Moves

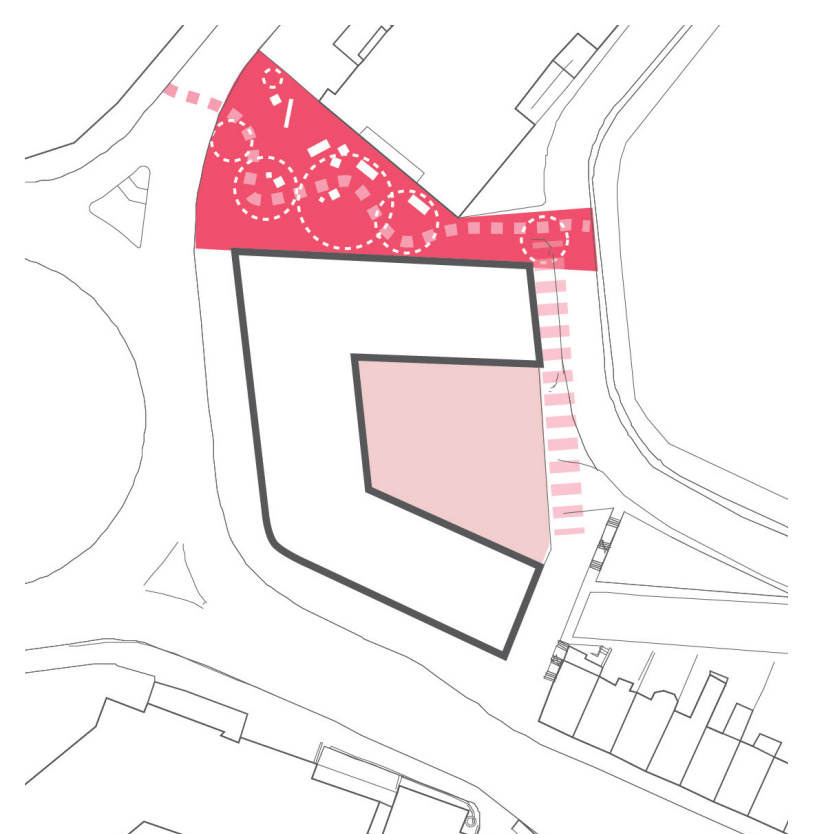
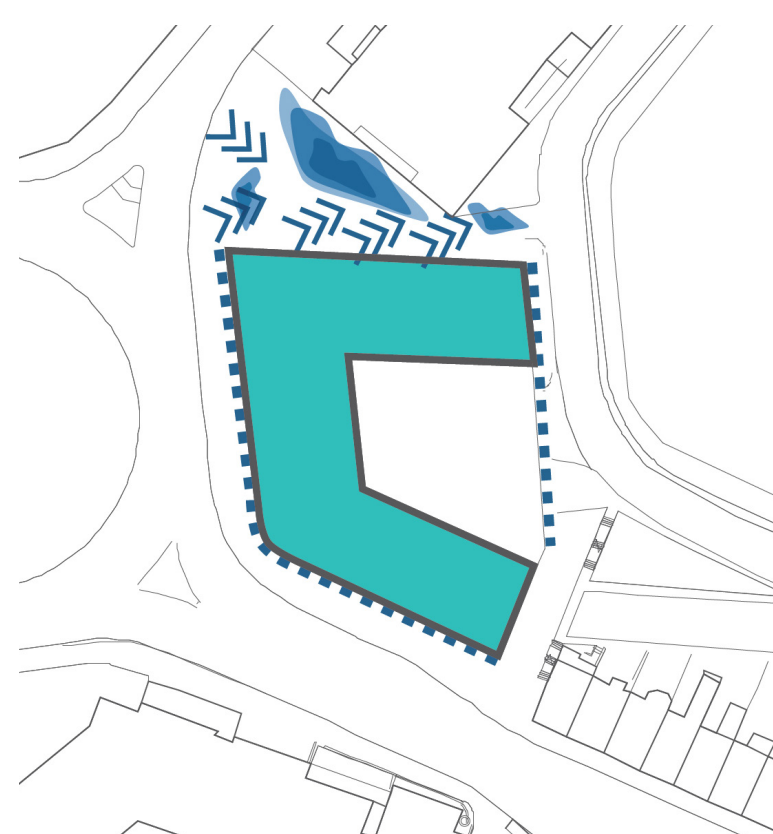
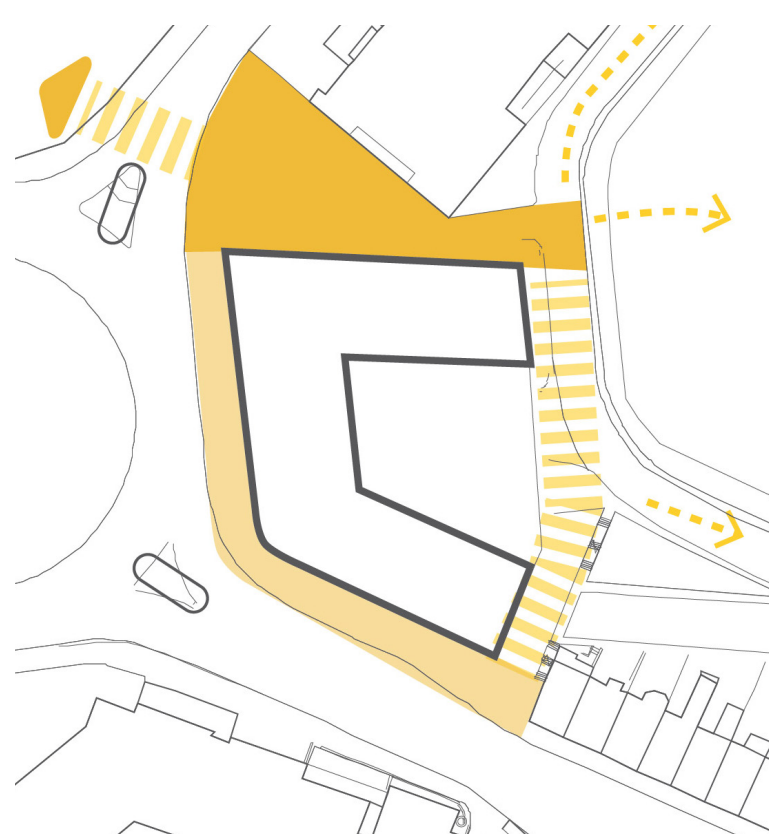
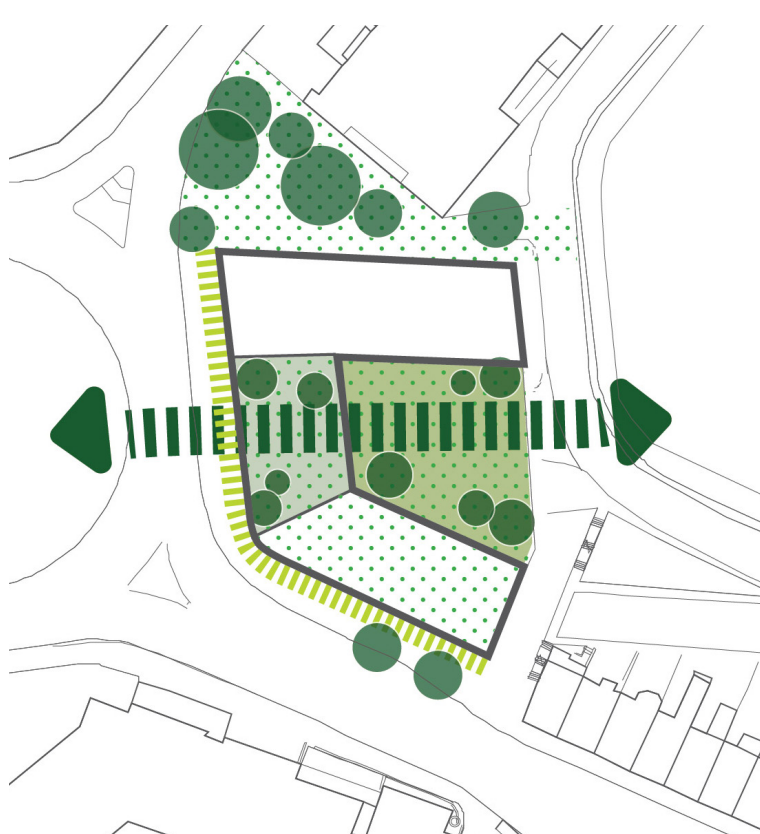
A garden lane between the buildings connects the city for people and nature

A place for wildlife is created to the street edge and across the roofs

Distinctive, high quality public realm creates an address and encourages active travel

Capture water to facilitate urban greening

Playful elements and seating invites people to pause



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GROUND FLOOR

Clarendon House

Uses and Activities

- 1 New Route and Public Realm
- 2 New Signalled Pedestrian Crossing
- 3 Enhanced Existing Route
- 4 Ground Floor Active Uses
- 5 Open Courtyard Amenity
- 6 Servicing Access
- 7 Cycle parking access
- 8 New Trees on Heavitree Rd
- 9 Community Start-Up Space
- 10 Pull Back From Listed Building



Ground floor section perspective

You said: “Is the design flexible enough?”

We did: We have followed modular design principles to develop this scheme. This allows rooms to be reconfigured or combined to create different unit types or living arrangements to meet future needs.

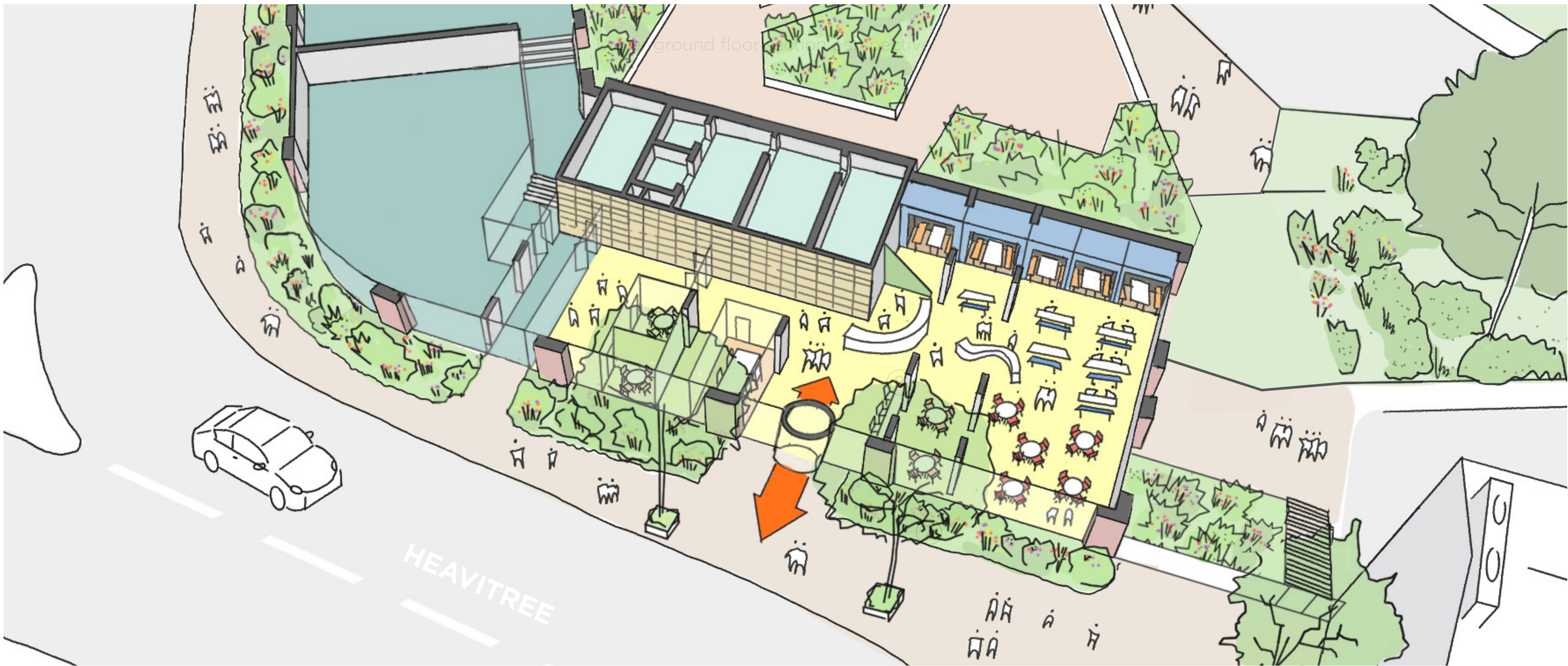


Incubator Hub Precedent

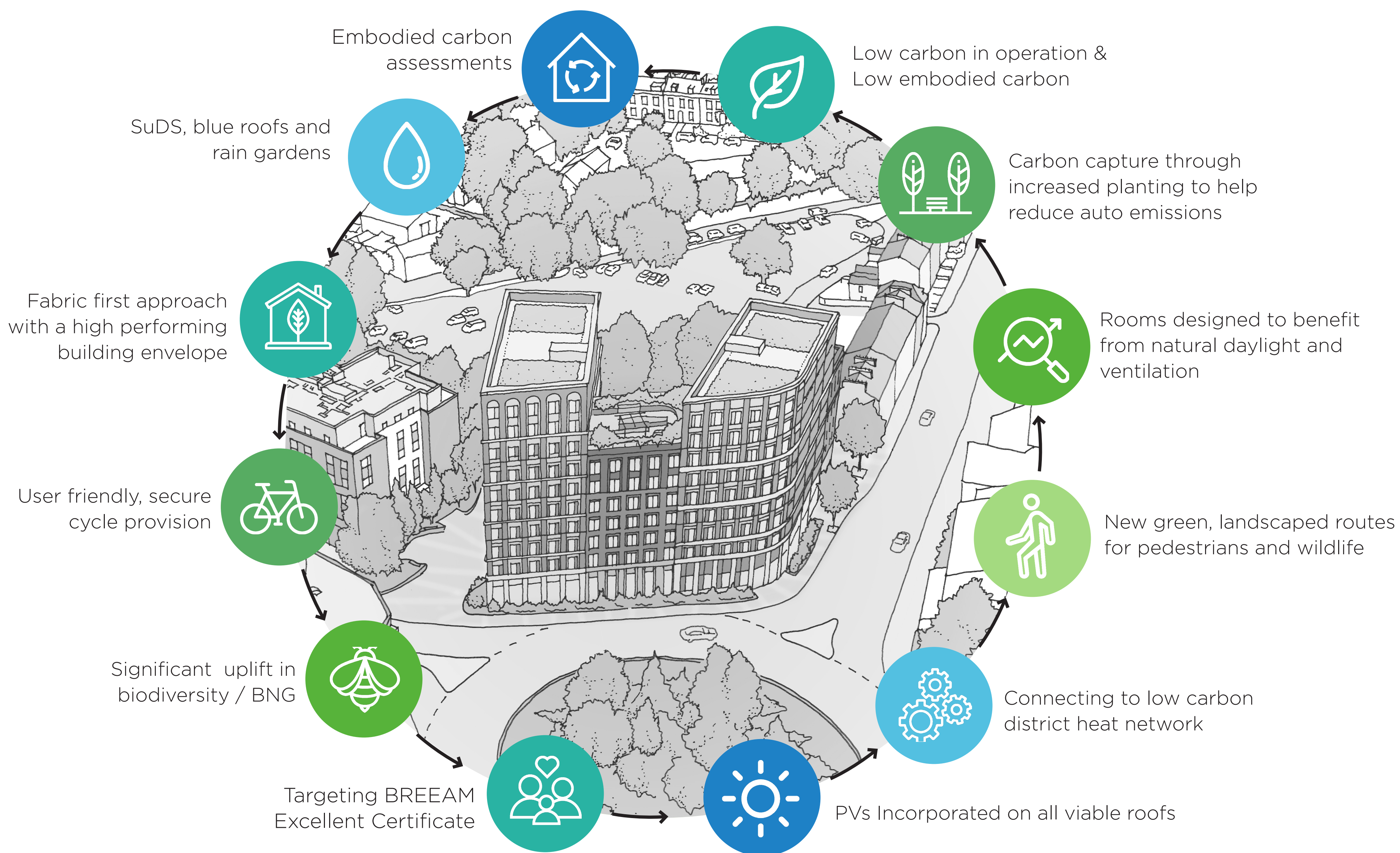


Incubator Hub

We are engaging with community partners to explore possible uses for a large and lofty space with a shop window on to Heavitree Road. Possible uses might include co-working and spaces for small business start-ups to grow.



View showing activities in the community space



You said: "Sustainable aspirations are unclear. Why not convert the existing building?"

We did: As part of the appraisal of the existing building, the team considered adapting and repurposing. However, the building form and structure did not provide suitable flexibility for the change of use and was considered unviable.

The proposal looks to go beyond policy requirement to deliver a significant uplift in building insulation performance and Biodiversity Net Gain as well as assessing embodied carbon and overheating. The scheme is connecting to the Exeter Decentralised Energy Network and utilising a bio-roof system which incorporates rainwater attenuation and solar PV whilst using sustainable water management throughout the public realm design.

NEXT STEPS

We welcome your feedback on these proposals. Have your say by completing the online survey at:

<https://bit.ly/ClarendonExeter> by Friday 10th January 2025.

What Happens Next :

Your comments and views are important and will be carefully considered by the design and planning team as they finalise the planning submission. Zinc Real Estate aims to submit the planning application to Exeter City Council as the Local Planning Authority in early 2025. Once the application has been registered it will be available to view on the Council's online planning portal where you will have a further opportunity to comment. Immediate neighbours to the site will be formally notified of the application as part of the Council's statutory planning consultation.

The Team

ZINC

Hydrock

Churchman Thornhill Finch

ROK
PLANNING

ALIUM
GROUP

B

BOX TWENTY

CHAPMAN TAYLOR

CHAPMAN TAYLOR

iceni

