

Mary Arches Car Park, Exeter

Welcome

Thank you very much for attending this public presentation by Eutopia Exeter Arches Ltd of the plans for the regeneration of the Mary Arches Car Park site in central Exeter.

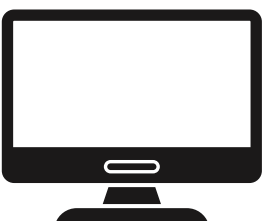
The purpose of today is to add to local consultation which has already been undertaken and share information with the local community prior to the submission of a planning application to Exeter City Council.

With two major projects under construction locally on the former railway sidings at Exmouth Junction off Prince Charles Road, Eutopia and its award-winning architects, Darling Associates are seeking to respond directly to the City Council's long-held aspirations for its landholding at the Mary Arches Car Park.

If we can help you with any questions, please do not hesitate to ask a member of the team.



Eutopia Homes projects



Find out more at www.maryarches.info

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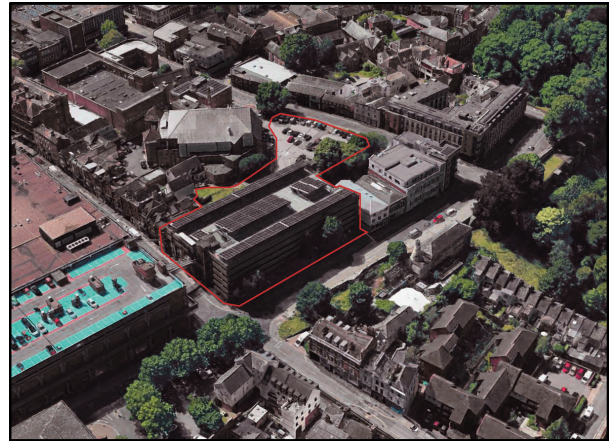
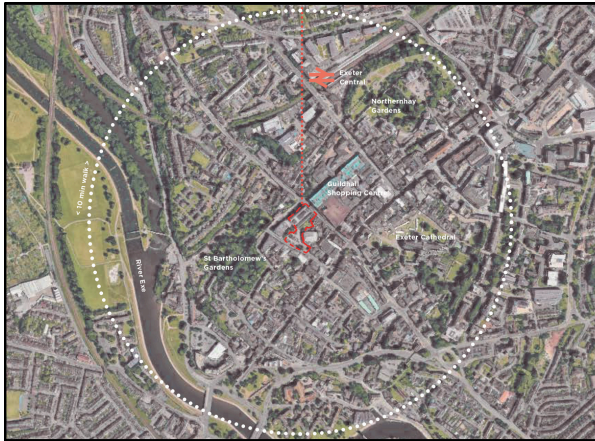
Context

The prominent and well-located site extends to around 1.2 acres and contains the multi-storey car park to the north east and the surface car park to the south west.

The entire site is owned and operated by Exeter City Council which decided late in 2022 that it presented an excellent regeneration opportunity.

Following a competitive bidding process, the Council chose Eutopia as the preferred developer for the site.

The emerging Exeter Plan identifies the site as a specific housing allocation under policy H2 which is further supported by a *Development Brief* to help shape the future regeneration of the site.



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Vision

Eutopia and its design team are seeking to work with the City Council and the local community to develop a shared vision for this brownfield site based on the following principles:

- Deliver an independently branded co-living community of around 300 units (with an agreed proportion offering discounted rents to provide affordable homes on site) with high-quality amenity spaces for residents;
- Design a scheme of the highest quality that maximises the site's development potential and is in keeping with local character;
- Create a sustainable proposal that promotes a strong community and increases biodiversity; and
- Knit the development into the existing urban fabric and respect nearby heritage assets.



Computer-generated view of new proposal seen from Mary Arches Street



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Why co-living?

Co-living accommodation attracts people from across the age, social economic and wider demographic spectrum, with most tenants under 35 years old.

Purpose-built co-living blocks allow for optimal design and space management.

Eutopia and its design team has sought specialist co-living operator input to help create well-designed, quality spaces which meet the needs of residents.

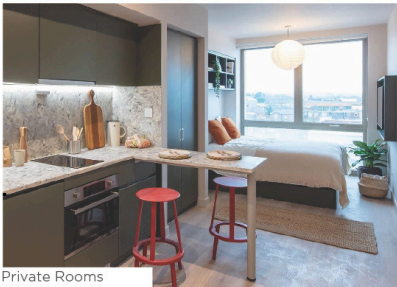
An agreed proportion of affordable discounted rental units will be provided along with larger units for people with disabilities.



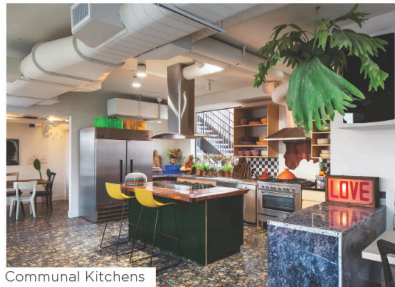
Convenience: an accessible and sustainable location combined with the simplicity and protections of all-inclusive monthly payments that cover utilities, Wi-Fi, shared amenities and living spaces. Contracts of a flexible length are also appealing.



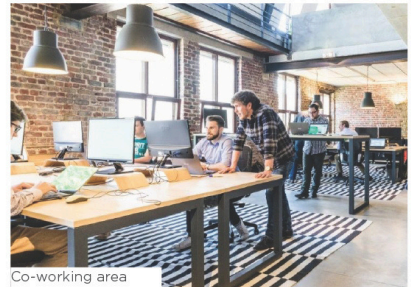
Community: new social and professional connections are a key draw for residents in co-living communities. The community thrives with a blend of well-designed communal space along with a creative, compelling and vibrant events programme.



Private Rooms



Communal Kitchens



Co-working area



Gym



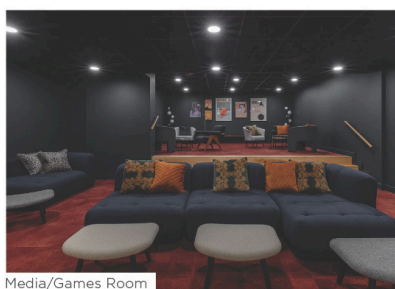
Resident's Lounges



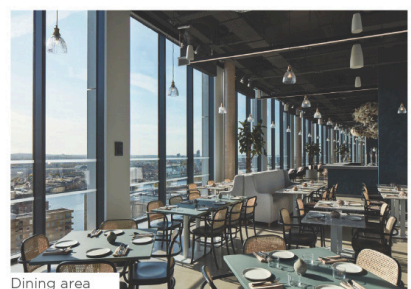
Laundry



External terraces



Media/Games Room



Dining area



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A green and inviting place



Computer-generated view of new proposal's public realm and sunken garden courtyard

Specialist landscape architects have designed a range of spaces required to foster a strong and welcoming co-living community.

- Retaining the existing trees as far as possible, various landscape measures are envisaged to transform and enhance the current condition of the site.
- There will be attractive green spaces, improved connectivity, the activation of street frontages, enhanced public realm, places for play, recreation and social interaction as well as net gains to biodiversity.
- A sunken garden courtyard, pocket parks, playspace, green amenity spaces, roof terraces and greening of the site boundaries.
- Car-free, given its highly accessible location in the city centre. There will be generous on-site provision for cycle storage.
- The comprehensive landscape approach and on-site management will contribute positively to community safety and discourage anti-social behaviour.



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Design overview

The design approach is centred on two buildings, which are connected by a single storey pavilion.

It will also look to connect with its surroundings, both existing and emerging, through its architecture, materiality and street level active frontages.

Both buildings will focus on responding to the existing major streets they face whilst also responding to the changing site levels and constrained central space.

The managed public realm (open during daylight hours) provides an attractive link between North Street and Mary Arches Street.



Computer-generated bird's eye view of new proposal



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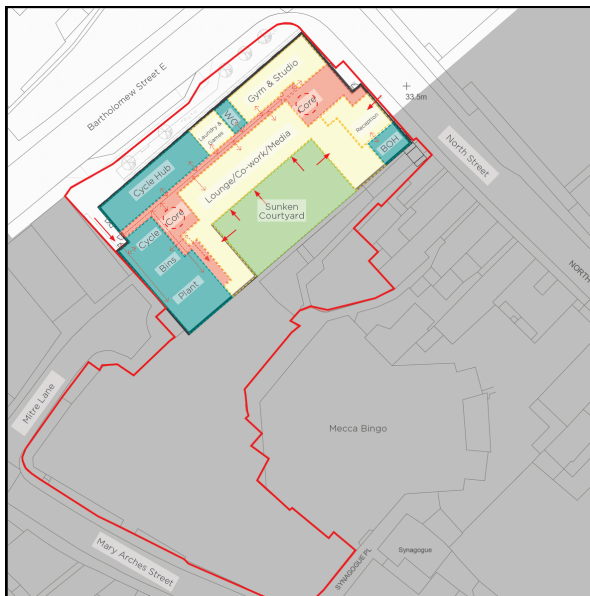
Layout & uses

The layout rationale at ground and first floor levels is shown below.

Throughout, the spaces have been designed to be generous and welcoming, providing residents with a variety of shared amenity spaces to use in addition to their individual rooms.

The amenity spaces have been positioned to help activate the western and northern façades of the larger building, as well as connect back to the sunken courtyard at ground level.

At first floor, both buildings have been designed to connect together.



Ground floor layout



First floor layout



The larger block hosts the main amenity spaces for all residents of the scheme.



The main building entrance is from North Street, and set back to provide a defined and level entrance to the building.



A large amount of cycle storage is provided with access out to Bartholomew Street East.



Both buildings connect together at first floor level via a pavilion.



The amenity space at this level creates a generous area for residents to cook and dine in and can be accessed from either building.



The secondary entrance to the smaller building is accessed through a proposed pocket park.



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Massing & appearance

The images below show different views of the site as it is seen now (left column) and how it might look with the new development (right column).



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What happens next?



Thank you very much for visiting our drop-in session today.

Our community engagement has included the launch of a dedicated website, a webinar and discussions with neighbours and civic groups.

We have made some adjustments to the proposals resulting from feedback received from the local community as well as from an independent Design Review Panel.

Exeter City Council will also carry out its own consultation on Eutopia's planning application which will be submitted in June 2025.

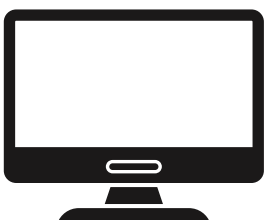
If you would like more information our contact details are:



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Find out more at www.maryarches.info



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