

Exeter – Princesshay



Bedford Circus (Princesshay Site) - 1939

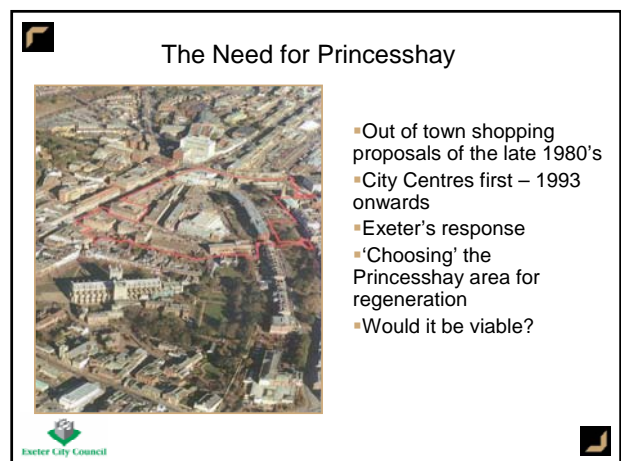
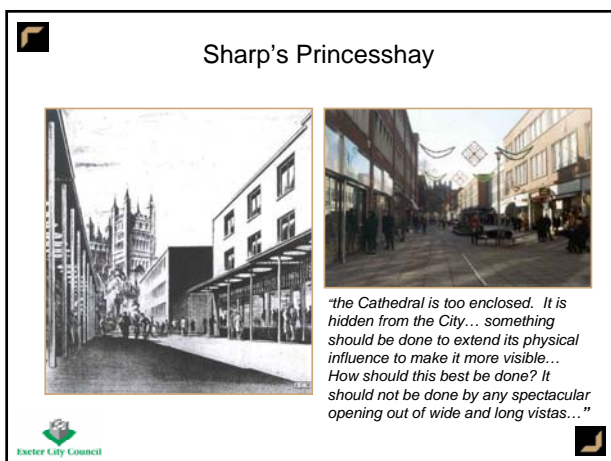
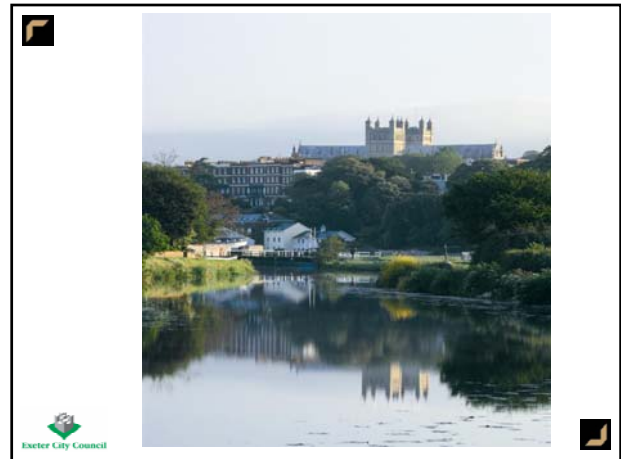
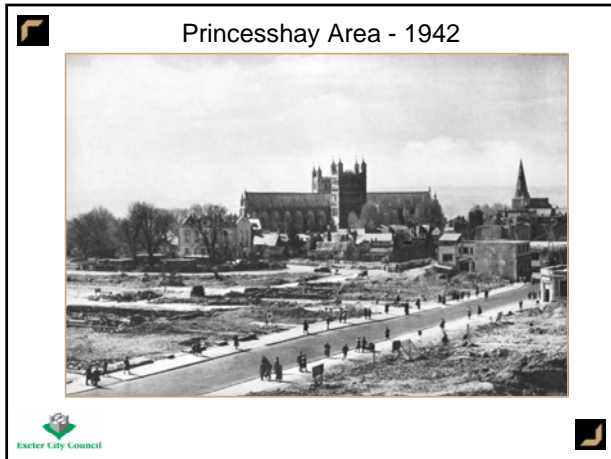


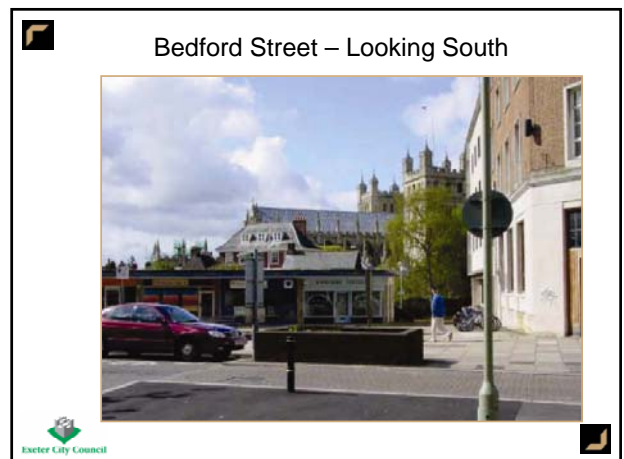
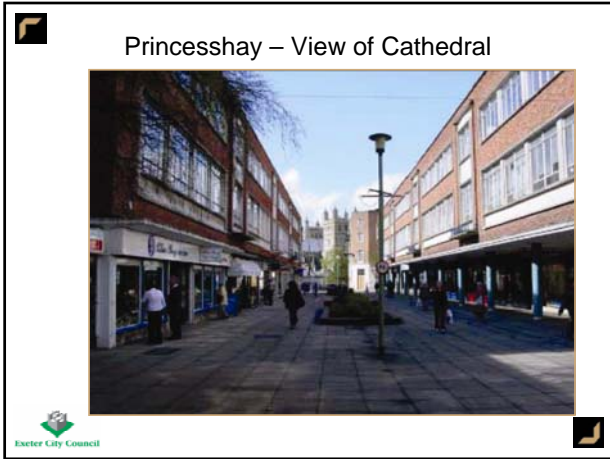
(1) Background to the Scheme – Why Princesshay?

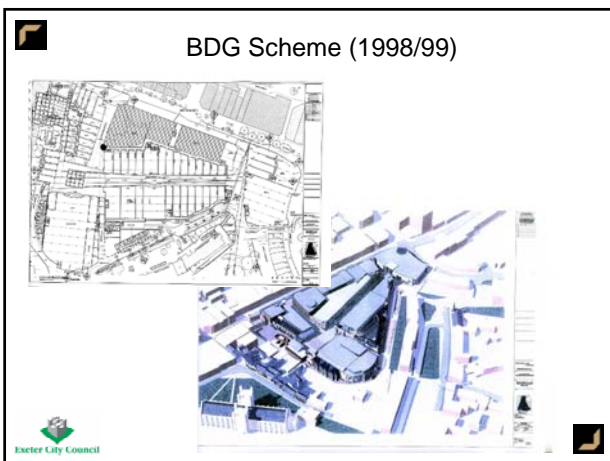


Aerial View of Bedford Circus





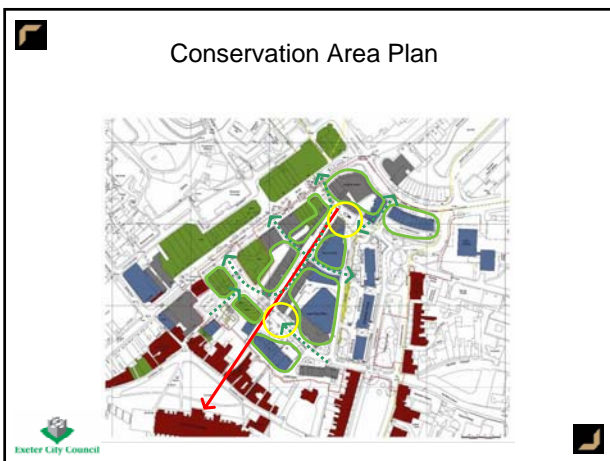
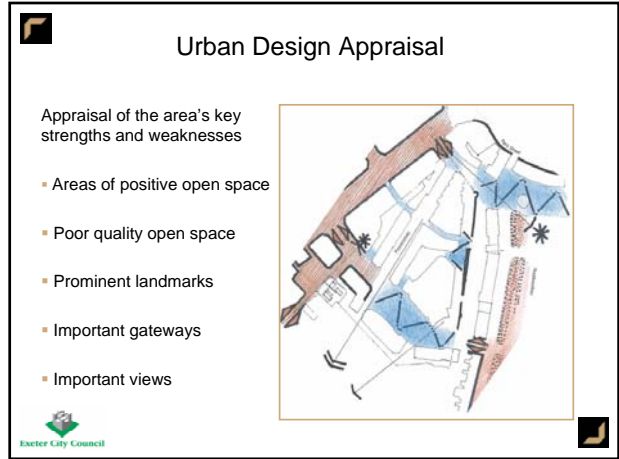
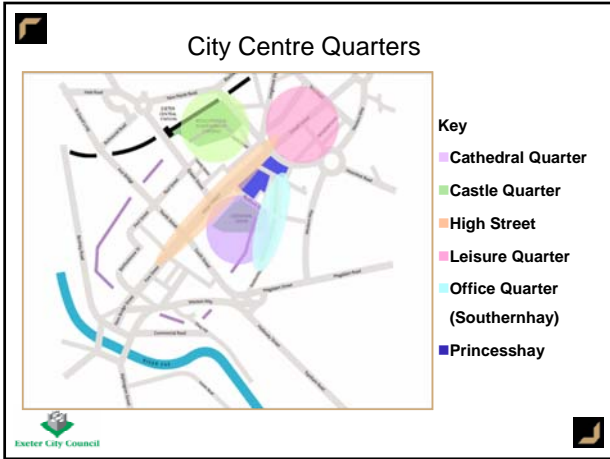




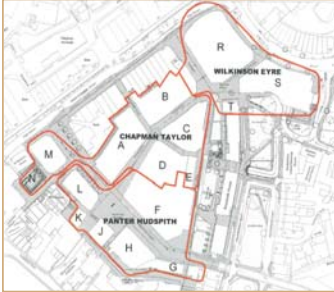
(2) Getting it Right
- the Process

Exeter City Council

This slide contains the text "(2) Getting it Right - the Process". The Exeter City Council logo is visible in the bottom left corner.



Designing the Scheme



- Learning from experience!
- A new City quarter with mixed uses
- Design led with high quality public realm
- Multi disciplinary project team
- Resolution to grant July 2002; consent issued May 2003

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Key Design Principles


- Removing traffic
- Mixing uses
- Creating a high quality public realm
- Contemporary design not pastiche

Exeter City Council

(3) The Scheme's Architecture

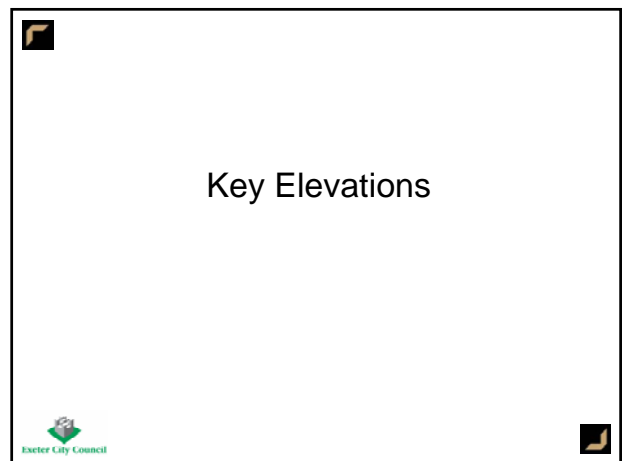
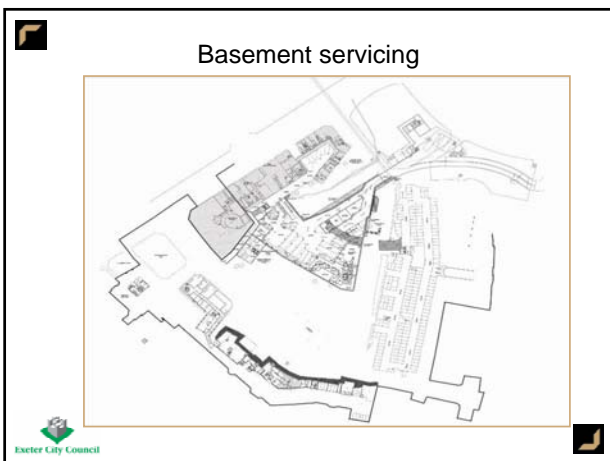
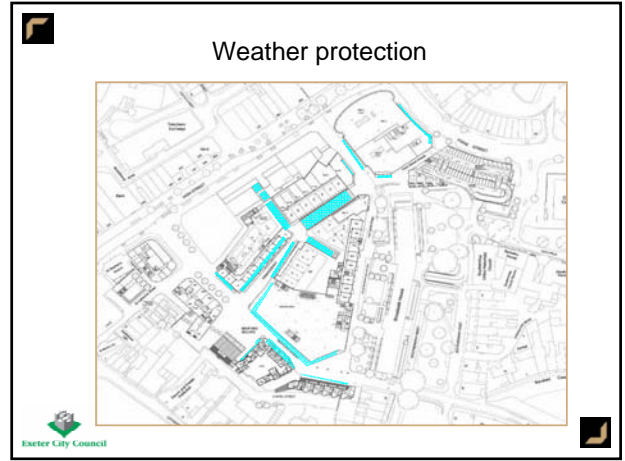
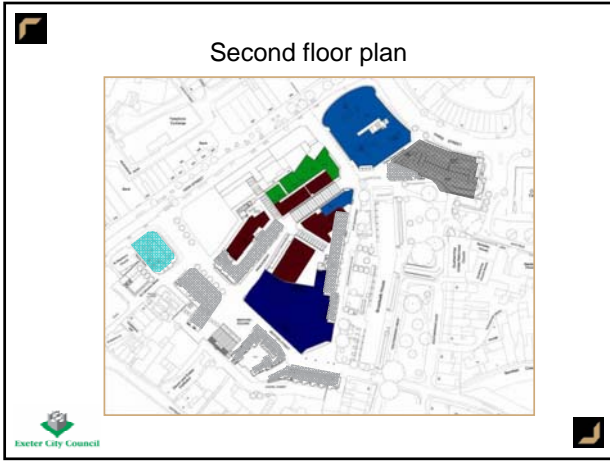
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Ground floor plan

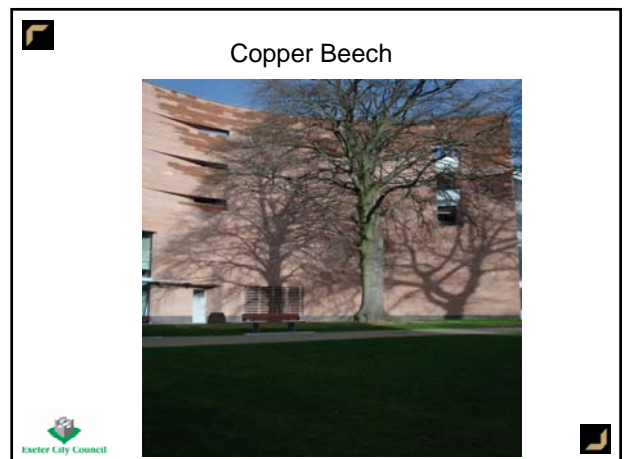
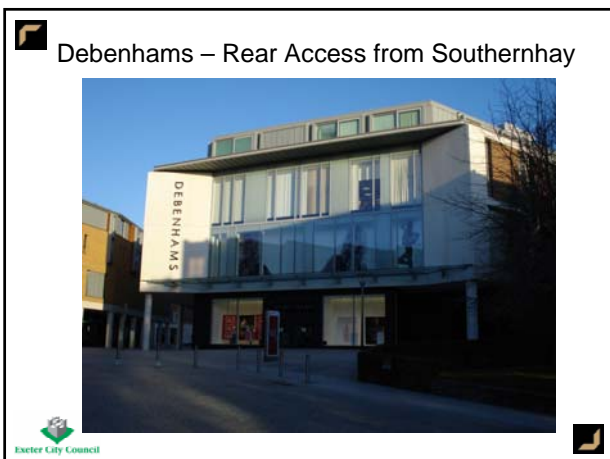
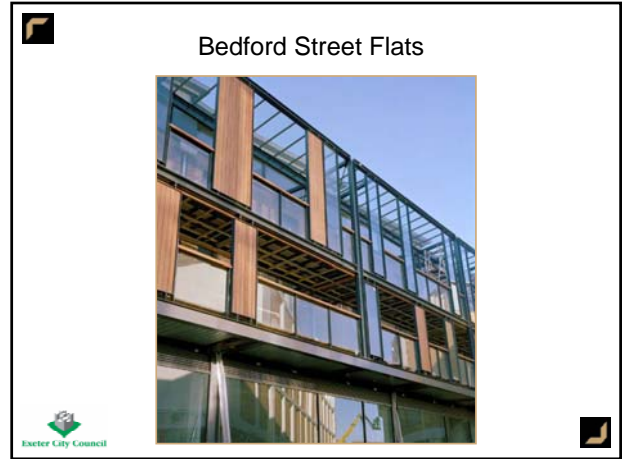


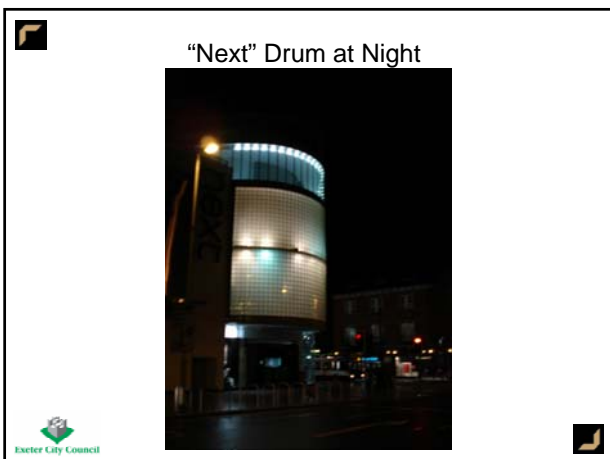
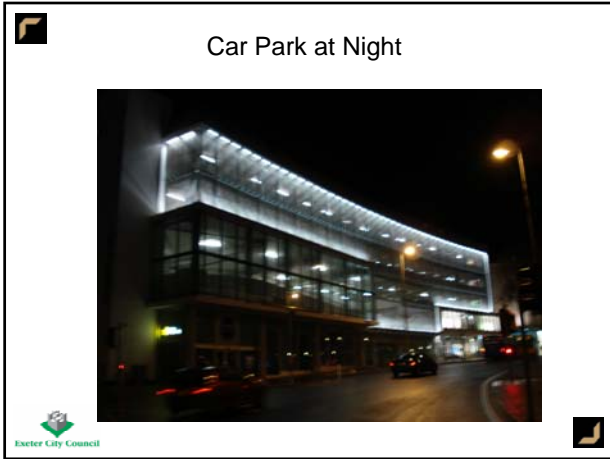
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A2	Blue
A3	Yellow
	Dark Blue

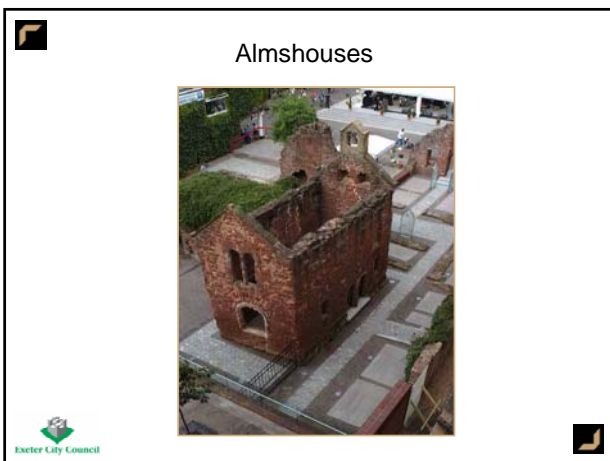
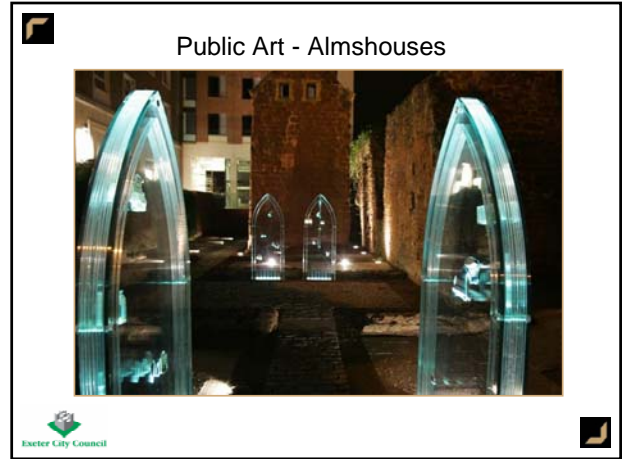
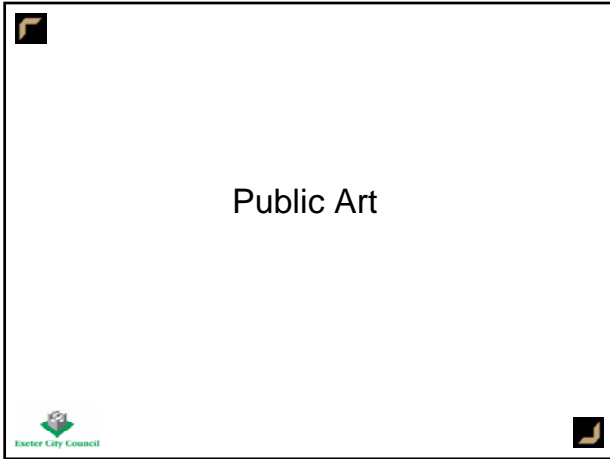
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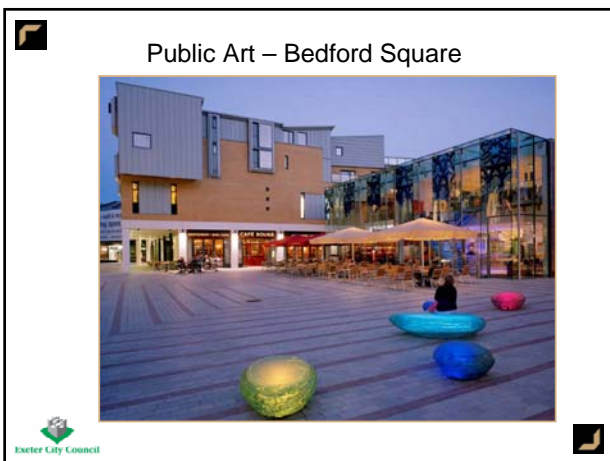















- (4) Access and Parking
- Pedestrianised scheme
 - Limited parking
 - Promotion of sustainable transport
- Exeter City Council

Princesshay Car Park

- 264 public spaces; 11 residential
- Natural Ventilation
- Accessibility
- CCTV – Security
- Way finding / Signage
- Shopmobility
- Lighting





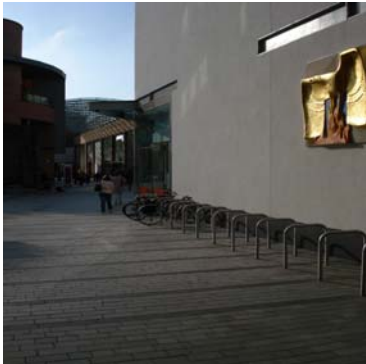
Promoting Park & Ride Use





Maximising Usage of Existing Car Parks





Promoting Cycle Access



 Minimising the Visual Impact of Transport Infrastructure




 

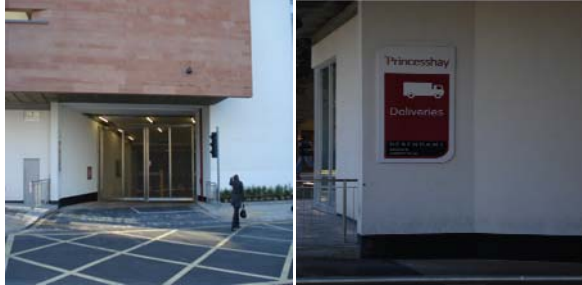
 



 Minimising the Impact of Development on Cycling



 Managing Service Access





- ### (6) Design Reviews
- English Heritage
 - "The now genuine mixed use approach to the assembling of the project emphasises a truly sustainable and regenerative quality"
 - Formal CABE design review
 - "The pleasing variety of the architecture is, we believe, in tune with the relatively informal and responsive nature of the site planning"
 - English Heritage Urban Panel
 - "Commends the adoption in Exeter of best practice principles for the regeneration of historic cities"

- ### (5) Summary of Principal Section 106 Provisions
- Affordable Housing
 - Archaeology
 - Public Realm
 - Public Art
 - Heritage Centre
 - Tourist Information Centre
 - Shopmobility
 - Park & Ride and Public Transport Contribution
 - Variable Message Sign Enhancements
 - CCTV Provision
 - City Centre Manager's Office