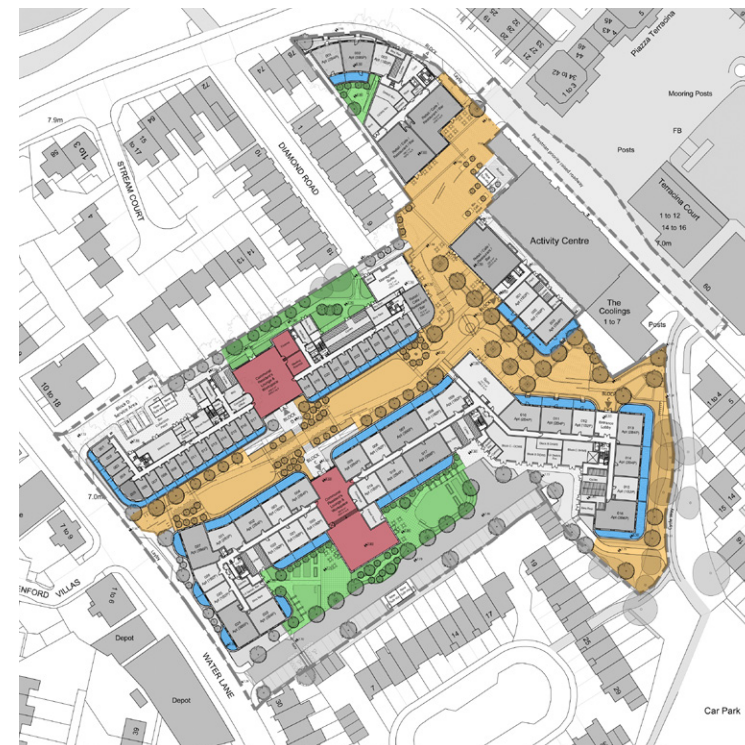
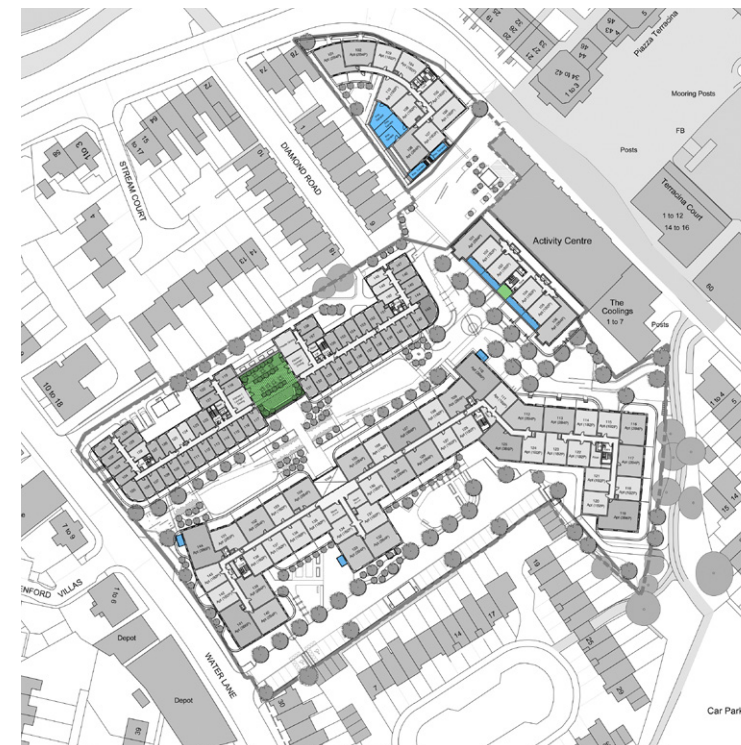


- Communal Internal Amenity
- Communal External Amenity
- Private External Amenity
- Public Realm Amenity



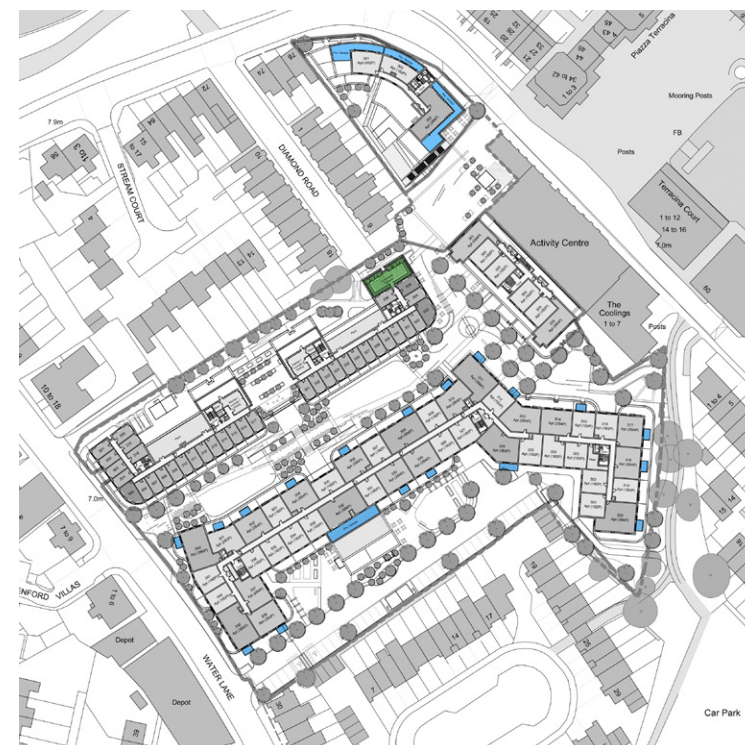
Ground floor amenity plan



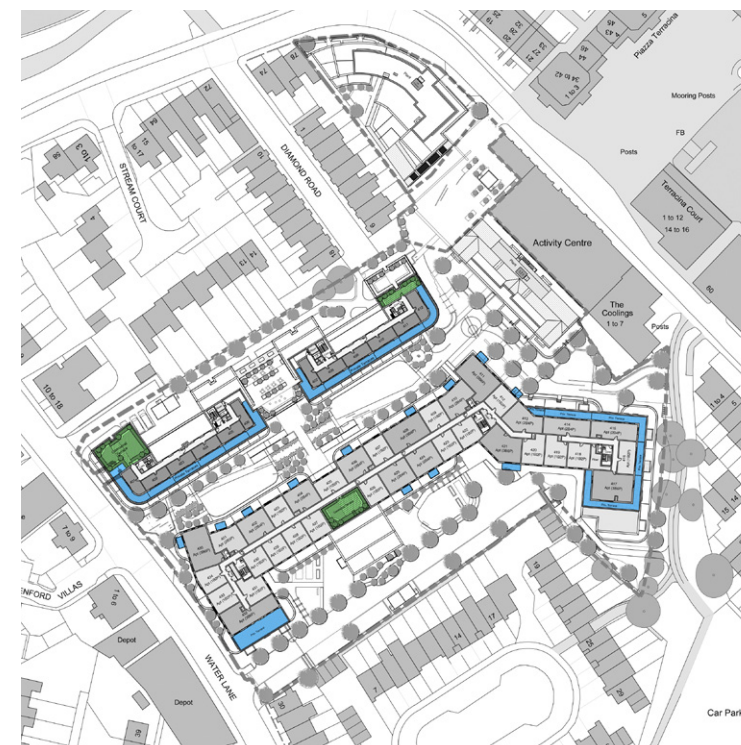
First floor amenity plan



Second floor amenity plan



Third floor amenity plan



Fourth floor amenity plan



Fifth floor amenity plan

The roof terraces to all Blocks offer further opportunities for both private and communal amenity for residents with excellent sunlight and daylight characteristics.

The adjacent diagrams highlight the private and communal amenity proposed on site and across each floor.

The philosophy and design of the public realm and communal / private amenity is examined in further detail in the 'Landscape' section of this document.

In addition to responses to officer, DRP, and Public consultations. The design team has further reviewed and consulted on the designs to included, but limited to;

Secured by Design

During the design process the team engaged with the ‘Designing Out Crime’ officer at Devon and Cornwall Police department who deals with the Exeter area. The proposals were presented, and advice taken on board and incorporated to all areas along with feedback from the Counter Terrorism Security Advisor with regards to various aspects of the scheme.

Accessible apartments

The current use of external areas, entrances flat layouts etc. for Blocks A, B, C & D have all been designed in accordance with Building Regulations Part M4(1) Visitable Dwellings. To enable future flexibility, many of the flat types include provisions to achieve the requirements set out in Part M4(2) Accessible and Adaptable Dwellings. Should there be a requirement for a percentage of these dwellings along with M4(3) – Wheelchair User Dwellings, the current design is able to accommodate these.

Environmental Development

A full ‘Energy and Sustainability Statement’ is incorporated in the submission which identifies the energy and sustainability measures incorporated within the proposed development. The document reviews the requirements at both national and local level, as set out in the National Planning Policy Framework, Exeter City Council Core Strategy (Adopted February 2012) and Exeter City Council Local Plan Review (1995 – 2011). The highlights of which are set out in the Sustainability section of this document.

The proposed structure of the Blocks allows for future adaptability, with column locations to be hidden in the exterior and corridor walls, therefore freeing up the ability to adjust and or remove internal partitions between apartments as required. This ‘loose fit’ approach allows for an easily adaptable model based upon market demands. This is particularly prevalent to Blocks C & D where adaptability in unit sizes is perhaps more realistic across slightly longer sections of corridors without affecting the fire strategy for the blocks.

Walking and Cycling

The primacy of walking and cycling was commended along with the low-level car provision. Proposals have subsequently been improved to include for a Car Club facility and Bike hire point within the scheme, along with additional public cycle parking provisions throughout the public realm for cycles and cargo bikes. All in addition to the private cycle storage provided for new residents. This philosophy picks up on the site’s location and connectivity to local amenities in the immediate surrounding area. Image of local amenities – (schools, supermarkets, bus stops parks etc).

Uses

The proposed mix of uses is based upon extensive current market data and research and the retail units offer the opportunity for various uses to add diversity to the area, with opportunities for local business encouraged and welcomed.

12.0 Layout & Amount

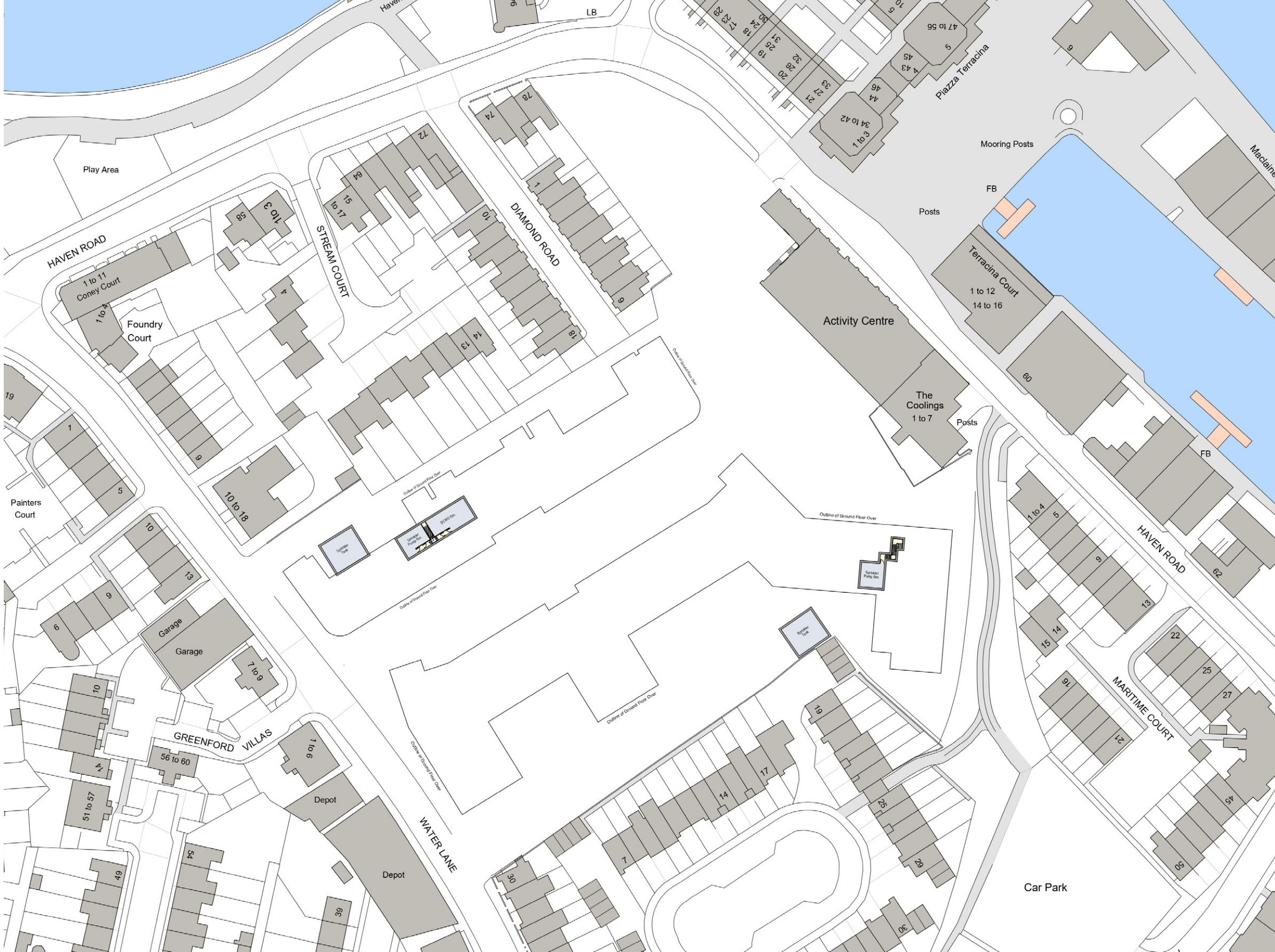
Basement Floor Plan

The basement level of Blocks C and D contains sprinkler pump rooms with tanks buried under adjacent landscape and service roads within the development. These provisions will then also facilitate both Blocks A and B commercial and residential aspects with access provided for maintenance in each area.

Ground Floor Plan

The ground floor site layout has been reconfigured following on from the initial Pre-App discussions to close off the secondary vehicular link/loop to the southeast. A dedicated in and out access point from Water Lane is now created here for service vehicles and resident parking, now provided in a much more reduced amount along the south-eastern boundary. A new more pedestrian dominated link is then created between Water Lane and Haven Road with only emergency vehicle access permitted.

This allows for a new section of public realm to act as an extension of the new pedestrian dominated loop around the rear of the former electricity generator building (now a climbing centre), linking back to Piazza Terracina.



Block A to the north of the site sits back from the electricity switch room, located on the end of the climbing centre, to open the connection through to Piazza Terracina. Restaurants are proposed to the inward facing connective route, with apartments facing out onto Haven Rd.

Block B, to the rear of the climbing centre has a key focal position at the end of the main public realm spine, whilst also screening the blank rear facade of the climbing centre.

To the south, lies the main Build-to-rent development (Block C) with activity in the form of a mix of residential and leisure uses contributing to the street scene and the vibrant community feel envisaged.

To the northwest sits a Co-living block (D) with retail anchoring the building to the eastern end. Communal facilities as well as private rooms are provided to activate and enliven the street whilst offering ground floor rooms privacy through landscaping.

The ground floor residential units are raised to a level of 8.5m, determined by conversations with the Environment Agency and analysis of the current flood data and mapping. The commercial elements are lower but are at an increased height compared to the existing provision. A safe route has been established linking Blocks B, C and D with final escape off site via Diamond Road.



First Floor Plan

As the proposals rise to first floor level the residential nature of the scheme increases with apartments and co-living accommodation maximising the building footprints, incorporating key communal areas where appropriate, focussed on central hubs in the larger building forms.

Block A begins to tier back, with the internal courtyard area increasing in size and feel to improve the relationship with 1-9 Diamond Road.

The Co-living building splits in two providing a significant break in the built form to create a shared communal external terrace garden, dividing up the mass of this block and improving the aspect and relationship with residents in Stream Court to the northwest.

The external amenity here is screened by a pitched roof from Stream Court properties to the rear. Additional windows elevate sections of the rear façade but those closest to the boundary are opaque to avoid privacy concerns.

Room Key	
1B2P Apartment - 50 m² / 538 ft²	Gym
2B3P Apartment - 65 m² / 700 ft²	Management Suite
2B4P Apartment - 70 m² / 753 ft²	Circulation/Cores/Lifts
3B6P Apartment - 95 m² / 1,023 ft²	General Amenity
Co-Living - 20-30m² / 215-323 ft²	Cycles
Communal	Plant & Risers
Retail / Commercial	



Second Floor Plan

Block A at the second and third floors again tier away from the adjacent Diamond Road and Haven Road properties to create a high point along the buildings eastern edge, exploiting views down into Piazza Terracina and creating a focal point for the connection in the opposite direction.

Room Key	
1B2P Apartment - 50 m ² / 538 ft ²	Gym
2B3P Apartment - 65 m ² / 700 ft ²	Management Suite
2B4P Apartment - 70 m ² / 753 ft ²	Circulation/Cores/Lifts
3B6P Apartment - 95 m ² / 1,023 ft ²	General Amenity
Co-Living - 20-30m ² / 215-323 ft ²	Cycles
Communal	Plant & Risers
Retail / Commercial	



Third Floor Plan

Blocks A & B reach third floor level with apartments set further back in Block A to create additional terrace opportunities with potential views across the city. A continuation of the building footprint to Block B creates more bulk to the building form here, as a marker for the end of the main public realm connection, enclosing the space in front.

The main BTR building (C) continues to tier back its central rear projection to respect properties in Chandlers Walk to the south.

The Co-living building again sets back its upper storeys, from the northwest boundary, to respect neighbouring properties privacy and aspect, creating the opportunity for well screened external communal areas for residences with rooftop views across the city.

Room Key	
<div></div> 1B2P Apartment - 50 m ² / 538 ft ²	<div></div> Gym
<div></div> 2B3P Apartment - 65 m ² / 700 ft ²	<div></div> Management Suite
<div></div> 2B4P Apartment - 70 m ² / 753 ft ²	<div></div> Circulation/Cores/Lifts
<div></div> 3B6P Apartment - 95 m ² / 1,023 ft ²	<div></div> General Amenity
<div></div> Co-Living - 20-30m ² / 215-323 ft ²	<div></div> Cycles
<div></div> Communal	<div></div> Plant & Risers
<div></div> Retail / Commercial	



Fourth Floor Plan

Larger units are created at this level for Block D to provide flexibility in the co-living model i.e. two person accommodation for couples with private external terraces.

Room Key	
1B2P Apartment - 50 m ² / 538 ft ²	Gym
2B3P Apartment - 65 m ² / 700 ft ²	Management Suite
2B4P Apartment - 70 m ² / 753 ft ²	Circulation/Cores/Lifts
3B6P Apartment - 95 m ² / 1,023 ft ²	General Amenity
Co-Living - 20-30m ² / 215-323 ft ²	Cycles
Communal	Plant & Risers
Retail / Commercial	

