

Site Analysis

Site Connections

The diagram opposite illustrates how the site currently connects with the immediate context.

There is pedestrian and one-way vehicular access between the site and Haven Road to the north and two pedestrian and vehicular access connections between the site and Water Lane. From these locations, one can travel north to the city centre and south to the existing residential and light industrial areas.

To the north of the site, a footpath/cycle route runs along the southern side of the River Exe that forms a strong recreational route connecting some of Exeter's existing recreational areas, such as Flowerpot Park to the north and Riverside Valley Park to the south.

Cricklepit Bridge lies just to the north of the site and provides the most direct pedestrian access northwards to the city centre.

There is however, currently no direct connection between the site and the cycleway to the east.

There are opportunities to enhance the connections between the site and the local context, particularly with Piazza Terracina which is a key destination in the locality.



Site History and Heritage

The historical context of the site goes hand in glove with the industrial heritage and evolution of Exeter with the River, Locally Grown Materials and Rail connection forming the backbone of the sites development.

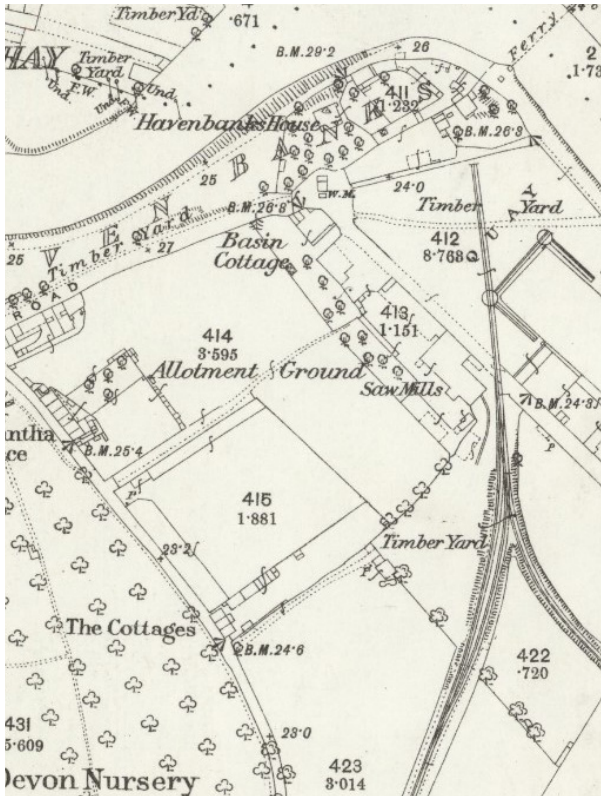
Originally an undeveloped area of land just to the south of the River Exe and the City Centre, it wasn't until the creation of the New Basin in 1830 that the site became connected to wider national and global trade.

The community continued to evolve around the late 1800s from here with the building of the Exeter Ship Canal and the creation of enclosure, nursery tree planting and allotments.

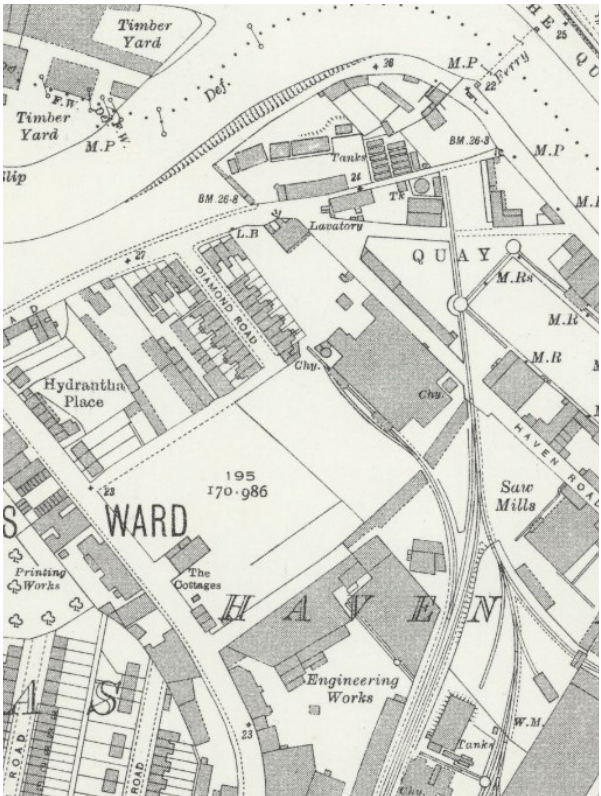
With the advent of additional timber trade and electricity generation, the rail network was extended into the site to serve the busy quayside around the early twentieth century.



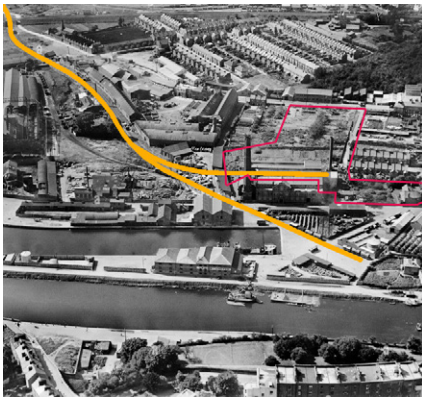
City of Exeter C. 1835



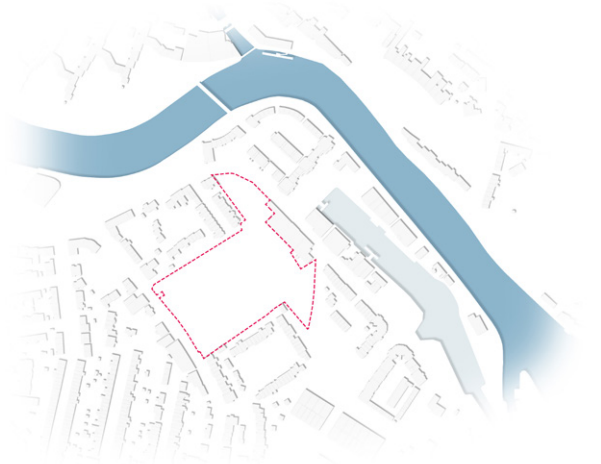
OS Map C. 1880



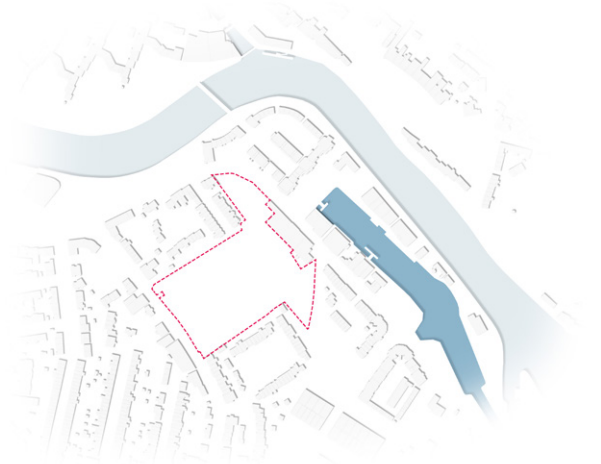
OS Map C. 1920



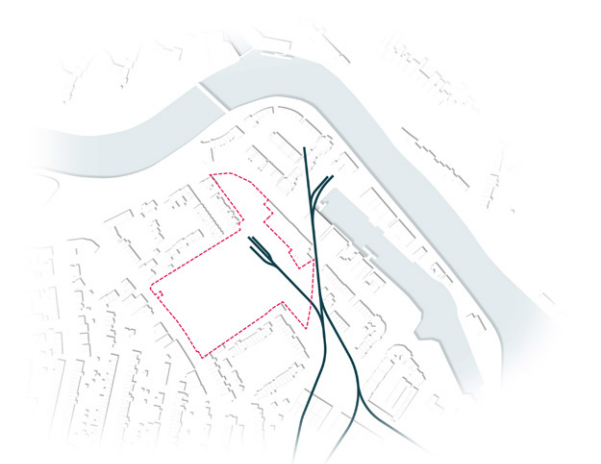
Aerial view of the site c. 1930 showing rail link and the wider basin setting



River Exe



Basin and Header of Exeter Ship Canal



Rail Connection

Opportunities and Constraints

The existing site setting comprises mostly hard surfacing with some tree planting though the central car park

The existing site is an unremarkable series of spaces, primarily for car parking with loading and services access to the central warehouse building.

In general, the site suffers from a lack of identity, is inward looking and with a lack of active frontages making the spaces feel unsafe and unwelcoming.

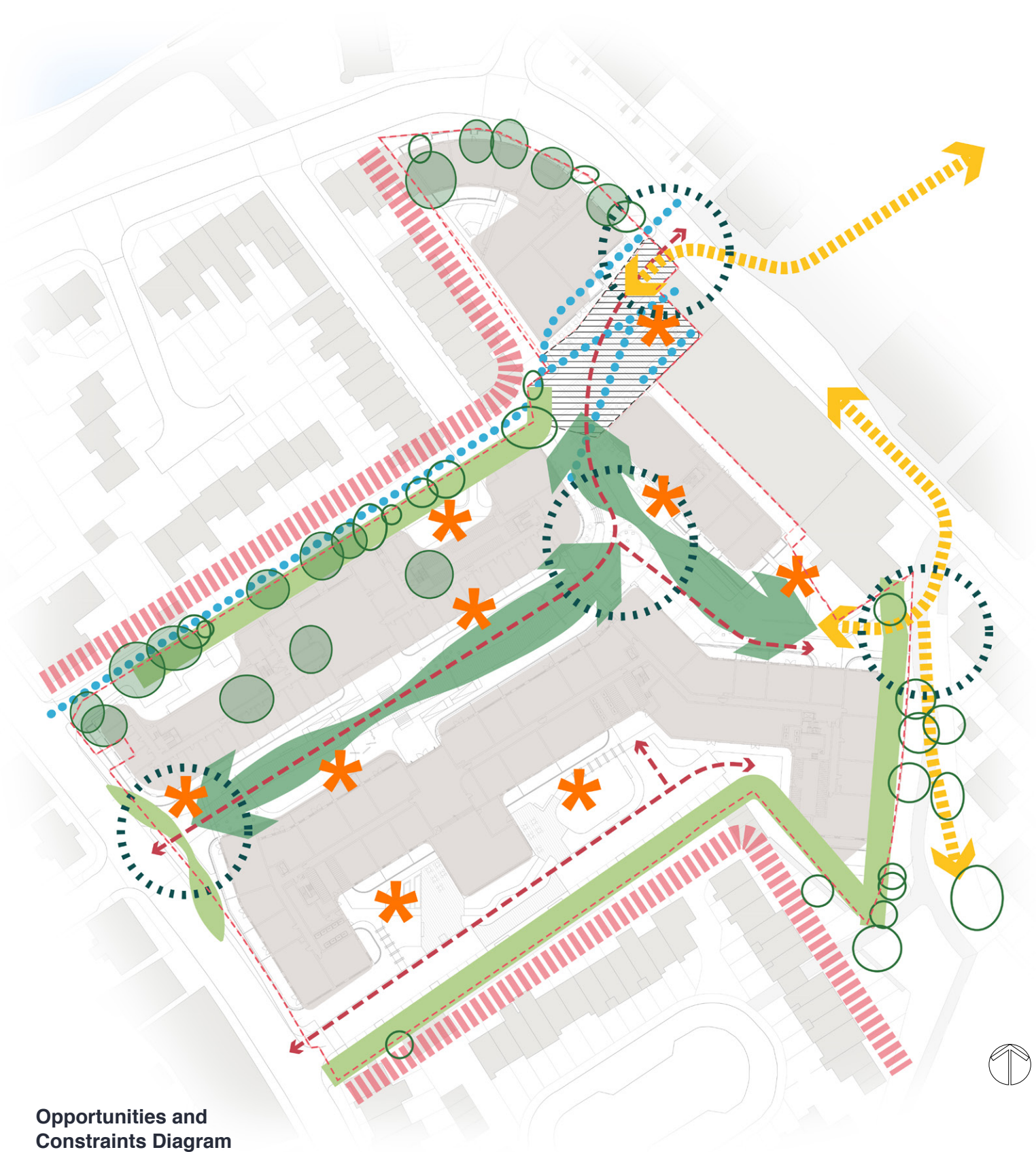
These spaces are somewhat disconnected from the wider existing community, River Exe and Piazza Terracina to the north. The existing cycle route to the east is cut off from the site reducing legibility and natural surveillance.

There are however, a series of opportunities to enliven and soften the site, unifying it with the wider landscape setting.

Increased pedestrian and cycle connections would emphasise legibility making it part of the wider urban fabric.

Opportunities for additional trees and planting throughout the development would further soften the setting and aid biodiversity.

Given the nature of the existing development, there is also significant potential to enliven the proposed public and private realm with active frontages and spaces that can be used for a variety of activities.



Opportunities and Constraints Diagram

Open Space and Planning Policy

The proposals have been developed to respond positively to the local context and heritage of the landscape and to provide a vibrant and attractive place to live.

Policies CP15, 16 and 17 of Exeter City Council’s Core Strategy (Adopted February 2012) directly relate to landscape matters in terms of sustainable design and construction, Green Infrastructure and character, local identity and cultural diversity. This section of the Design and Access Statement explains how the approach to the landscape design addresses these policies, which can be summarised under the following main headings (although the site is not at a scale to contribute to the strategic GI network, it can deliver against some of the aims in Policy CP16):

Sustainable Design:

- Appropriate plant species selection, inclusion of SuDS features (such as rain gardens) and biodiverse roofs that assist with water efficiency.
- Public realm design that enhances the townscape quality of the site, Haven Road, Piazza Terracina and Water Lane.
- Material selection and public art that references and demonstrates the heritage of the local area.
- A safe and usable public realm that encourages social interaction and play.

Green Infrastructure

- The provision of high quality multi-functional open space areas
- New and legible connections between the development and existing green spaces.
- The promotion of cycling via new connections and facilities.
- Enhancements in biodiversity through new planting, habitats and biodiverse roofs.
- The inclusion of edible landscapes and opportunities for local food production.

The following table summarises the open space provision on site:

Typology	Area	
Public Amenity Space	3235	m²
Communal Gardens	1290	m²
Play (equipment, lawn & planting)	563	m²
Total	5088	m²

LEGEND




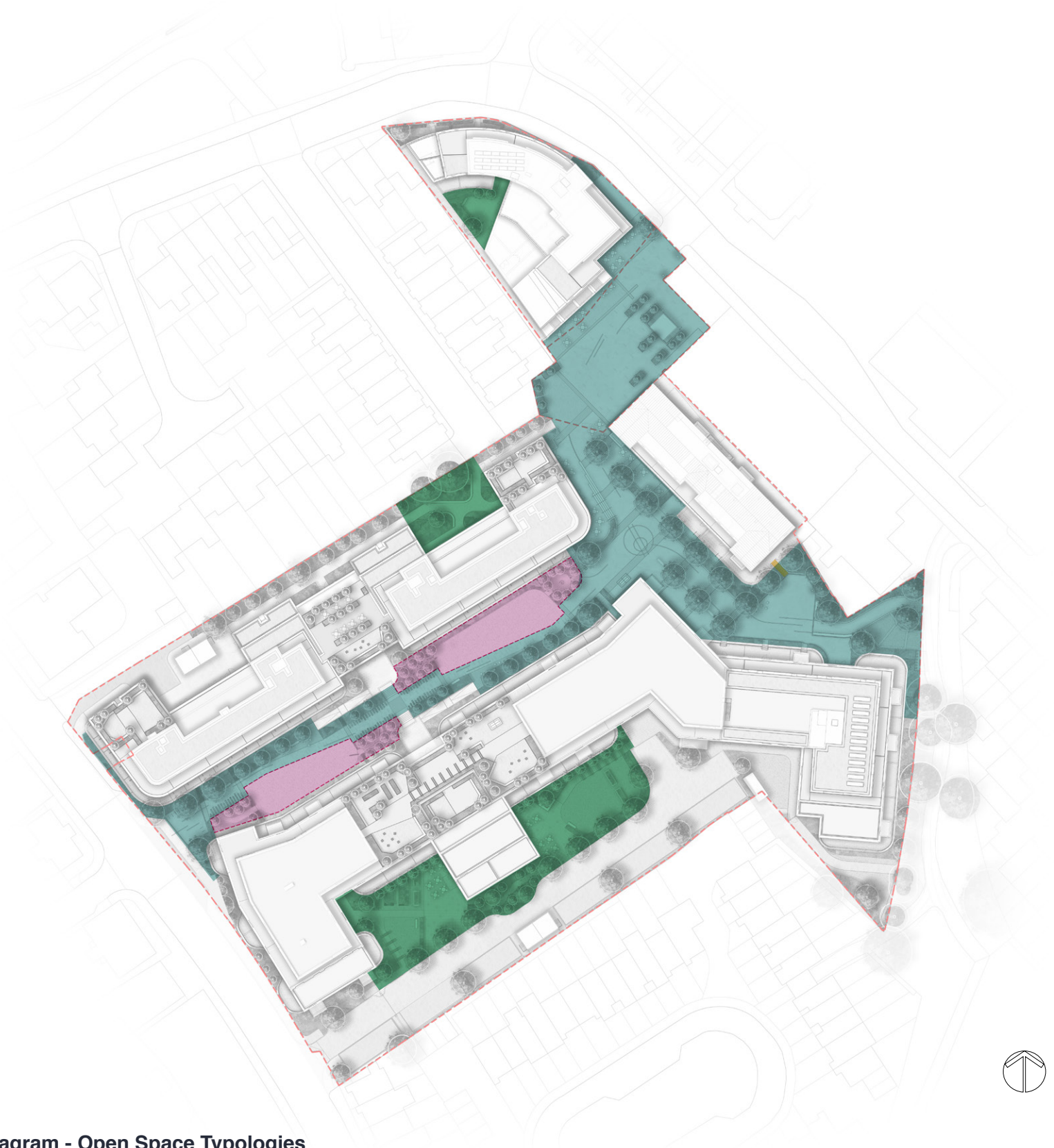
-  Public Amenity Space
-  Communal Gardens
-  Play

Diagram - Open Space Typologies



Design Principles

The Concept Diagram opposite illustrates a spatial composition for the amenity spaces within the proposals that can begin to realise the opportunities as presented by the site.

The key structuring elements are as follows:

- Thresholds to the site that draw people into and through the site and are appropriate to the context.
- A sequence of spaces within the northern part of the site that will create new connections with Piazza Terracina and the cycleway to the east.
- A central linear space between Blocks C and D that will provide public amenity space within a soft landscaped environment.
- Walking and cycle access routes as a spine through the amenity spaces enhancing legibility and creating connections to the wider landscape.
- Private amenity areas for ground floor flats to be respected.
- Active frontages to be created for cafes, restaurants and facilities for community use.
- Communal gardens for the use of residents and the local community.



Illustrative Design Principles Plan

Key Aspirations

This scheme seeks to create a series of key spaces where the architectural proposals offer an opportunity to develop the open space design, improving of greening, biodiversity, social cohesion and respond to the rising climate factors.

The aspirations for the Haven Banks site are as follows:

- Creating a series of public spaces to connect with the wider landscape and community, welcome people into and through the new public realm
- Increasing greening across the site as a whole
- Increasing permeability and accessibility through the site to the local community and onwards, along the river and into the centre of the City.
- Recognising the history of the site itself and referencing this into the landscape to create a sense of place and a connection with the landscape
- Diversifying the green: exploring different types of planting
- Completing the green corridor through the center of the site
- Using feature trees to highlight, connect and lead people in and around the development
- Opening up and activating the cycle link to the east

Illustrative Concept Sketch Plan



Landscape Masterplan

The landscape masterplan seeks to create a new mixed use community set within high quality public realm with increased permeability connecting the new development with the wider urban fabric.

It creates a series of brand new spaces which include amenity space for all ages and play for children, and provides interest and activity day and night, reflecting the aspiring activities fronting the open space.

Permeability is increased by providing cycle and pedestrian links from Water Lane to the South, existing cycle route to the east and Haven Road with Piazza Terrecina to the north.

The proposed landscape includes as many trees and planting areas as possible to green the site, bringing people closer to nature as they move through or socialise within the spaces.

Throughout the site, all opportunities have been taken to increase biodiversity and provide new habitats for wildlife, this includes podium gardens as well as brown roofs.

Play areas are distributed appropriately throughout the masterplan allowing children direct access to play.

- Legend:
1. A series of connected spaces to establish new connections with the context.
 2. Varying character and uses of the amenity spaces that will bring activity and animation to the public realm.
 3. A linear central open space providing opportunities for rest and play.
 4. A clear and legible pedestrian and cycle route through the site.
 5. Embed the industrial and maritime heritage of the site within the proposals through such things as materiality and public art.
 6. Incorporate new tree planting within the scheme that will mitigate for the removal of the existing trees on site.
 7. Enhance biodiversity throughout the scheme.
 8. Create attractive, enclosed communal spaces for residents with opportunities for rest, relaxation and food production.
 9. Create opportunities for landscaping at the site boundaries to address the visual amenity of the adjacent residential dwellings.
 10. Embrace opportunities for SuDS features, such as rain gardens, biodiverse roofs and permeable paving.



Illustrative Landscape Masterplan

Character Areas

The site includes a number of different character areas:

Northern Gateway:
This predominantly hard space connects the existing Piazza Terracina adjacent to the canal basin with the centre of the development and Water Lane beyond.

Main Square:
This space is the focal connecting space of the development providing an avenue of trees to frame the active frontages of the building. Retail, Residential and community facilities all face onto the space, creating a vibrant space for a range of events and activities.

Green Link:
Connecting Water Lane with the centre of the site, this link is a soft green space providing circulation, recreation and play opportunities, with pedestrian priority.

Eastern Gateway:
The eastern gateway provides permeability into and through the site, connecting the eastern cycle path with the centre of the development.

Communal Garden & Shared Space:
A series of communal areas with car parking, this shared space provides a predominantly soft setting for communal recreation and social activity.

Podium Gardens:
Each of the larger blocks has a podium space sitting at its heart, providing private play and amenity space for residents and their visitors.

LEGEND

- Main Square
- Green Link
- Northern Gateway
- Eastern Gateway
- Communal Gardens
- Podium Gardens



Character Areas

Northern Gateway

The Northern Gateway will be located off Haven Road and will be a hard landscaped space where the adjacent cafes and restaurants can spill out to create an animated environment.

Signage as part of the public art strategy will be used to announce arrival within the development and create a link to Exeter and the site heritage.

Movable planters will soften the wider setting of the square and built form within. These can then be moved, allowing the space to be used for events in association with Piazza Terracina, such as local markets or outdoor cinema.

1. Change in paving pattern and texture to visually break down the extent of the space
2. Focal street tree planting to frame the entrance
3. Movable planters to allow a range of uses and access requirements throughout the space
4. Boundary planting in movable planters to soften the setting
5. Relocated sub-station with movable planters to soften the extents
6. Signage to the threshold to aid legibility and education as to the history of the site as part of the wider art strategy



Illustrative Plan of Eastern Square



Character Areas
Northern Gateway



Location Plan



Illustrative Section

- Legend:
- 1. Multi-stem shrubs in movable planters to create a series of enclosures
 - 2. Cafe seating
 - 3. Signage as part of the art strategy
 - 4. Proposed tree planting to aid legibility to Piazza Terracina

Character Areas

Eastern Gateway

The Eastern Gateway forms a new linkage with the cycleway to the east of the site that connects Haven Road with Chandlers Walk and Michael Browning Way.

The entrance to the site will reflect the intimate character of the cycleway with new tree planting and a lawn area alongside the graded access to the space.

The gateway then opens out into an enclosed space that will provide opportunities for rest or small scale gatherings in combination with the Main Square, Northern Gateway and Piazza Terracina.

1. Focal trees set within naturalistic planting to soften and frame the setting
2. Focal space for community interaction
3. Sloping access pedestrian and cycle route connecting to the wider landscape and cycle network
4. Inlay corten paving providing wayfinding and emphasise the heritage assets of the site
5. Species rich lawn set within planting for informal recreation and social interactions
6. Bench seating for informal social interaction
7. Private terraces fronting the space

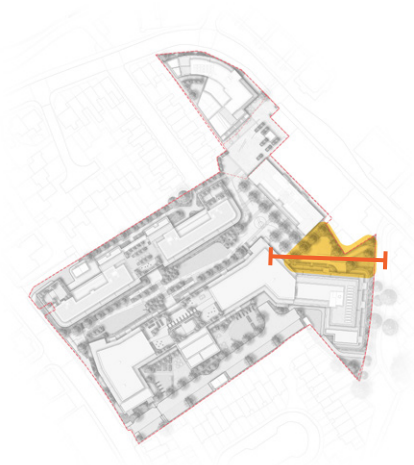


Illustrative Plan of Eastern Square



Character Areas Eastern Gateway

- Legend:
- 1. Avenue tree planting within naturalistic planting between spaces
 - 2. Trees set within hard landscape with below ground crating
 - 3. Private terraces to rear
 - 4. Bench seating between tree line



Location Plan



Illustrative Section



Illustrative Section, continued

Character Areas

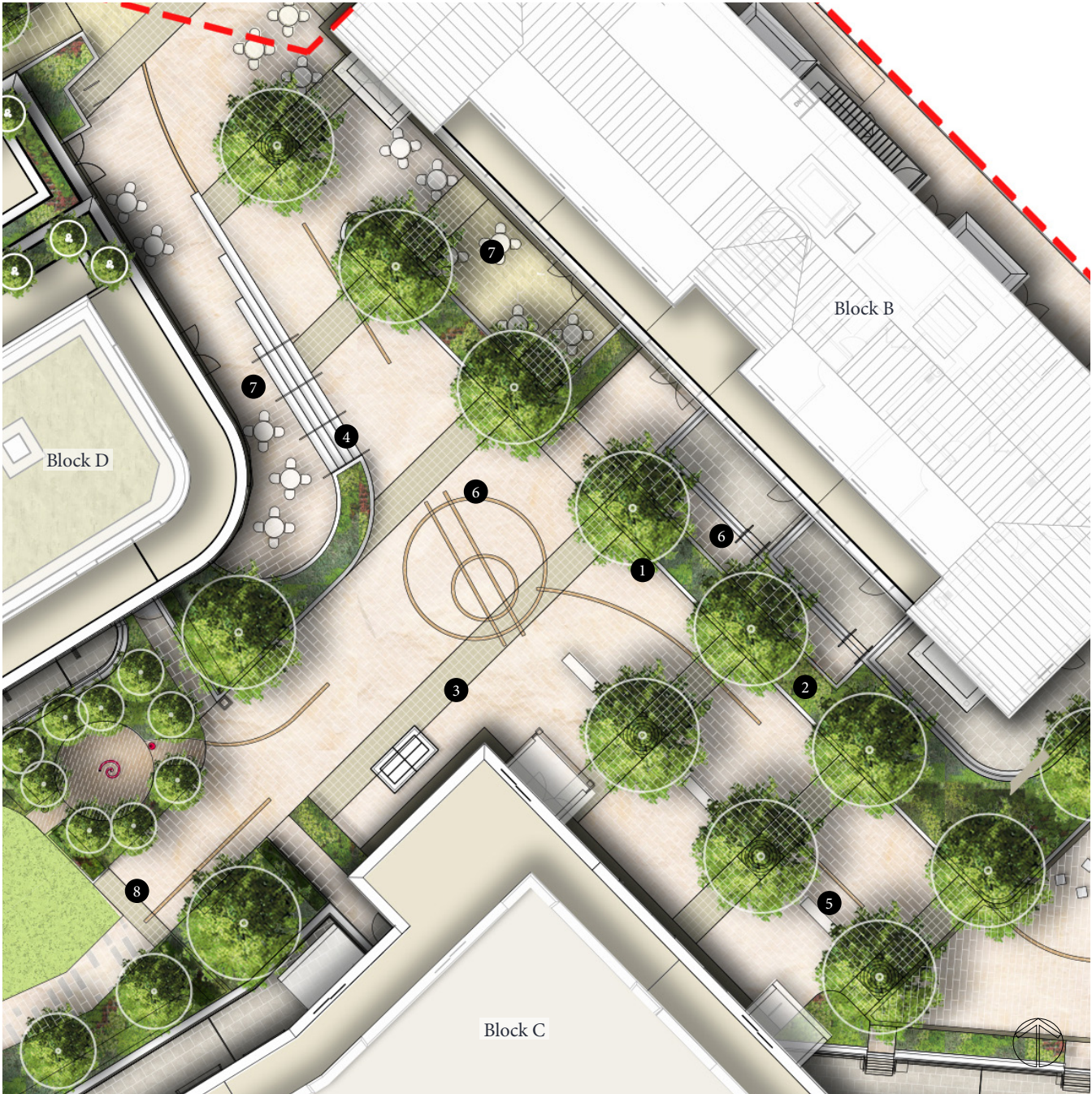
Main Square

The Main Square acts as the heart of the development at the junction of the Gateway spaces and the Green Link. Users of the space will have a choice of directions to travel with paving inlays both delineating landmarks for legibility as well as the history and heritage of the site.

The focal nature of this space and geometric tree planting will echo the form and architecture of Block B as a termination of the glimpses users will get as they progress through from Water Lane.

Continuity with the Northern Gateway will be provided through active frontages to the cafes and feature paving.

1. Avenue tree planting to soften the setting and frame the space
2. Naturalistic planting set within a low brick edge planter to soften the space
3. Paving banding to visually divide the space, allowing a range of informal uses
4. Tapered steps with retaining planters allowing focal space for the commercial and residential frontages
5. Bench seating set beneath the tree canopies and informally delineating the space
6. Corten steel paving inlay as part of art and strategy wayfinding
7. Cafe seating areas
8. 4m wide route allowing emergency vehicle access



Illustrative Plan of Middle Square

