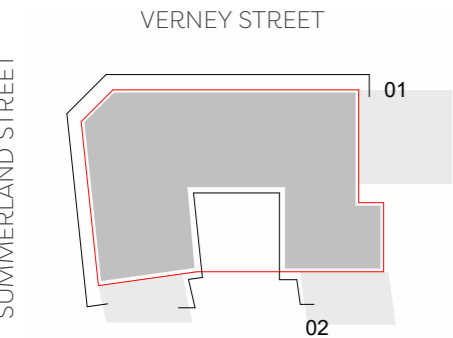


5.0 Massing and Materiality

5.1 Facade Narrative

Overview

The proposed elevations present a cohesive façade narrative, based on a brick material palette with focused colour tone. Zoning across the façade is subtly expressed through minor variations in shadow and brick rustication. This is achieved through the use of various brick bonds and the incorporation of profiled brickwork in select areas, resulting in a dynamic yet monolithic overall appearance.



- Key**
- 1 Unfolded External Elevation
 - 2 Unfolded Internal Elevation

5.2 Facade Detailing

Profiled Brick Articulation

Profiled brickwork rustication - chevron patterns, as preferred by the team and client - is proposed on several façade areas to add depth and visual interest. The density of the brick profiling varies to soften the building’s massing, highlight key areas, and enhance the play of light across the elevations.

Additional contrast is created through the use of stretcher bond on the upper levels, with soldier bond applied at the base (plinth) and on visual markers such as corners and entrances. This approach offers a creative reference to traditional stonework, visually anchoring the building within Exeter’s historical context.

Brickwork

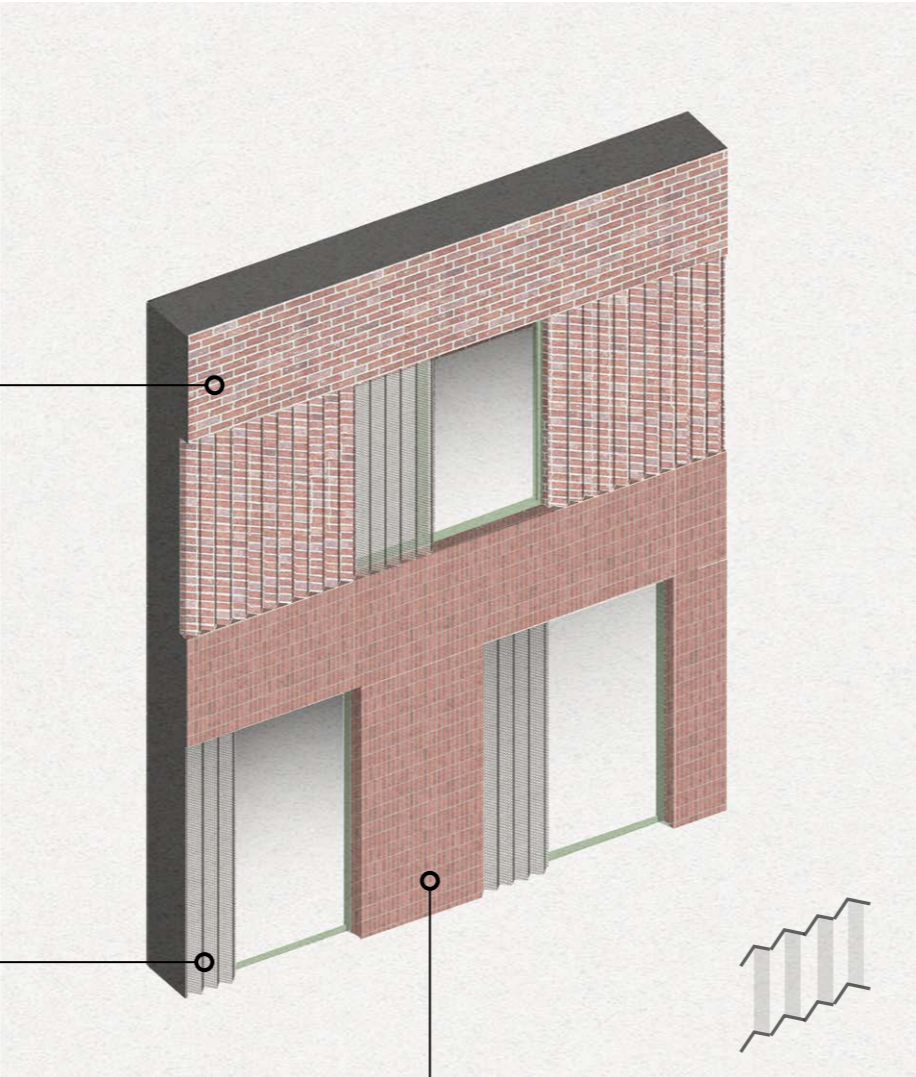
Stretcher bond brickwork
(102.5 x 65 x 215mm)
Colour indicative

Profiled Metal Screening

Profiled perforated metal screen for variety and texture. Colour subject to further design development.

*Note: All tones, colour and material choices subject to brick specification.

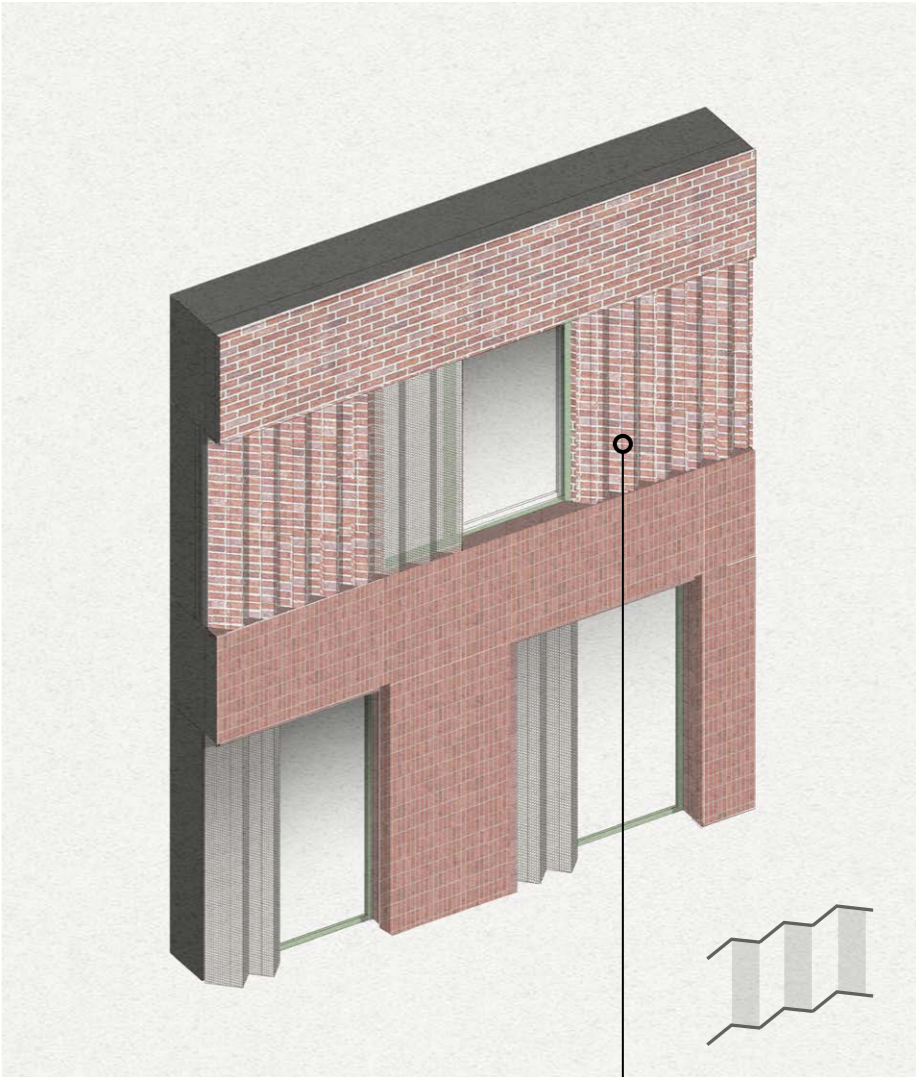
Profiled Brick - Density A



Brickwork

Soldier bond brickwork
(102.5 x 65 x 215mm)
Colour indicative

Profiled Brick - Density B



Brickwork

Brick specials or bricks
laid to 'Chevron' profile.
(440x 100x 215mm)
Colour indicative

5.3 Facade Bay Study 01

Entrance: Design Aspiration

The entrance design creates a strong secure line on the perimeter that balances visual transparency with strong passive surveillance. With 24-hour on-site building management, the entrance guarantees safe and controlled access at all times while maintaining openness and visibility. It also welcomes students and visitors into the site, framing a clear green vista that extends toward the courtyard.



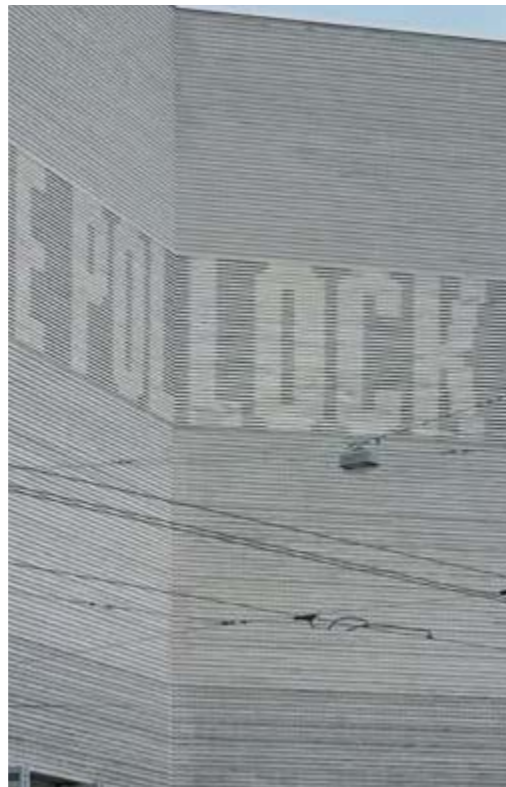
Key



5.4 Facade Bay Study 02

Corner: Building Signage & Identity

Building signage taking inspiration from sites fabric and metalwork history, a layering and patternation marking the corner of the building to Summerland Street and Verney Street and at the chamfer into the courtyard gateway and the buildings main entrance. The Fabric Works building signage and examples of successful graphics to other building precedents.



Key



5.5 Facade Bay Study 03

Articulation: Design Aspiration



Key



5.6 Proposed North Elevation

Key

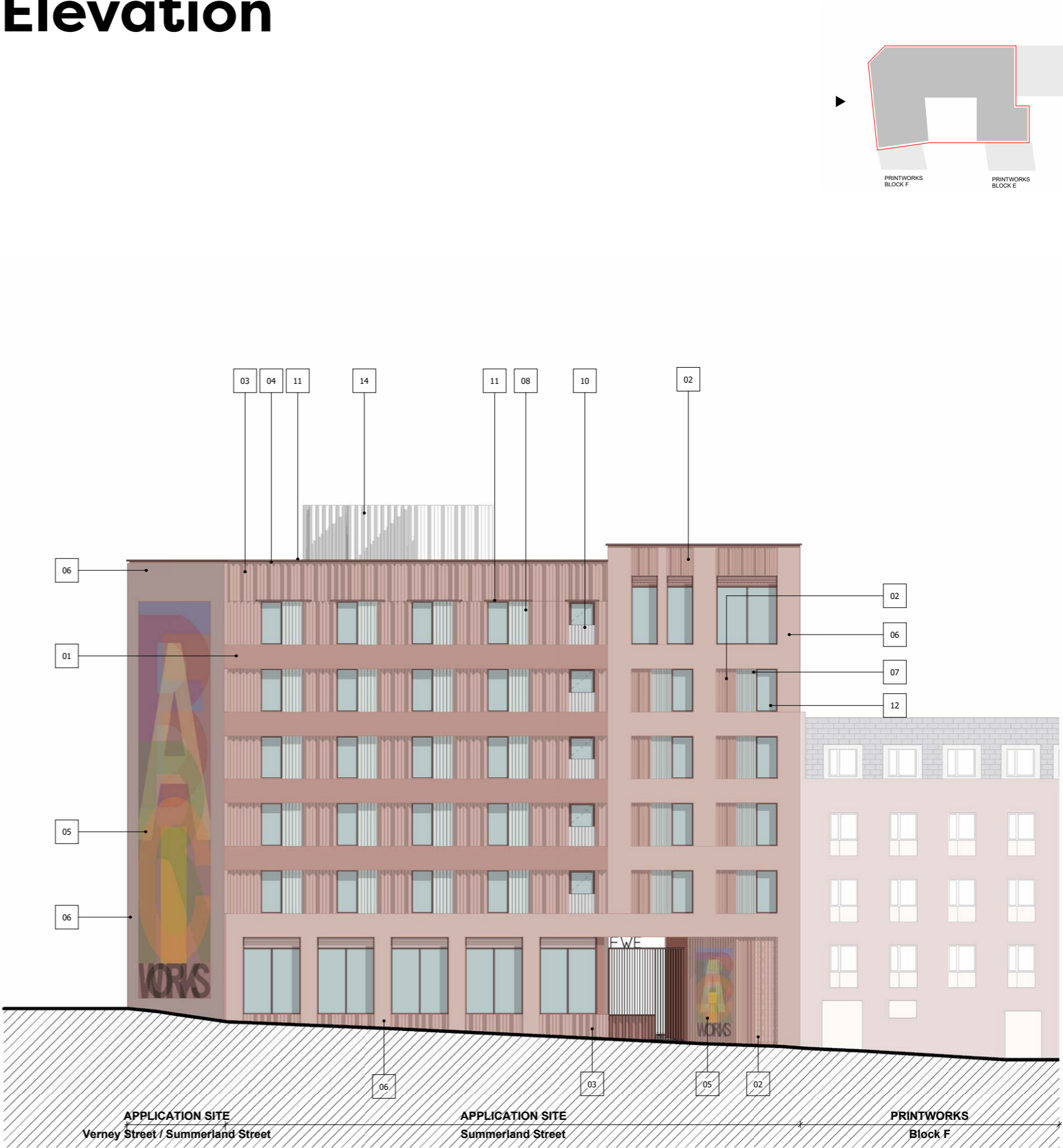
- 01 **Brick Type A: Stretcher Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 02 **Brick Type A: Brick Special Type I**
Small Chevron Articulation
- 03 **Brick Type A: Brick Special Type II**
Large Chevron Articulation
- 04 **Brick Type A: Header Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 05 **Brick Type B: Decorative/Painted Brickwork**
Building signage to read 'THE FABRICWORKS'
- 06 **Brick Type C: Soldier Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 07 **Metal Fixed Screen A: Small chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 08 **Metal Fixed Screen B: Large chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 09 **Metal Balustrade A: Small chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
- 10 **Metal Balustrade B: Large chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
- 11 **Roof Parapet/Coping & Head Pressings: PPC** - Colour complementary to brick, RAL 3012 or similar, subject to final brick specification
- 12 **Door & Window Frames: Composite Timber Aluminium**, Colour complementary to brick
- 13 **Louvre Panels: PPC** - Colour complementary to brick, RAL 3012 or similar, subject to final brick specification
- 14 **Plant Screen: Large chevron profiled screen**
Perforated PPC mesh - Colour to match brick



5.7 Proposed West Elevation

Key

- 01 **Brick Type A: Stretcher Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 02 **Brick Type A: Brick Special Type I**
Small Chevron Articulation
- 03 **Brick Type A: Brick Special Type II**
Large Chevron Articulation
- 04 **Brick Type A: Header Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 05 **Brick Type B: Decorative/Painted Brickwork**
Building signage to read 'THE FABRICWORKS'
- 06 **Brick Type C: Soldier Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 07 **Metal Fixed Screen A: Small chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 08 **Metal Fixed Screen B: Large chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 09 **Metal Balustrade A: Small chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
- 10 **Metal Balustrade B: Large chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
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- 13 **Louvre Panels:** PPC - Colour complementary to brick, RAL 3012 or similar, subject to final brick specification
- 14 **Plant Screen: Large chevron profiled screen**
Perforated PPC mesh - Colour to match brick



5.8 Proposed South Elevation

Key

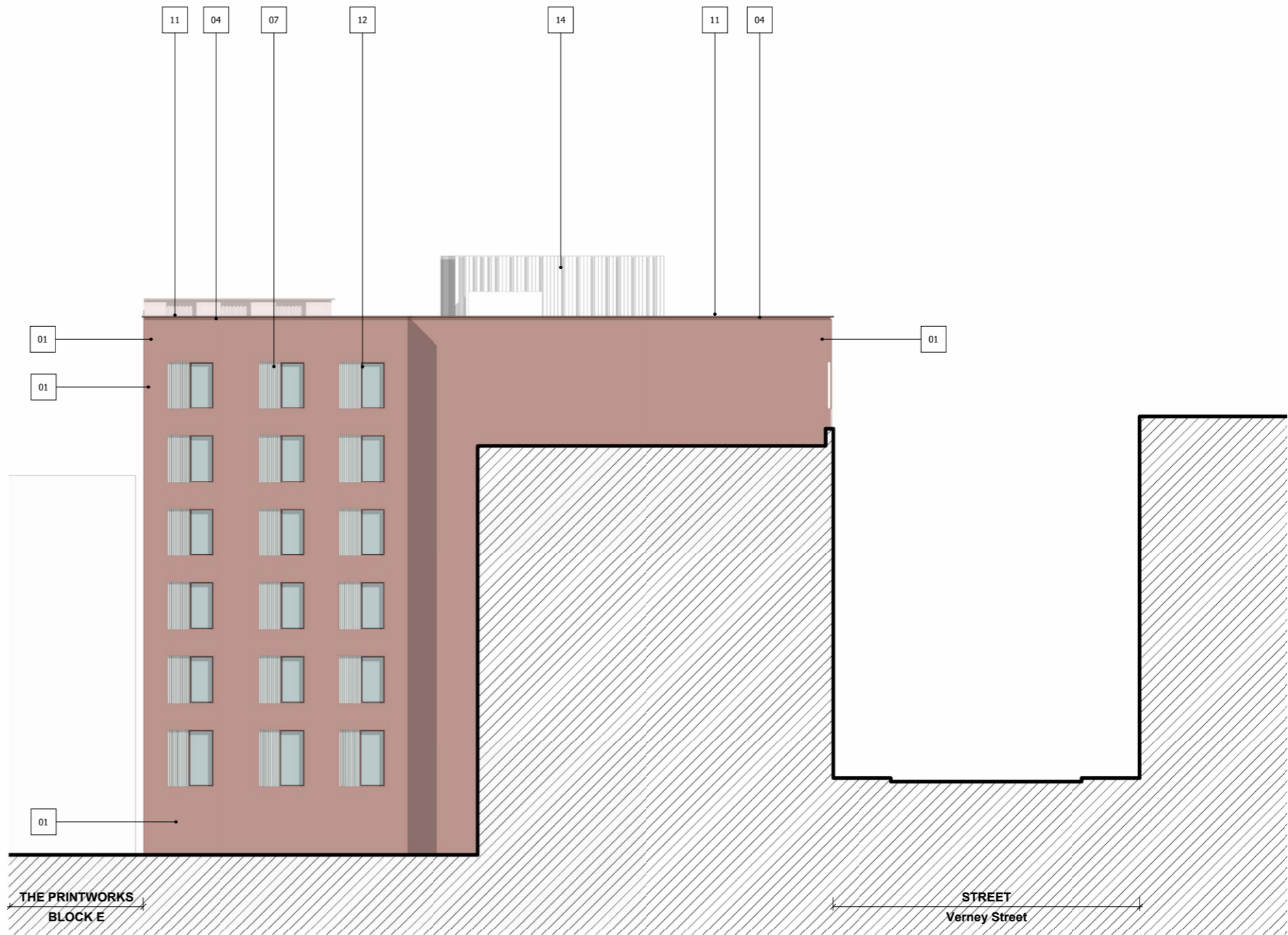
- 01 **Brick Type A: Stretcher Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 02 **Brick Type A: Brick Special Type I**
Small Chevron Articulation
- 03 **Brick Type A: Brick Special Type II**
Large Chevron Articulation
- 04 **Brick Type A: Header Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 05 **Brick Type B: Decorative/Painted Brickwork**
Building signage to read 'THE FABRICWORKS'
- 06 **Brick Type C: Soldier Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 07 **Metal Fixed Screen A: Small chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 08 **Metal Fixed Screen B: Large chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 09 **Metal Balustrade A: Small chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
- 10 **Metal Balustrade B: Large chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
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- 12 **Door & Window Frames: Composite Timber Aluminium**, Colour complementary to brick
- 13 **Louvre Panels: PPC** - Colour complementary to brick, RAL 3012 or similar, subject to final brick specification
- 14 **Plant Screen: Large chevron profiled screen**
Perforated PPC mesh - Colour to match brick



5.9 Proposed East Elevation

Key

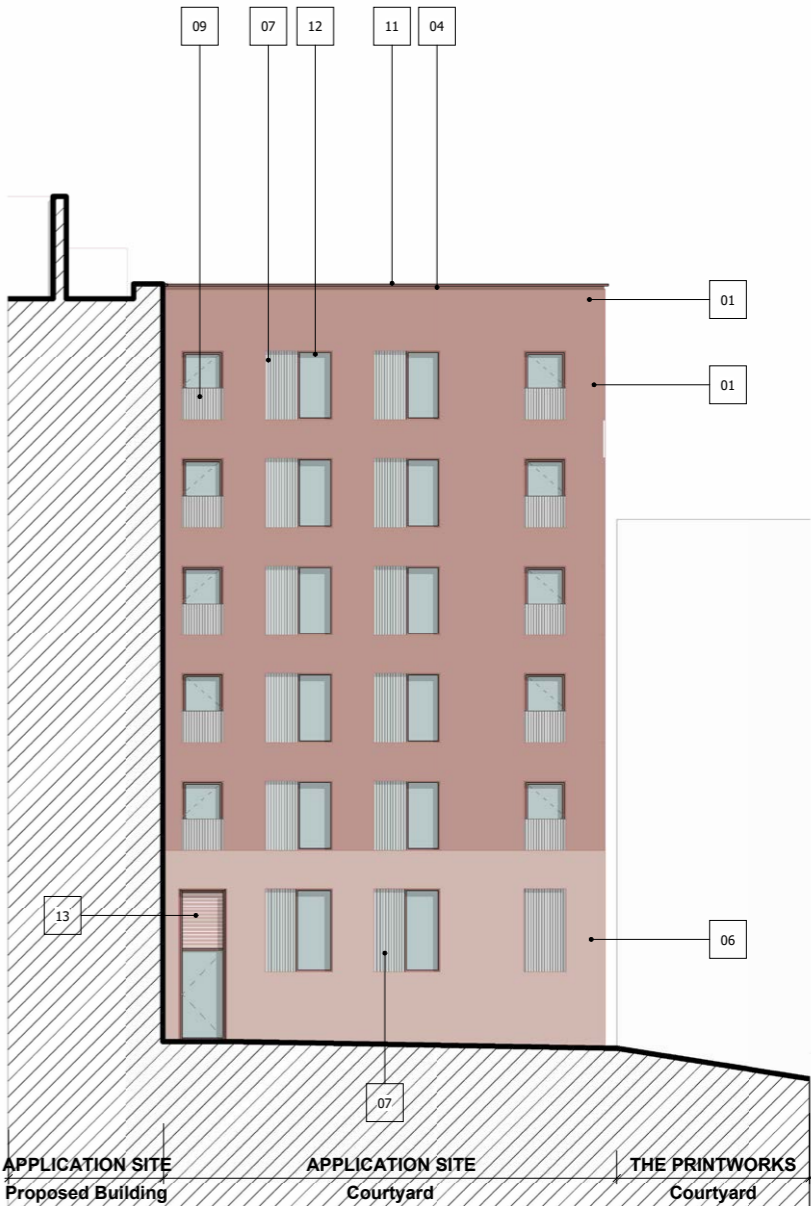
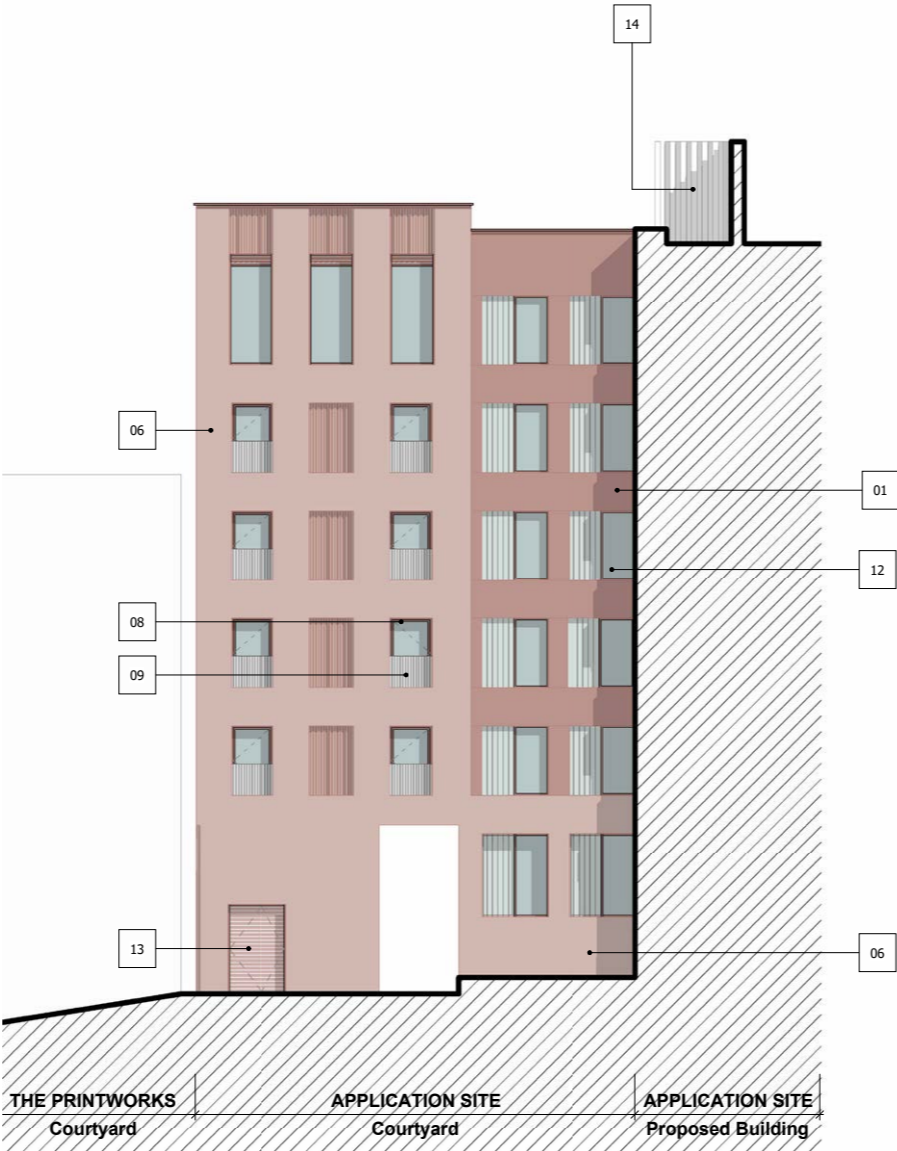
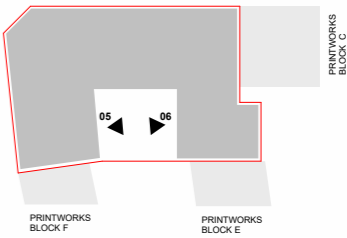
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Colour: Soft red/pink, subject to final brick specification
- 02 **Brick Type A: Brick Special Type I**
Small Chevron Articulation
- 03 **Brick Type A: Brick Special Type II**
Large Chevron Articulation
- 04 **Brick Type A: Header Bond Brickwork**
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Perforated PPC mesh - Colour to match brick
- 08 **Metal Fixed Screen B: Large chevron profiled screen in front of openable glazed panel**
Perforated PPC mesh - Colour to match brick
- 09 **Metal Balustrade A: Small chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
- 10 **Metal Balustrade B: Large chevron profiled juliet balustrade**
Perforated PPC mesh - Colour to match brick
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- 12 **Door & Window Frames:** Composite Timber Aluminium, Colour complementary to brick
- 13 **Louvre Panels:** PPC - Colour complementary to brick, RAL 3012 or similar, subject to final brick specification
- 14 **Plant Screen: Large chevron profiled screen**
Perforated PPC mesh - Colour to match brick



5.10 Proposed Internal Courtyard Elevations

Key

- 01 **Brick Type A: Stretcher Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
- 02 **Brick Type A: Brick Special Type I**
Small Chevron Articulation
- 03 **Brick Type A: Brick Special Type II**
Large Chevron Articulation
- 04 **Brick Type A: Header Bond Brickwork**
Colour: Soft red/pink, subject to final brick specification
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- 08 **Metal Fixed Screen B: Large chevron profiled screen in front of openable glazed panel**
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- 09 **Metal Balustrade A: Small chevron profiled juliet balustrade**
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- 13 **Louvre Panels:** PPC - Colour complementary to brick, RAL 3012 or similar, subject to final brick specification
- 14 **Plant Screen: Large chevron profiled screen**
Perforated PPC mesh - Colour to match brick



5.11 CGI View 01

Summerland Street Corner
Pillar Visuals



5.12 CGI View 02

Summerland Street Entrance *Pillar Visuals*



5.13 CGI View 03

Internal Courtyard *Pillar Visuals*



6.0 Landscape Proposal

6.1 Existing Landscaping: Site

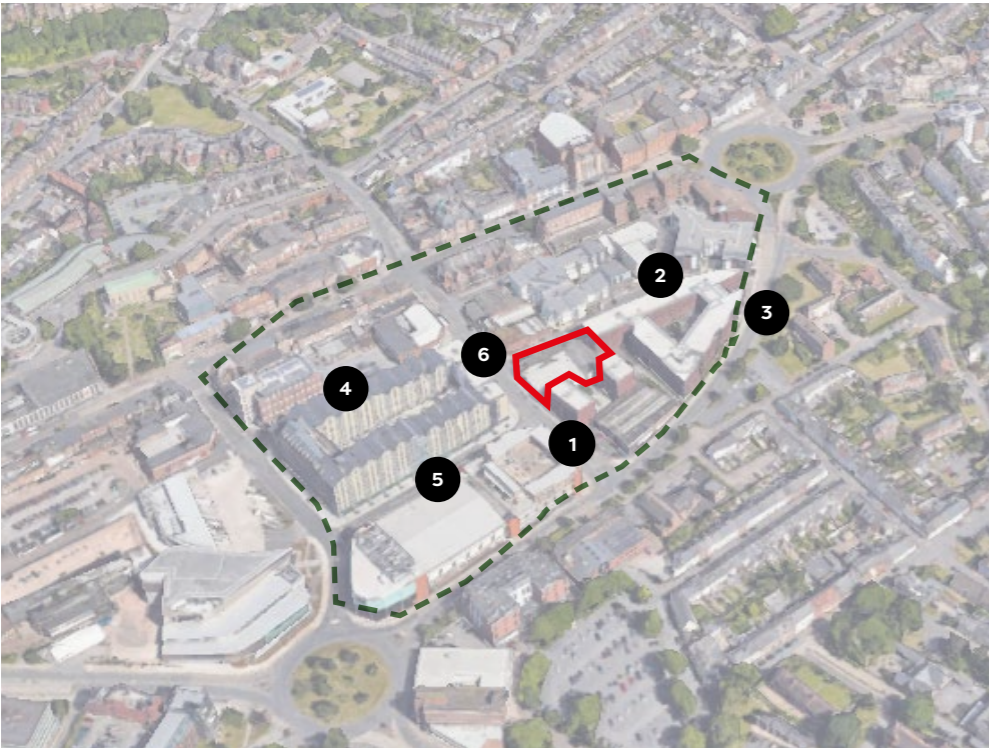
Existing Site And Surroundings

As one approaches the site, the existing green space becomes increasingly scarce, with minimal soft landscaping in the immediate surroundings.

The observed landscaping elements include:

- Isolated planting (trees and planters)
- Limited low-level defensible planting
- Sparse green buffers along building perimeters

Existing Surrounding Site - Observed Landscape Features



1 The Printworks - Limited Greenery



2 Verney Street - Limited Greenery



4 Bampfylde Street - Limited Greenery



3 Western Way - Green Boulevard



5 Belgrave Road - Limited Greenery

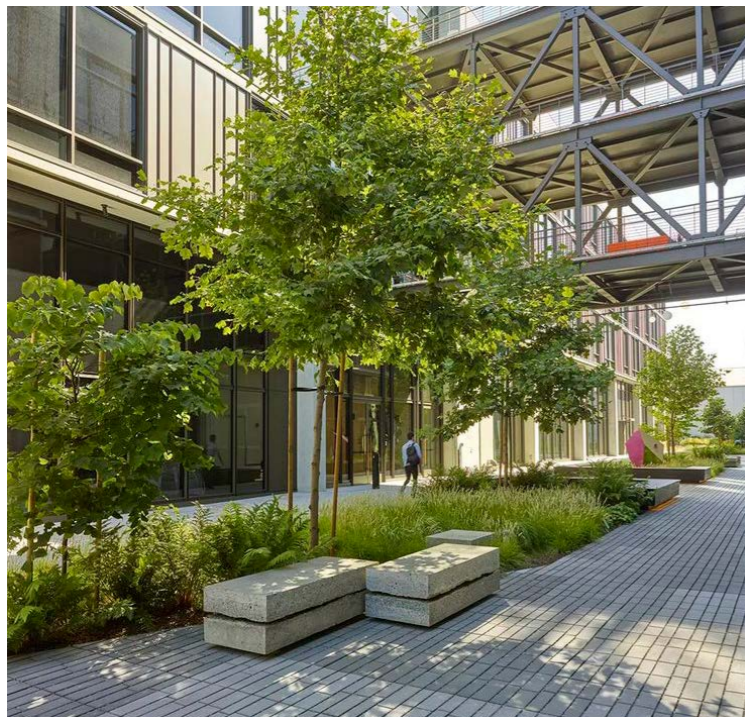


6 Summerland Street - No Greenery

6.2 Landscape Aspirations: Internal Courtyard

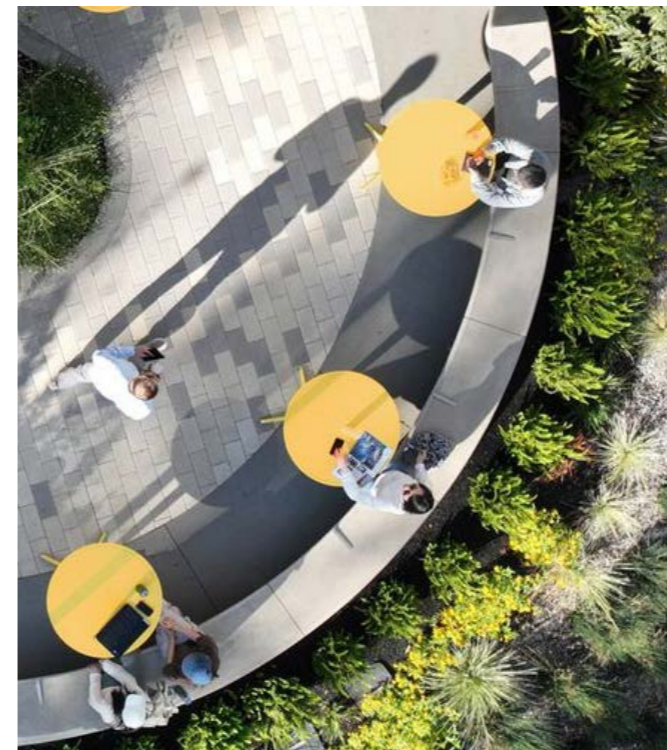
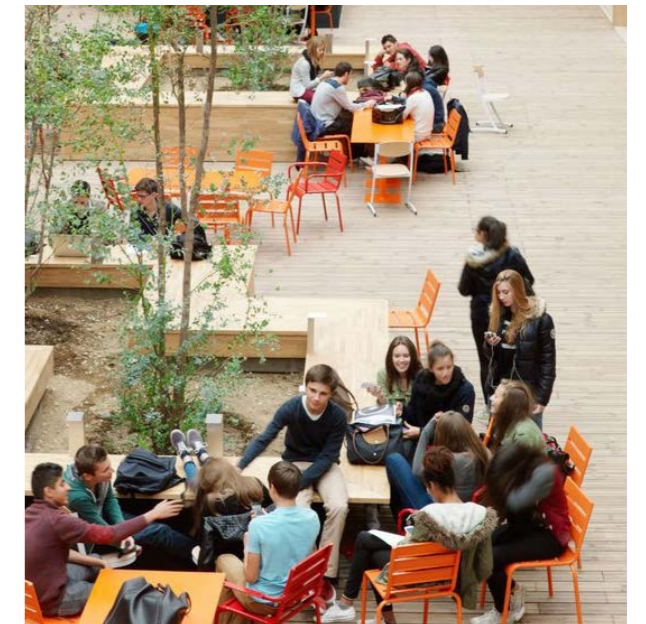
Flow

The aspiration is to create a landscape design featuring interwoven pathways that connect primary and secondary routes through the courtyard. These meandering paths will combine tactile soft and hard landscaping with low-level kerbs, all set within a lush green environment to evoke a green oasis with minimal hard boundaries or thresholds.



Activity

Landscape pockets within the courtyard are designed to offer multiple spaces for activities, meetings, or relaxation, set against a green backdrop. Each pocket will offer a different sense of space and intimacy depending on its location.



6.3 Landscape Narrative

Landscape Narrative

The courtyard landscape has been designed to integrate seamlessly with the public realm along Summerland Street, creating a cohesive and active external amenity for students to enjoy. The following key landscape elements have been introduced:

The Boulevard



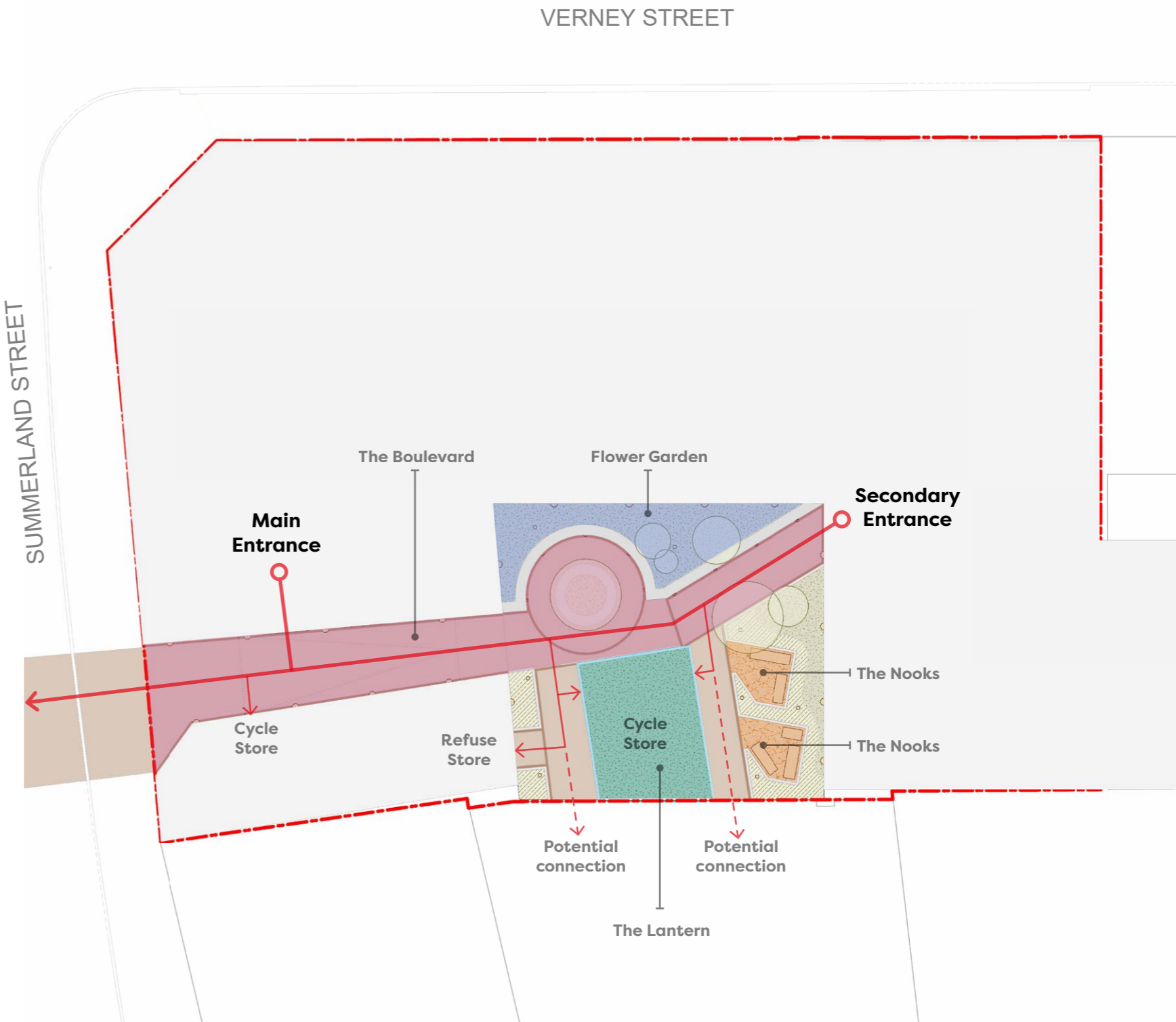
The Nooks



The Flower Garden



The Lantern



6.4 Landscape Proposal

Landscape Proposal

Each defined landscape element within the courtyard has been assessed based on its location, level of privacy, proximity to other elements, and intended function, and has been designed accordingly.



The Flower Garden:

A garden designed with a vibrant mix of plant species and colours, featuring pollinator-friendly planting to create a green, engaging, and versatile space.

The Boulevard:

This primary axis connects to the existing footpaths, activating the entrance and creating both a visual and physical extension of Belgrave Road. It guides students seamlessly from the public realm into the green courtyard.



The Nooks:

These are pockets that are tucked away within the landscape. They are clearings with soft landscaping furnished with reclaimed seating, providing space for more intimate gatherings.



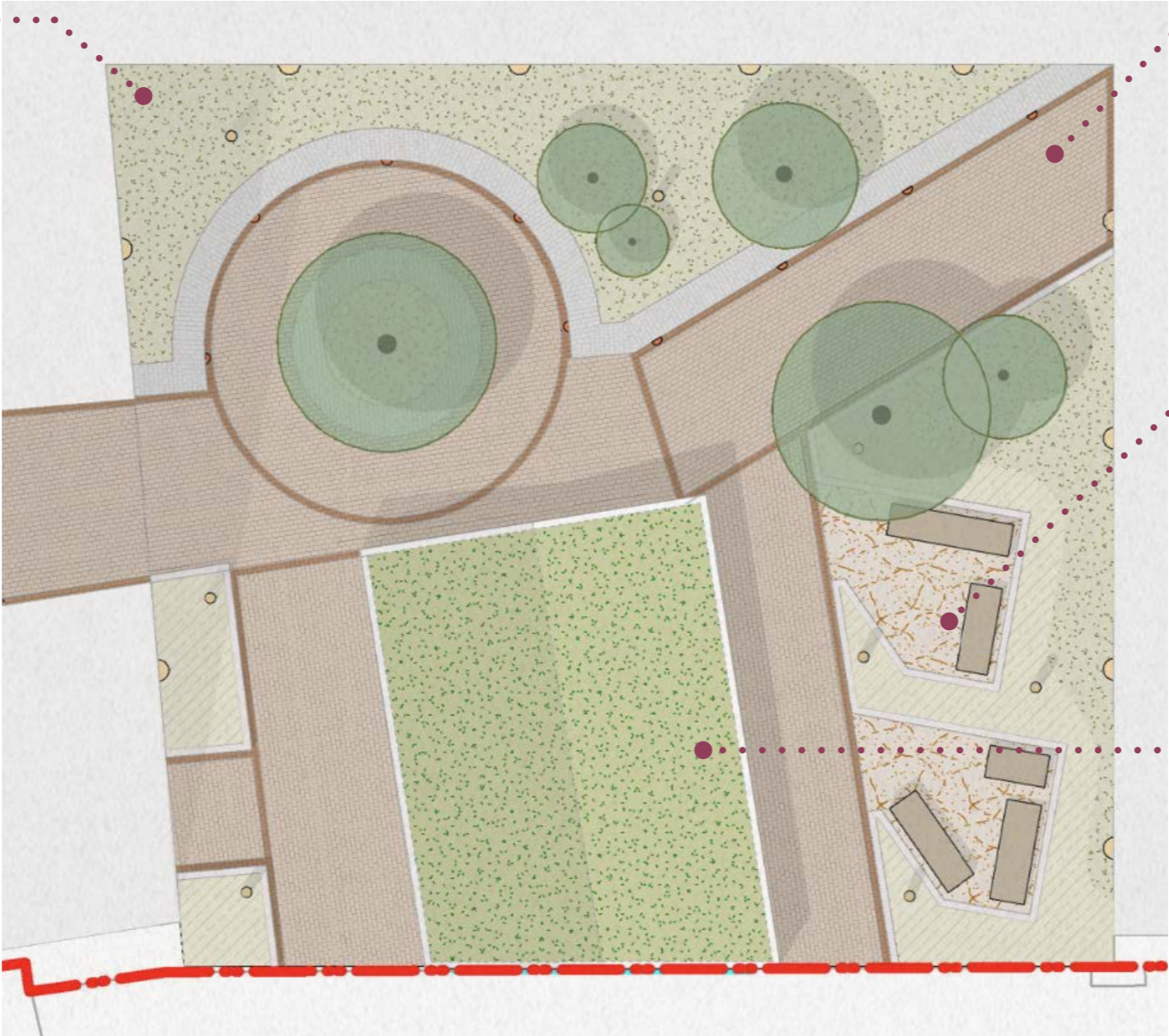
The Lantern :

A lightweight structure that functions both as a cycle store and as a striking focal point within the landscape. With low lighting level illumination at night, it becomes a distinctive beacon and visual landmark.



Key

- | | | | |
|--|-------------------------------|--|------------------------------------|
| | Ornamental perennial planting | | Brick Seating/Planter |
| | Shade tolerant shrubs | | Timber Log Seating |
| | Wildflower Roof (Cycle Store) | | Small Multi-Stem Tree |
| | Paving Type 01 | | Lighting Bollard |
| | Recycled Crushed Brick | | Wall-Mounted Lighting (High-Level) |
| | Kerb Type 01 | | Wall-Mounted Lighting (Low-Level) |
| | Kerb Type 02 | | |



6.5 Soft Landscaping



Pinus Mungo



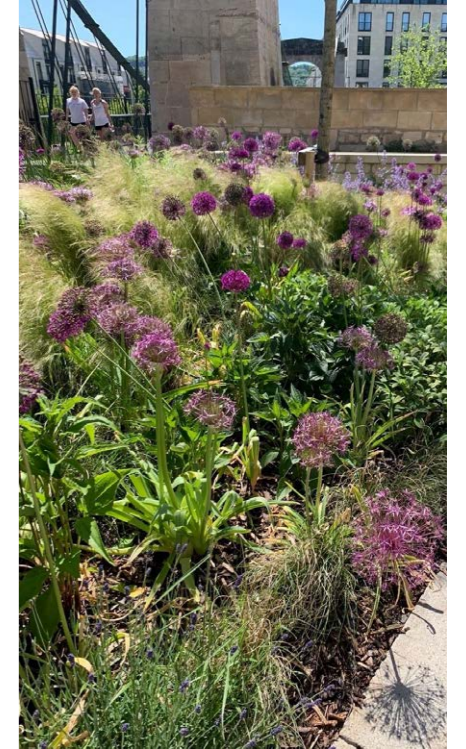
Salvia Officinalis



Amelanchier Lamarckii



Quaking Grass



Evening Primrose



Common Knapweed



Valerian

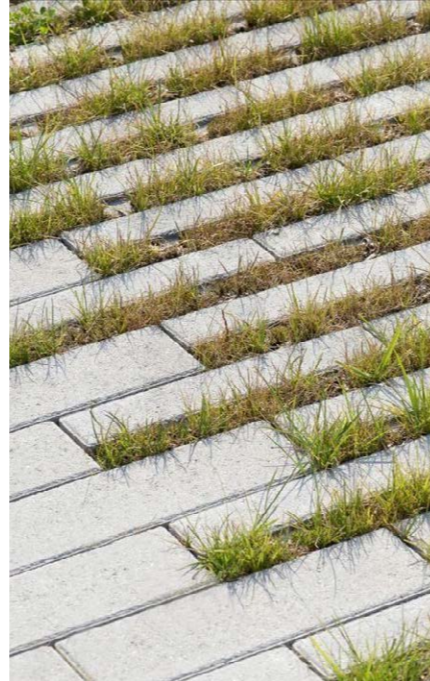
6.6 Hard Landscaping



Clay Paving

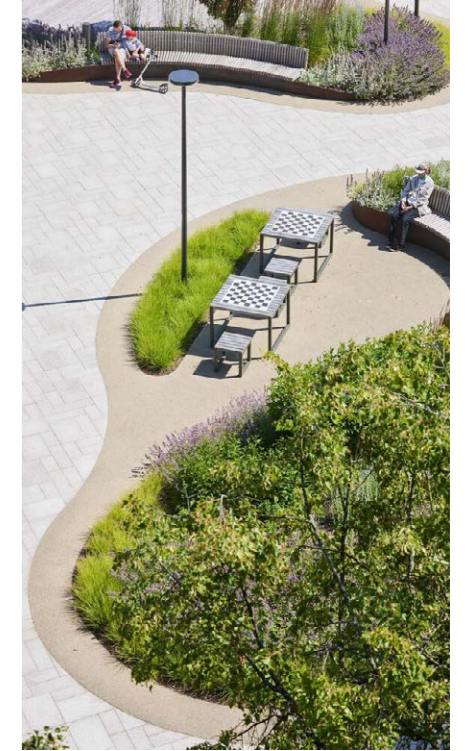


Flexible Seating

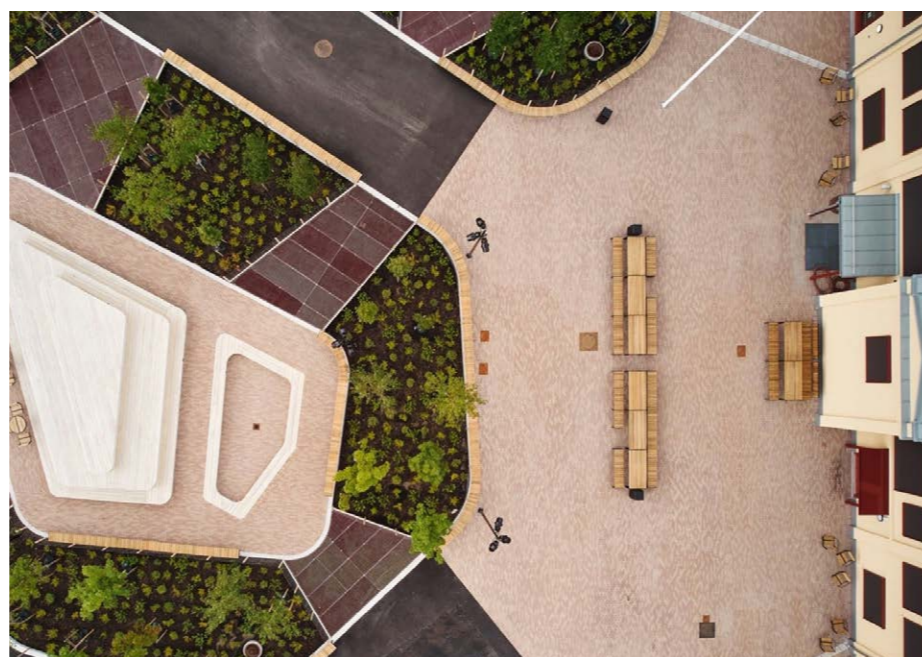


Grass Jointing

Dynamic Trail to Nooks for Small Gathering

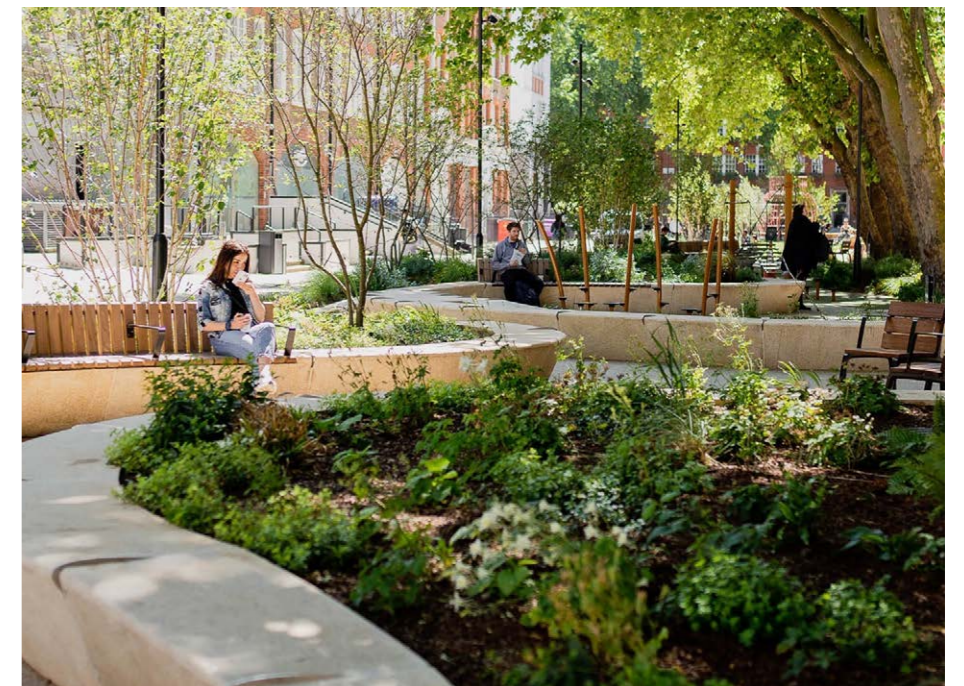


Elegant Curved Seating with Planting Beds



Mixed Material Defining Zones

Shaded Seating Plaza



6.7 Sustainability Aspirations

Sustainability Aspirations

Below are the key sustainability aspirations for the scheme, established at the outset in collaboration with the client and design team:

- The development aims to be zero-emissions on site, with no on-site fossil fuel plant and aim for an all-electric servicing strategy. It is noted that this is dependent on whether the scheme connects to the Exeter District Heating Network and the nature of its energy sources;
- A whole life carbon approach will be adopted, prioritising energy efficiency through high fabric performance - targeting compliance with the Future Homes Standard as a minimum;
- Energy intensity metrics will be established to monitor and drive continuous performance improvements;
- On-site renewable energy generation will be maximised through photovoltaic (PV) panels;
- Passive design measures will be incorporated, such as high-performance glazing, thermal mass, and natural ventilation (e.g. cross-ventilation), alongside free cooling strategies like green roofs;
- The energy strategy will aim to incorporate low or zero carbon (LZC) technologies, including PVs and connection to the Exeter District Heating Network. If connection to the network is not feasible, low-carbon heating will be delivered via air source heat pumps;
- Benefiting from the ongoing decarbonisation of the electricity grid;
- The scheme will aim to achieve a minimum BREEAM 'Excellent' rating;
- Cradle-to-Cradle in the context of building works; and
- Low-carbon approach to operational strategy.

For further details, please refer to Greengage Sustainability Statement.



Native Planting to Enhance Biodiversity



Embracing Circular Economy



Biosolar Roof



Sustainable Urban Drainage Naturally Integrated in Landscape