Fifth Floor Plan

At fifth floor a more dramatic cut back in footprint is proposed to Block C, both at the eastern end and centrally, the latter of which creates a significant external amenity space for residents, with opportunities for organised events such as outdoor cinema and communal activities.

The remaining building footprint is stepped inwards to reduce the overall mass and create external terraces to all upper storey apartments, maximising views and outlook in all directions from this floor.

Room Key

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

Roof Plan

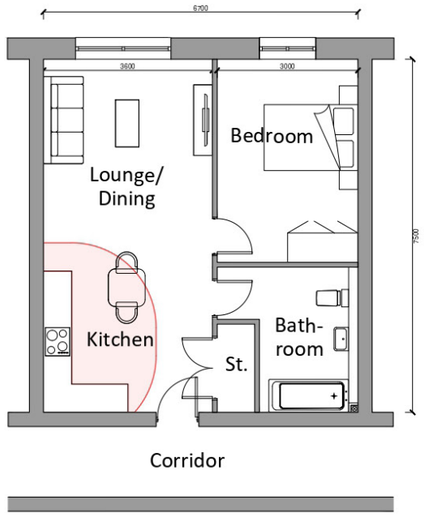
The roof of Block C offers a substantial opportunity for photovoltaics to support the energy supply to the new development as part of the zero-carbon strategy.

Apartment Space Planning

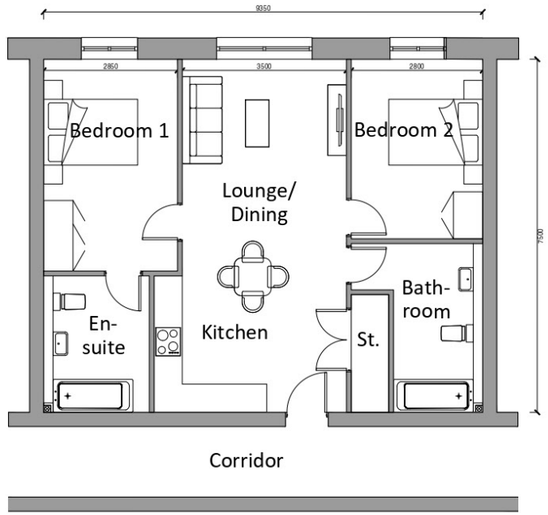
The benefits of Open Plan

The size of individual units for the BTR accommodation are based upon the Nationally Described Space Standards (NDSS). These are set out as a minimum of;
1 Bed 2 Person – 50sqm
2 Bed 3 Person – 61qm
2 Bed 4 Person – 70 sqm
3 Bed 6 Person – 95sqm

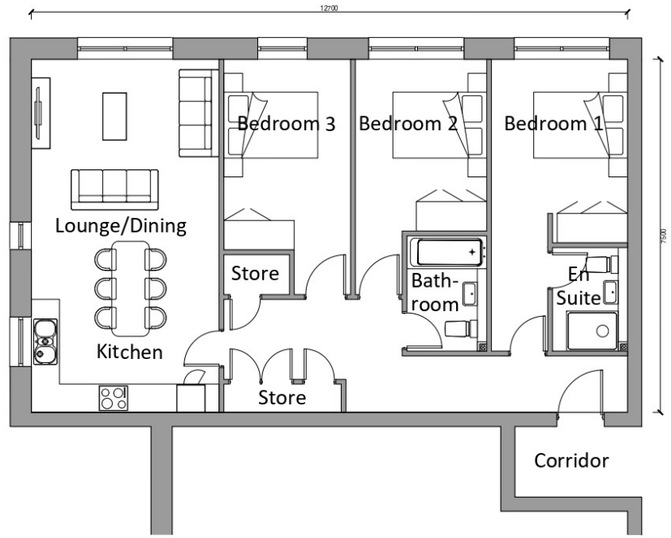
For the co-living accommodation, we have worked to various sizes to allow a variety in provision with the larger units aimed at for accommodation for couples rather than individuals. This is supported by the communal spaces provided.
Co-living – 17sqm minimum
Co-living – 20sqm minimum
Co-living – 25sqm minimum



Typical 1B2P
50.2sqm
540sqft



Typical 2B4P
70.1sqm
755sqft



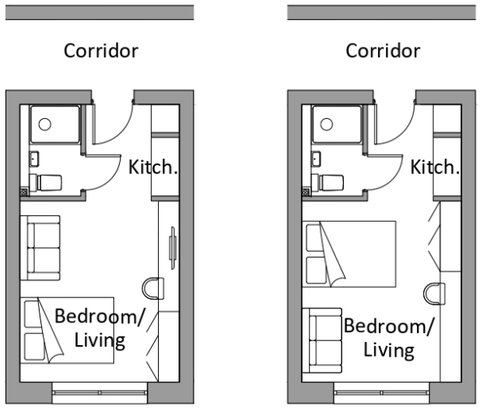
Typical 3B6P
95sqm
1,023sqft

Early space planning principles established for apartment typologies and adapted to suit individual block layouts

To maximise the usable space within the apartments and to suit the requirements of modern-day living, the units where possible are laid out in an open plan, ‘dumbell’ arrangement, with access directly off the corridors to the living / kitchen / dining areas, with bedrooms and bathrooms accessed off the central space.

This increases efficiency within the apartments and allows for a lighter and more spacious entrance with natural light visible upon entry, whilst still maintaining sufficient storage space commensurate with the entranceway. These layouts are supported by a sprinkler system to all residential blocks.

Where this arrangement is not achievable, often at the ends of corridors for example a more traditional corridor arrangement is utilised, typically with the 3-bed units.



Co-Living Unit
20.1sqm
216sqft

Accommodation Schedule

Summary

As well as creating retail, restaurants, cafes and bars the scheme now provides for some 246 build-to-rent residential apartments and 188 co-living studios' of various sizes and mix.

These are served by a variety of internal and external amenity provisions both private and shared, consisting of;

- Gym
- Residents lounges
- Communal Kitchens / dining rooms
- Private dining space
- Private cinema
- Rooftop cinema opportunities
- Shared workspace
- WeWash laundry facilities
- Private terraces / balconies
- Courtyards
- Communal rooftop terraces

Master Accommodation Schedule

Project Title:	Haven Road, Exeter
Client:	Welbeck CP
BIM Reference:	HREXE-PWA-00-ZZ-SA-A-0025-G1
Status:	PLANNING
Date of Issue:	29/07/2022
Author:	JW
Checker:	AM

EXECUTIVE SUMMARY

	Unit No.	Bed	Person	Flat Net*		Private Amenity (External)		Communal Amenity (Internal)		Communal Amenity (External)		Communal Areas (Lobbies, cores etc.)		Cycle Spaces	Commercial		Management GIA		Plant (External) GIA		Plant (Internal) GIA		Building GIA		Building GEA	
				Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft		Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft	Sqm	Sq Ft
BLOCK A TOTAL	22	35	69	1363	14676	306	3298	0	0	99	1061	395	4253	25	349	3752	0	0	106	1143	128	1374	2355	25346	2624	28242
BLOCK B TOTAL	21	28	56	1252	13476	125	1350	0	0	0	0	277	2986	21	220	2372	0	0	67	722	35	372	1879	20222	2110	22716
BLOCK C TOTAL	203	336	666	13213	142228	1762	18966	510	5490	1638	17635	2408	25923	237	0	0	0	0	166	1791	550	5915	17858	192222	19000	204510
BLOCK D TOTAL	188	188	376	3973	42764	428	4604	565	6083	844	9082	1728	18603	188	70	756	113	1218	185	1986	280	3015	7187	77357	7840	84384
GRAND TOTAL	434	587	1167	19802	213143	2621	28218	1075	11573	2581	27777	4809	51764	471	639	6879	113	1218	524	5642	992	10675	29278	315147	31573	339853
CO-LIVING SUB-TOTAL	188	188	376	3973	42764	428	4604	565	6083	844	9082	1728	18603	188	70	756	113	1218	185	1986	280	3015	7187	77357	7840	84384
RESIDENTIAL SUB-TOTAL	246	399	791	15829	170379	2193	23614	510	5490	1737	18695	3081	33162	283	569	6124	0	0	339	3656	712	7660	22091	237790	23734	255468

BTR Mix	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	TOTAL	RATIO
BLOCK A								
1 Bed 2 Person	0	7	4	2			13	59%
2 Bed 4 Person	2	3	1	0			6	27%
3 Bed 6 Person	1	0	1	1			3	14%
TOTALS	3	10	6	3			22	100%
BLOCK B								
1 Bed 2 Person	2	4	4	4			14	67%
2 Bed 4 Person	1	2	2	2			7	33%
3 Bed 6 Person							0	0%
TOTALS		6	6	6			21	100%
BLOCK C								
1 Bed 2 Person	12	23	22	22	19	6	104	51%
2 Bed 4 Person	10	15	13	13	10	3	64	32%
3 Bed 6 Person	5	6	8	7	6	3	35	17%
TOTALS	27	44	43	42	35	12	203	100%

BTR TOTAL	RATIO
1 Bed 2 Person	59%
2 Bed 4 Person	31%
3 Bed 6 Person	10%

All areas stated are in accordance with the current level of design development and as such are subject to change.

Areas are approximate and rounded to the nearest whole number currently based upon PWA Site Plans;

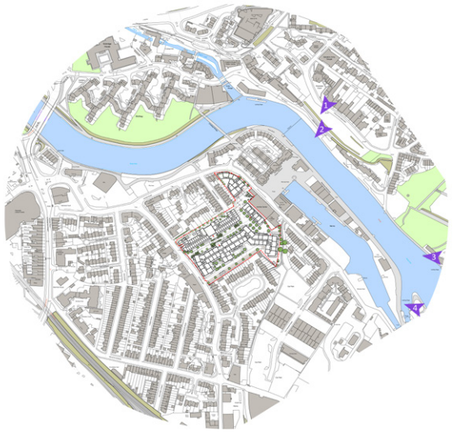
HREXE-PWA-00-B0-DR-A-0049-G1
HREXE-PWA-00-00-DR-A-0050-G1
HREXE-PWA-00-01-DR-A-0051-G1
HREXE-PWA-00-02-DR-A-0052-G1
HREXE-PWA-00-03-DR-A-0053-G1
HREXE-PWA-00-04-DR-A-0054-G1
HREXE-PWA-00-05-DR-A-0055-G1
HREXE-PWA-00-06-DR-A-0056-G1

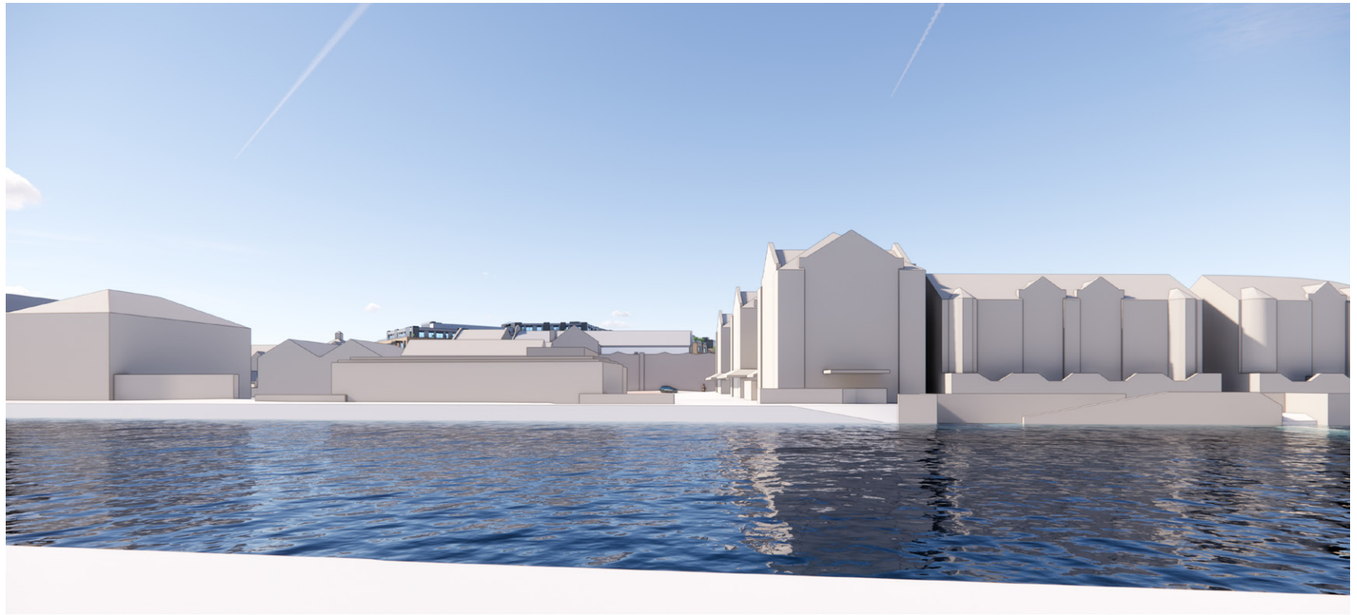
13.0 Scale, Massing & Appearance

Indicative Massing Model - Key Distant Views

As demonstrated previously, the impact of the scheme on key distant views is of particular interest and analysis. The views shown from Colleton Crescent and the Quayside demonstrate a significant improvement on initial proposals and that the current proposed massing fits comfortably within the surrounding context and does not break the horizon line of the hills in the distance. The stepped nature of the buildings at the periphery blends the scale of the proposals in with neighbouring buildings suggesting that the proposed development will not be of detriment to these viewpoints or to numerous others we have explored.

1 - View from Colleton Crescent





2 - View from The Quayside

3 - View from the Quayside at the bottom of Larkbeare Road

4 - View from junction between the River Exe and the Ship Canal

Massing Model - Key Distant Views

Massing Views - Street Level Upon Approach

When the scheme is viewed at street level, the configuration and massing of the development continues to suggest the proposals are well tailored and fit into the urban fabric of the surrounding area.

The building's relationships to neighbouring properties fit well with the current streetscenes and they do not impose on the scale of the area.

Views within the scheme confirm the massing and spaces created between buildings allow for positive relationships and opportunities for successful public realm and landscaping to create a safe well used pedestrian dominated connection.

1 - View from Piazza Terracina towards the entrance to the scheme

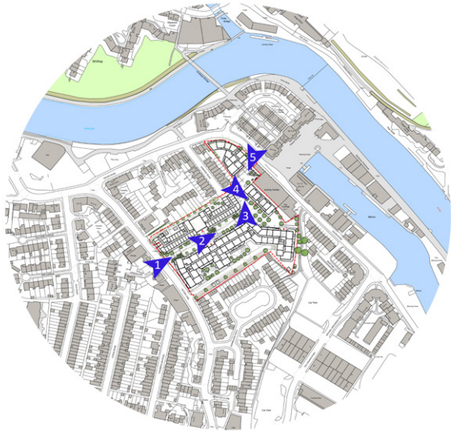
2 - View from the junction of Water Lane and Haven Road

3 - View from the southern end of Water Lane

4 - View from the north eastern site connection to Haven Road

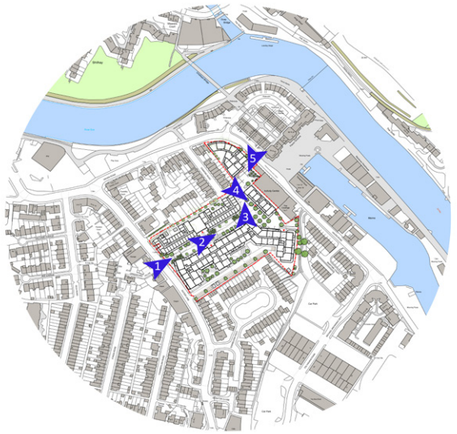
5 - View from Haven Road at the junction with Diamond Road

Massing Views - Street Level Upon Approach



1 - View from Water Lane looking along the new public realm spine

Massing Model Views - Street Level Within the Scheme



2 - View along the Main Street

3 - Of Block B view towards Block A/B from the t-junction of the public realm

4 -View along public realm in front of Block B

5 - View from the Haven Road at the entrance way to the scheme

Massing Model Views - Street Level Within the Scheme