

4.0

PROPOSAL

4.5

LANDSCAPE

Landscape

The intention is to maintain much of the existing vegetation along the northern and eastern boundaries (1), and the western boundary will receive a new planted screen (2).

The centre of the site will be transformed into a new amenity courtyard space (3) for the residents, featuring mainly hard landscaping with planting, whilst the rear of the properties on Victoria St (6) will be enhanced through the introduction of subtle planting and tree placements. The space located in the Central/North Block are positioned on the lower ground floor, utilising the full extent of the excavated footprint.

Further to the above, a new entryway (4) has been created at the entrance off Victoria Street, enhancing the street-scape of the immediate area.

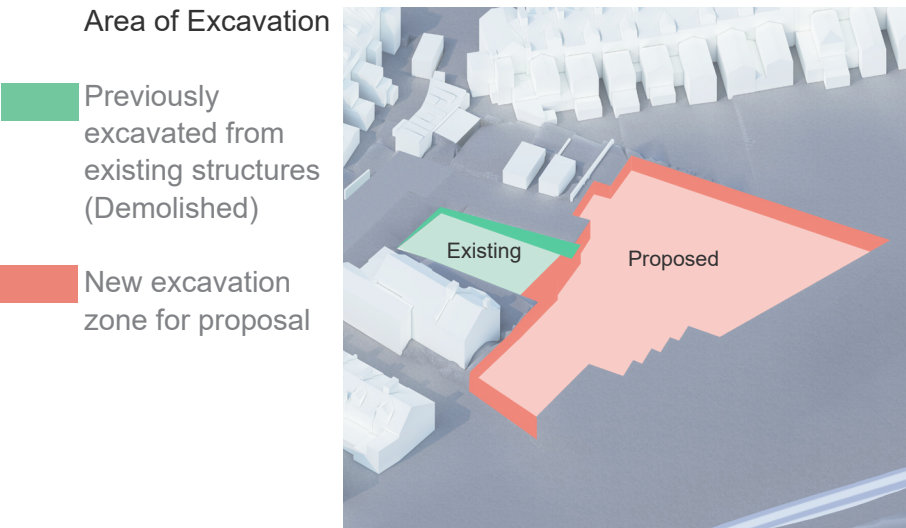
The flat roof areas (5) on the South, Central and Northern Blocks will have extensive green roofs and PV's. These will assist and enhance the site wide biodiversity.

Ecology

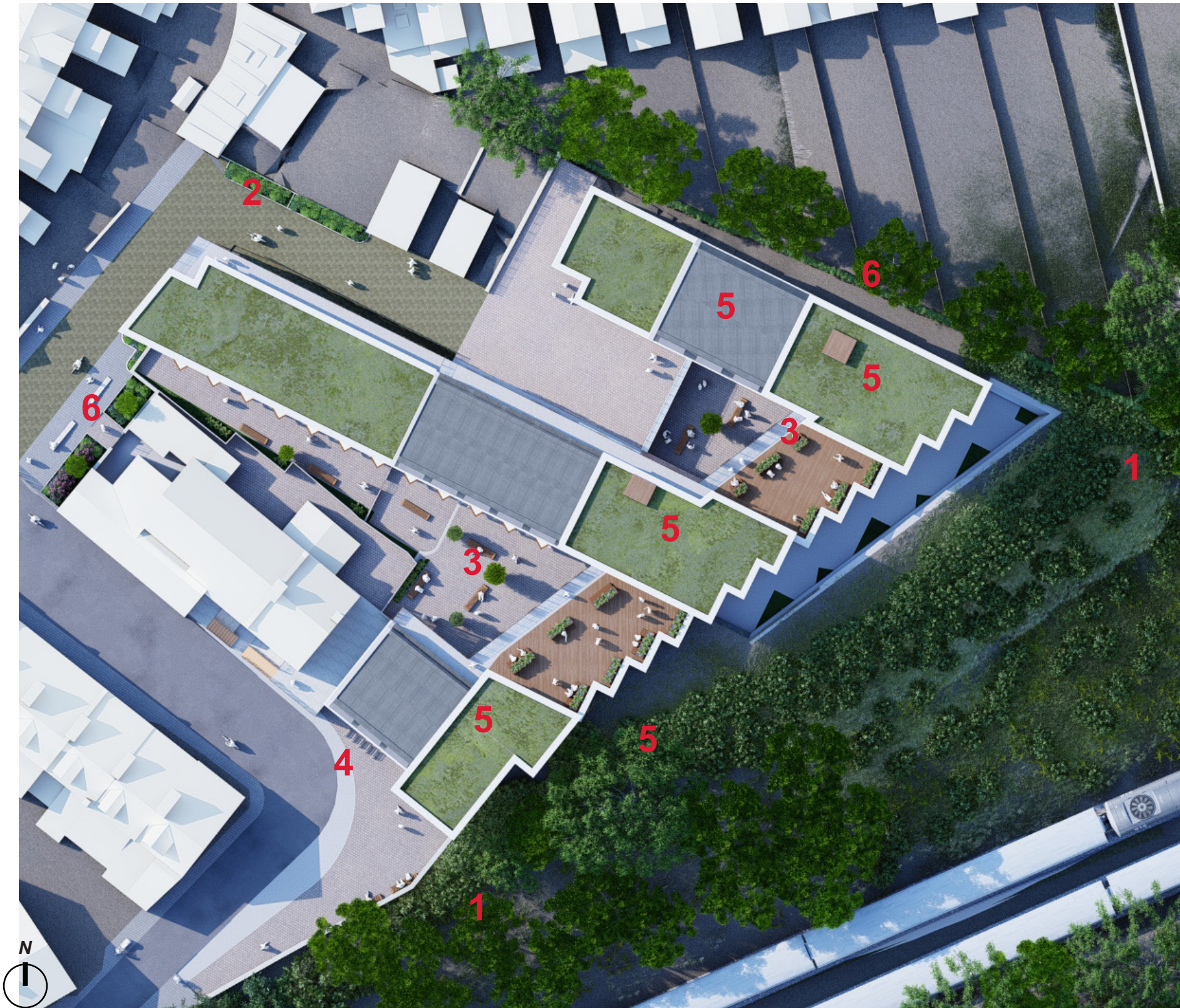
An Ecology report accompanies this document.

Trees

An Arboricultural Impact Assessment accompanies this document.



* PLEASE REFER TO DRAWING NO. 092 200 OF STEELE LANDSCAPE DESIGN SUBMITTED ALONGSIDE THE APPLICATION FOR MORE DETAILS ON THE LANDSCAPING PROPOSAL.



Concept Site Plan

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PROPOSAL

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SITE AND ACCESS

The scheme embraces the opportunities of the site in order to positively contribute towards the area. Efforts have also been made to make the most of the site constraints which present some design challenges. With this in mind, the following principles have been set to introduce a scheme to the area:

- Develop the site in a manner that can comfortably accommodate co-living accommodation
- Produce a high-quality design that enhances the landscape & increases biodiversity
- Create a development that is responsive to local need
- Produce a positive relationship with the neighbouring residential buildings
- Make an efficient use of space given the abnormal shape and steep topography of the site
- Provide a successful access strategy which connects the site back to Victoria Street and South View Terrace
- Balance the interface between the private development and the external public realm space

The primary access is situated along the south boundary of the site along the residential terraces to Victoria Street and on the junction connecting south view terrace. Pedestrian routes loop around the northern perimeter of the site as well as circulating within, providing direct access to all building entrances via short routes. The proposal creates a main entryway through the proposed south block, into the schemes primary courtyard, which creates the heart of the development at the forefront of the design.

↔

Victoria Street

↔

Existing site access

↔

Pedestrian routes



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ACCESS TO LIGHT

View, Light and Privacy


Due to the constraints of the boundary line we have had to design the east facade in a stepped fashion to make the most of the views and solar gain from the south.


In turn, the continuous stepped facade enables each unit to have a longer line-of-site down the valley and onto/towards the city centre. In addition, we are now able to utilise large windows on this facade for a higher access to sunlight while considering privacy for the surrounding buildings that currently exist.

The overall orientation of the proposal utilises access to direct south sunlight, ensuring that all three blocks enjoy enhanced solar gain while minimising the amount of units that have less access due to facing north.

Solar Gain

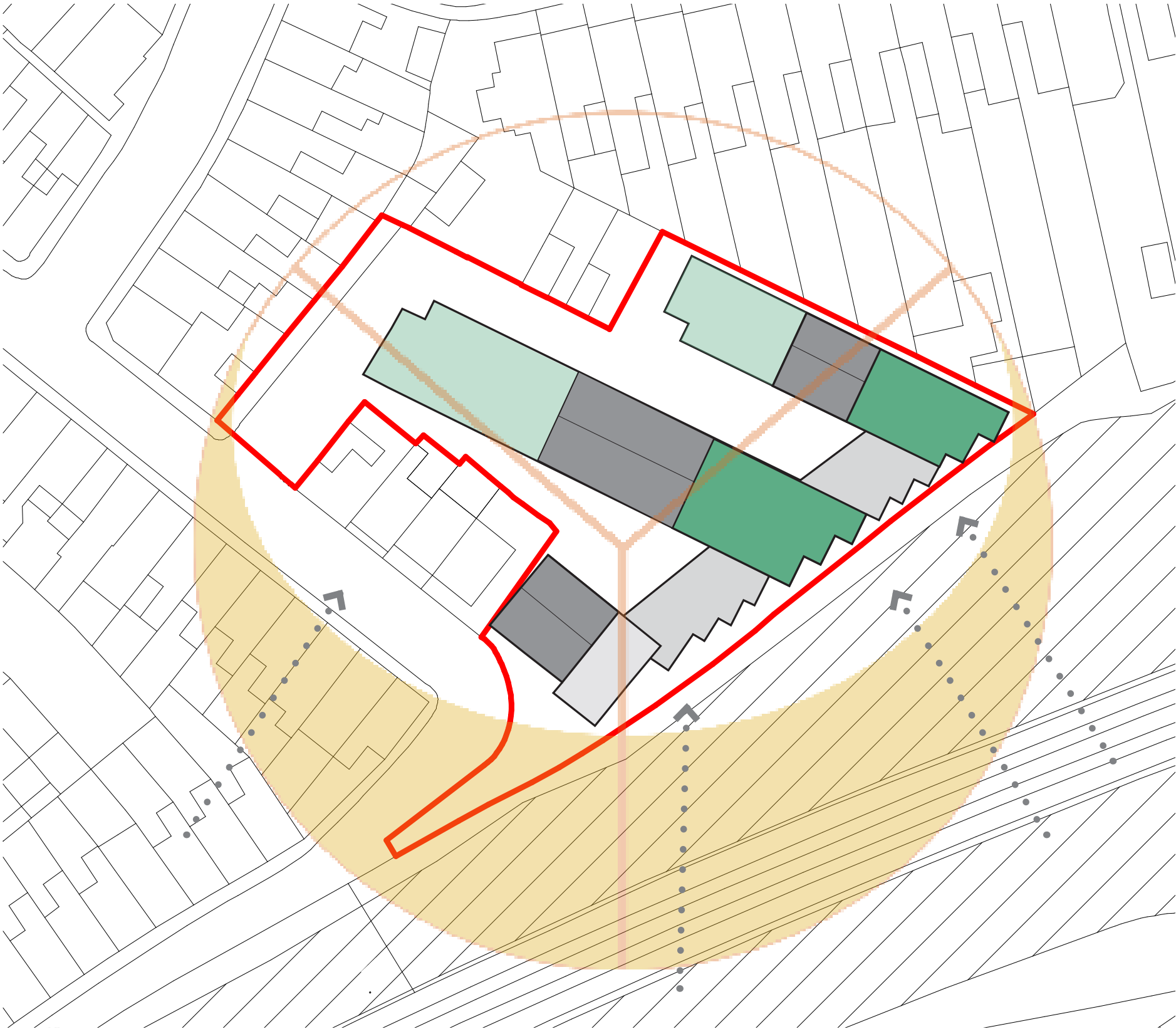
Due to the elevation of the site north-south axis of the site, both the south-easterly and south-westerly aspects benefit from solar gain.

- 

Exposure
- 

Solar gain
- 

Site Boundary



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EDGES AND BOUNDARIES

Making the Most of the Constraints

The scheme embraces the opportunities of the site in order to positively contribute towards the area. Efforts have also been made to make the most of the site constraints which present a some design challenges. With this in mind, the following principles have been set to introduce a scheme to the area:

Due to the location of the site and proximity to near by residential dwellings, the design has taken into high level consideration and analysis of the edge and boundary treatment.

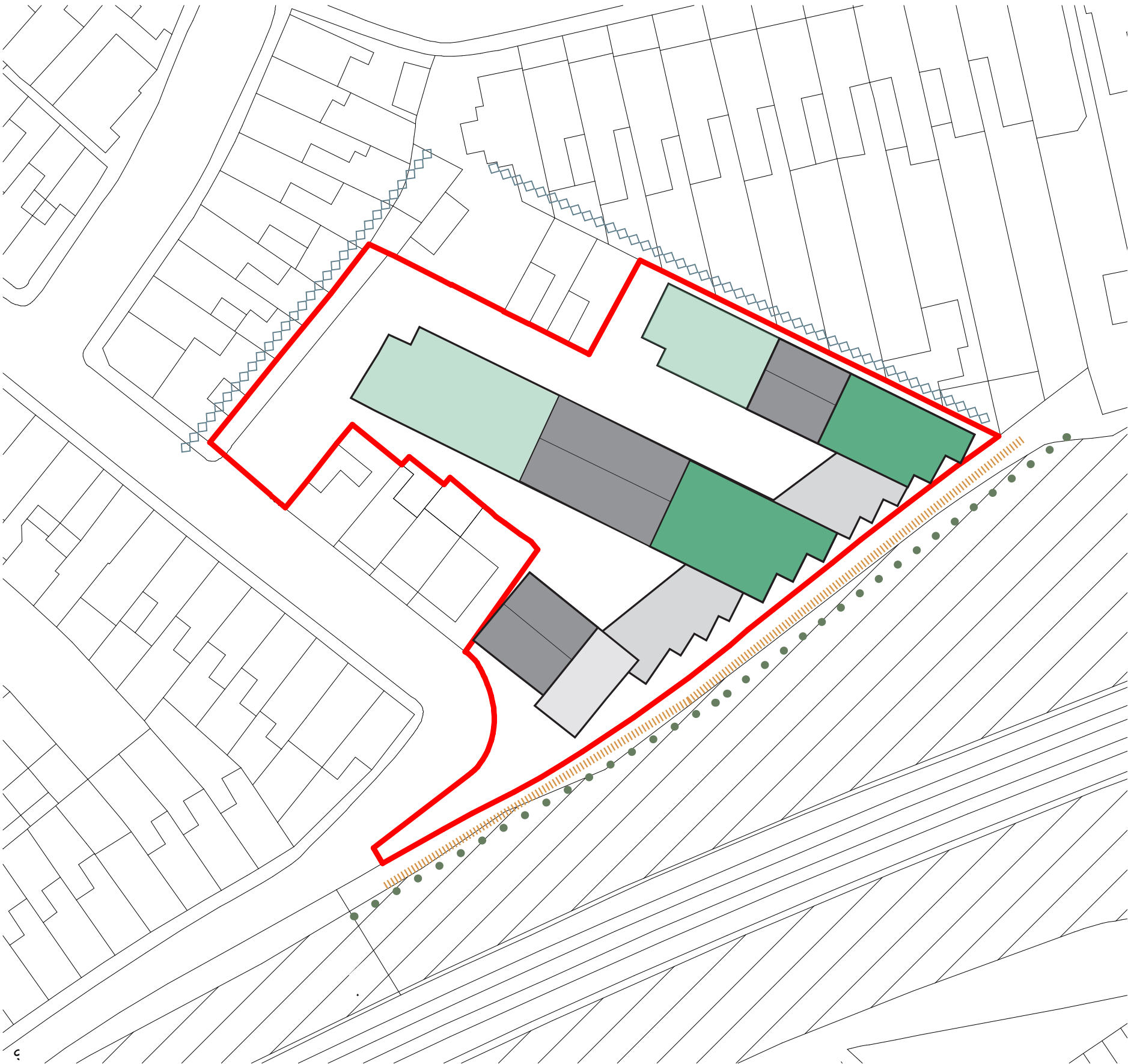
The boundary to the North Block has no fenestration and outlook in order to ensure the houses to Prospect Park not overlooked. Similarly on the West elevation to the North and Central block include no fenestration.

The east boundary treatment takes advantage of the views and visual aspect of the railway line and tree-scape which provides the residents view from the east facade with sights to greener, trees and views across Exeter.

Edges and Boundaries

There is a hard boarder to the south east of the site where the valley containing the railway tracks are situated. This is defined by a tree-line and secure fences. The site is also surrounded by fenced-off residential terrace gardens.

- Tree screening
- Fence-lined
- Boundary Wall (Railway)



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VIEWS AND OUTLOOKS

Street and Railway Views:





Due to the relatively contained boundaries of the site and its limitations in terms of privacy the proposal has to make the most out of the views provided along the street and the boundary to the railway line. In turn, the primary views shown are what the residents will experience externally and internally.

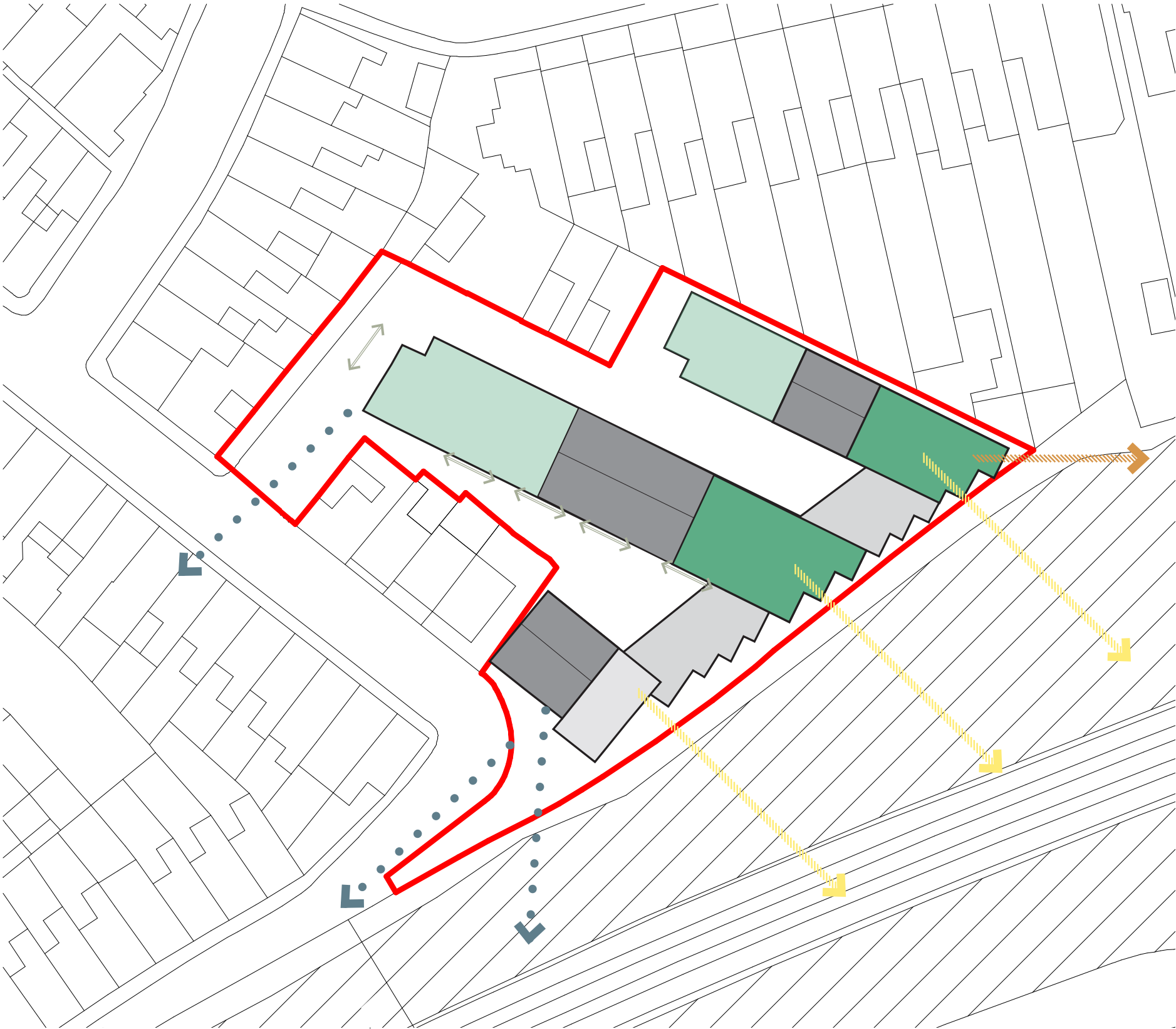
However, due to the requirement for opaque windows have used extruded windows to optimise the views out onto the valley as shown via the yellow arrows in the digram.

Due to the sites heightened elevation we are able to optimise views down onto the stadium and across the south of Exeter. This view is enjoyed by all three blocks as each has a varying degree of height.

Views and outlooks

The site benefits from views overlooking the green space bound to the railway track within the valley. Despite the site being situated within a residential area, the majority of the residents benefit from biophilic elements to the south, east and west.

-  Views toward Green area/Railway Boundary
-  Views South West towards Stadium
-  Views down into valley/railway
-  Restricted views



4.0 | PROPOSAL

4.10 | ACCESS

4.10.1 | FIRE AND BIN ACCESS

Access for Fire Appliances

The external circulation has been optimised to give access to both a fire engine and bin truck within the site.

Any fire engine needing access to the site can enter either north via Culverland Road or south east via South View Terrace.

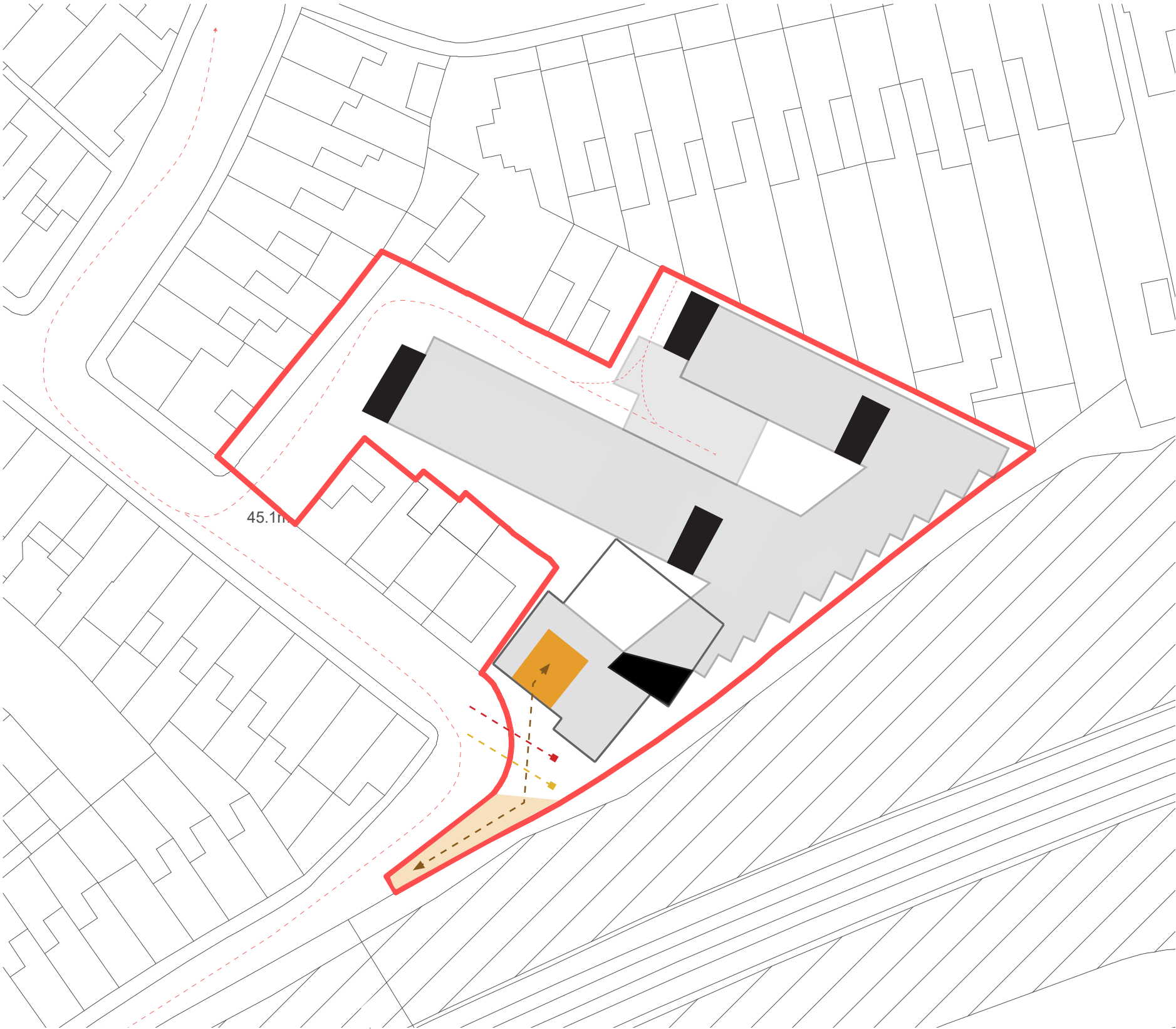
Once onto the site, a fire engine turning circle has been provided to allow a fire engine to meet the minimum distances with the Building Regulations. Detail analysis of this can be found in the Transport report.

Bin Provisions and Access

The bins are located within the southern block will be moved onto the main entry/exit to the site by the management team on bin collection days.

Locating the bins internally and securing them via no window access and secure entry coincides with section 57 (57.1) of the Secured by Design - Homes 2019. This reduces the chance of burglary and theft by ensuring little to no climbing obstacles are present on the site, including bins that would otherwise be located externally.

- Fire Engine Access and circulation with turning
- Bin Truck access
- Management team Bin circulation/move
- Temporary outside bin location
- Permanent bin storage facility
- Access core/stairwell
- Lower Ground Level (Sub-level for bicycle storage)



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4.10 | ACCESS

4.10.2 CYCLE PARKING/STORAGE

Cycle Provision and Access

1.5 spaces per resident (152 spaces total)

Proposed spaces = 154

Cycle Provision is located in the central block and is optimised to be easily accessible from Victoria Street.

154 long-term cycle racks will be provided internally within the cycle store, so each resident has the ability to store and easily access their bicycle in a safe and secure environment. These have been designed to be provided in two-tier cycle racks.

Secure by Design methods have been used to deter theft via locating the storage amenity within the block itself instead of on the street. However, short-term cycle storage will be located within the landscape for visitor cycle parking. These outside racks will be Sheffield stands that are easily and directly accessible from Victoria Street. This can be seen on the landscape design (drawing no.092 200).



Example of internal bike = storage with double stacker's solution to double the amount of provided storage.

- Circulation for Cyclists
- Bicycle Internal Storage and Access



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4.11 | CO-LOVING AMENITY SPACE

4.11.1 | AXONOMETRIC - GROUND FLOOR USES

Co-living has a large focus on amenity space for residents, and therefore the design and quality of the space provided has considered.

Internal Amenity Space

The majority of the internal amenity space is located between the North and Central block at ground floor level, at the heart of the scheme. To the south facade of the central block lies the main entrance, creating a welcoming and secure environment upon entrance to the site. This entrance space then connects onto the main amenity space, of which will be further developed with an interior designer at a later date.

External Amenity Space

The internal amenity space creates a connection between the two outdoor courtyards, allowing accessible and flexible amenity space for the residents. The courtyard to the north of the site is designed so that residents at this level have an outlook into the courtyard. Creating a secure but welcoming space for the residents to use.

Due to the location of the site, the main access route, cycle storage and refuse is located to the south block. Through the design and landscaping, this provides a clear and secure front to the development.

- RESIDENTIAL EXTERNAL CIRCULATION INTO ENTRY
- RESIDENTIAL INTERNAL OUTLOOKS
- MAIN AMENITY AND ENTRY
- CORE AND CIRCULATION
- RESIDENTIAL - STUDIOS
- EXTERNAL AMENITY SPACE
- BICYCLE STORAGE - ACCESSED ON LOWER GROUND
- INTERNAL REFUSE STORAGE - ACCESSED ON LOWER GROUND

