3.0 landscape design

3.1 landscape principles

The proposals represent a landscape led scheme utilising 5 key principles that have set the framework for which the landscape strategy has been developed upon.

green and blue infrastructure

Implement Green & Blue Infrastructure which attempts to connect with nearby green spaces and enhances local biodiversity whilst sensitivity and sustainably manages the site's water.

a distinctive sense of place

A distinctive sense of place, that provides a unique identity for the scheme, whilst seamlessly knitting the new development in its immediate context.

pedestrian friendly

Provide a landscape design tailored to the needs of pedestrians in the as primary users and vehicles secondary.

enhancing local landscape character

Retaining and enhancing as much of the local vernacular as possible with added enhancements from the landscape design.

encourage the sense of community

Encourage residents to interact with each other to foster a safe, friendly community environment.

3.1 landscape principles

3.1.1 public & private hierarchy

A series of public, semi-public & private spaces provide a hierarchy of space within the proposed landscape masterplan.

This will form a green network across the site and build on existing green infrastructure in the Heavitree Road area.

Spaces within the masterplan will fall into the following three categories.

- Public spaces including civic entrances to the buildings off Heavitree Road and public footpaths surrounding site.
- Semi-Public spaces including the green link space between the PBSA blocks & co-living blocks.
- Private spaces including the PBSA block courtyards which will only be accessed by residents.

3.1.1 defining spaces

A series of devices (both within the architecture and landscape) have been introduced throughout the site to help define public or private nature of each of the spaces, these are as follows:

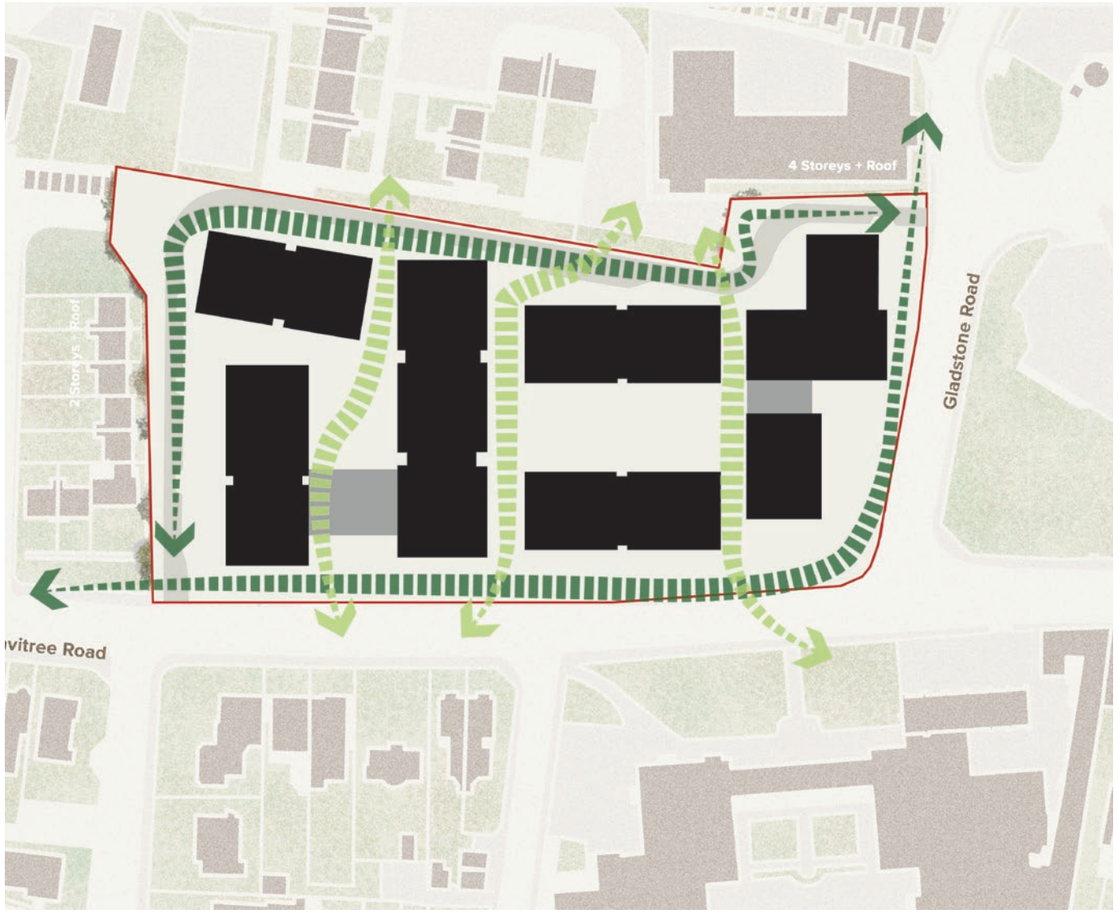
- introduction of planting barriers to create physical or visual barriers between spaces (green)
- level changes are utilised to provide a change of character within the space, or act as a soft barrier between spaces (blue)
- physical barriers such as retractable bollards, or gates are introduced to enable the closing of areas during the evenings. (brown)

3.2 landscape masterplan

The external environment for the new development is seen as a critical factor in delivering a welcoming and homely environment for the regeneration of Heavitree Road as a new neighbourhood in Exeter. A series of spaces will provide a range of amenity spaces for residents whilst improving local biodiversity.

Green fingers running north/south providing a rich tapestry of woodland herb layers including emergent shrubs and native trees. These spaces provide areas for quiet contemplation & socializing whilst providing residents with close contact with nature.

A generous north/south footpath link runs through the centre of the site, designed to be fully accessible. This is flanked by a woodland herb layer and multistem trees ensure good natural surveillance and safety.



3.3 planting strategy

The planting objectives are to provide an environment based on sound ecological principles which will be both visually attractive, functional and have been developed to maximise biodiversity net gain on site. It also includes a number of non native specimen trees that have been selected carefully for mitigation against tree loss and climate resilience.

refer to oobe landscape plan for planting details.

3.3.1 biodiversity net gain

The baseline condition of the site is a relatively hard series of spaces, consisting of sealed surfaces, predominantly tarmacadam car parking access roads. There are large areas of lawn around the perimeter of site with several large existing trees. It is thought that the proposed landscape scheme will offer biodiversity net gain on site compared with the baseline condition.

The landscape proposals are for considerable and diverse series of planting typologies and provision of green spaces on site. Therefore we are please to confirm that Biodiversity Net Gain on site will be achieved. Please refer to the BNG report for further details

3.3.2 planting strategy

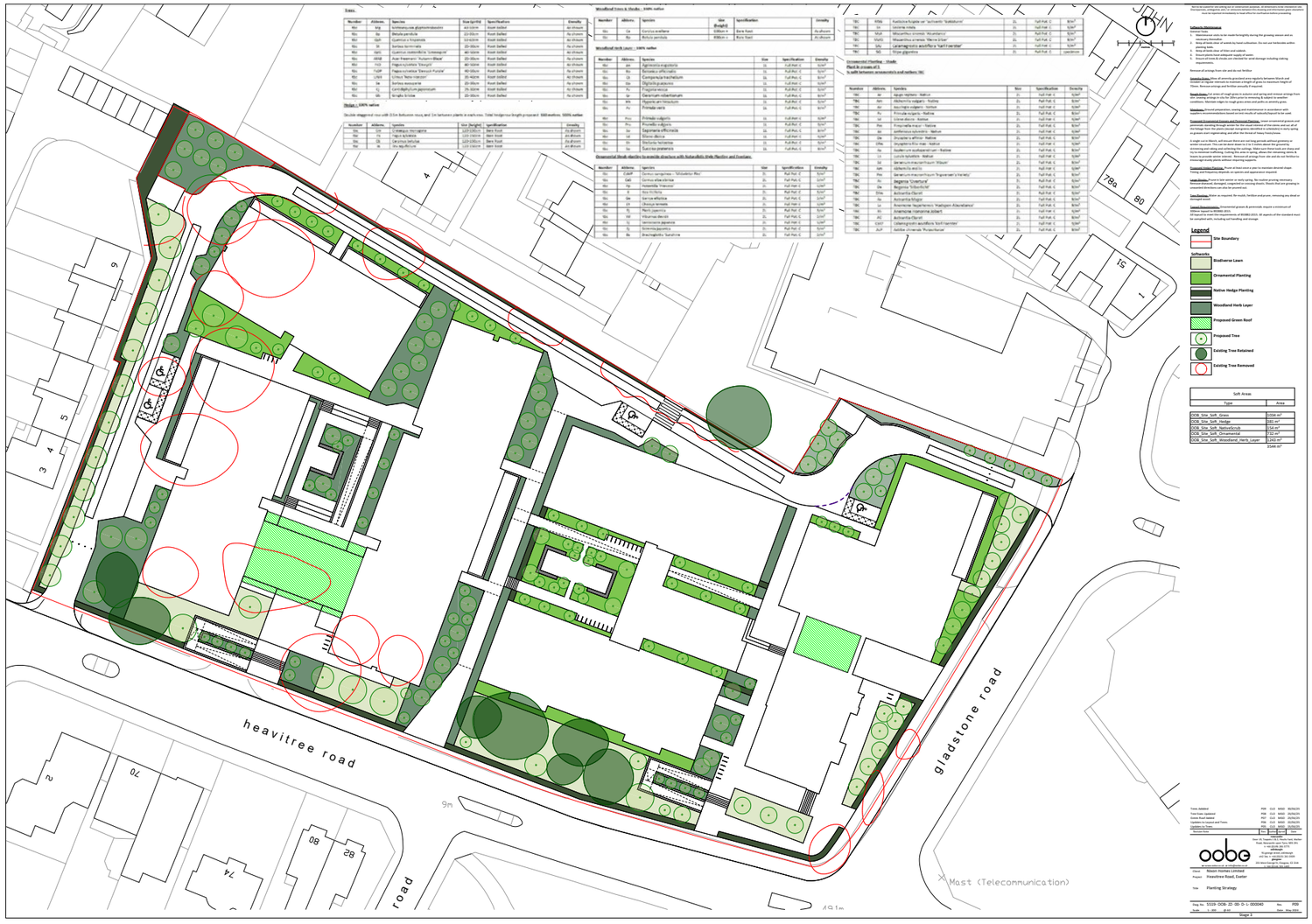
The planting objectives are to provide an environment based on sound ecological principles which will be both visually attractive, functional and have been developed to maximise biodiversity net gain on site. It also includes a number of non native specimen trees that have been selected carefully for mitigation against tree loss and climate resilience.

3.3.3 planting plan

In a predominately sub-urban space the planting will interject colour and vibrancy create interesting, varied and softer forms. The use of planting where possible will be native to encourage biodiversity whilst ensuring that residents maintain a link to their local natural world.

Plants will be chosen for their impact so that when planted en-mass, they will provide continual seasonal interest with a variety of colour and form. They have also been selected to create an ecologically diverse palette within the sub-urban context offer fruit bearing species and wildlife habitats.

Evergreen species and ground cover will provide year round background for the changing foliage accompanied with bulbs and woodland herb species offering colourful attractive spring beds.



3.3 planting strategy

3.3.3 tree planting

A tree planting, removal & replacement strategy for Heavitree Road has been developed based on a number of key objectives;

- Provide a network of trees across the site
- Enhance wildlife habitats in the semi-urban area to Improve local biodiversity
- Promote sustainable planting
- Provide visual amenity

3.3.4 tree replacement

robust replacement tree planting strategy is proposed to compensate for the loss of existing trees on site to facilitate the development.

The tree planting strategy will be based on a number of key objectives;

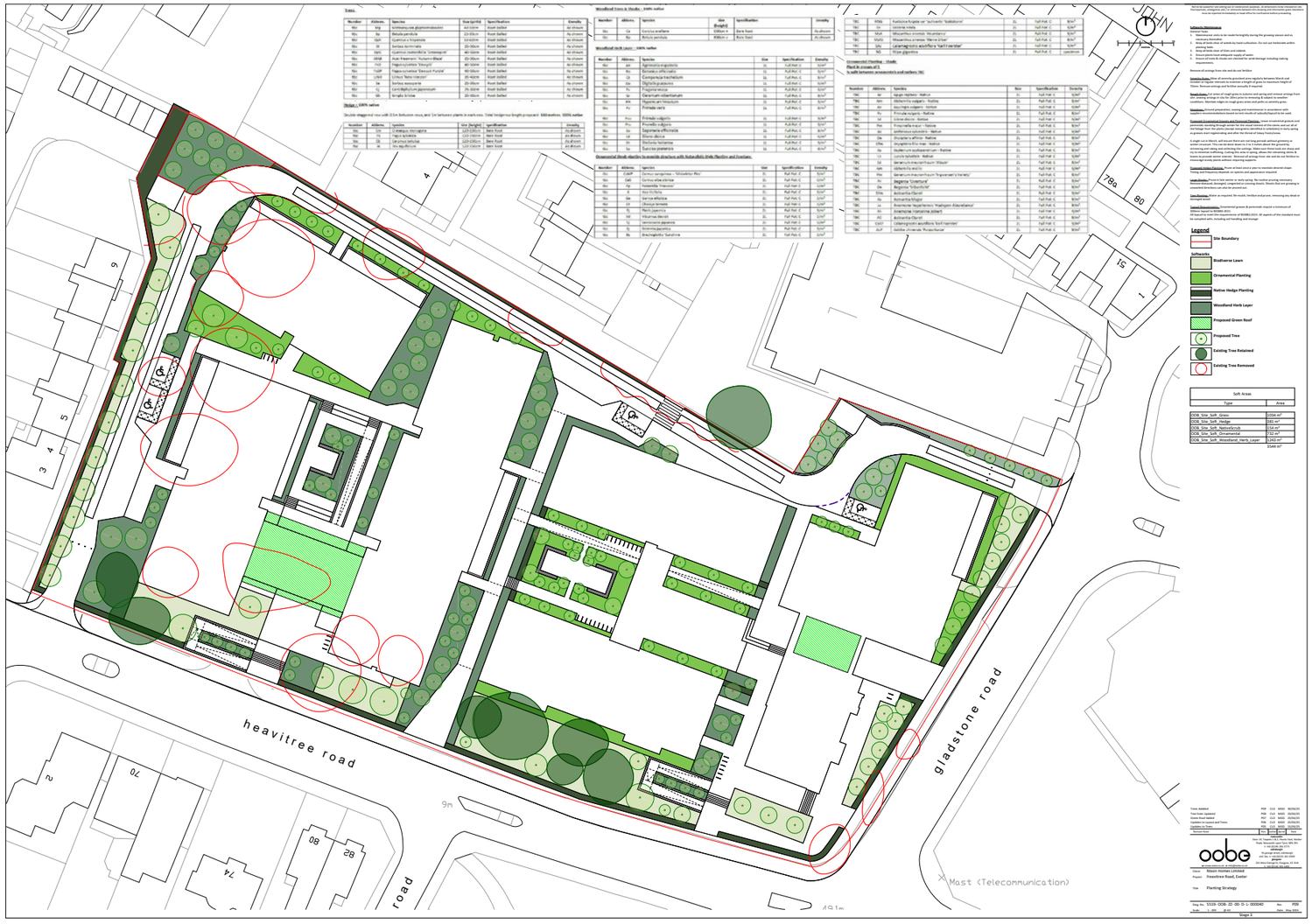
- Provide a network of trees across site, building on the existing trees to be retained
- Promote sustainable planting
- Improve local biodiversity
- Provide visual amenity

3.3.5 tree planting

Tree planting within the scheme will be used to define the landscape character areas within the masterplan, unify spaces and routes, frame views and highlight desire lines and focal points.

Trees can provide shelter from wind and rain, buffer noise, pollution and create shade. The proposed locations and species of the proposed trees is illustrated by the adjacent plan.

All trees within the scheme will be root-balled or container grown depending on planting season. Minimum tree sizes to be 25-30cm girth



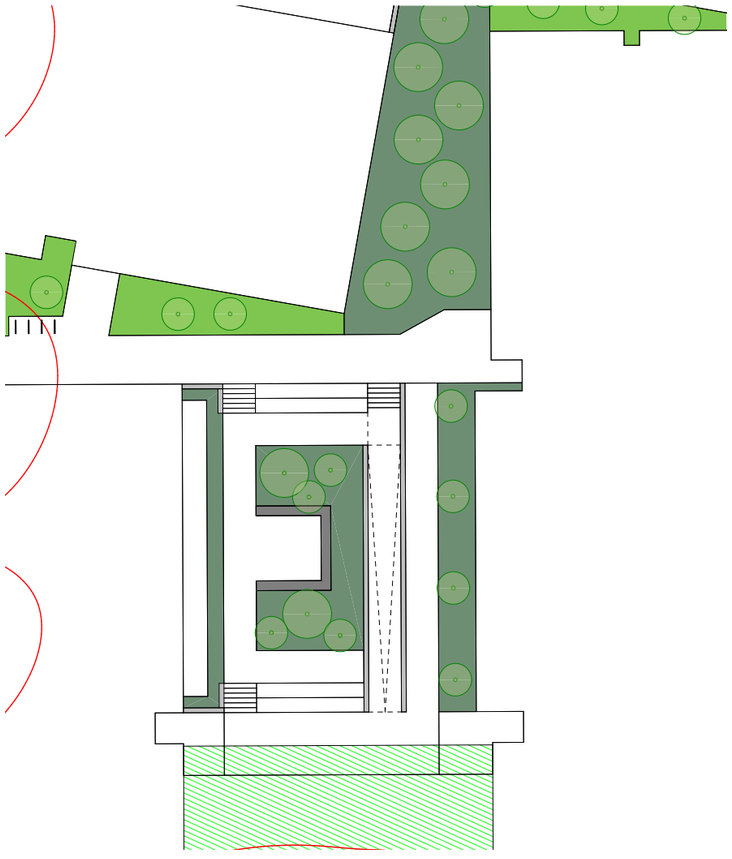
3.4 landscape characters

The proposals establish a variety of spaces, each with a distinct character shaped by the users, the surrounding typography, and their intended functions.

3.4.1 co-living courtyard

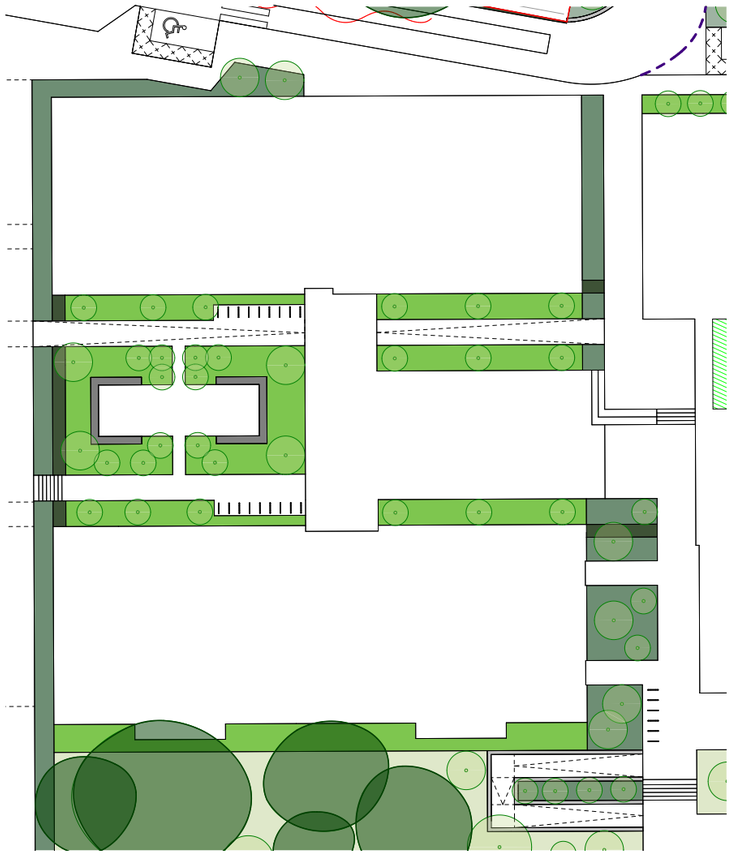
The co-living courtyard has been designed as an enclosured space, to emphase the private nature

Defensible planting forms the perimeter of the courtyard with a sunken central seating area surrounded by planting creating a unique space with positive micro climate. The planting palette is proposed to be similar to a woodland ground cover mix. This will be shade tolerant and offer a tranquil place for residents. The sunken space is fully accessible to all, including ramped access. The level changes have been used to provide integrated seating to both north and south sides of the space.



3.4.2 student courtyard

The student courtyard has been broken down into two key spaces with different characters. One is a garden space for seating and quiet contemplation which is enclosed with ornamental planting. The other is a much more open and flexible space for events.



3.4.3 amenity terraces

The amenity terraces will provide a high quality outdoor amenity space for residents to the co-living blocks. The proposed retaining walls are proposed to be planted at the base with ground cover planting and climbing species with be trained up a wire trellis system to create a ‘green screen’ to the retaining wall. This will mitigate the visual impact of the walls and create a more pleasant outlook.

3.4 landscape characters

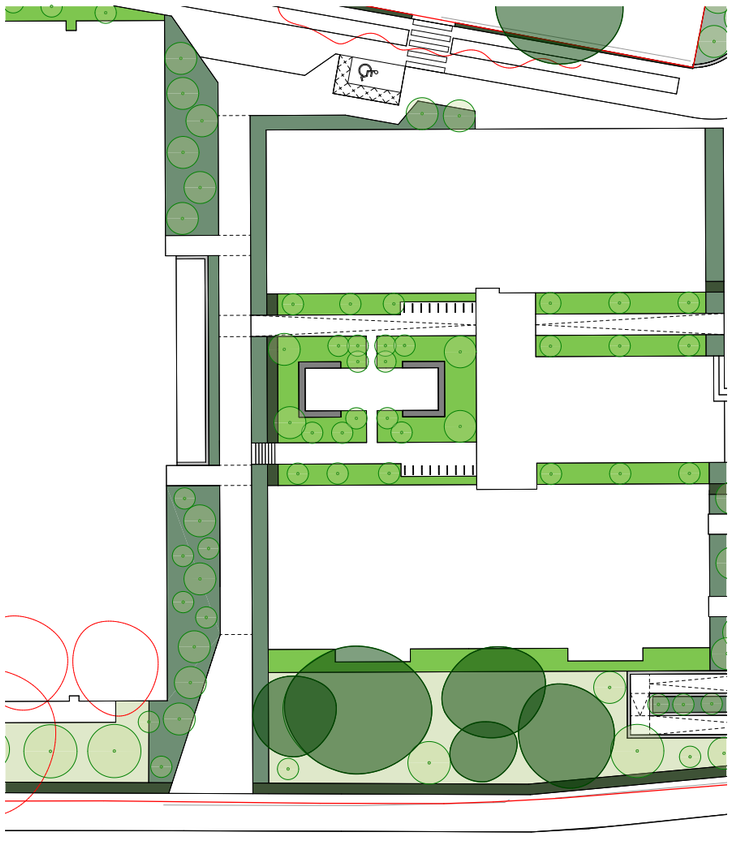
3.4.4 north south route

The north south permissible route has been designed to be pedestrian focused green route. The route slopes up at a gradient of 1:21 with landings intermittently positioned to ensure an accessible and inclusive route.

Greenery is introduced through native shrubby and small and medium sized trees which provide defensible space between the route and unit windows. Trees have been designed not to be too large to avoid shadowing of the route.

The mouth of the route on heavitree road splays in plan to encourage use and draw people up the route.

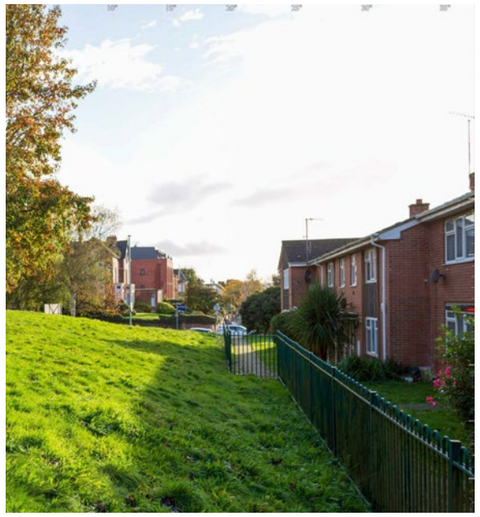
Windows activate the route on both sides to ensure natural surveillance. The route will be well lit and has been designed to be welcoming and safe.



3.5 boundary treatment

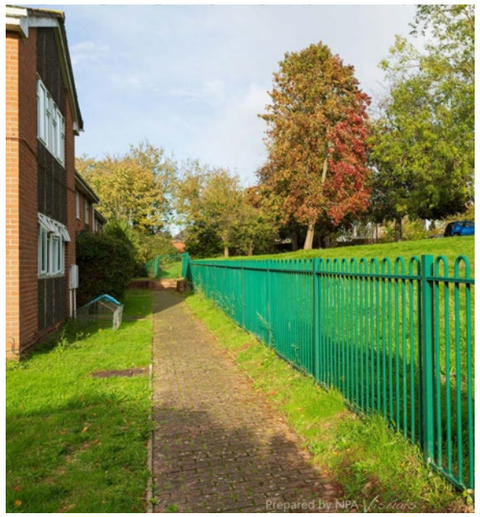
3.5.1 higher summerlands

The boundary treatment between Higher Summerlands and the development will create visual separation through introduction of a new native hedge, trees and a dense woodland herb layer. This will mirror the design intent from the previous scheme identified in the images on this page.



Existing boundary treatment.

Proposed design intent



Existing boundary treatment.

Proposed design intent

4.0 building design

4.1 massing

4.1.1 surrounding built form

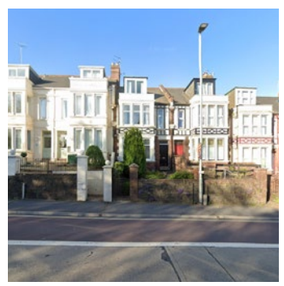
The scale of the existing built form varies significantly on the northern side of Heavitree Road. However, it can be categorised into 4 typologies as follows;

city centre scale

large scale commercial properties which are located to the termination of Heavitree Road and represents the start of the city centre

domestic scale

large scale dwellings which vary between two and three storeys, either grand terrace properties or large semi detached houses.



4.1 massing

medium scale (site is located within this character)

university, commercial and apartment scale properties which are larger than domestic properties however are not city centre scale.

large villas

large scale villa style properties, some of which have been subdivided into flats.

4.1 massing

4.1.2 proposed massing principles

The proposed new massing should achieve the following principles:

- respond to the medium scale properties that surround the site.
- scale to reduce in scale to the eastern boundary to reflect the smaller scale of Higher and Lower Summerlands
- opportunity to respond to the increased height to the northern boundary to reflect the height of the gorge

Introduction of articulation to the roofscapes through pitched roofs and splitting the buildings further embed the massing into the prevailing context and emphases the urban grain of the development.

4.2 site sections

4.2.1 section 01

co - living

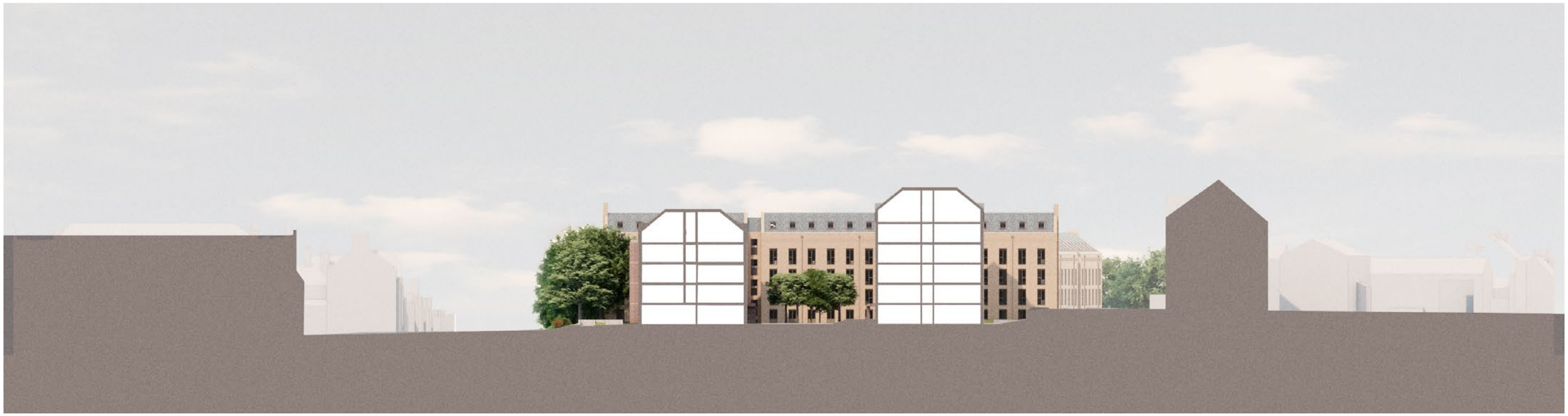
co - living 02 reduces in scale to respond to the residential scale of Higher Summerlands. The buildings have been moved further away that the previously submitted scheme and are a similar height, therefore significantly reduce the impact on the residents of Higher Summerlands

pbsa

the pbsa buildings are taller that the co - living building. This is due to the sloped typography of the site. The building are appropriately scaled for the area, and are no taller that the neighbouring gorge property.

4.2 site sections

4.2.2 section 02



st lukes college

pbsa

The scale of the properties drop to respond to the St Luke campus and Heavitree Road. This ensures that the development is not overbearing and is characteristic of the area. The tallest building is located to the rear of the site, ensuring no adverse impact on the surrounding neighbourhoods.

the gorge

4.3 elevation treatment

4.3.1 conservation areas

The proposed development should reflect the character of the area and site comfortably within the surrounding context whilst maintaining integrity of a contemporary piece of architecture.

The site sits between two conservation areas (mont le grand and summerlands). There is opportunity for the site to bridge the gap between these two areas through taking inspiration from their characteristics.

The eastern end of the site should respond to the mont le grand conservation area, where as the western end of the site should respond to the summerlands conservation area.

4.3 elevation treatment

4.3.2 mont le grand conservation area

Located on the northern side of Heavitree Road and Polsloe road the mont le grand conservation contains a large number of listed and locally listed buildings. The area was developed as a high class georgian suburb in the early 19th century, which is reflected in the large villa style properties found within the area.

The buildings are predominately constructed in brick, however there are examples of render and sandstone.

General characteristics of the area:

- steep pitched roof
- highly articulated, with gables and protruding bays
- red brick with brick or stone detailing (including window head details and banding)
- domestic features such as dormers and rooflights
- brick chimneys

4.3 elevation treatment

4.3.3 proposed student elevation treatment

protruding metal dormers and standing seam roof

Stone/grc banding at cill level of each floor

Protruding bays, to provide articulation to the facade, and link to residential villa properties. Larger windows for the larger rooms

GRC base to define amenity spaces

4.3 elevation treatment

3.1.1 lower summerlands conservation area

Located on the western end of Heavitree Road, the Lower Summerlands conservation area is relatively small consisting of two rows of terraces, a primary school and church. The two rows of terraces, one on Heavitree Road, and one on Lower Summerlands consist of a number of listed and locally listed buildings.

General characteristics of the area

Heavitree Road:
- 3 storey terrace set on the road in render
- ground floor shop frontages and regular fenestration to upper floors
- downpipes define party walls

Lower Summerlands:
- 2 storey terrace with front gardens in brick.
- 3 window wide bays with a continuous dentil cornice
- downpipes define property boundary

4.3 elevation treatment

4.3.3 proposed student elevation treatment

roof lights and slate roof

brick detail to form dentil cornice

Metal downpipes generate facade rhythm

Extruded brick piers and increased amount of glazing to ground floor to provide a base to the building and emphasize where the amenity spaces are located

4.3 elevation treatment

4.3.4 proposed student elevation treatment

brick detail to form dentil cornice

Recess section in metal cladding breaks up gable end

Metal colonnade link between buildings defines main entrance and reception area and closes off the private courtyard

Extruded brick piers and increased amount of glazing to ground floor to provide a base to the building and emphasize where the amenity spaces are located

4.4 site elevation

4.4.1 heavitree road

4.4.1 gladstone road

4.4 site elevation

4.4.3 heavitree road - comparison

red line indicates outline of refused scheme

4.4.4 gladstone road - comparison

4.5 visuals

4.5.1 student entrance - heavitree road

This image indicates the proposed view from outside St Lukes, showing the primary student route into the development.

To the right is the student reception, which provides an active frontage to the corner of the site.

A variety of brickwork tones is proposed on the development to create interest and identity to each building. The light brick responds to the stone of St Lukes, where as the red brick is the prevailing material in much of the area.

4.5 visuals

4.5.2 co-living entrance - heavitree road

This image indicates the proposed co-living entrance from Heavitree Road. A single storey link building defines the entrance to the development, maintains the visual porosity over the site and creates an enclosed private courtyard for the residents.

The gable ends onto Heavitree Road reflect the change in urban grain due to Higher and Lower Summerlands.

An active street frontage will be provided through resident amenity space.