

Southern Boundary Access Road

Comments from DRP regarding the treatments of the functional service road running behind Block C have been taken to heart.

Significantly the boundary planting has been moved away from the boundary fence to be part of the central landscape courtyards. The roadway has been “pitched” at the entrance and at the end of the central area to facilitate more softening landscape.

The turning head and hardstanding at the eastern end has been reduced and refined, such that overall the positive impact of the landscaping has been enhanced.

Since DRP the landscape proposals have been significantly enhanced and their relationship to communal areas of the Built to Rent block enhanced by adjustment to the ground floor level in this area.



Previous layout



Updated proposals

Block D - Communal Kitchen / Living / Dining Areas

This block seeks to provide co-living accommodation based around a central entrance allied to first rate communal facilities appropriate to this form of accommodation.

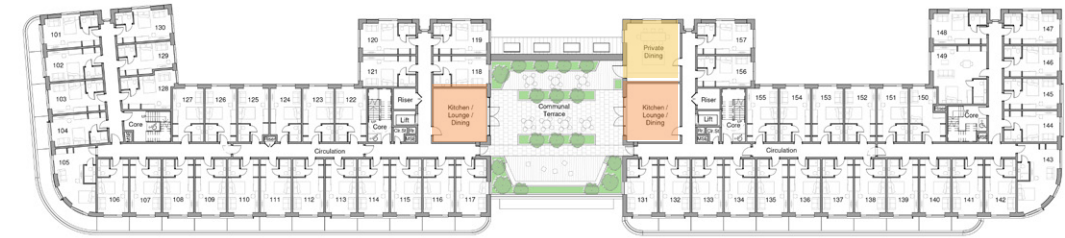
The separation of the upper storeys into two wings created the opportunity for an external terraces at first floor for resident to enjoy.

While each suite provided a shared cooking facility. The Co-Living concept encouraged more social interaction and embraces this by providing more substantive cooking/dining spaces for use by groups of residents (in addition to other shared community space).

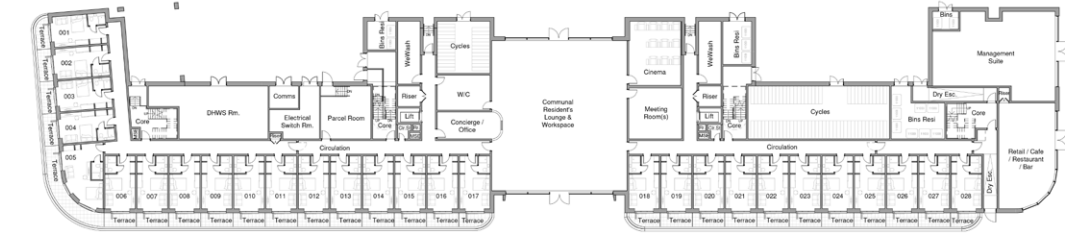
The initial plans sought to provide two of the kitchen or dining spaces adjacent to and opening onto the first floor terrace.

Consultations with offices raised concerns that this provision would be insufficient. In response the submitted plans have doubles this provision by introducing two further kitchen/dining rooms to the third floor.



It should also be noted that the large fourth floor suits for couples are to be provided with larger cooking facilities than the single person suited elsewhere.

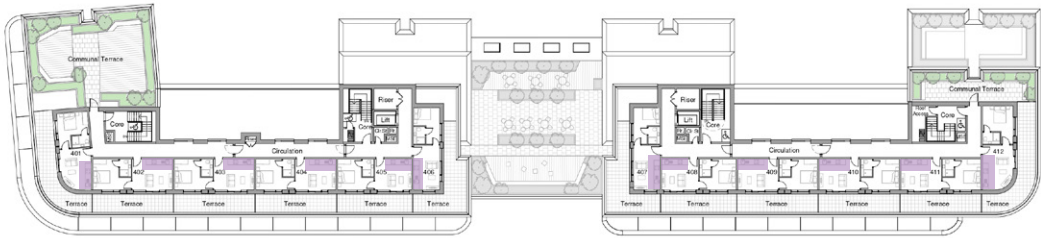


First floor plan

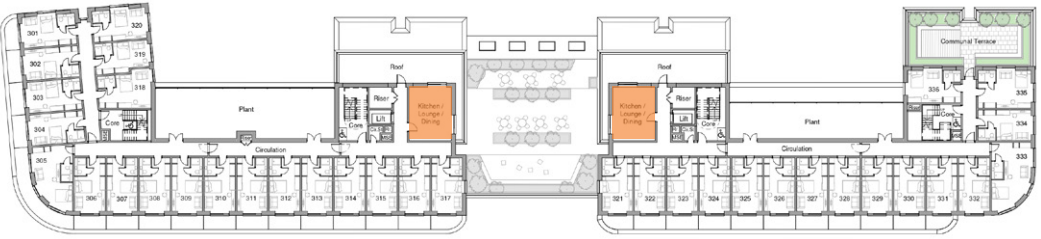


Ground floor plan

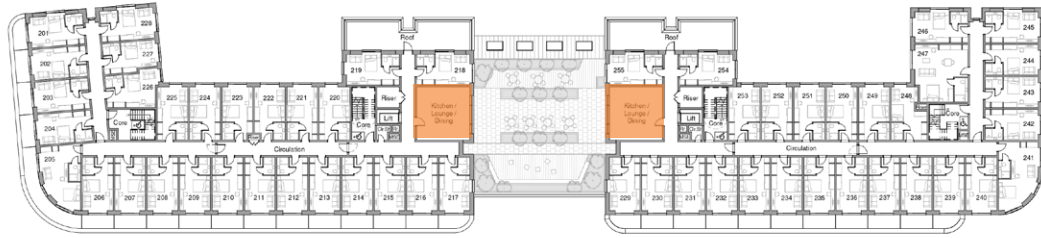
-  Share Communal Kitchen
-  Private small kitchen space for larger single unit on 4F



Fourth floor plan



Third floor plan



Second floor plan

Top Storey / Roof modifications

The DRP indicated that the considered strong contemporary architecture was promising and that the proposed materials palette was acceptable subject to further review of the treatment of the top storeys

We reviewed these areas and have within the submitted drawings made positive modifications to each to improve their visual appearance and to offer some further differentiation between blocks, while breaking the visual impacts on long distance views.

In response to comments about the apparent ‘heaviness’ of the top floors in distant views, although initially the standing seam colour chosen was to mimic the tones of the slate roofs of existing properties in the area. We have looked at numerous ways of reducing the impact of the top tiers by lightening the tone of finish, reducing the footprint of blocks, adding in sloped roofs sections where appropriate and breaking up finishes to mitigate against long continuous runs with the same treatment.

These are now evident as follows;

Block A – The footprint of the standing seam top floor has been reduced in size by pulling the two ends in slightly, This also has a benefit to the sunlight daylight reaching the adjacent buildings. A subtle tonal change to the proposed finish also reduces the impact of the finish.



Previous layout



Updated proposals



Previous layout

Block B

For block B we have enhanced initial designs to work further with the pitched roof (that reflects the adjacent former electricity generating building). By introducing gables to the three vertical elements of the design particularly accentuating the central entrance.

The two wing gable will be further enhanced by the positive addition of “art” intervention to the face of the two projecting “oriels”. (These were introduced to overcome some potential overlooking issued within the scheme).



Updated proposals



Previous top tier elevational treatment accentuated the horizontal nature of the roof line, which needed breaking up

Block C

Following the comments from the DRP we reviewed the treatment to the top floor and identified ways in which we could soften and develop the treatment here and the roofline subtly as not to negatively impact daylight and sunlight to neighbouring properties.

We have therefore projected elements of the façade above the adjacent roofline, responding to apartment and room divisions in plan. Subtly changing the materials colours. The overall effect is to break the strong horizontal line of the initial design.



A change in approach to vertically breakup and emphasize intermediate sections of the roofline significantly improves the top level, softening the overall elevations and skyline.



Previous scheme top tier elevational treatment accentuated the horizontal nature of the roof line, which needed breaking up



Proposed updated scheme with minor changes on top level to soften the overall elevations and skyline views

Block D

Again a subtle tonal change has been applied to the proposed standing seam finish and a further reduction in daylight/sunlight impact with an angled roof treatment applied above the window/door head level again to soften the roofline of the two wings of block D.

Design rationale for individual blocks



Block A is somewhat isolated as a development site in terms of its location to the northwest of the Activity Centre and northeast of Diamond Road. From an urban design perspective, the openness of the existing car park in this location and its tired landscaping does not benefit the street scene when traveling around the curve of Haven Road. A building that addresses the street more positively (whilst having limited visual impact on the inboard edge of the bend) allows the journey to be more pleasant and focussed towards the open Piazza Terracina.

As such, the block is set away from the Diamond Road properties as far as possible whilst creating a focal point of it's corner when viewed from the Piazza as a new entrance to the scheme and an extension of the vibrant Piazza public realm. The retail elements at ground offer activity to the street scene. The stepped back nature at upper levels is a direct response to the constraints of neighbouring properties. The 'architecture creates a focal residential entrance to the building enabling a change in rhythm and articulation either side of it. The right-hand curved section of building addresses the adjacent Haven Road properties and the Waterside development opposite, whilst the corner treatment marks the entrance to the scheme in the view from Piazza Terracina.



Block B - This is a notional re-instatement of part of the former footprint of the electricity generator building (activity centre) to screen its blank rear wall. It has been developed to offer a new focal point at the end of the new public thoroughfare and space in front of it. As such the end projections and treatment anchor the space as you enter the square, offering public art opportunities over the projecting oriel windows across three floors, which will further enhance and enliven the character of the overall development.

A material change here to a more prominent red brick for the middle to upper tiers, more in-keeping with the activity centre behind, breaks up the appearance of the proposed blocks as you move through the scheme.



Block C – The main entrance and communal focus of this building is highlighted in the façade with these areas treated separately to the main façades. A vertical emphasis to elevational bays is explored, picking up the vertical window bays and balconies of several buildings in the locale. This also successfully removes and breaks up any unwanted horizontal focus over the length of the building.



Block D – Again the communal main entrance is highlighted in the façade, with a first-floor communal roof terrace above creating a significant and positive break in the building mass on this side of the site. The co-living format is then planned into the two ‘wings’ of the block with curved corners softening and expressing the potential public connections into the site and route through it. To break up the repetitive nature of the fenestration, windows on each floor are grouped together to create a horizontal emphasis, with projecting frames articulating this expressions, as a counterpoint to Block C opposite.

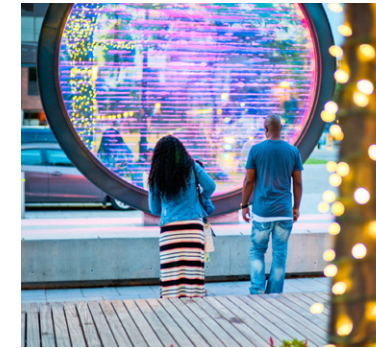
Although the blocks are designed with a different architectural emphasis between each, continuity is maintained throughout with similar material principles (established from the local area) of a stone clad base (to the ground floor) brick middle band and a standing seam upper storey or roof level. Window proportions and setting out principles are maintained throughout to add to the cohesion of the blocks, while further architectural features are layered onto the building to create individual character and subtle variation.

Public Art Opportunities throughout the Scheme

Opportunities have been explored throughout the design process to incorporate public art into the scheme where appropriate in order to create character and vibrancy to the development, tapping into the culture of Exeter and the surrounding area.

Several opportunities at low level within the public realm design have been highlighted as well as striking opportunities on inward facing elevations such as the flanking projecting oriel window bays of Block B addressing the public space in front, which also functionally act as privacy screens to these sections of the elevation. These opportunities will:

- Incorporate artwork by local artists, potentially indicative of maritime history of the site
- Promote a vibrant and artistic environment to be enjoyed by the public and residents



Example of Art Installations

Example of Block B Fascia panel for public art display, image will be subject to artist representation.



Potential location for art Installations within public realm



Key opportunity for art Installations on facade of Block B

Cycle Improvements & Connections

The primacy of walking and cycling was commended by both the DRP and council planners along with the low-level car provision of the proposal.

Proposals have subsequently been developed to include for a Car Club facility and Bike hire point within the scheme for use by the local community and tenants. Additional public cycle parking provisions have been made within the public realm for cycles and cargo bikes. These are in addition to the private cycle storage provided for new residents.

This philosophy picks up on the site's location and connectivity to local amenities in the immediate surrounding area.

The Proposals:

- Improve cycle accessibility, with direct access into and through the site and to the periphery and existing cycle path to the east and onto the wider cycle network
- Better access to cycle storage.
- Provide bike, cargo bike and scooter hire hubs on site to promote cycling use.
- Dedicated connections from within the scheme to the existing network



Current Proposed Scheme

- 12 Sheffield Hoop Stands (24 Cycle Spaces)
- 6 Electric Cycle Hire Bays / Cargo Bikes
- ↔ New proposed secured path to connect private cycle stores of Block C to public cycle lane



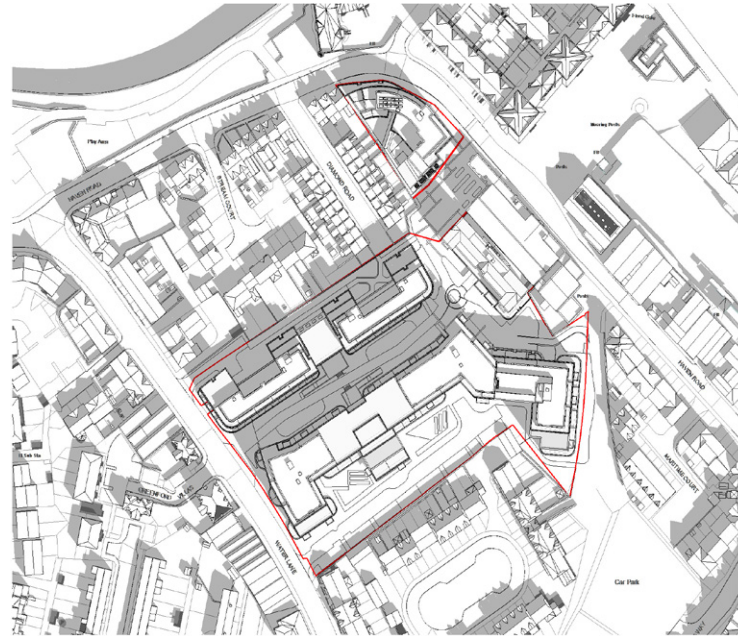
Co-bike examples within Exeter

Landscape Design Approach

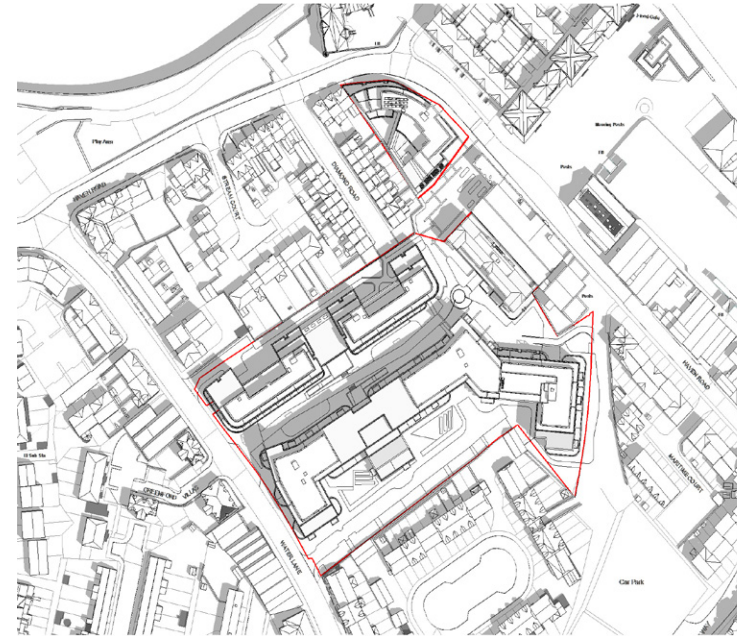
The design for the landscape approach was accepted by the DRP as broadly sound with queries raised regarding the removal of some existing trees and the re-planting strategy and how this would affect the bio-diversity net gains on site.

This has been reviewed throughout the designs development and the strategy is highlighted in both the supporting Ecological Assessment and the Biodiversity Net Gain Report as part of the application documentation. The design achieves an overall biodiversity net gain of 13.19%.

We have further reviewed the environment of the main public realm spaces since DRP to analyse the overshadowing impact of Block C. The images adjacent indicate that in the morning and afternoon the areas receive significant degrees of sunlight at summer solstice as well as reasonable sunlight during the spring and autumn equinox. During the winter solstice overshadowing occurs but this is similar to the majority of surrounding areas. The large south facing courtyards behind Block C maintain sunlight throughout the year offering amenity opportunities to all new Block C residents, even during winter.



Spring and Autumn Equinox - 11am



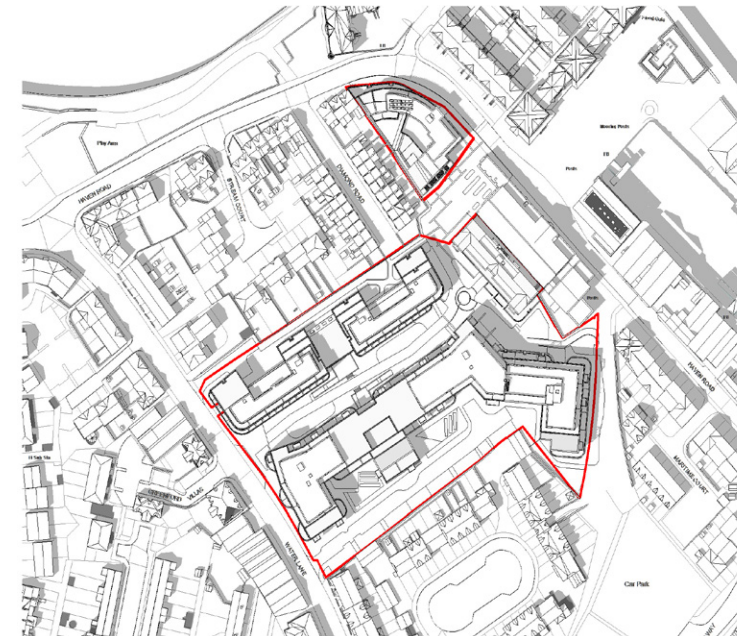
Summer Solstice - 11am



Winter Solstice - 11am



Spring and Autumn Equinox - 3pm



Summer Solstice - 3pm



Winter Solstice - 3pm