Residential Development of
35 Church Road, Exeter
Design and Access Statement

35 Church Road, Exeter, EX2 9AZ

RUD SAWERS ARCHITECTS

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Revision: -

Contents

1.00 Introduction

Introduction

This Design and Access Statement has been produced by **Rud Sawers Architects** [RSA] to accompany a Planning Application to Exeter City Council Planning Authority for the demolition and development of 35 Church Road, Exeter.

The site for this project currently contains a single 2 story building that is believed to be of Victorian heritage. The building is currently let as commercial space, currently being tenanted by Devon Library's, St Thomas Library.

Our client for the project, Exeter Estates Holdings Limited, have confirmed that St Thomas Library have plans to relocate after spending approximately 10 years in the building, which has prompted this proposal for development.

The ambition for the project is to provide much needed new housing within Exeter City.

This document is to be read in conjunction with all other drawings and documents submitted with this planning application.

2.00 Context

Site Location

1.01 - Site Location

The site is located in the St Thomas area of Exeter, Devon. The site is on the corner of Church Road and Cecil Road.

Site address:

35 Church Road,
St Thomas,
Exeter,
Devon,
EX2 9AZ

See Location Plan Opposite.

Site Opportunities and Constraints

1.02 - Site Opportunities

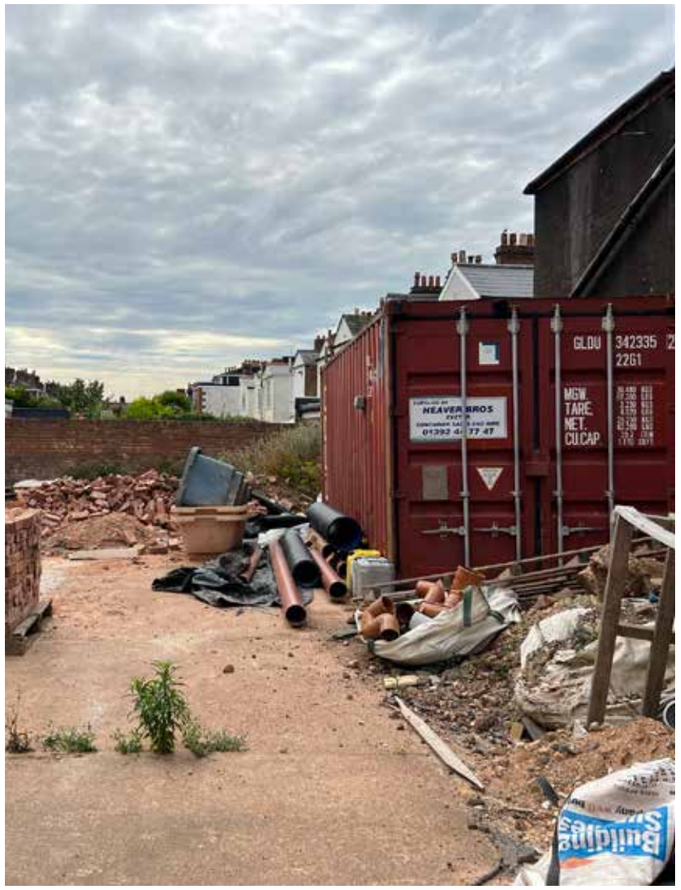
Opportunities

- The site currently benefits from planning permission for 2 dwellings on the site. REF: 18/0495 Granted: Wed 11 Mar 2020
- Good site access, increasing ease and speed of demolition and construction.
- The site is mostly level and is of ample size to accommodate residential development.
- Ongoing development on neighbouring sites sets a precedent for construction.
- Improve the local conditions clearing what has in recent years has been used to store waste building materials, with the additional benefit of promoting and increasing biodiversity.
- City Centre Location with good access to public transport links.

1.03 - Site Constraints

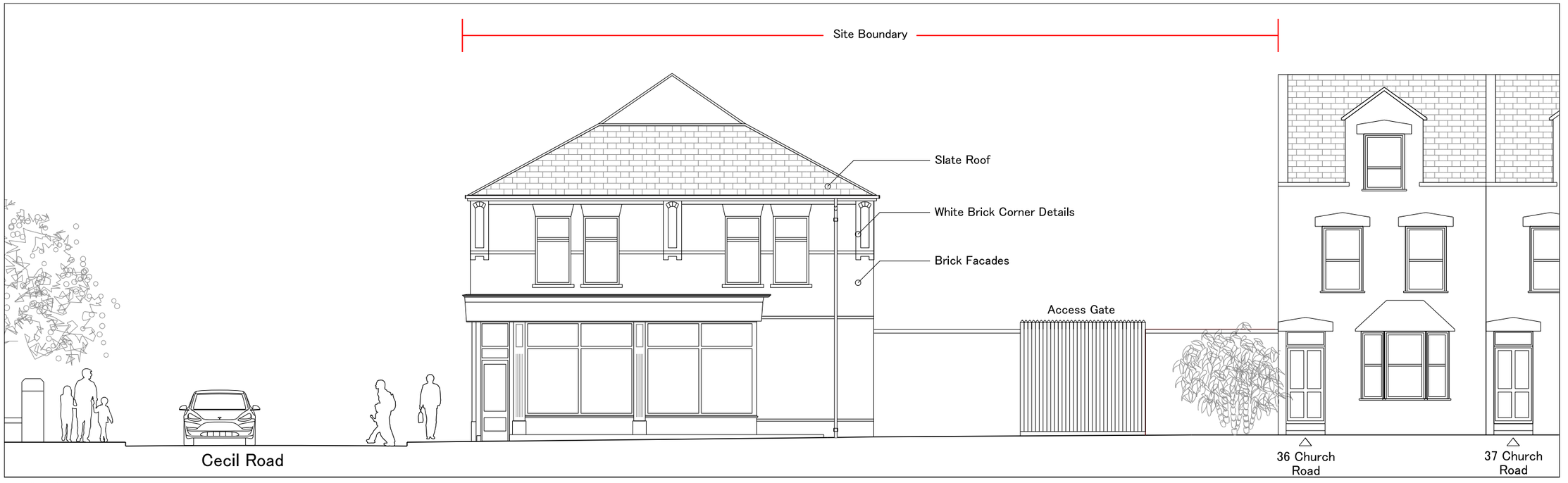
Constraints

- The site is closely bordered by existing buildings on both Church Road, and Cecil Street
- Site is located in Flood Zone 3.
- Recognition that the site is located in the Cowick Street Conservation area.

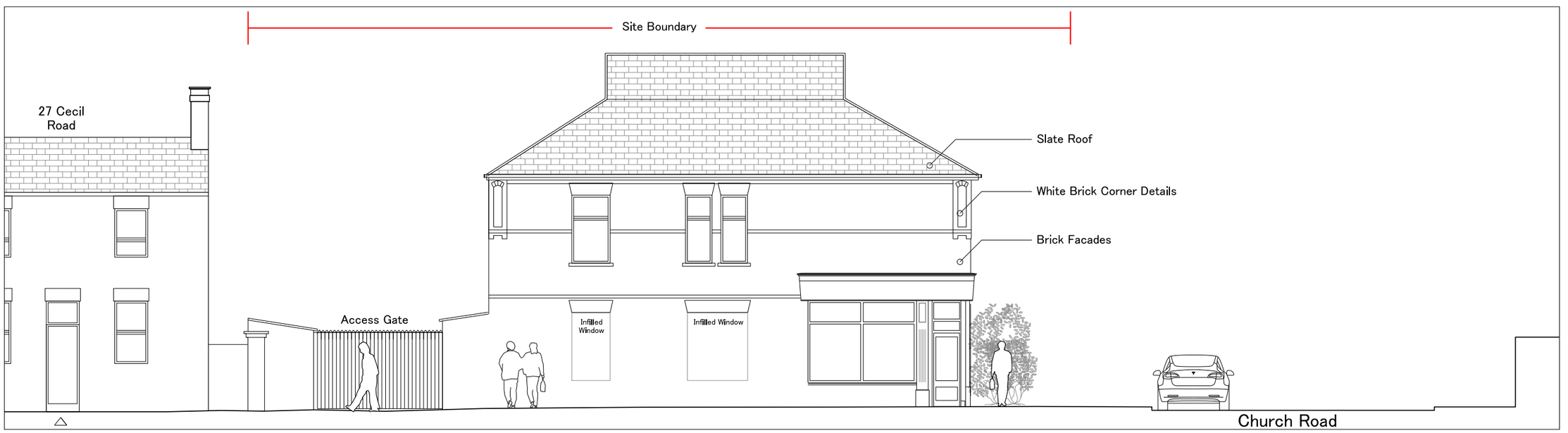


Existing Site Photos

Existing Site



Existing Front Elevation:



Existing Front Elevation:

Existing Site

Existing Site Plan:

Previous Site Applications

1.06 - Application History

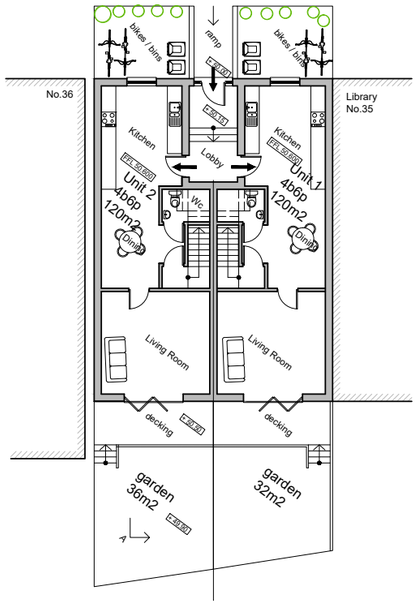
PA - 18/0495

18/0495 Validated: Mon 13 Jan 2020

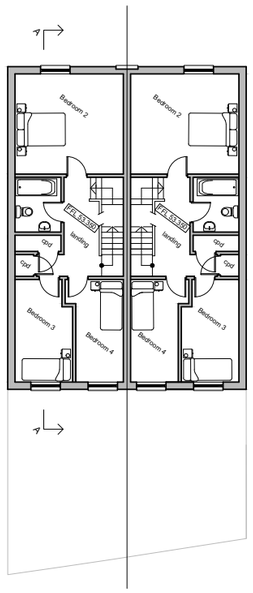
The site currently has planning permission for 2 town houses that are located in the gap between 35 Church Road, and 36 Church Road. The buildings are to be designed to match the style of the adjacent buildings.

The proposal included the retention of 35 Church Road.

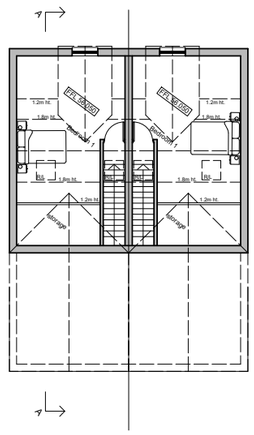
Planning Approved Scheme:



GROUND FLOOR
0 1000 2000 3000 4000 5000mm



FIRST FLOOR
0 1000 2000 3000 4000 5000mm



SECOND FLOOR
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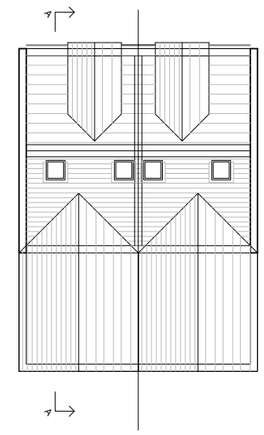
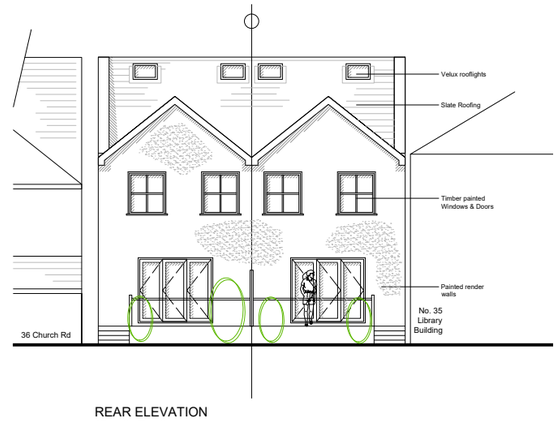


ROOF PLAN
0 1000 2000 3000 4000 5000mm

FRONT ELEVATION
(Church Road / North West)



REAR ELEVATION
(South East)

Existing	New Building	Existing
35 Church Road		36 -38 Church Road

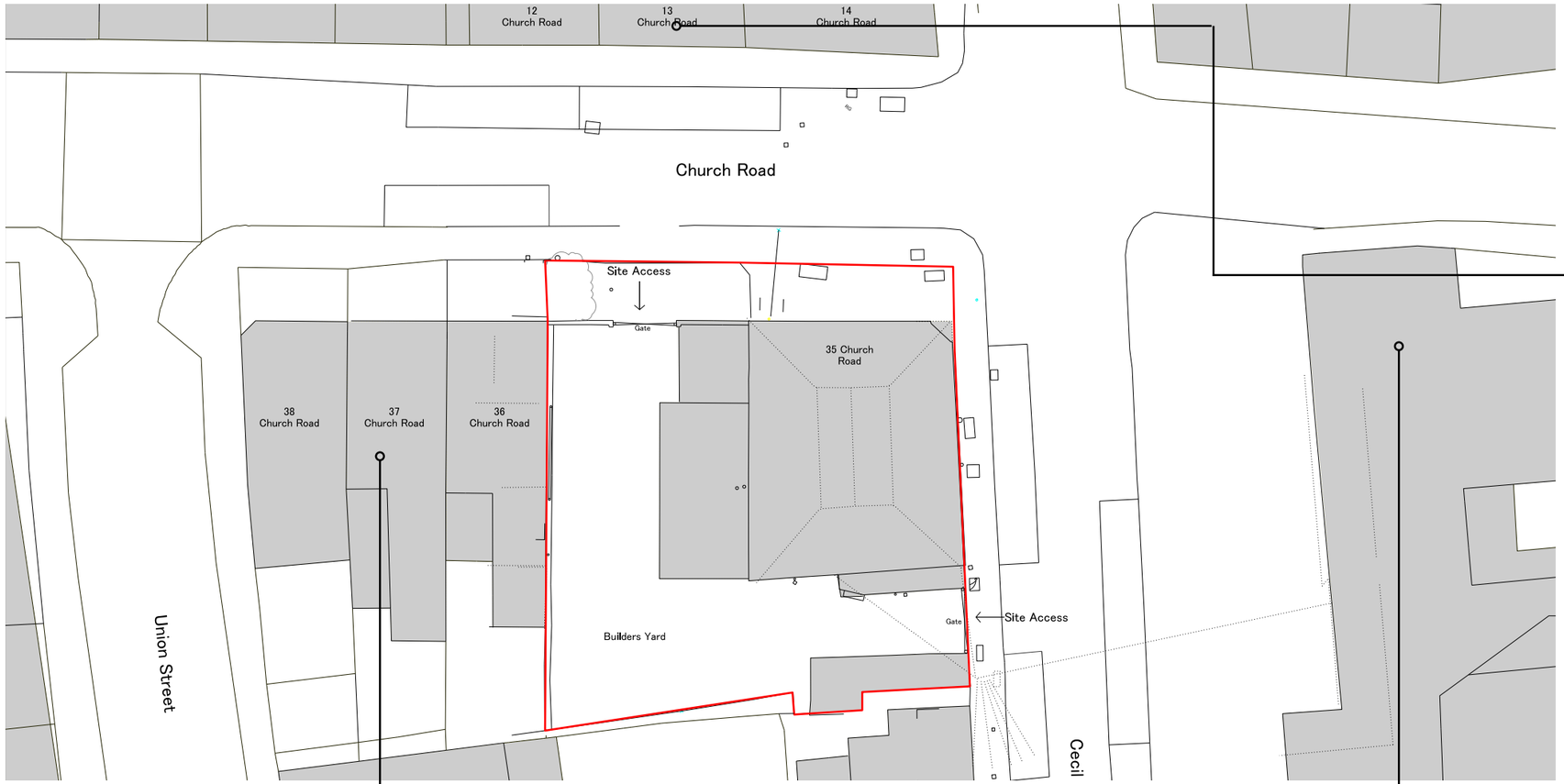
Design Context

The St. Thomas area in Exeter consists of a pattern of 2 and 3 storey residential terraces with additional building height at the street corners.

These corner structures generally consist 3 storey buildings.
Our proposals look to follow this pattern with additional height (3 storeys) at the corner between Cecil Road and Church Road.

The diagram below highlights the additional height at corner locations.

Design Context



6 - 14 Church Road - 4 Storey

36 - 38 Church Road - 3 Storey including loft space

Church House - 3 / 4 Storey

3.00 Design Proposal

Design Brief

The brief has been reached through consultation with the client, and has been refined through the design process.

The key elements of the brief are as follows.

Design Brief:

- Design a replacement building of residential use for 35 Church Road, that maximises the efficiency of the site.
- The building is to have a mixture of 1 and 2 bedroom residential apartments.
- The building is to respond to the massing of the existing adjacent buildings.
- Increase the development density of the consented scheme.
- Include ample cycle storage.
- Help contribute to Exeter's need for new housing.
- High levels of natural light and insulation to be achieved.
- The design will meet highest possible energy use and sustainability criteria. (Note - Sustainable design details to be further developed at the next stage).

Precedent Studies

The proposed materials include brickwork to align with the local material pallet.

Design Proposal

Introduction to Design

The design approach adopted with this project is to work sensitively with the existing site and the vernacular of the area, and design a residential development, providing much needed, low energy, homes to the area.

The design includes a 3 storey corner which offers a strong civic presence that aligns with the corners in neighbouring streets.

Designed as a contextual response to the site, the proposed design has been tailored to meet client needs, planning regulations and site specific constraints.

Rud Sawers Architects are committed to providing a sustainably designed built environment in line with the Climate Emergency declared by Councils throughout the UK. The development of the new residential building has been designed in-line with sustainable construction methodology, with further details to be developed during RIBA stage 4 - Technical Design.

Use

The residential accommodation in the proposed development is arranged over 3 floors, with a similar layout on each level. The building has a central glazed stair core located at the rear of the building, and a landscaped shared courtyard garden at the rear.

The general accommodation is arranged as follows:

- Ground Floor

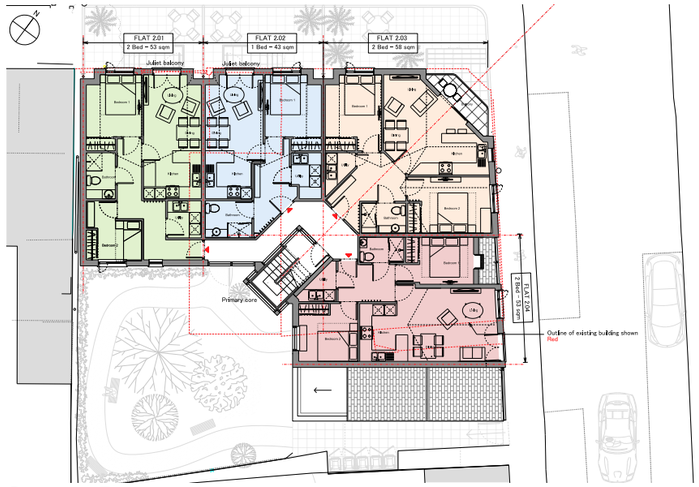
The Ground Floor contains 4 residential Units consisting of 3no. 2 bed units and 1no. 1 bed unit. Units 0.01 - 0.03 each have a private front garden area running along church road. In addition to the residential provisions, the ground floor contains a covered cycle storage area, bin store, and landscaped communal courtyard garden.

- First Floor

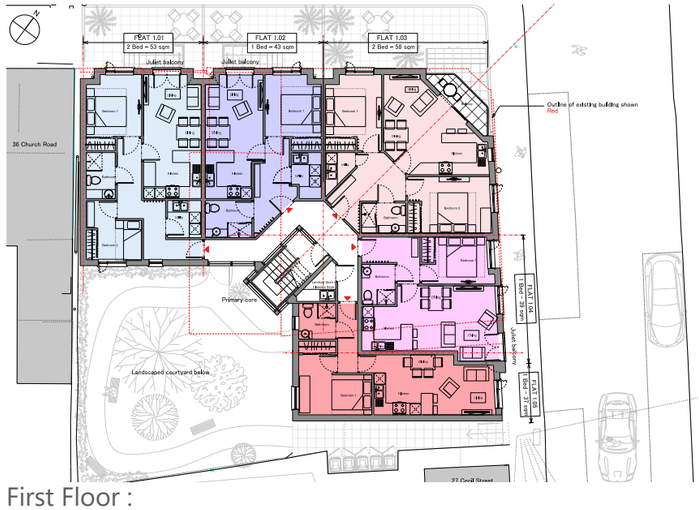
The first floor contains 5 further residential units, 2no. 2 bed and 3no. 1 bed. The corner apartment (Unit 1.03) has a full balcony, while the other units have Juliet balconies. The first floor also contains a Landlords store / Cleaners Store.

- Second Floor

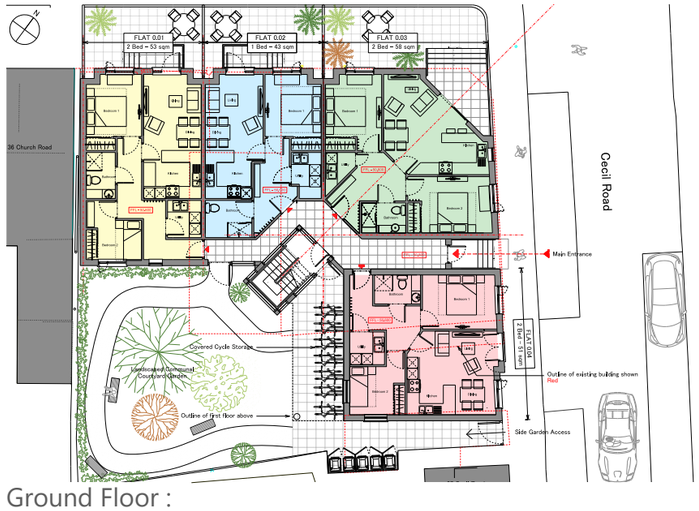
The Second floor contains 4 further units, consisting of 3no. 2 bed units and 1no. 1 bed unit.



Second Floor :



First Floor :



Ground Floor :

13 No. New Build Flats

	Unit no.	Bed/Person	GIA (m²)
Ground Floor	0.01	2B/3P	53
	0.02	1B/2P	43
	0.03	2B/4P	58
	0.04	2B/3P	51
First Floor	1.01	2B/3P	53
	1.02	1B/2P	43
	1.03	2B/4P	58
	1.04	1B/2P	39
	1.05	1B/2P	37
SecondFloor	2.01	2B/3P	53
	2.02	1B/2P	43
	2.03	2B/4P	58
	2.04	2B/4P	53
	13 no.	21B/38P	647m²
	GIA's Ground floor – 245 sqm First floor – 261 sqm Second floor – 233 sqm Total – 739sqm		
	5 no. 1 Bed flats 8 no. 2 Bed flats		

Design Proposal

Amount

The proposed building is to be three stories, with the second floor being located in the loft space, with dormer bay windows, as is prominent in the surrounding buildings. The building is comfortably scaled within the site, with the height and massing designed to be largely matched to the buildings in the immediate context.

Proposed Gross Internal Area (GIA):

Ground Floor:

Unit 0.01: (2 bed/ 3 Person)	53sqm
Unit 0.02: (1 bed/ 2 Person)	43sqm
Unit 0.03: (2 bed/ 4 Person)	58sqm
Unit 0.04: (2 bed/ 3 Person)	51sqm
Total (Inc. Communal Areas):	245sqm

First Floor:

Unit 1.01: (2 bed/ 3 Person)	53sqm
Unit 1.02: (1 bed/ 2 Person)	43sqm
Unit 1.03: (2 bed/ 4 Person)	58sqm
Unit 1.04: (1 bed/ 2 Person)	39sqm
Unit 1.05: (1 bed/ 2 Person)	37sqm
Total (Inc. Communal Areas):	261sqm

Second Floor:

Unit 2.01: (2 bed/ 3 Person)	53sqm
Unit 2.02: (1 bed/ 2 Person)	43sqm
Unit 2.03: (2 bed/ 4 Person)	58sqm
Unit 2.04: (2 bed/ 4 Person)	53sqm
Total (Inc. Communal Areas):	233sqm
Building Total:	739sqm

All areas are approximate.

Scale

The scale of the proposed buildings sits comfortably within the site, with the scaling and massing being designed to be in line with that of the buildings next to it on Church Road, and a measured reduction in scale from buildings across the street from the proposed building

Site Layout

The site is laid out in a corner arrangement, with the building positioned to run around the corner of Church Road and Cecil Road. The site, being on a corner plot, is easily accessible. There will be one entrance to the central communal hallway where all units can be accessed from, and a separate entrance to the communal landscaped courtyard gardens. Due to the central location and abundance of public transport option in close proximity, there will be no parking included with the proposal, instead there will be a large cycle store area, allowing for low and zero carbon transport, in line with Exeter City Councils climate statement.

Appearance

The proposed building uses a simple material pallet of brick to link in with the local vernacular. Fine detailing and features such as projecting header brick will create a modern interpretation of the is vernacular, that will both fit with the surrounding building, while not being pastiche. The glazing used will be high quality grey aluminium framed, or similar.
The elevation of Church road and Cecil street are both tied to their context with there being a calculated reduction in scale on Cecil road, responding to the lower smaller houses on the street.

Design Proposal

01. Flood

Building Raised 1100mm above street level to meet with flood requirements.

02. Corner Presence

The corner presence of the existing building is retained and recreated, in line with Pre-Application Advice received in 2006 for a previous application.

03. Rhythm

The strong Rhythm that is key to the local vernacular Continues through new development.

04. Height

Ridge and Eave Heights to match those on adjacent buildings, ensuring the new building does not have an overbearing nature.

05. Buffer Zone

The North West, Church Road Elevation is set to be in line with the existing dwellings, allowing a buffer between the street and development.

Strong Rhythm key to the local vernacular Continues through new development

Design Proposal

Perspective 01 - Artists Impression

Design Proposal

Perspective 02 - Artists Impression

Design Proposal

Visual Elevations

Proposed Church Road Elevation

Proposed Cecil Road Elevation

Design Proposal

Aerial View

Design Proposal

Previous Application Comparison

01. Current Planning Application Proposal - November 2022

Refined proposal, developed to incorporate comments and advice from previous failed applications for the site.

02. Previous Proposal 01

Planning Refused Scheme
REF: 06/0401/FUL

03. Previous Proposal 02

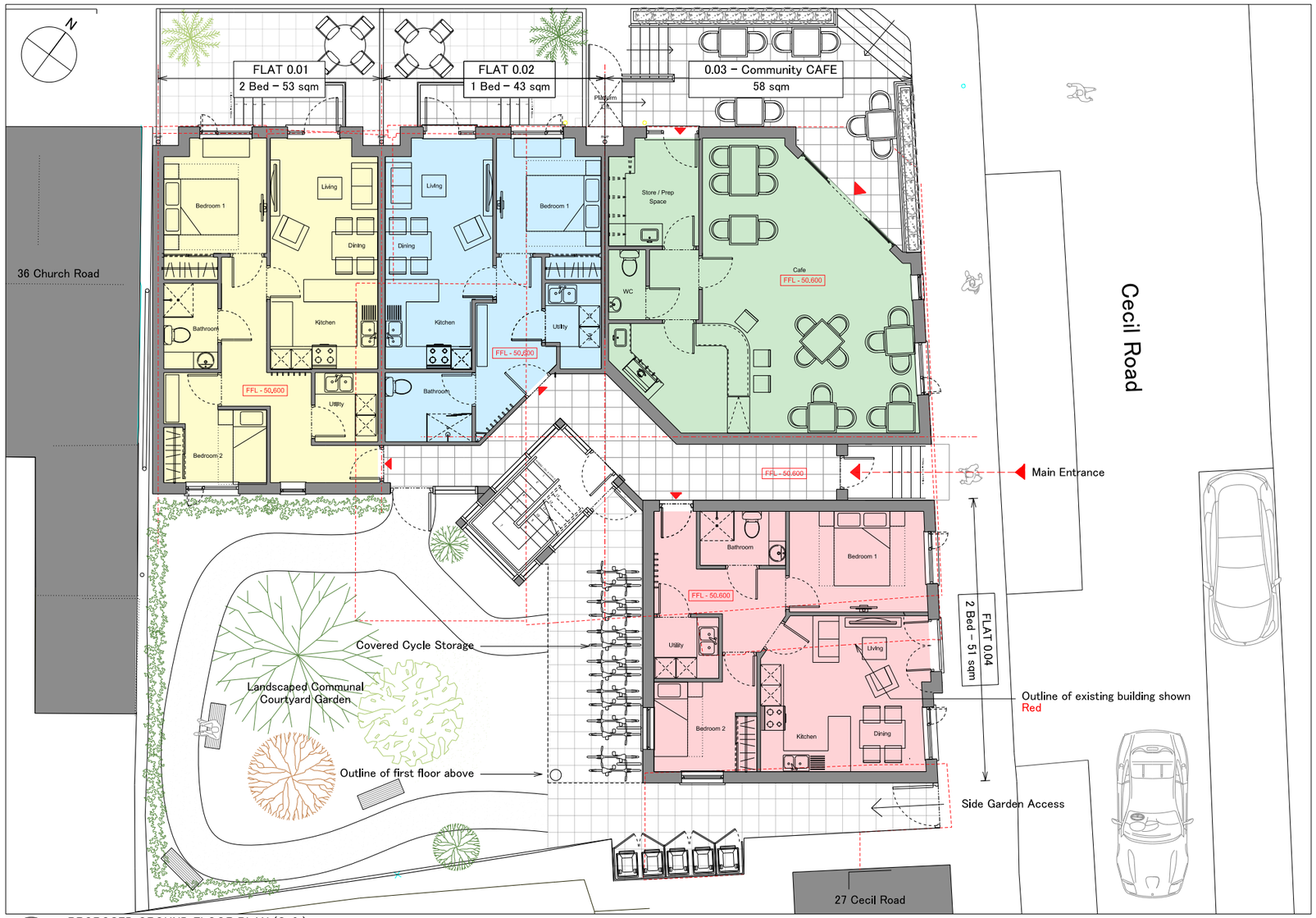
Planning Refused Scheme
REF: 06/0401/FUL

Design Proposal

Optional Community Cafe

The proposal for 35 Church Road has been designed with the possibility of a flexible community space being located on the ground floor in corner unit 0.03.

This space could take form of a Community Cafe, as illustrated opposite. This cafe will have internal seating space, along with a raised terrace, for external seating.



1 PROPOSED GROUND FLOOR PLAN (Cafe)

Scale – 1:50 at A1 / 1:100 at A3

4.00 Sustainability

Sustainable Design

Sustainable Design

The effects on the environment and sustainability issues are considered as an integral element to the development proposed.

The client and consultancy team behind the project fully support the Government's targets for the use of renewable energy and recognise the benefits of such schemes in reducing carbon dioxide emissions.

Consultants at the Detail Design phase are expected to include Architects, Structural, Civil and M&E Engineers.

Decisions regarding constructional methods, choices on materials, creating an air-tight enclosure, maximising natural ventilation and supporting the buildings energy consumption with renewable energy sources will be actively considered though-out the process of the design and construction of the project.

Materials

Sustainable materials with a low Lifetime carbon footprint and a cradle to cradle life cycle have been selected. In this case, we propose timber with elements of steel will be used for the structure and Brick will be used for the façades. The roof will be a natural slate.

The windows are to be thermally broken with good u-values.

Orientation

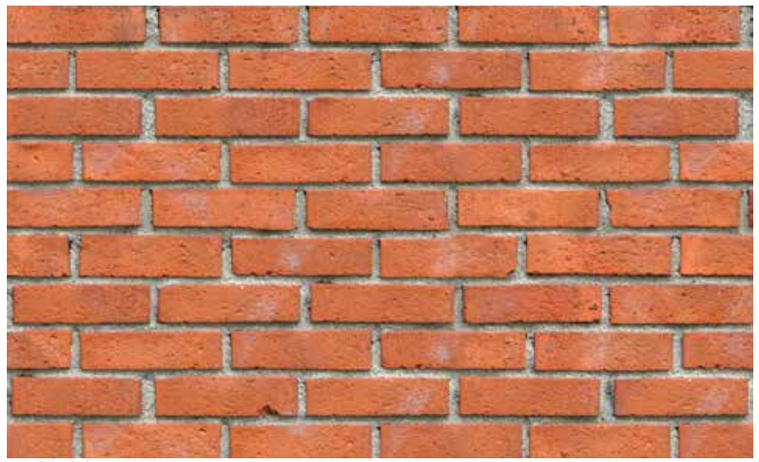
The orientation of the building is dictated by the site, and wanting the new building to blend with the adjacent terraces.
Windows and glazed doors North East and North West will allow soft ambient light deep into the apartments, While the South East and South West rear windows will allow thermal gain and direct light to the apartments.

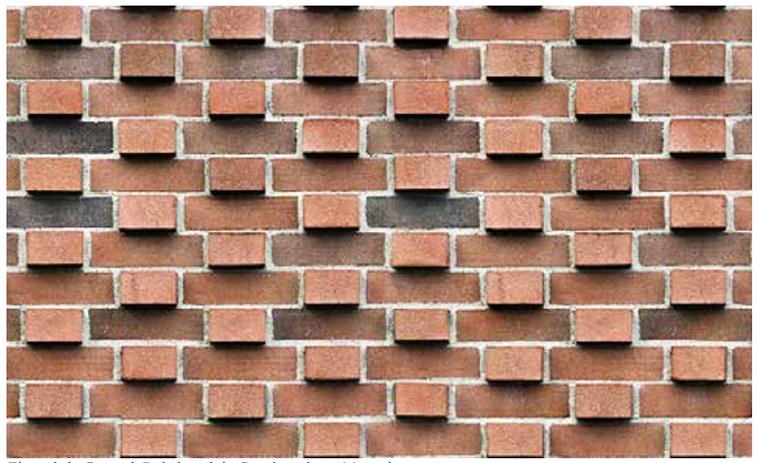
Natural Light

The large and abundant windows and glazed doors will allow ambient natural light into the plan to allow for good lighting levels through out the day, reducing the use of artificial lighting.

Artificial Lighting - Low energy LED or similar lights will be used throughout.

Indicative Materials


Red Brick.


Flemish Bond Brick with Projecting Headers.


Natural Slate Roof.


Engineering Brick.

Sustainable Design

Thermal Performance / Insulation

The construction aims to meet the highest design and performance qualities, with Building Regulation required U-values being met or exceeded.

Care will be taken to maintain a continuous insulation envelope, avoiding cold bridging. Detailing will also include provisions for a continuous airtightness layer.

A highly efficient low emissivity glazing system will be used in the glazed windows as required. In addition, good U-values will be offered with the efficient insulation used to line the internal face of the envelope of the building.

The heating system will be designed to incorporate localised control which will respond to the occupancy patterns of the building users.

Natural Ventilation

The proposed opening doors and windows are designed to enable natural ventilation which is suitable for domestic environment.

Extract ventilation in the kitchen and shower room will meet or exceed building regulation requirements.

5.00 Access

Access

Site Approach and Connections

The site is accessible by vehicle and on foot/bike Church Road and Cecil Road, as it is located on their intersection.

The residential entrance to the building is located on Cecil Road, with a garden access path also located on Cecil Road.

The site is easily accessible via walking and cycling, and there is no on site, or on street parking involved with the proposal. Due to the city centre location, with close proximity of public transport options there would be reduced need for car use.
The proposal, through the inclusion of the dedicated bike store, aims to reduce the reliance on personal motor transport, in favour of more sustainable forms of transport, in line with Government, and Exeter City Council Policy.

Exeter St Thomas Train Station is a short walk away, with regular services and connecting service allowing country wide access.

The entrance will be clearly marked and well lit. Once inside the building, movement through is clear, legible, and accessible.

Site Levels

The site is ultimately flat, with minimal level change across the entire site. However, Due to the Flood requirements, the floor level is raised by 1100mm.

Security / Entrance Devices

The building entrance will be secure and lit to meet with good practice accessibility guidelines, while care will be taken to avoid light pollution.

External windows and doors will meet or exceed security standards.

Inclusive Access

As the site is required to be raised due to flood risk issues, the main entrance has stepped access. However Inclusive access has been achieved through the implementation of level access route through the landscaped gardens, where a ramped path will be located.

Stair design will meet building regulation criteria, and there are no intermediate changes in level on the same floor.

Lighting

Any lighting to the building (Internal and external) will be lit to good lighting standards. The entrance lighting will provide an even spread of light and provide a light with good colour rendering. Care will be taken to avoid light pollution.

External bulkhead lighting will be installed to provide lighting to the external terraces, and landscaped garden, with care to be taken to avoid any light pollution.

Low energy led lighting will be used throughout.

Inclusive Access

Door Design:

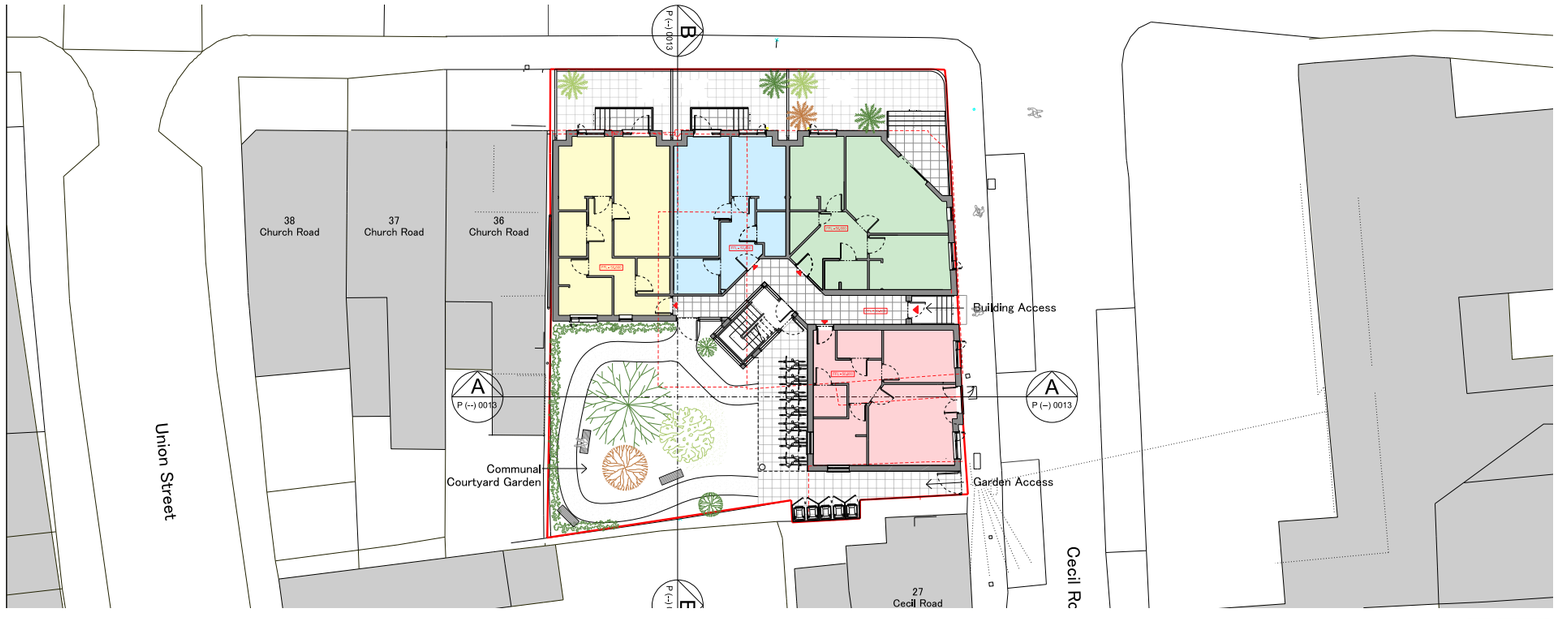
Glazing and external doors will be high quality PPC aluminium framed, or similar. Spacious openings are provided to allow ease of entry/ exit.

Ironmongery will be selected to ensure ease of use and meet with the required level of security.

Floor Finishes:

Floor finishes will be selected to provide flush, slip-resistant surfaces throughout.

Proposed Visual showing proposed building in its corner position.



Flood Risk Assessment

Flood Risk Assessment.

In relation to flooding, we confirm the following:

1. The site is located in 3. Please see Flood Risk Assessment, and Specialist information attached with this application.

2. A robust drainage system will be installed and will link with the existing drainage system, all to meet building regulations - Designed By Specialist.

3. The Building is to be raised by 1100mm above street level, as outlined by Environment agency on previous application.

4. Further information can be seen in Flood and Drainage information produced by specialist attached to this application.

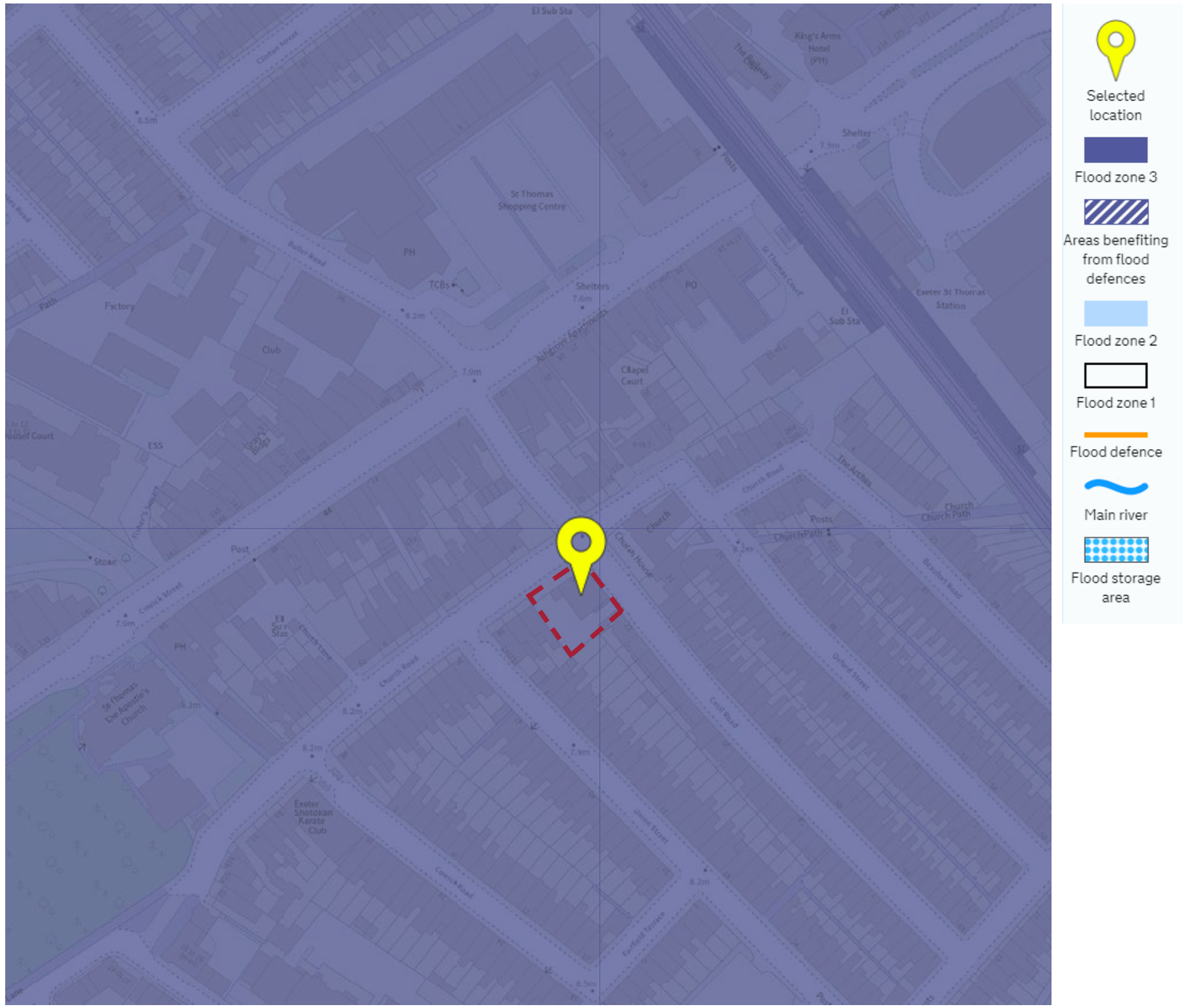
Surface Water Drainage Scheme

Surface water drainage from the roof of the proposed dwellings will be discharged into an attenuation system, designed by specialist.

Foul Water drainage.

Foul water drainage will discharge into existing foul drainage runs / sewers.

Please refer to specialist drainage report by JMC Drainage that forms part of the application.



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