

9.5 View of Pocket Park outside Building B (along Mary Arches Street)



9.6 Proposed Typical Floor Plan - Levels 02-03

Overview

The co-living units are located from Level 01-05, along with some internal and external amenity spaces.

The scheme contains 309 co-living units, 280 standard and 29 large accessible, that have been designed in line with relevant co-living design standards. All units will be fully furnished, have private bathrooms with a shower, and have sufficient space for residents to sleep, relax, eat and store their clothes and belongings. The larger accessible units are designed to provide adequate space and wheelchair accessibility.

A typical floor in Building A is made up of 42 standard units and 3 large accessible units. In Building B, a typical floor consists of 24 standard units and 3 large accessible units. They have been arranged around central corridors which follow the building footprint and have access to all building cores. Each building provides two cores, each containing a stair and lift, which access all levels of the scheme.



9.7 Proposed Fourth Floor Plan

Overview

At Level 04, Building A begins to step back to help break up the massing and increase light levels into the central space of the building.

Where the building steps back, an external roof terrace has been provided for private resident use. This will create another external amenity area for socialising, entertaining, group fitness etc.



Proposed Layouts

9.8 Proposed Fifth Floor Plan

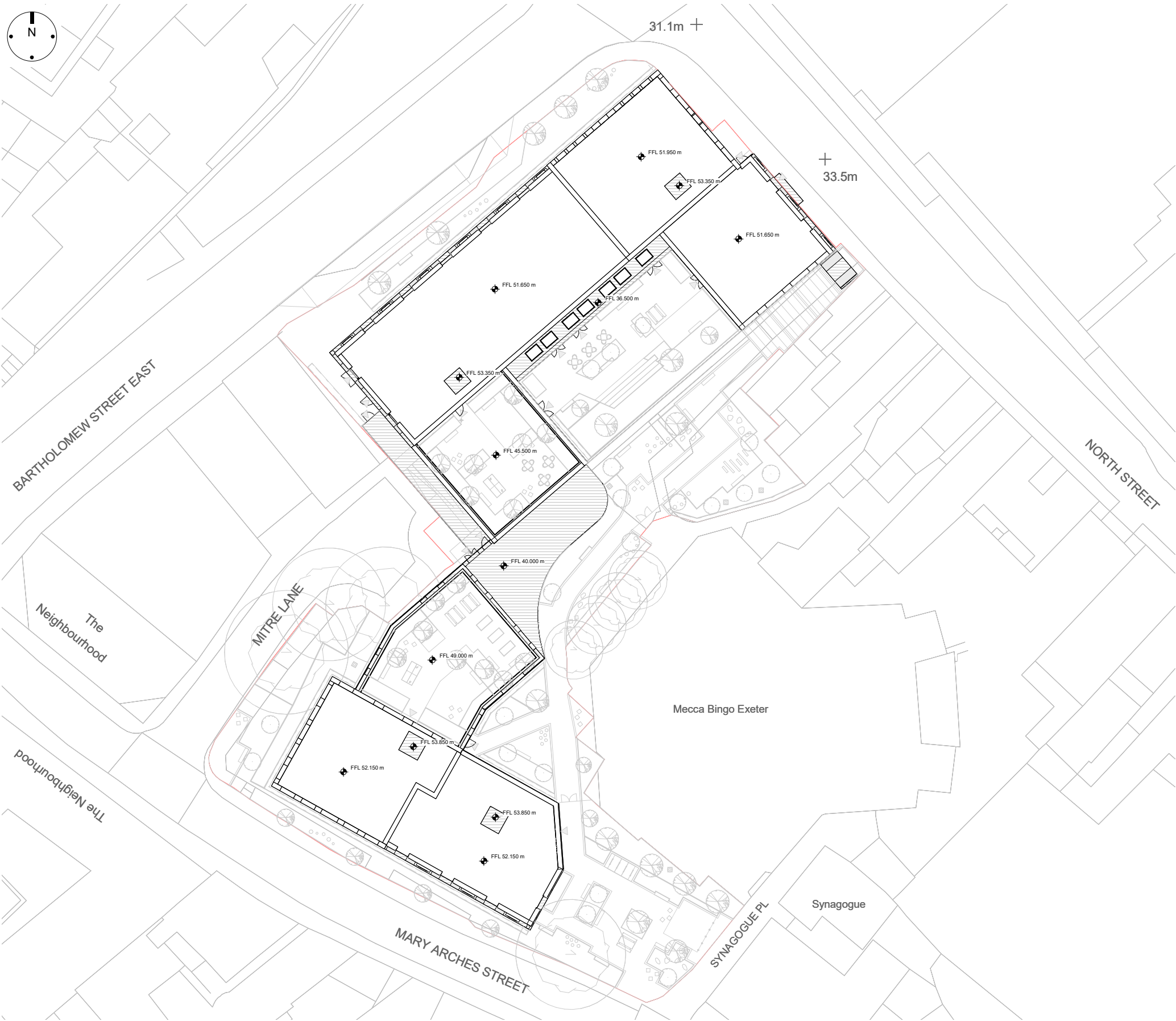
Overview

Similarly to Level 04, Building B begins to step back at Level 05 to help break up the massing and provide an external roof terrace has been provided for private resident use. This will create another external amenity area for socialising, entertaining, group fitness etc.



Proposed Layouts

9.9 Proposed Roof Plan



Proposed Layouts

9.10 Unit Mix & Area Breakdown

Overall GEA: 12,491 m² (134,452 sqft)

Overall GIA: 11,827 m² (127,305 sqft)

Co-living STANDARD Units

280 UNITS BETWEEN 18-27 SQM

Co-living LARGE ACCESSIBLE Units

29 UNITS BETWEEN 28-42 SQM

INTERNAL AMENITIES 1030 SQM
(3.3 SQM PER UNIT)

EXTERNAL AMENITIES 930 SQM
(3 SQM PER UNIT)

FACILITIES 303 SQM

ANCILLARY & PLANT 313 SQM

Area Schedule - GEA Breakdown

Project Procedures

Building A

Level	m2	sqft
Level LG	217	2,336
Level 00	1547	16,652
Level 01	1398	15,048
Level 02	1400	15,069
Level 03	1400	15,069
Level 04	1145	12,325
Level 05	1145	12,325
TOTAL	8252	88824

TOTAL

Level	m2	sqft
Building A	8,252	88,824
Building B	4,239	45,628
	12,491	134,452

Building B

Level	m2	sqft
Level 00	1044	11,238
Level 01	874	9,408
Level 02	874	9,408
Level 03	874	9,408
Level 04	573	6,168
TOTAL	4239	45628

Unit Mix

Unit Type	Building A		Building B	
	Standard	Large	Standard	Large
Ground				
1st Floor	32	2	15	3
2nd Floor	42	3	24	3
3rd Floor	42	3	24	3
4th Floor	32	3	24	3
5th Floor	32	3	13	3
Total	180	14	100	15
Units Per Block		194		115

Area Schedule - GIA Breakdown

Project Procedures

Building A

Level	m2	sqft
Level LG	199	2,142
Level 00	1464	15,758
Level 01	1328	14,294
Level 02	1328	14,294
Level 03	1328	14,294
Level 04	1084	11,668
Level 05	1084	11,668
TOTAL	7815	84120

TOTAL

Level	m2	sqft
Building A	7,815	84,120
Building B	4,012	43,185
	11,827	127,305

Building B

Level	m2	sqft
Level 00	995	10,710
Level 01	826	8,891
Level 02	826	8,891
Level 03	826	8,891
Level 04	539	5,802
TOTAL	4012	43185

Overall Summary

Totals Summary	Size Range	No.
Standard	18-27m2	280
Large	28-42m2	29
Total		309

91%
9%

Proposed Layouts

9.11 Unit Mix & Area Breakdown

Area Breakdown

Building A

Name	Level	Number	Category	Area SQM	Area SQF
Reception	LG	1	Internal Amenity	67	721
Post & Management	LG	1	Facilities	39	420
Co-Work	00	1	Internal Amenity	44	474
Co-Work	00	1	Internal Amenity	53	570
Gym	00	1	Internal Amenity	81	872
Fitness Studio	00	1	Internal Amenity	58	624
Lounge	00	1	Internal Amenity	100	1076
Lounge	00	1	Internal Amenity	96	1033
Lounge	00	1	Internal Amenity	100	1076
Media Room	00	1	Internal Amenity	57	614
Cycle Hub	00	1	Facilities	155	1668
Cycle Hub	00	1	Facilities	50	538
WC	00	1	Facilities	21	226
Bin Store	00	1	Ancillary & Plant	35	377
Laundry & Games	00	1	Internal Amenity	43	463
Plant	00	1	Ancillary & Plant	126	1356
Sunken Courtyard	00	1	External Amenity	362	3897
Communal Kitchen	01	1	Internal Amenity	95	1023
Communal Kitchen	01	1	Internal Amenity	45	484
Pantry	01	1	Internal Amenity	25	269
Private Event Space	01	1	Internal Amenity	42	452
Roof Terrace	04	1	External Amenity	261	2809

Building B

Name	Level	Number	Category	Area SQM	Area SQF
Entrance	01	1	Facilities	23	248
Communal Dining	01	1	Internal Amenity	91	980
Display	01	1	Facilities	15	161
Library/Book Swap Area	01	1	Internal Amenity	33	355
Bin Store	01	1	Ancillary & Plant	81	872
Plant	01	1	Ancillary & Plant	71	764
Roof Terrace	05	1	External Amenity	307	3305

Totals

Amenity	GIA sqm	GIA sqft
Internal Amenity	1,030	11,087
External Amenity	930	10,010
	1,960	

	GIA sqm	GIA sqft
Facilities	303	3,261
Ancillary & Plant	313	3,369

3.33 sqm per room
3.01 sqm per room
6.34 sqm per room

9.12 Secured by Design

Overview

As part of the design process, the proposed scheme has looked to adopt the Secured by Design (SBD) Principles laid out by Police Crime Prevention Initiatives. It is important that the scheme incorporates security features, natural surveillance and controlled access where possible.

- All communal and unit doors to the proposed buildings will meet recommended security standards. Doors will be tested and assessed to BS PAS 24:2022, LPS 1175 sr2 and STS 201, 202 BR 2 to ensure maximum attack times from a range of tools. External or internal security line will be defined, where security enhanced products will be fitted to prevent unauthorised entry
- The proposed site has been well designed to promote civic pride amongst existing and new residents. This will provide a comfortable and safe atmosphere, and encourage residents to feel a shared responsibility and ownership of the site and shared spaces.
- External amenity spaces have been designed with robust paving and planting, requiring low maintenance.
- Planting around residences will be maintained at a low height to avoid unwanted hiding places.
- Part of the landscape strategy ensures that the external environment does not inadvertently create opportunities for crime and hiding places. Spaces around balconies do not include planting/ landscape features that would provide unwanted access.
- All land across the site has been considered and accounted for, leaving no undeveloped areas that may encourage criminal activities.
- The landscape strategy has incorporated the potential use of gates at either end of the site to help manage the movement and secure the large open space and route through the site.
- No external access points have been designed to face onto the landscaped spaces unless they have fob access or a managed reception.
- The scheme has been designed to have active frontages that will look onto the proposed streets and public areas, meaning they are always in view. This encourages active surveillance amongst residents and increases the likelihood of eyewitnesses if a crime were to occur.
- The site features a large open space that is open to existing and new residents. To deter anti-social behaviour, multiple windows over overlook this space. Additionally, the estate management will hold responsibility in the security of the proposed scheme.
- Lighting and CCTV will feature across the site, assisting with security measures and deterring anti-social behaviour. Lighting will be provided on the streets and areas prone to sitting in shadows.
- A 24/7 managed reception has been designed at the main entrance to the scheme to provide security for the residents within.
- Access points into the site will be well lit and monitored by CCTV with access control systems fitted at external building entrances/exits.
- Bin stores are located in secured spaces with good management procedures for collection.
- Bike stores will feature a self closing and locking door to BS PAS 24:2022. The bike store in-between blocks A and B can be sub-divided and CCTV provided.
- Pedestrian routes have good visibility with views of end destinations.
- Specification for lighting across the site to ensure safe, well-lit spaces created by the landscape architects.
- All opening and accessible windows will be to BS PAS 24: 2022 with P1A laminated glass.
- Recesses should be no more than 600mm. This can be further controlled by uneven floor surfaces, gating, roller shutters and lighting.
- Provisions will be made to accommodate post in the reception space, requiring a key to access by management only.
- Any gates used across the site will be a minimum height of 1.8m



10 Co-Living Units & Resident's Spaces

10.1 Standard Co-living Unit

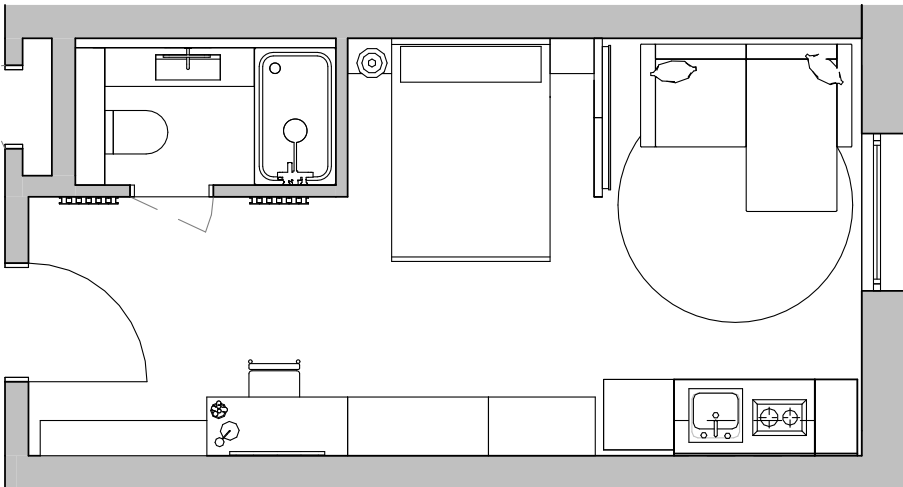
The design strategy is centred on maximising the site to provide 309 co-living rooms across all floors for future residents. A variety of standard and large accessible rooms have been designed into the scheme, creating different options for future residents.

280 standard rooms have been provided, ranging between 18 m² - 27 m² and designed to create a comfortable space for sleeping, eating, working and relaxing for each resident. Each will provide a double bed, wardrobe and sufficient storage space, full bathroom with shower, kitchenette and space for a dining table and living area.

All co-living rooms have been designed to meet the relevant design standards and follow the Emerging Local Plan's policy and London Plan Guidance for LSPBSL.

Typical Standard Unit

- Double Bed (with bedside cabinet)
- Kitchenette
- Seating area
- Desk with worktop space
- Wardrobe & Storage
- Bathroom (with shower)



Co-Living Units & Resident's Spaces

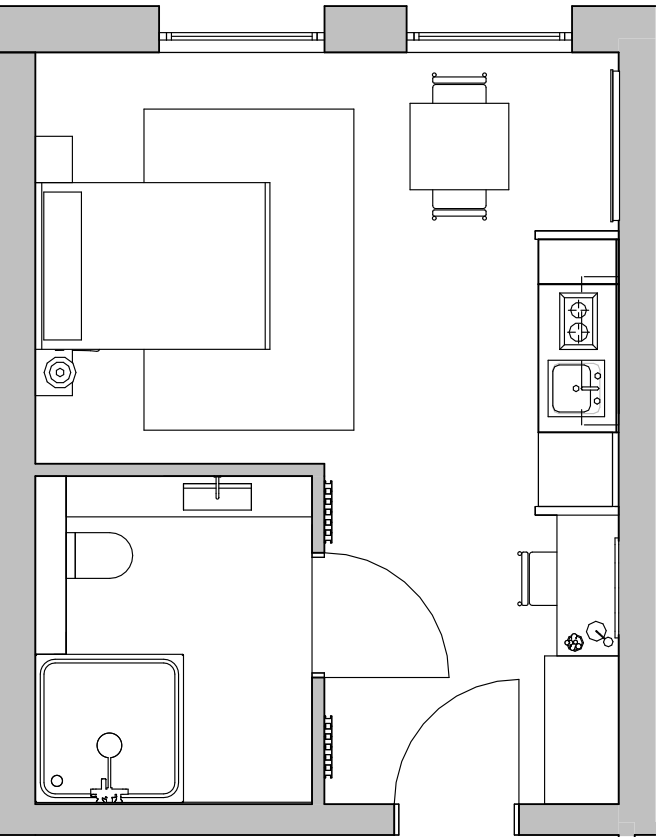
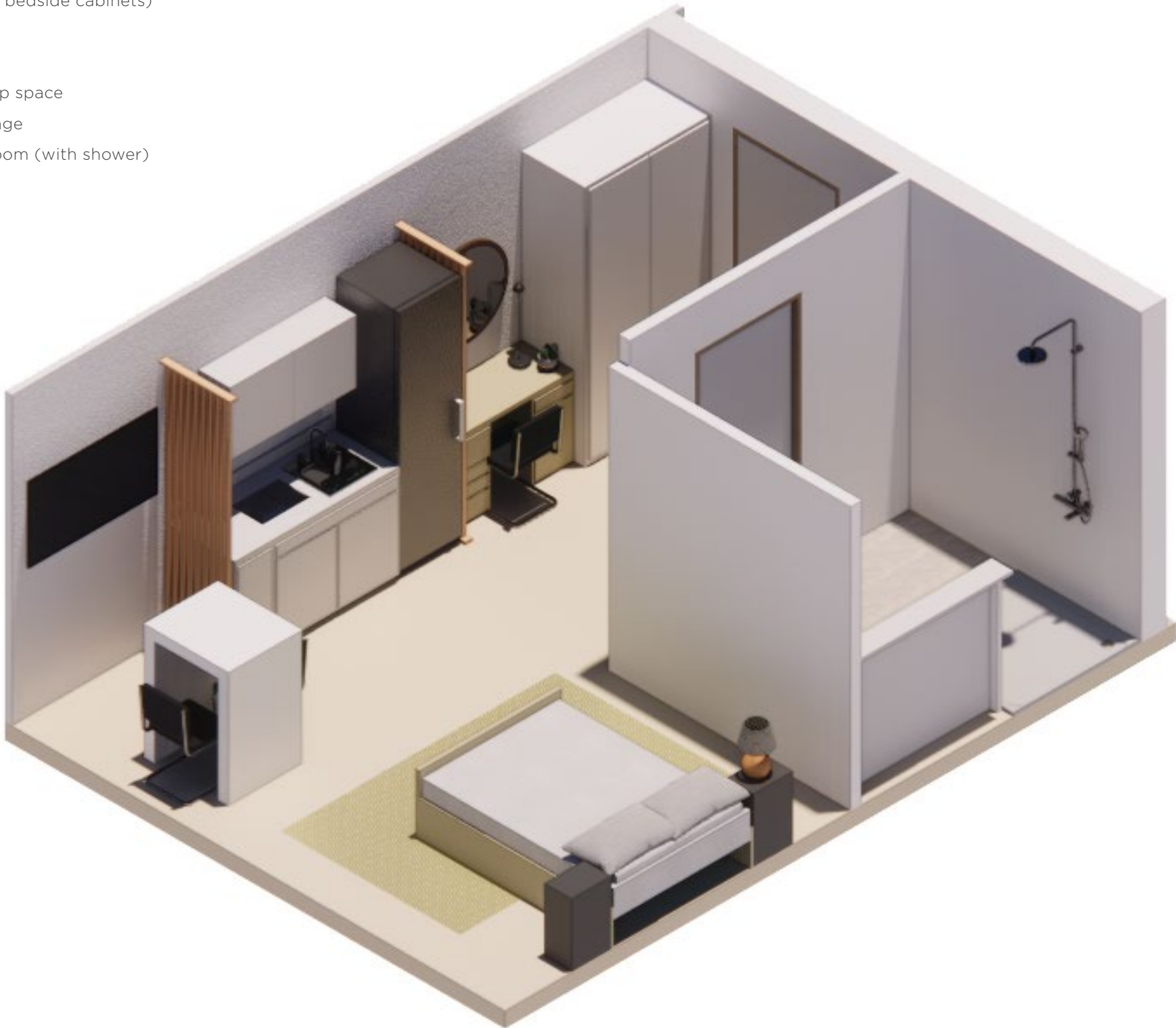
10.2 Large Co-living Unit

29 larger accessible rooms will also be provided within the scheme, all providing 28m² or above. These units will provide more space and accessible facilities and movement around them, on top of what is provided within the standard units.

All co-living rooms have been designed to meet the relevant design standards and follow the Emerging Local Plan's policy and London Plan Guidance for LSPBSL.

Typical Large Unit

- Double Bed (with bedside cabinets)
- Kitchenette
- Seating area
- Desk with worktop space
- Wardrobe & Storage
- Accessible Bathroom (with shower)



Co-Living Units & Resident's Spaces

10.3 Amenity Spaces - Ground Floor

CO-WORK SPACE(S)

A dedicated co-work space for residents which provides a range of seating and workstations. Particularly useful for hybrid workers.

MEDIA ROOM

A space for socialising, presentations or film nights. The space could be repurposed into a meeting room or connected to neighbouring co-working space create a larger space

RECEPTION

The main entrance for both residents and visitors to the scheme. A 24/7 managed reception desk will provide security to the building, particularly entrance to the main core and other amenity spaces, and be a point of contact for all those using the building.

GYM & FITNESS STUDIO

Residents will have access to a gym and fitness studio within the building. The gym will provide a range of equipment and connect to the fitness studio which could host a variety of fitness classes. This also has the benefit of connecting to the external courtyard of the building.

EXTERNAL COURTYARD

A landscaped external terrace provides and outdoor area for socialising, entertainment and organised activities. This connects directly to the lounges, co-working and media rooms and could be used as excess space for all.

LOUNGE(S)

A multi-purpose spaces for entertainment, socialising and activities. The spaces also benefits from being directly connected to the external courtyard of the building.

Building A

CYCLE HUB(S)

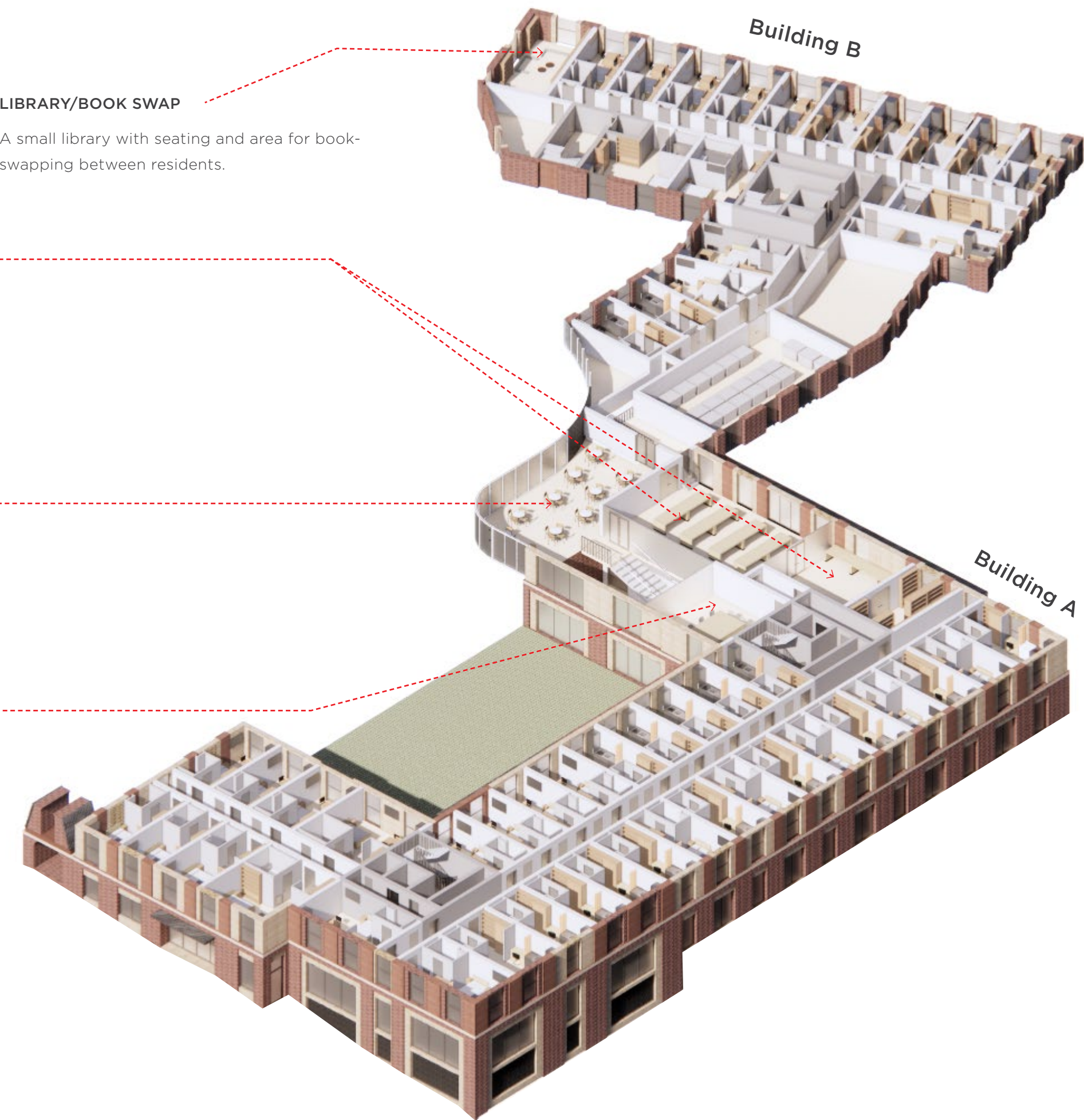
A dedicated cycle store for residents, providing 310 cycle spaces in total.

LAUNDRY & GAMES ROOM

A mix of space for laundry facilities and games will be provided for residents.

Co-Living Units & Resident's Spaces

10.4 Amenity Spaces - First Floor



LIBRARY/BOOK SWAP

A small library with seating and area for book-swapping between residents.

COMMUNAL KITCHEN(S) & PANTRY

Two communal kitchen spaces with areas to cook, eat and socialise within. The Masterchef style kitchen provides ample space for cooking and eating and could be used for organised cooking classes. They will be connected to a shared food pantry that can be used by all residents.

COMMUNAL DINING

A large communal dining space with areas for residents to eat and socialise in. The space can seat many residents at a time and benefits from a glazed facade which allows for views across the landscaped areas of the scheme.

PRIVATE EVENT ROOM

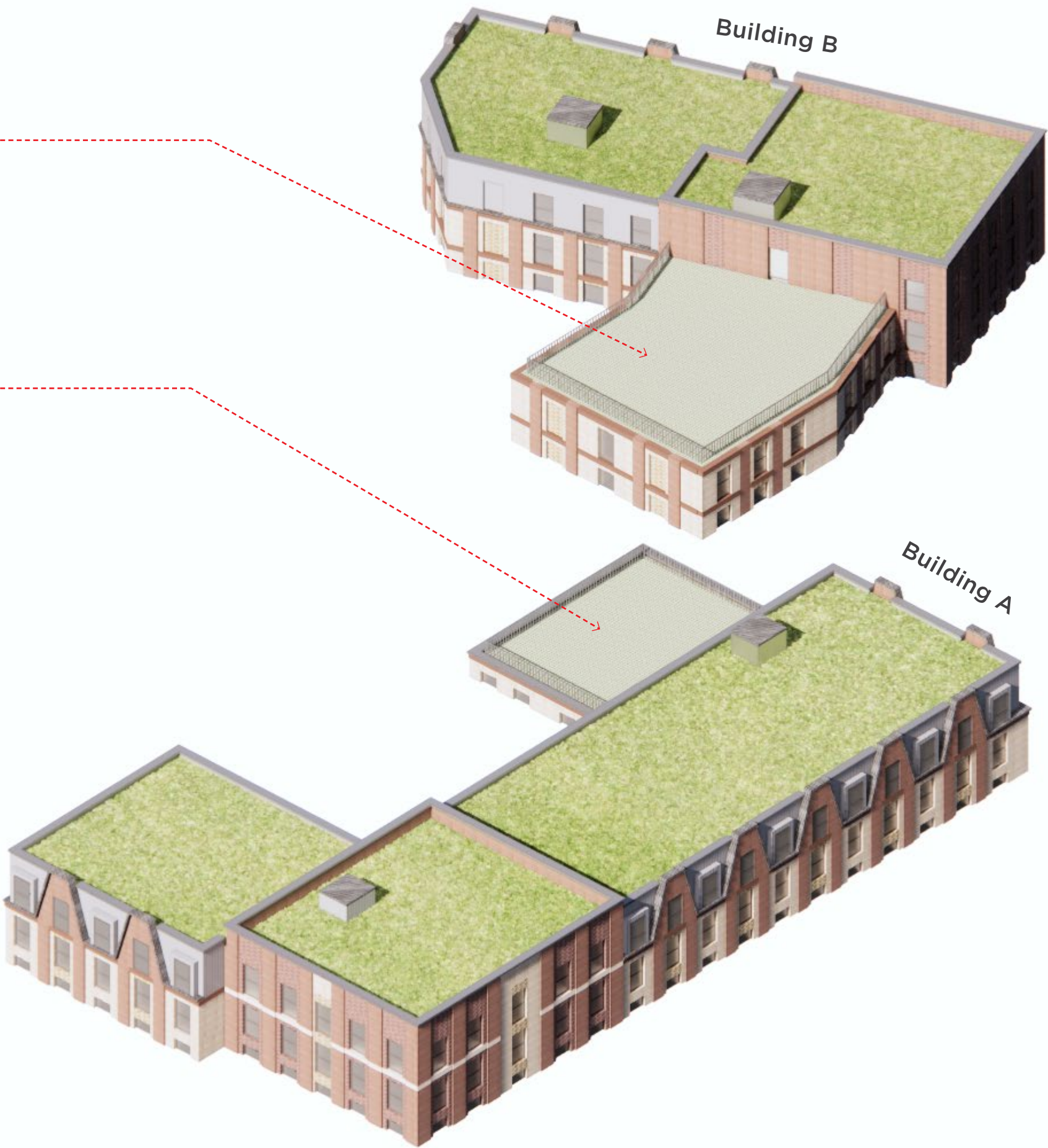
This multi-purpose space will be available for hire for the residents, for the hosting of events, dinner parties etc.

EXTERNAL TERRACE (LEVEL 05)

An external terrace will be available for all residents at this level. Due to it's orientation and location, the space will provide areas for socialising, organised activities and group fitness classes.

EXTERNAL TERRACE (LEVEL 04)

An external terrace will be available for all residents at this level. Due to it's orientation and location, the space will provide areas for socialising, organised activities and group fitness classes.

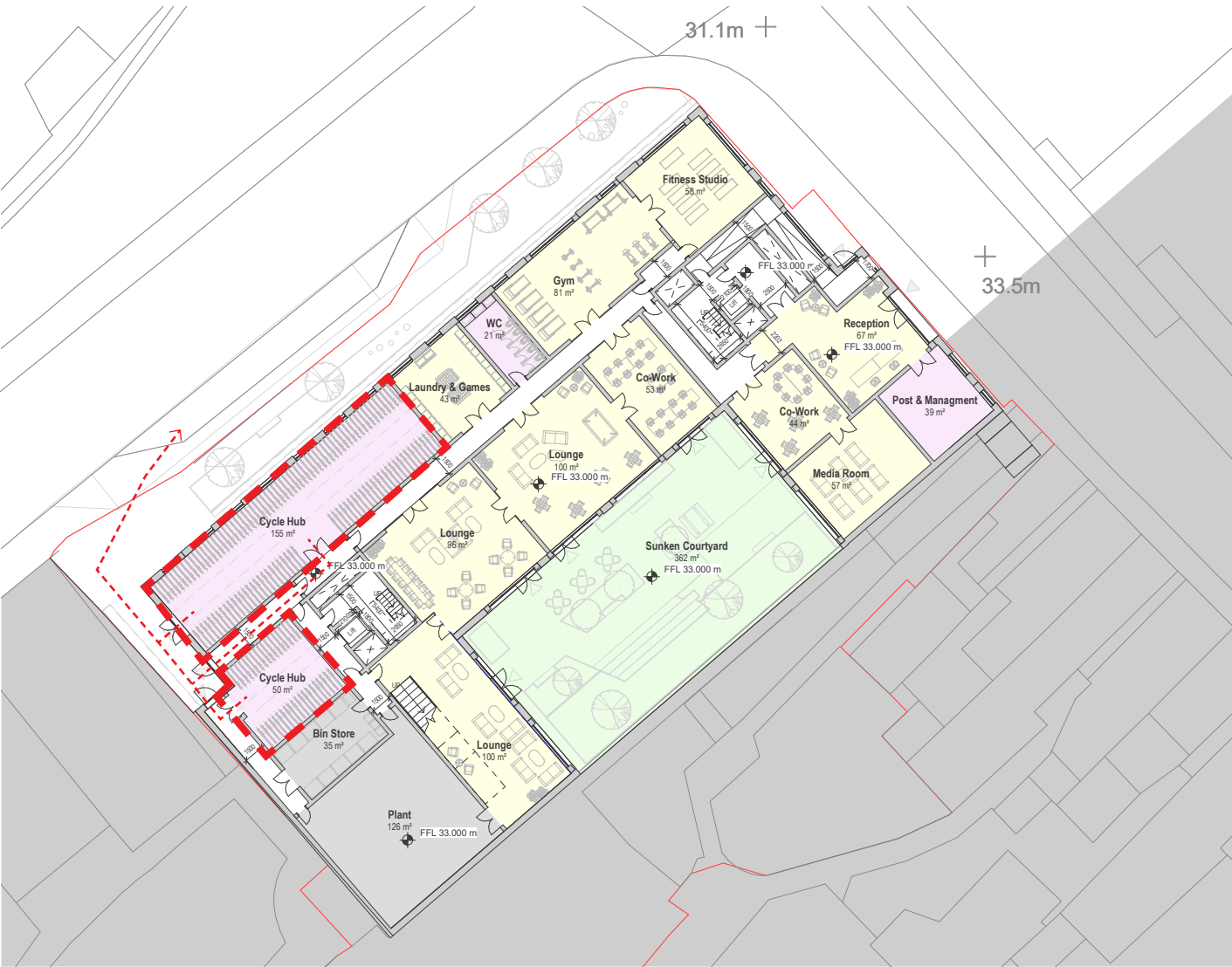


Co-Living Units & Resident's Spaces

10.6 Resident's Cycle Hub

Two cycle hub's have been designed within the ground floor of Building A to provide space for resident's to store, borrow and fix bikes within the scheme. The aim is to encourage sustainable forms of travel to the site and allow additional storage for individuals outside of their rooms. One large cycle hub has been positioned along the Bartholomew Street E facade, whilst the other sits further back into the building. Both will have

direct access out to the street, allowing for easy access by residents who are bringing their bikes in and out. Each space has been designed to be flexible, and combined can house up to 310 bike spaces across double stacked racks. However, space for folding bike lockers, Sheffield stands and bike repair areas can be accommodated within these spaces too if required.



11 Massing & Appearance

Massing & Appearance

11.1 Design Precedents

Overview

The massing has been articulated by creating a strong facade grid across each elevation, particularly those facing key streets in Exeter, and provide varying heights and roofscapes which take influence from the surrounding streets and character.

We are proposing to use brick as the predominant material on the façade given its robust qualities and historic and character connection to Exeter.



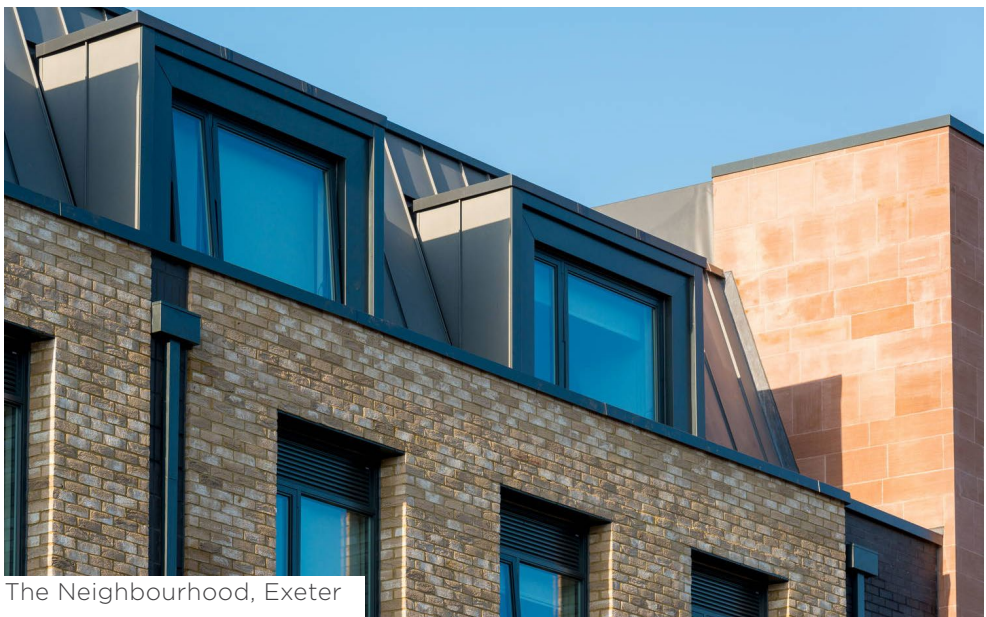
St Johns Hill - Hawkins Brown



Macfarlane Place - Maccreanor Lavington



Sunday Mills - Assael Architecture



The Neighbourhood, Exeter

11.2 Proposed Material Strategy

Overview

Taking influence from Exeter’s local vernacular and material palette, a modernised take on the town’s local character has influenced the choices for our proposal.

Exeter has a strong local vernacular and the town’s context involves mostly brick buildings. Some concrete and industrial materials are used towards the outskirts of the town, however brick is the most prominent material used. It is common to see brick buildings throughout the town centre with subtle textures, banding and textured details.

Windows grouping and framing has then been used to emphasise the fenestration and break down the façades, particularly on ground level where most retail uses are positioned.

Similar to the character areas around the site, the scheme intends to create a character that unifies the whole site and connect it back to Exeter’s main streets, but will also make the buildings look distinctive through colour changes and details in the brickwork.



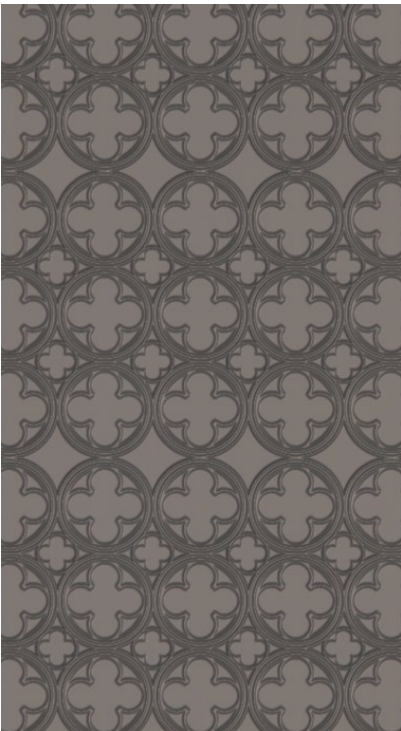
Buff Brick



Textured Brick



Red Brick



Metal Motif Panels



Strong Building Lines



Window Framing



Varying Brick Colours



Distinctive Ground Level

Massing & Appearance

11.3 Key Principles

Ground Level

Grouped by bay, the ground level facade will be largely glazed to increase the active frontage of the scheme, particularly on the elevations which house the residents amenity space and main reception.

Due to the sloping site topography and where the building intersects with the street, some solid motif panels have been introduced in some elevations to address the levels and bring through influence from the neighbouring iron bridge into the design.

Upper Residential Levels

Fenestration will be grouped in vertical bays, similar to the surrounding buildings, to create a unified strategy which will be applied to all buildings. The secondary grid also helps group the bays into smaller sections. We are proposing to use brick as the predominant material on the facade given its robust qualities, industrial nature and to reflect the materiality of Exeter currently.

Roofscapes

We are proposing a roofscape of varying heights and shapes across the site. A mixture of flat and pitches roofs have been applied, taking influence from the surrounding buildings of Exeter and the heights of each building has been determined by assessing the surrounding buildings and site topography.

Detail Elements

Areas of textured brick and metal motif panels, which take influence from the Iron Bridge, have been introduced to the street facing elevations to help define the architecture further and connect it back to it's surroundings.



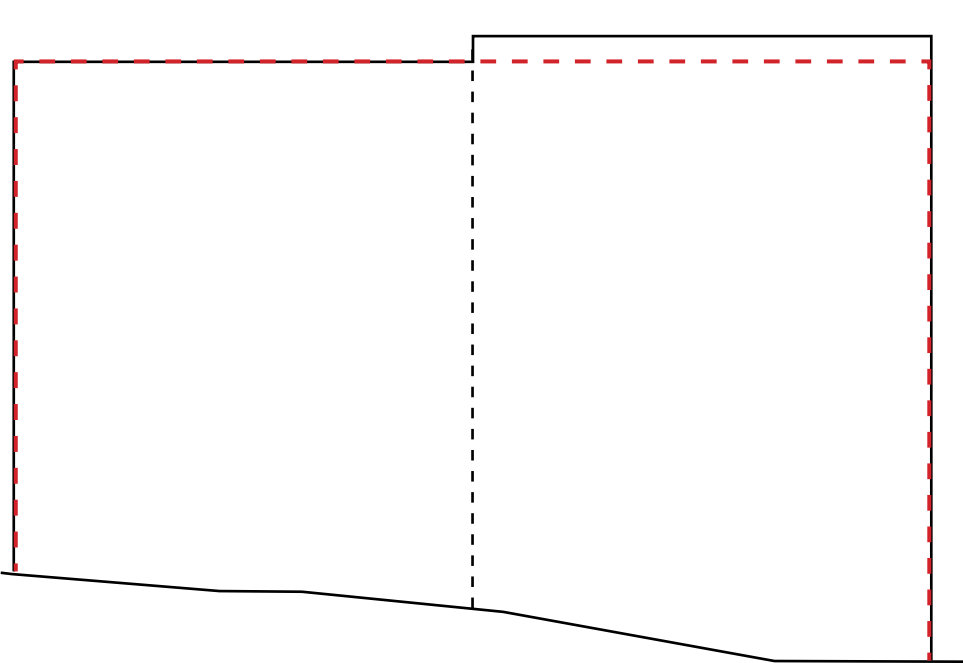
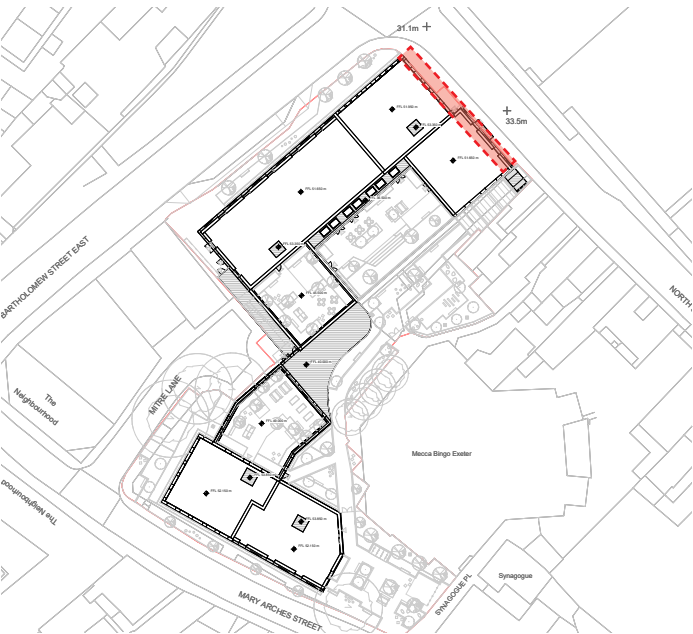
11.4 Elevational Strategy & Rationale - North Street

Overview

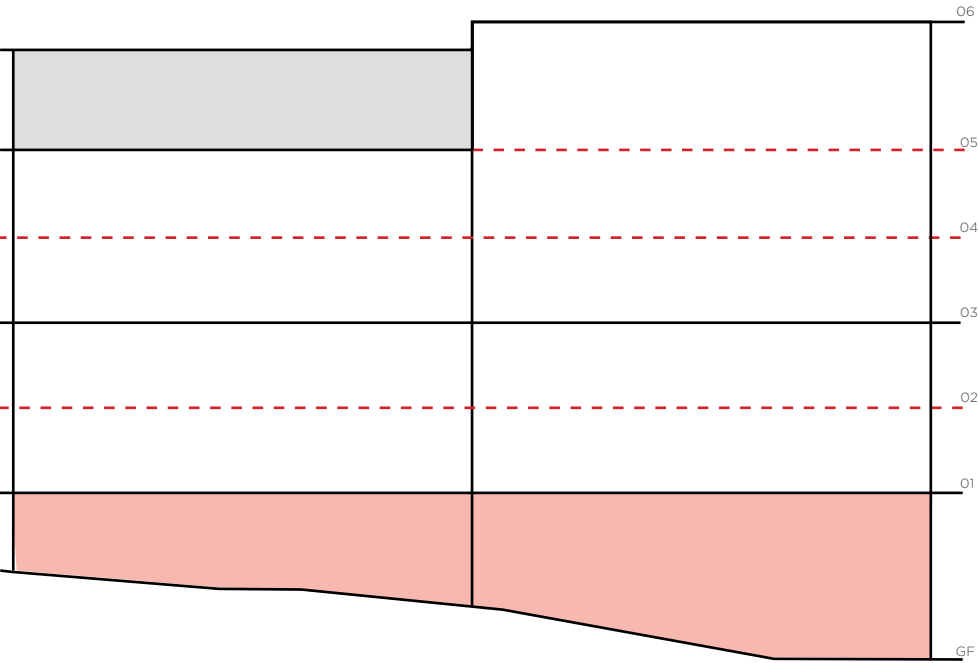
The elevation along North street continues to propose the opportunity to enhance the high street and improve from the existing.

The elevational strategy is to separate the façades to allow for the corner to have a stronger presence and the rest of the elevation to step down and blend more into the existing North Street elevation. A taller ground floor level has been introduced to the corner to help match the ceiling height across the elevation and allow the main entrance to be accessed from street level.

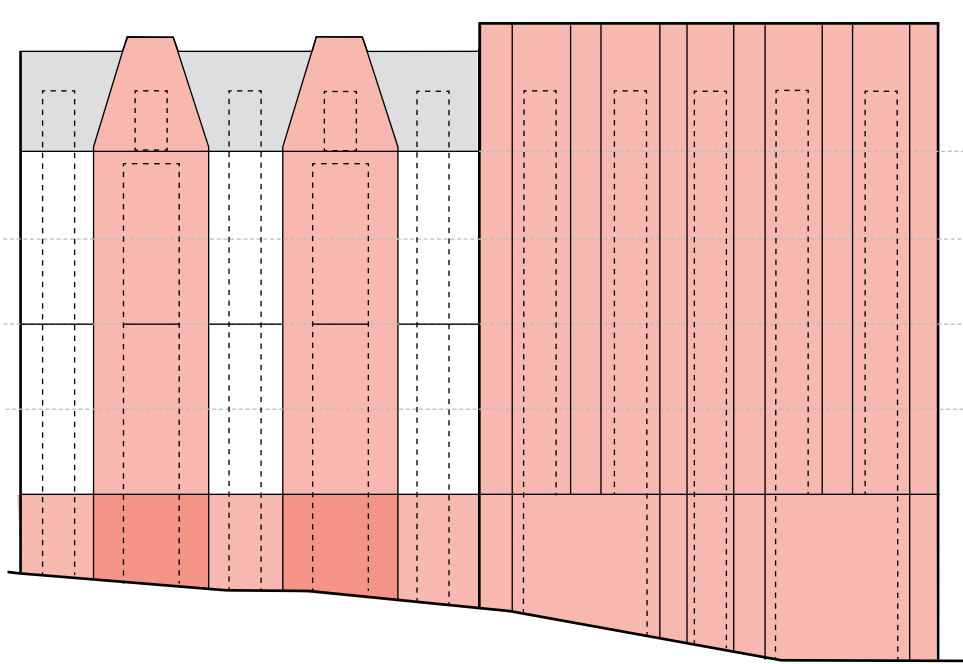
The elevation will provide a series of pitched elements at the top level which will frame the windows below along this facade. It will also introduce a separate architectural language for the facade and help further define the strong corner element of the building.



1 The existing building height and the proposed extension up a storey.



2 Established massing is formed, defining horizontals across the street front as well as creating a welcoming street front. Horizontal banding is introduced, completing the strong grid fenestration.



3 A strong vertical grid is applied, defining vertical elements within the facade, which is typical of Exeter's context. A key focus will be put the corner of the block.



4 Additional vertical and horizontal elements emphasise both planes. Windows are grouped together to form bays.