



DESIGN AND ACCESS STATEMENT

This statement has been drafted to accompany and support a planning application to Exeter City Council for the redevelopment of land between Vaughan Road, Pinhoe Road and Hill Lane in Whipton Village.

This provides a framework to explain how the proposed development responds to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

We set out here the design principles and concepts that have been applied to the development. We demonstrate how the proposed development's context has influenced the design and our approach to access onto and around the site.

This statement references relevant Local Plan policies and how these have been taken into account.

Consulting team

The consulting team has been supported in the development of these proposals by specialists, Tomas Gaertner of SE3D advising on Passivhaus construction, and Dan Wilkinson of Wilkinson Grant + Co with advice on property values in the area.

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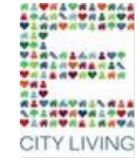
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1.0 Introduction + Nature of Proposals

Executive summary

Site

The roughly triangular site is bounded by Vaughan Road to the East, Hill Lane to the West and Pinhoe Road to the North. There is a ten-storey block of flats to the south dating from the 1960s.

The existing site of approximately 0.91 Ha, currently contains one family dwelling and a range of single story, flat roofed buildings, providing sheltered accommodation, now vacant.

The Proposal

The proposal is for a development of 92 apartments arranged around a community space and gardens.

The development takes the form of six three and four four-storey blocks distributed around the perimeter of the site. The scale of the blocks is intended to respond to the local context and respect the character of the area.

The material palette will be predominantly brick for external walls with high quality aluminium windows and flat roofs behind parapets.

The layout has been designed to maximise views into the shared green space, limit shading and avoid overlooking between dwellings.

Passivhaus Standards

The intention is to employ Passivhaus construction techniques throughout to produce low energy, sustainable homes of the highest standard.

Passive house (German: Passivhaus) is a rigorous, voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.

The client, Exeter City Living, is a development company with extensive experience of building to Passivhaus principles over a number of projects. These include what could be seen as the first phase of the Vaughan Road project on the site to the South known as Chester Long Court by local architects Gale + Snowden.

Landscape

The proposal identifies the opportunity for a high-quality landscape scheme including private gardens and public space for the benefit of all residents.

There will be a number of public pedestrian routes through the site to provide permeability and assist in connecting the development into the immediate context.

The gardens will incorporate a sustainable drainage system (SUDS) which will collect rainwater and use it within the community garden. This provides attractive features and prevents storm water overloading the local drainage system.

Parking

The proposal seeks to respond to current thinking on transport and private car use. The parking on site will be limited to 47 spaces including; 5 disabled and 8 co-cars to encourage use of public transport. The site is extremely well located for bus routes and access to the train station.

Facilities will be provided to accommodate a car club and charging points will be installed for electric vehicles.

Extensive secure cycle parking will be distributed across the site.

Accessibility

Careful attention has been given to the changes of level across the site to ensure that all the apartments and all of the public space is accessible to everyone.

The Ambition

The project seeks to achieve a development of sustainable homes which can act as an exemplar for other developers to follow. It will demonstrate how high-quality, low energy homes can be provided on a fully commercial basis.

It is anticipated that the development at Vaughan Road will be recognised as setting new standards for residential development in the city and region.



2.0 Site Location

Location

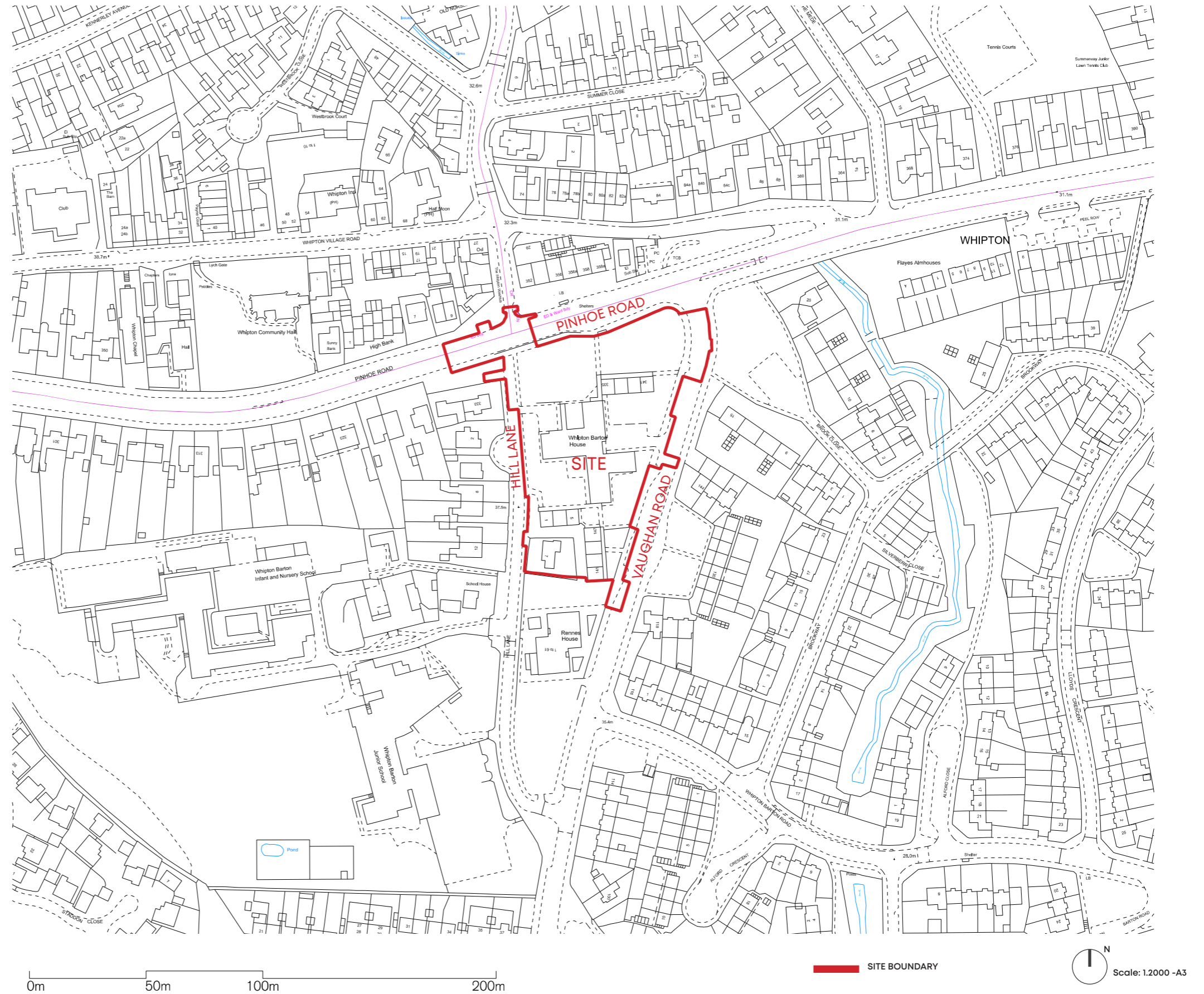
The site is located a little under 2 miles North East of Exeter City centre.

The site is located to the south of Pinhoe Road in Whipton Village.

The area of the site indicated by the red line boundary is approximately 0.91 Hectares

The site boundary is defined on three sides by the back of the pavement to Vaughan Road, Pinhoe Road and Hill Lane. To the south, the boundary is with the small car park serving Rennes Tower.

These conditions are further illustrated here on page 3.



3.0 Site Description

Character

The site is situated in an area of post-war development typical of this period. The area was developed at a relatively low density with a mix of private and 'council' housing.

This planned sub-urban extension to the city included the provision of local shops, schools and other facilities which still serve the community.

The site under consideration contains sheltered accommodation for the elderly and a care home. (1), (2), (3). These low level, one and two story flat roofed buildings, no longer serve their purpose and are now vacant and redundant.

It should be noted that there is one detached family house at the South West corner of the site. (4).

The intension is to demolish all existing buildings to generate a clear site for development which will make best use of this valuable brown field site.

The existing buildings occupy a small proportion of the site and the buildings are surrounded by lawns planted with relatively small 'domestic' trees and shrubs. The site is consequently predominantly open and green in character. These proposals for development will significantly change this perception and will need to be justified.

It is also significant that to the South of the site is Rennes House, an eleven-storey block of flats owned and managed by Exeter City Council. This block is to be refurbished as part of a separate project.

To the South of Rennes House is Chester Long Court, Phase 1 of the Vaughan Road development plans and completed in Autumn 2018. This development by Exeter City Living is built to Passivhaus standards and sets the benchmark for low energy and sustainable homes for this second phase.

As a consequence of the period when Whipton was developed, the site and its surroundings is dominated by roads, cars and parking. An ambition for these proposals is to generate more attractive streets and to reduce the impacts of private vehicles on the living environment.



4.1 Site Appraisal

Existing buildings + Context

These images illustrate the existing buildings, the site and surrounding properties.

- 1 Bungalows at the North of the site
- 2 The existing 2 storey care home which is now vacant
- 3 Two bungalows at the South end of the site.
- 4 The detached house at the South of the site
- 5 Housing to the East of Vaughan road facing West towards the site
- 6 Family houses on Hill Lane facing East towards the site
- 7 The row of shops on Pinhoe Road facing South towards the site
- 8 Views looking East on Pinhoe Road
- 9 Views looking West on Pinhoe Road



4.2 Site Analysis

Features and immediate context

This diagram identifies the significant features and characteristics of the site, and its context, which have influenced the development of these proposals.

The site is not flat and slopes gently down from south to North towards Pinhoe Road. The overall drop is approximately 4.0 M which has been taken into account in generating a scheme which is entirely accessible to everyone.

Pinhoe Road represents a significant challenge due to the consequent noise and pollution associated with this busy route. Careful analysis has been undertaken to assess the potential impacts on the development and the built form designed to mitigate these conditions.

The location of the 'village centre' shops to the North of Pinhoe Road will be an advantage to the new residents who will contribute to the viability and on-going sustainability of these businesses.

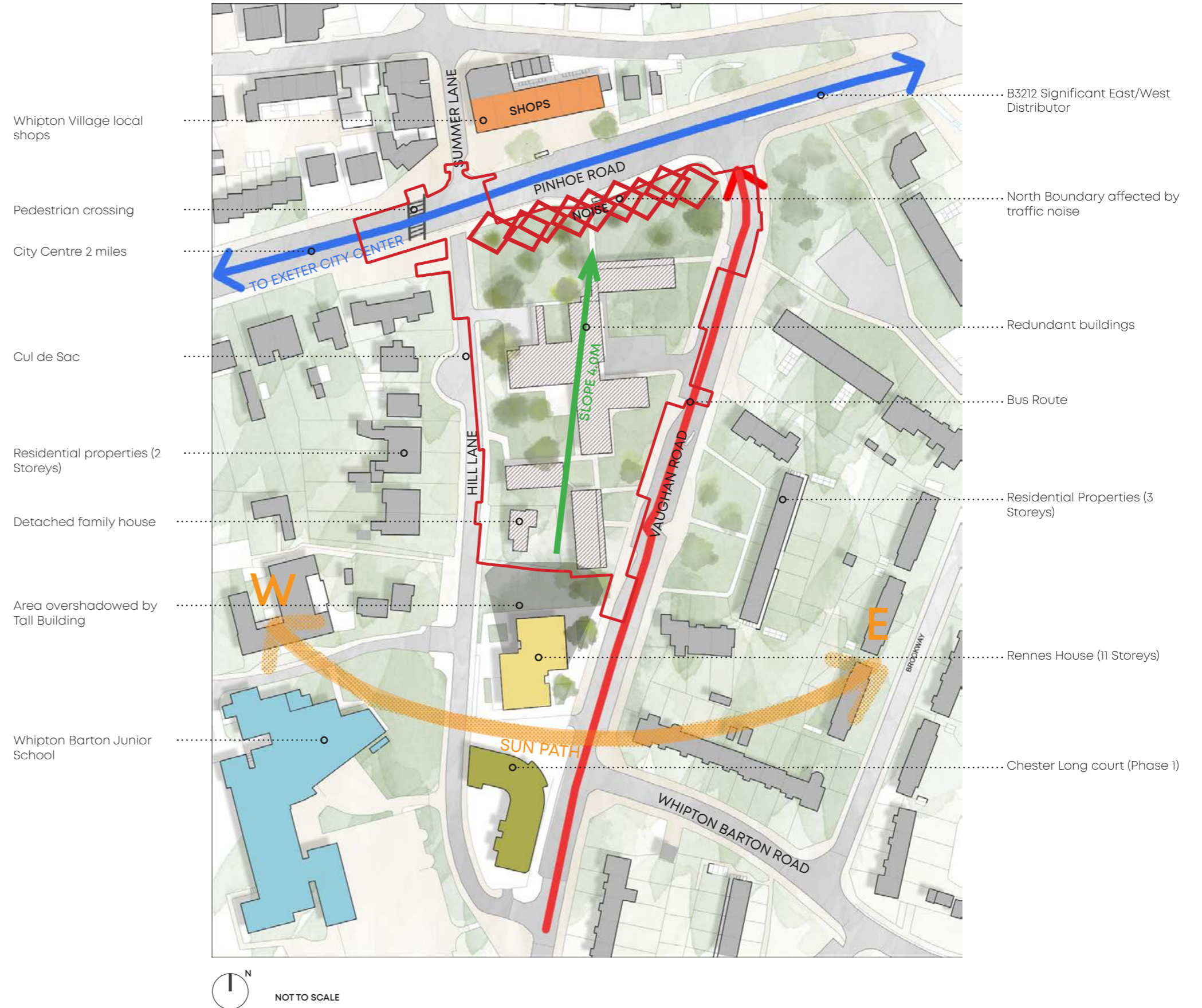
The tower block to the south of the site is significant in that it is of sufficient height to cast a long shadow over the adjacent areas. The impact of this shadowing effect has been carefully analysed and is discussed later in this report – see Sun Path Diagrams Page 22.

Vaughan Road is a less busy local distributor and provides for important bus routes which need to be taken into account – see Travel Plan at Appendix submitted in support of this application.

Hill Lane has a quieter character due to the fact that it is a cul-de-sac closed at the North end.

The pedestrian crossing of Pinhoe Road is an important connection which has influenced the layout of the site and arrangement of routes through it.

The sun path indicated here is of particular importance in arranging the new accommodation on the site to optimise day light and views. The detailed analysis of the massing model and relationship with the Passivhaus principles is discussed in detail later in this report.



4.3 Site Analysis

The site in its wider context

There is a well-established pressure on all authorities, and cities in particular, to identify opportunities for the development of new homes. There is equal pressure to ensure that the necessary development are in sustainable locations.

This diagram of the site at Vaughan Road in its wider context illustrates how well located this site is.

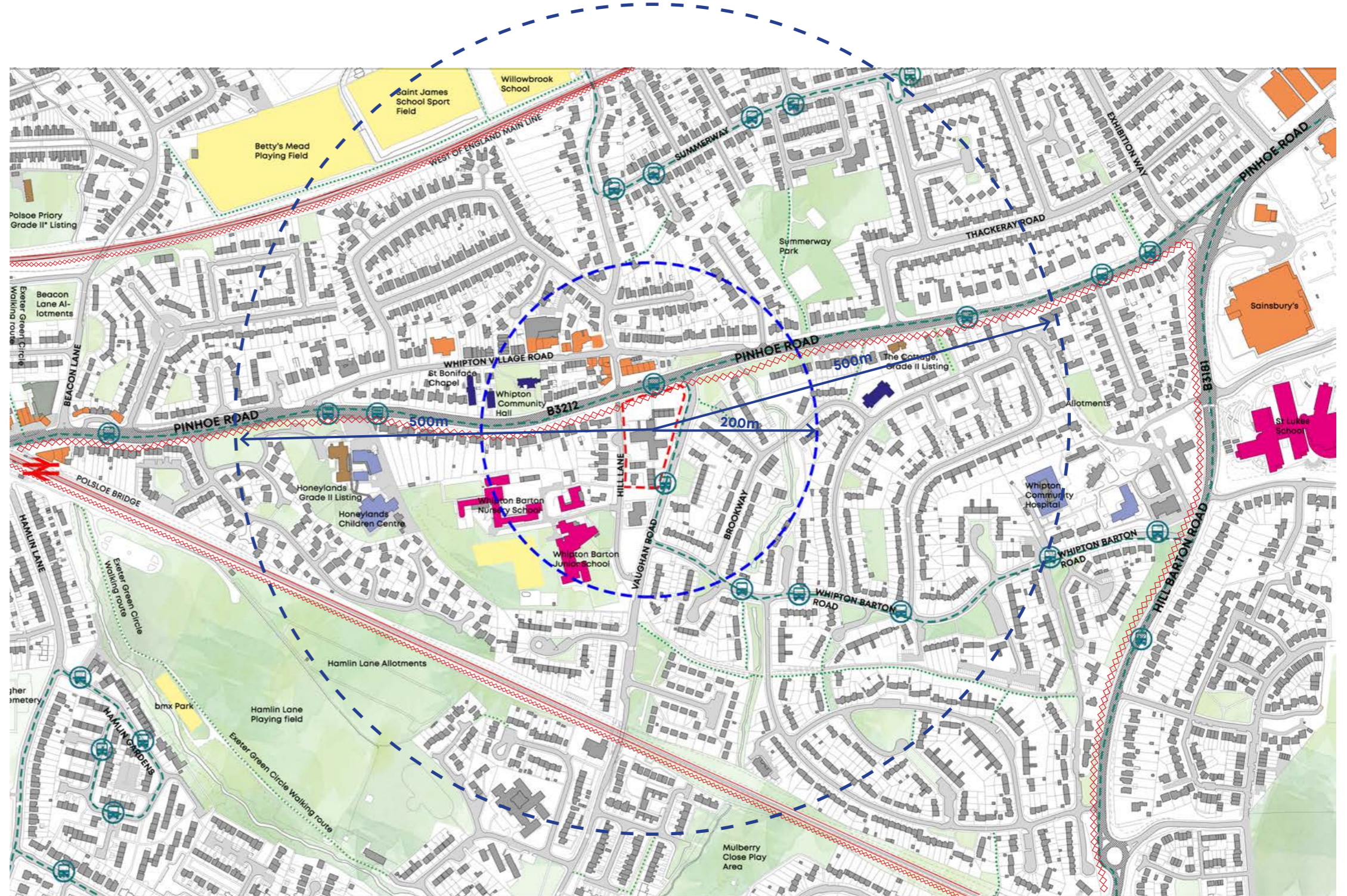
One of the most critical parameters for a sustainable lifestyle is proximity to facilities and to public transport networks which are fundamental to the reduction in the use of private vehicles and the consequent production of CO2 and the associated pollution and health risks.

The walking circles indicated here at 200m and 500m represent a walking time of 3 minutes and 7 minutes at an average pace.

It can be seen then that local amenities, schools, shops and bus routes are within a few minutes' walk. The train station is just 10 minutes to the West and the Supermarket the same distance to the East.

Within the 500m zone there are the Community Hospital, several schools, the Community Hall, playing fields, allotments and play areas.

These features give the Vaughan Road site the potential to contribute to a very sustainable lifestyle for the residents.



5.0 Opportunities and Constraints

Influences on the development

Opportunities

The site at Vaughan Road, which is owned by Exeter City Council, offers an exceptional opportunity to :

- Redevelop this site to provide much needed homes for Exeter
- Develop a scheme that takes full advantage of this well-located site and optimises the opportunity
- Create a new community within the established neighbourhood of Whipton
- Employ Passivhaus construction techniques to produce low energy sustainable homes of the highest standard
- Generate a high-quality landscaped environment including private gardens and shared public space for the benefit of all residents
- Achieve a development of sustainable homes that will set new standards for housing in Exeter and the Region and provide an exemplar for others to follow.



Constraints

The designs for the site are inevitably constrained by the existing context and in particular by the need to :

- Identify an appropriate density of development on the site whilst respecting the scale of the surrounding properties
- Find an economically viable mix of apartments and quality of construction which will be affordable to build and economical to buy or rent
- Ensure an architectural design and site layout which is tenure blind in that it should not be obvious which apartments are owner occupied and which are managed by ECC
- To mitigate the loss of any green infrastructure and to improve the biodiversity of the site and the wider area
- To respond to the existing routes and movement patterns across and around the site
- To mitigate the impacts of traffic and noise on Pinhoe Road.



6.0 Client Brief

Exeter City Living

The following is extracted from the initial brief issued by Exeter City living 30 January 2018.

Exeter City Council (ECC) is committed to the development of new high-quality housing to best practice Environmental standards.

The development of Vaughan Road is intended to contribute to meeting the identified residential demand and projected population growth.

The primary aims of this project were to: Deliver high environmental performance residential units of mixed tenure and to adhere to Certified Passivhaus, Climate Ready and Building Biology Principles.

Deliver the redevelopment of a key area of the city, contributing to improvements in the local environment and an improved image for the estate/area.

Attract investment into the city and increase jobs in the city, and meet the needs of target groups and demographics in the community.

The Vaughan Road development is being delivered by a Development Company, established by ECC, and operating as Exeter City Living.

The Development Company mission statement is 'Leading the way in delivering sustainable economic and social prosperity for Exeter, regenerating the City and improving the lives of its residents, through effective development, creating communities and inspiring places to live.'

Scope of the Project

The scope of the project is to deliver a high-density redevelopment providing a total of 92 nr 1- and 2-bedroom units which will integrate the new buildings into their surroundings.

The new buildings must deliver best practice energy efficiency in line with the developing ECC Environmental Factors brief. Recent ECC developments have achieved Passivhaus accreditation, the future developments must be designed with these principles.

The scope of works includes the demolition of existing accommodation across the site. The proposals must align with the Exeter Vision, including Exeter City Futures + Greater Exeter Strategic Plan.

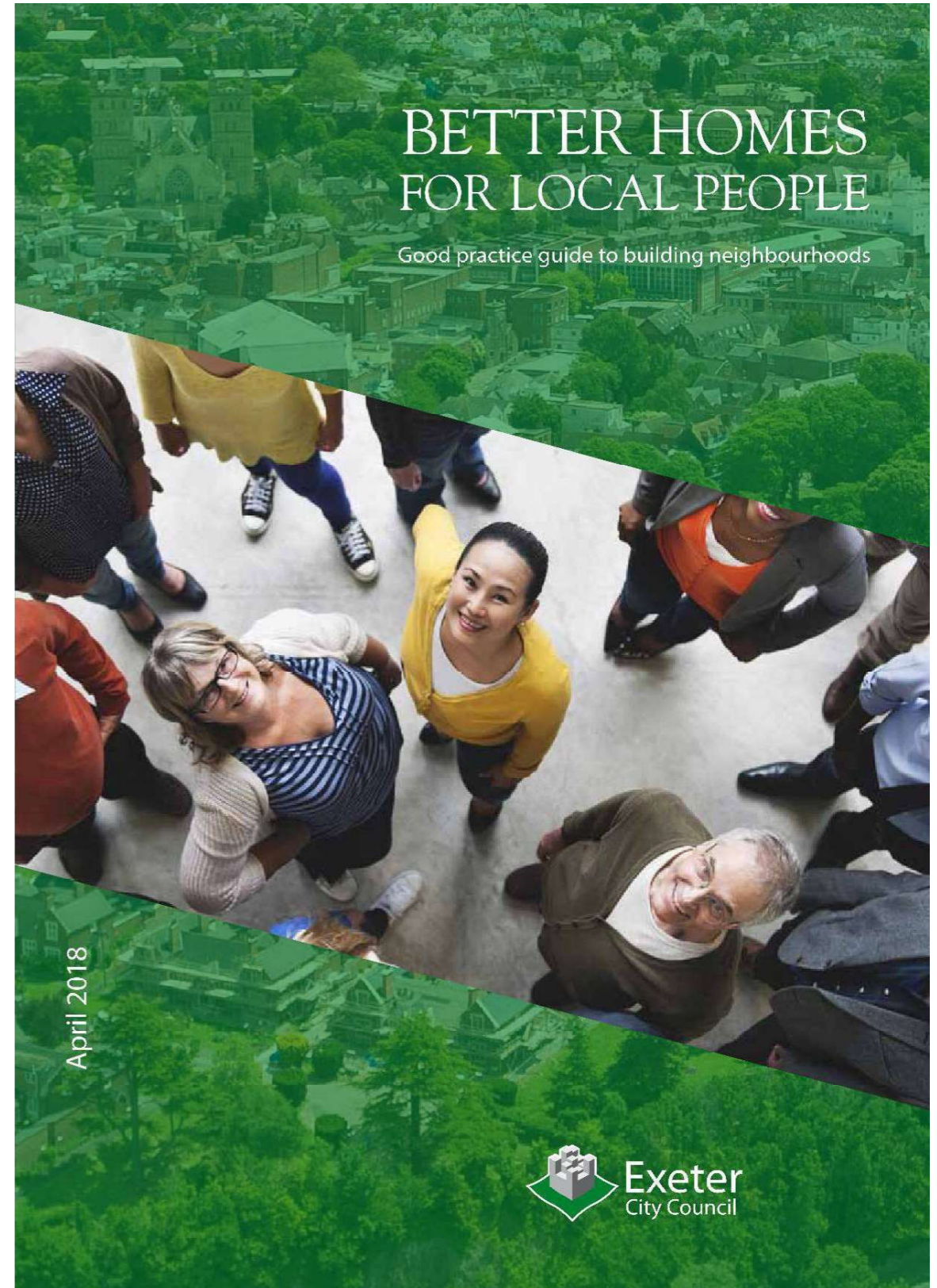
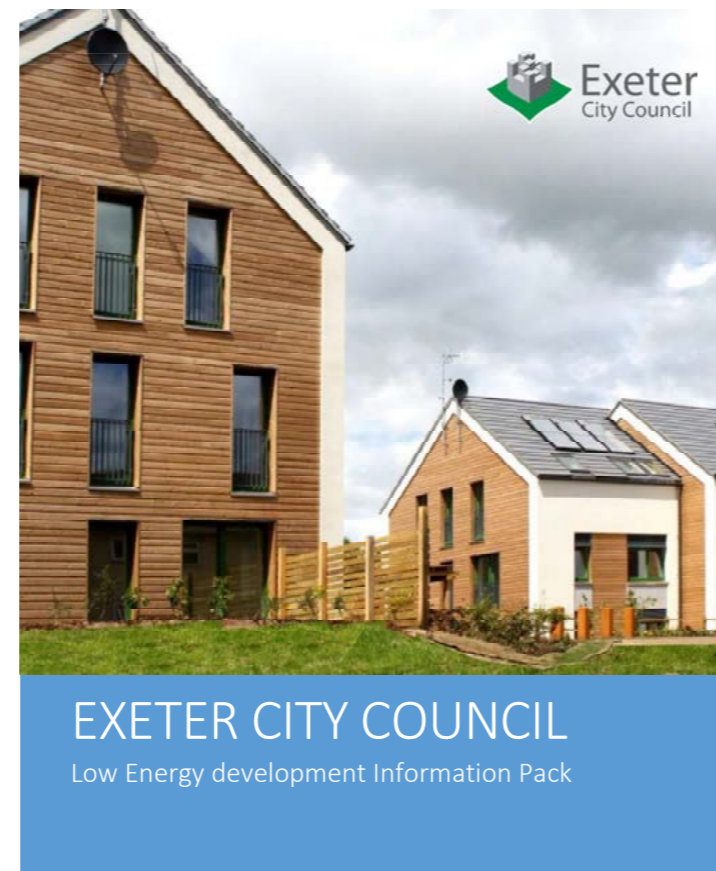
In developing these proposals the client has demanded that the critical issues of climate change, biodiversity and CO2 production influence every decision.

Other References

The initial brief also referenced other relevant documents:

- The Exeter City Council Low Energy Development Information Pack, and
- The ECC 'Better Homes for Local People' – Good Practice guide to building neighbourhoods – dated 2018

These documents have informed the development of the submitted proposals.



7.1 Initial Response

Placemaking - Street Sections

When assessing the site, three very different street conditions exist: Vaughan Road, Pinhoe Road and Hill Lane. Each varying in size, scale and character these roads create the perimeter conditions to the site.

Our response to the perimeter conditions is to complete the 'streets' by developing new apartment blocks that front the roads.

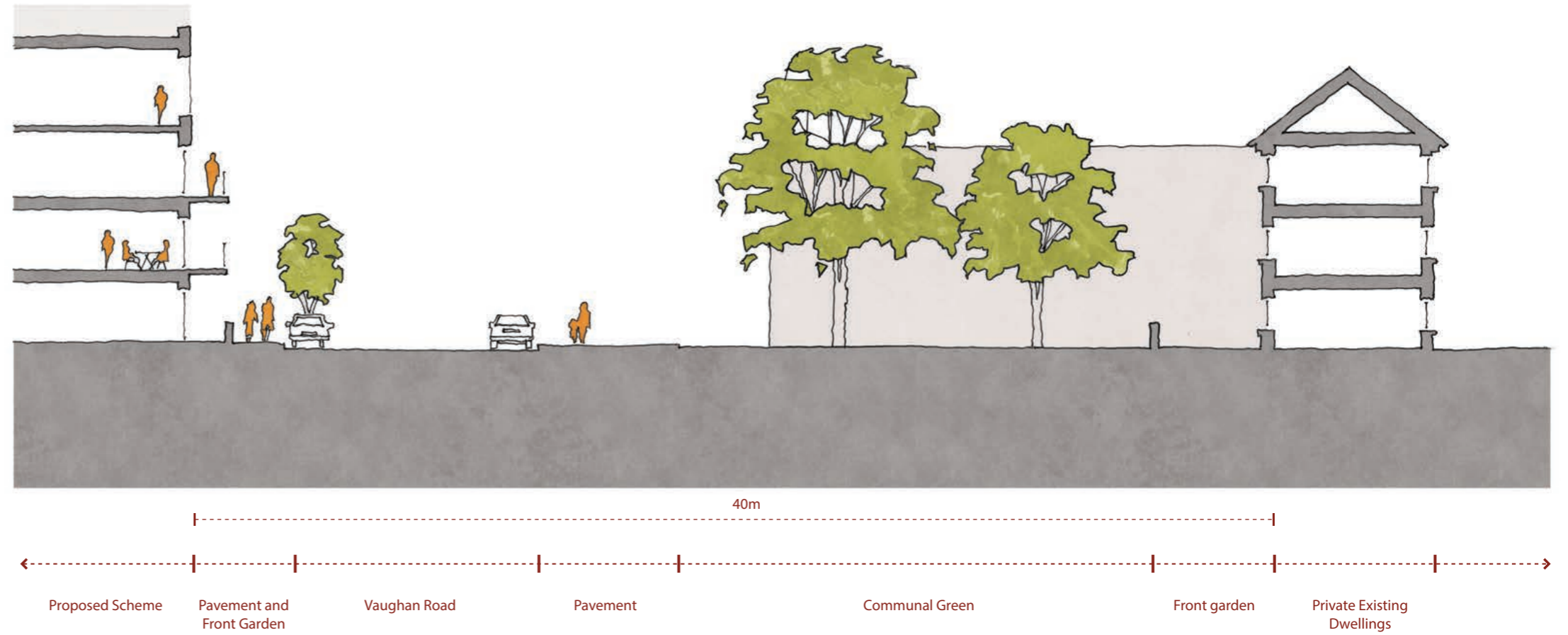
The advantage of this approach is the creation of a central green space within the site that is protected from the traffic and provides an excellent shared amenity space for the residents and local community.

The following illustrations consider the perimeter streets and begin to illustrate potential relations between the proposed development and the surrounding context.

Vaughan Road

Vaughan Road, despite being a significant transport route, is fairly low in density. The terraced housing along the length of the site is 2-3 storeys, with housing set back from the road with communal green spaces to the front.

Due to the distance the existing houses are set back, we suggest that the proposed development could easily accommodate a higher density to this edge. The section opposite shows the relationship between the existing 3 storey housing and the proposed 4 storey apartment block.



Vaughan Road looking East



Vaughan Road looking South

7.2 Initial Response

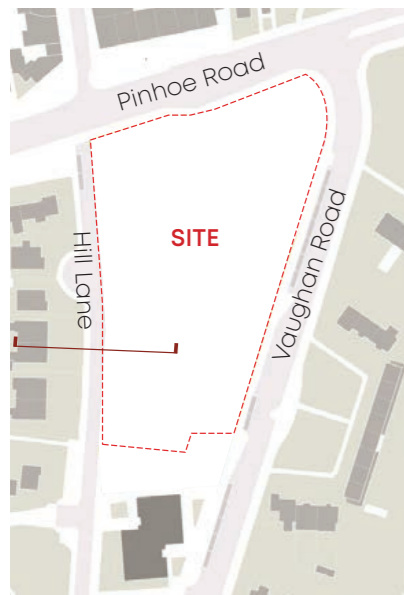
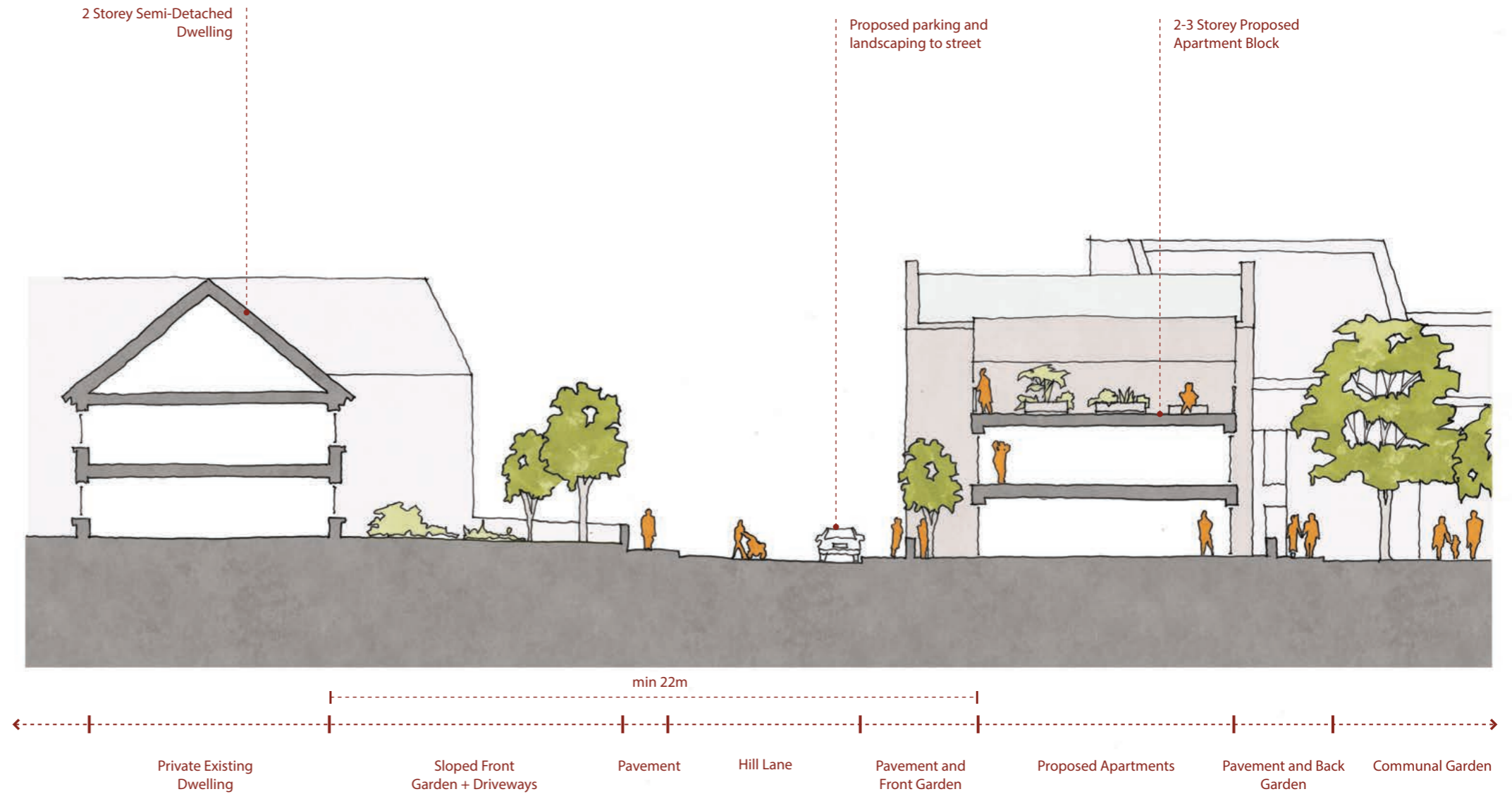
Placemaking - Street Sections

Hill Lane

Hill Lane is a residential cul-de-sac with no through route for vehicles to Pinhoe Road. It can often become congested due to the local school at the far end of the road and there is an ambition for the street to be utilised by cyclists to join the wider cycle network.

Along Hill Lane are a range of detached and semi-detached houses. The result is a very low density, with heights varying between bungalows and 2 storey dwellings. Due to the topography, the dwellings occupy a raised position, with sloped driveways from the street up to the properties.

The proposed development is illustrated on the section opposite as 2 and 3 storeys high, and variation in the height of this block helps reduce the overall massing. The apartments feel in-scale with the existing street, especially given the sloped topography.



Semi-Detached family houses



Hill Lane looking North

7.3 Initial Response

Placemaking - Street Sections

Pinhoe Road

Pinhoe Road is a significant busy road connecting the centre of Exeter to the M5.

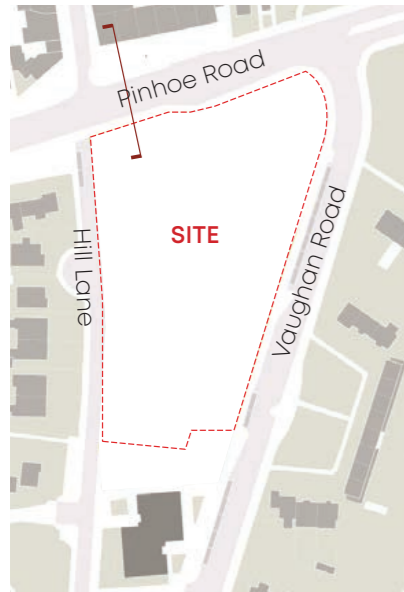
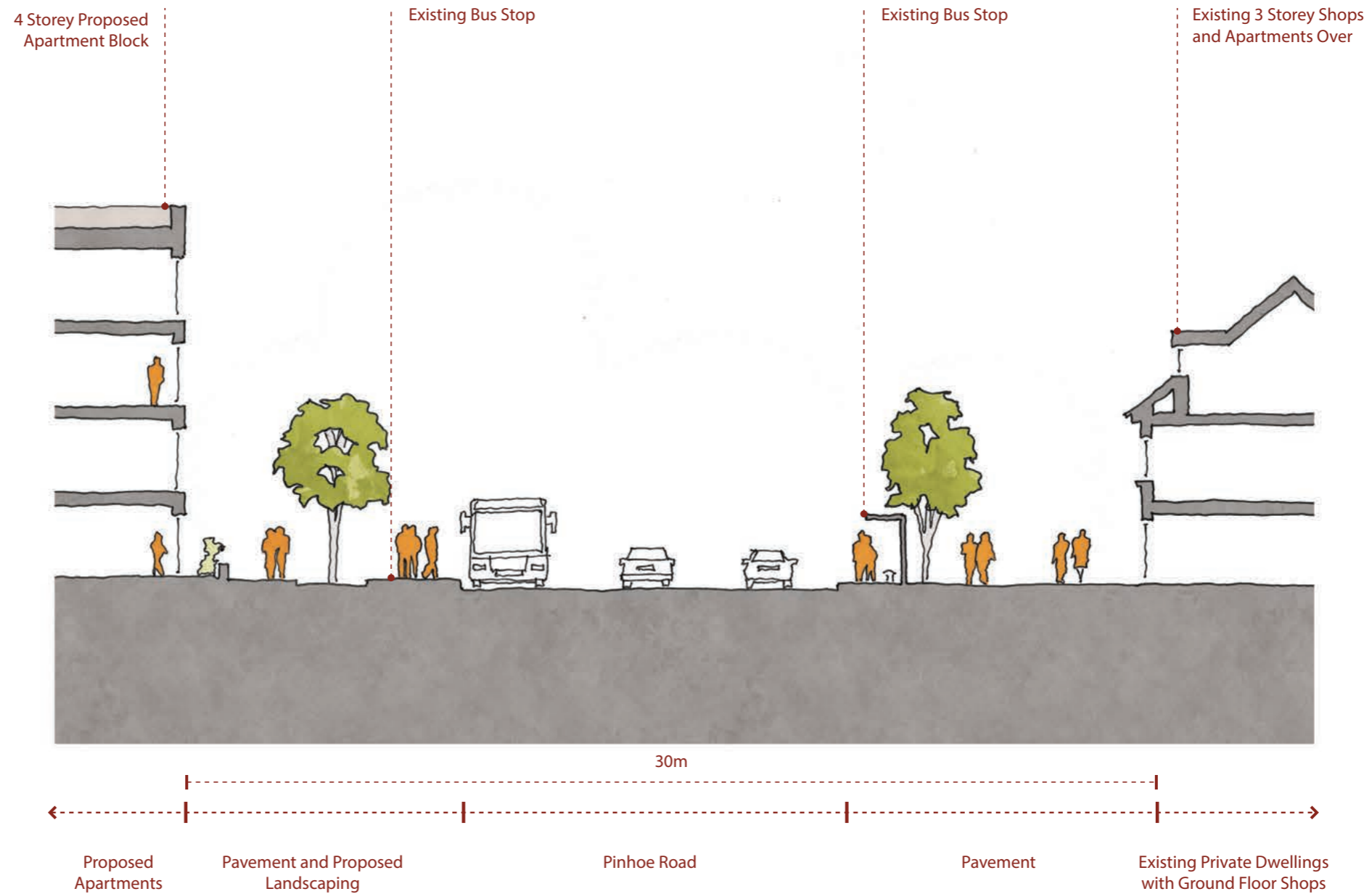
Opposite the site, there is a 3 storey terrace with shops at ground floor level and residential use above. There is also a local bus stop which provides links into the city centre and beyond.

The road opposite is 3 lanes wide, with a wide pavement in front of the shops making the whole road and street feel generous.

The section illustrated here shows the relationship between the proposed four storey development and the existing terrace of shops.

The new development addresses the traffic and nature of Pinhoe Road and screens the remainder of the site from the associated noise and pollution.

It is anticipated that the new apartments along Pinhoe Road will have circulation and bedrooms along this facade, with balconies and living spaces enjoying the southern aspect overlooking the central green space.



Local shops on Pinhoe Road



Pinhoe Road looking East

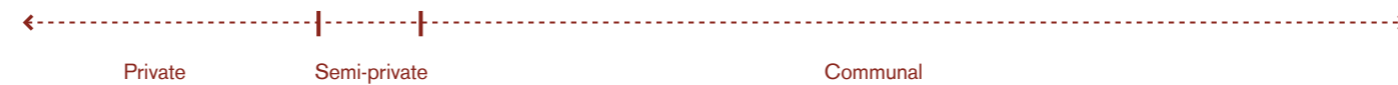
7.4 Initial Response

Placemaking

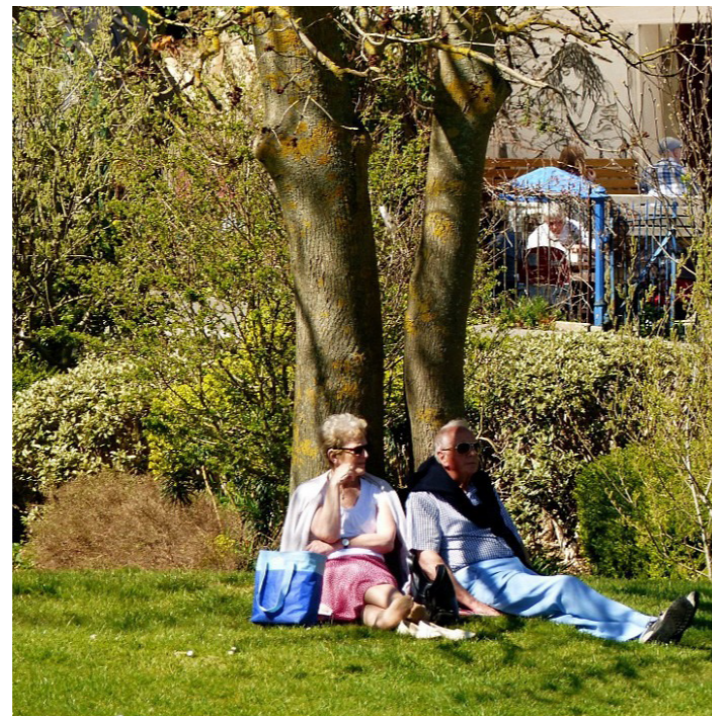
Thresholds of Public and Private Space

We are more and more aware in our work of the imperative to create spaces and places for people. The creation of a satisfying and sustainable place to live is as much about the spaces outside the home as it is about the inside. An over-riding responsibility here is to generate a sense of community. This is achieved by ensuring that there is every opportunity for residents to interact and communicate, whilst providing security and privacy to ground floor apartments.

The sketch section here illustrates our approach to achieving a balance between privacy and connectivity. We aim to create a hierarchy of spaces from the privacy of the home, through the semi-private gardens to the semi-public community space. The success of this strategy depends on a very subtle understanding of the relevant boundaries. These need to be clear and legible to avoid exclusion and invite interaction. For a long time urban designers and planners in North Europe have understood these parameters very well and we have worked closely with our landscape architects to develop this strategy.



Thresholds of privacy and ownership



COMMUNAL



PRIVATE + SEMI-PRIVATE



WELLNESS + OWNERSHIP

8.0 Precedent References

Places and Spaces for people

Cambridge Precedents

The declared ambition of Exeter City Living is to provide excellent housing, places and spaces for residents.

Before developing proposals for Vaughan Road, the design team took time to identify and review some of the most successful developments of a similar scale elsewhere in the country. One of the most widely referenced and award-winning schemes over the last ten years, have been those around the Northern fringe of Cambridge.

Cambridge has successfully developed a reputation for creating award-winning housing with exceptional landscaping. Having visited several of the schemes to experience the public realms and spaces first hand, we have illustrated three exemplar schemes in the photographs opposite.

The developments vary in age with the first, Accordia, completed in 2008. All the schemes have common themes that tie them together architecturally and in their placemaking, notably:

- Traditional, quality materials detailed to age well.
- Complex and diverse green infrastructure providing bio-diversity and sustainable drainage as well as excellent amenity spaces including integrated places to play and grow.
- Carefully considered boundaries and thresholds between public and private space, encouraging a sense of community and permeability.
- Considered management of cars and parking - pushing traffic movements to the perimeter of the sites to create green infrastructure for the enjoyment of residents.
- Aspirational homes that provide a sense of ownership over the whole development and help build strong communities.

ACCORDIA



NOVO



SEVEN ACRES

