

EXELAND HOUSE, EXE ISLAND
DESIGN AND ACCESS STATEMENT

OCTOBER 2022



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APPLICANT

BENNIK DEVELOPMENTS LIMITED

PROJECT INFO

EXELAND HOUSE

Tudor Street

Exeter

EX4 3BR

PMR PROJECT REFERENCE

20.80

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I.0

INTRODUCTION

I.I INTRODUCTION PROJECT



This document is written in support of the application to change the use and extend the building known as Exeland House (also known as Mission Hall) and the associated land to provide a Co-living residential scheme.

The site is located in the city of Exeter at the South Eastern end of Tudor Street and fronts the junction to Frog Street, near Exe Bridges. The site encompasses Exeland House and its accompanying car park. It is bordered by the Upper Leat to the North, Hick's Court to the East; Frog Street and Tudor Street to the South; and Number 1 Tudor Street to the West.

Exeland House is a historic building dating from 1876. It is currently used as an office and shop whilst the land in front is used as a car park. The site is prominent to visitors approaching the city from St Thomas, the A30 and the South. The use of the surrounding land as private car parking is an underutilisation of this important gateway site into Exeter.

This document will set out how the development aims to create an exemplary residential development that ties the historic and contemporary urban fabric together.

1.2 INTRODUCTION BRIEF



CO-LIVING ACCOMMODATION

The brief for this project is to create a Co-Living development to provide high quality shared accommodation for professionals working within the city. Co-living aims to provide a purpose built alternative to professional lets for those that wish to live with others or may not be able to afford to live alone.

COMMUNAL FACILITIES

A key feature of Co-living is the provision of communal facilities to both encourage the idea of a community within the development and to enable the sharing of facilities in a sustainable manner.

CAR FREE DEVELOPMENT

The city centre location and high density of the site means that the aspiration is to be car free, ensuring that all important amenities are within close walking distance. This forms part of the philosophy to create a sustainable city centre development catering for a contemporary way of living.

2.0

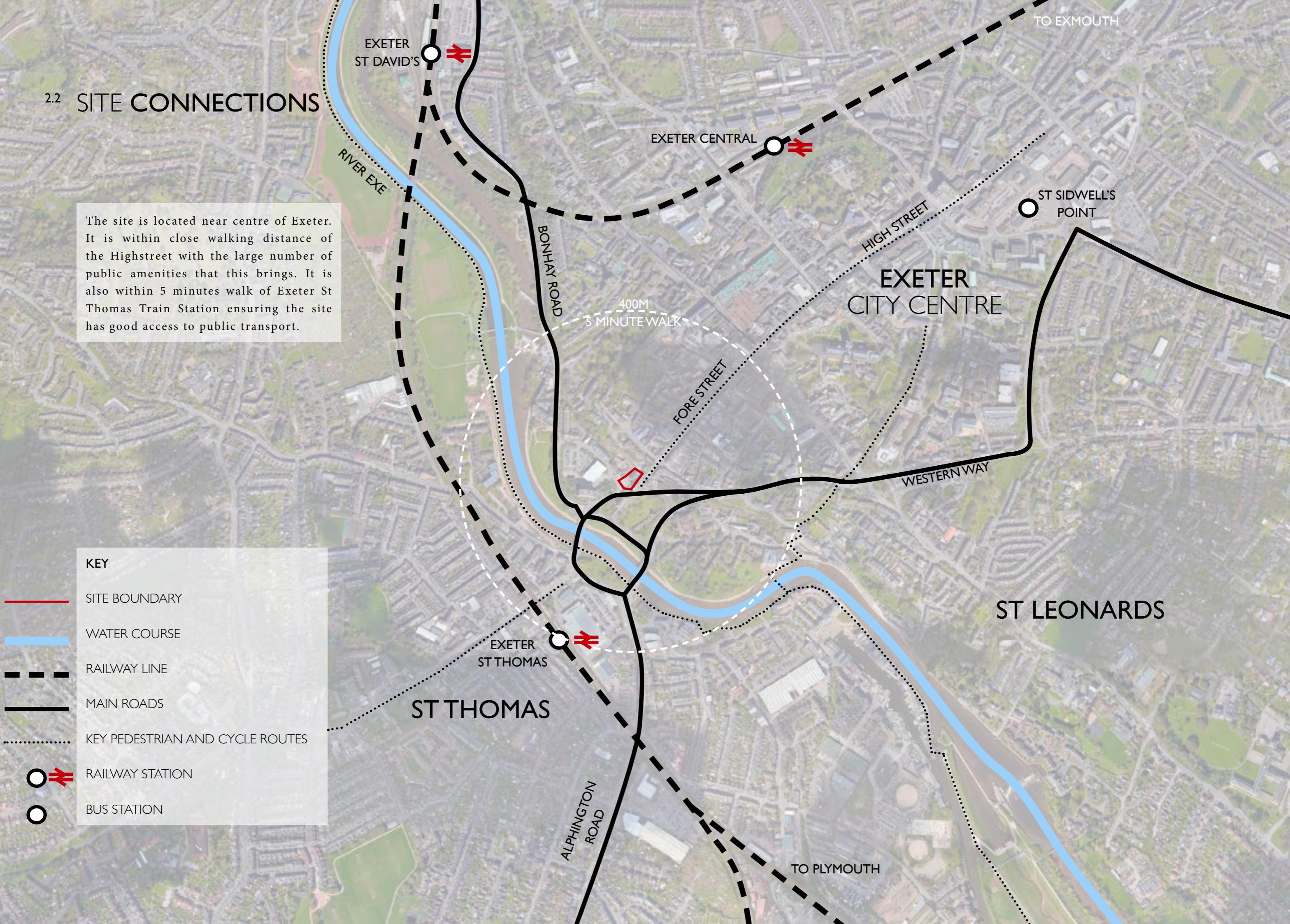
SITE

2.1 SITE WIDER CONTEXT

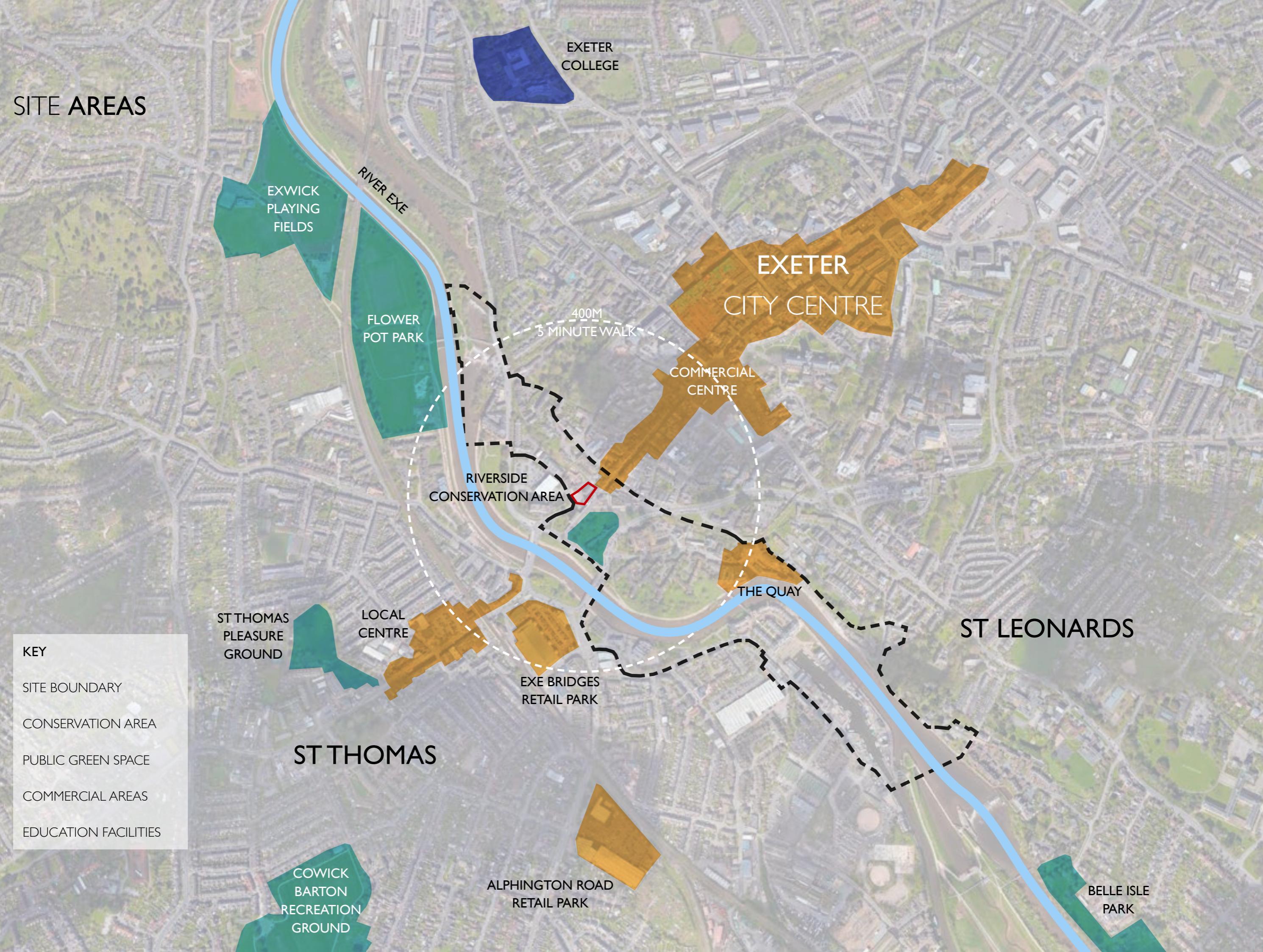


2.2 SITE CONNECTIONS

The site is located near centre of Exeter. It is within close walking distance of the Highstreet with the large number of public amenities that this brings. It is also within 5 minutes walk of Exeter St Thomas Train Station ensuring the site has good access to public transport.



2.3 SITE AREAS

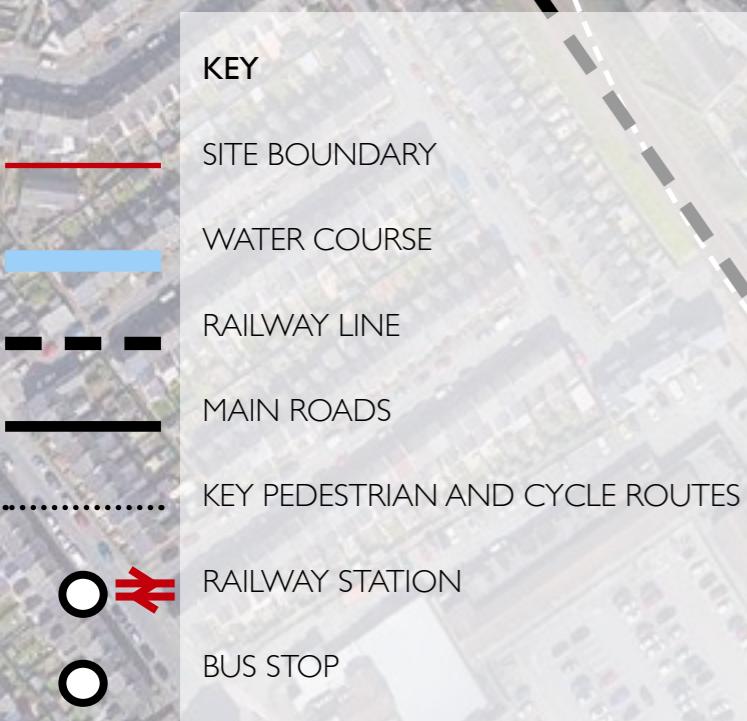


2.4 SITE IMMEDIATE CONTEXT



2.5 SITE IMMEDIATE CONTEXT

400M
5 MINUTE
WALK



—
—

EXETER
ST THOMAS

2.6 SITE ASSESSMENT

WHY IS EXELAND HOUSE A PERFECT SITE TO DEVELOP FOR CO-LIVING?

SUSTAINABLE LOCATION

Centrally located; walking distance to the city centre; on major bus routes, near the cycle network; accessible to St David's Station for rail connections; the site presents an ideal location for a sustainable, car free development and is one of the few undeveloped brownfield sites within the city centre.

GATEWAY SITE

Exeland House is located in a key location on the approach into Exeter City Centre. For vehicles approaching from the South along Alphington Road, the site becomes visible as you exit Exe Bridges roundabout. Exeland House occupies a key corner site as the road bends round to pass under New Bridge Street where the road transitions to Western Way. This key location announces the transition between the less developed St Thomas areas and the city centre.

UNDER UTILISED

The site is currently used as a car park for the marketing company and plumbing shop that occupy Exeland House. This does not present the existing building, nor the conservation area in the best light. It creates the opportunity to improve the visual setting of Exeland House, as well as the wider area with a more pedestrian and public focused open space.

2.7 SITE CHARACTER APPRAISAL



Note: All satellite images courtesy of Google Earth.

The site is the meeting point between different urban conditions. These can be summarised to two distinct areas: Urban and Heritage. Exeland House is the point that these two different conditions meet, with the heritage Tudor Street meeting the very urban Frog Street as you approach from Exe bridges.

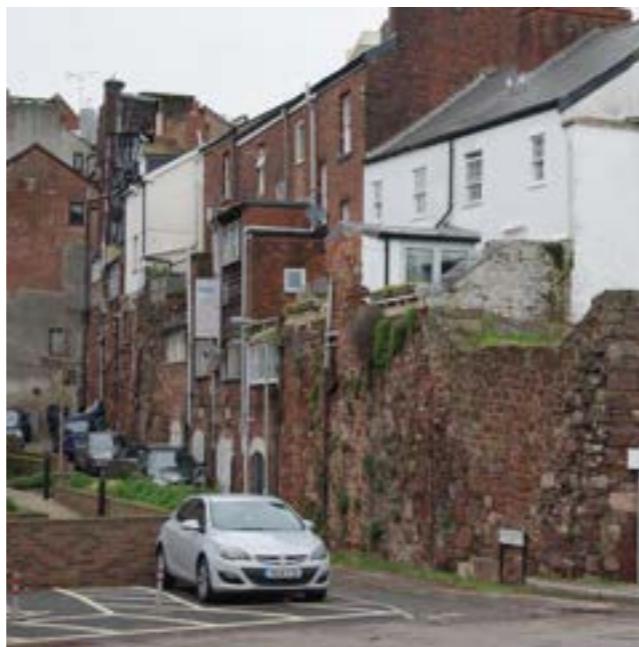
HERITAGE

Areas that have been identified as Heritage are typified by low rise buildings usually up to 3 and a half storeys forming a traditional terrace streetscape. Materials vary greatly but include red brick, stone and render. Uses also vary and some have been used as small offices, small shops or flats.

URBAN

Areas that have been identified as Urban include residential apartment blocks, larger commercial developments such as Renslade House and West Gate Student Accommodation as well as the 3 and 4 storey buildings that form the highstreet. Again, there is a wide variety of materials but can be identified by the road layouts which form part of the 1960s redevelopment of the roads in Exeter and provide much wider roads and a car focused landscape.

2.8 SITE CHARACTER APPRAISAL - HERITAGE



Top: The Scheduled Monument Medieval Bridge
Bottom: Tudor House, Tudor Street

Top: Church of St Mary's Steps
Bottom: Rear facade of West Street and City Walls

Top: The Tudor House
Bottom: Tudor House and Eagle House in context

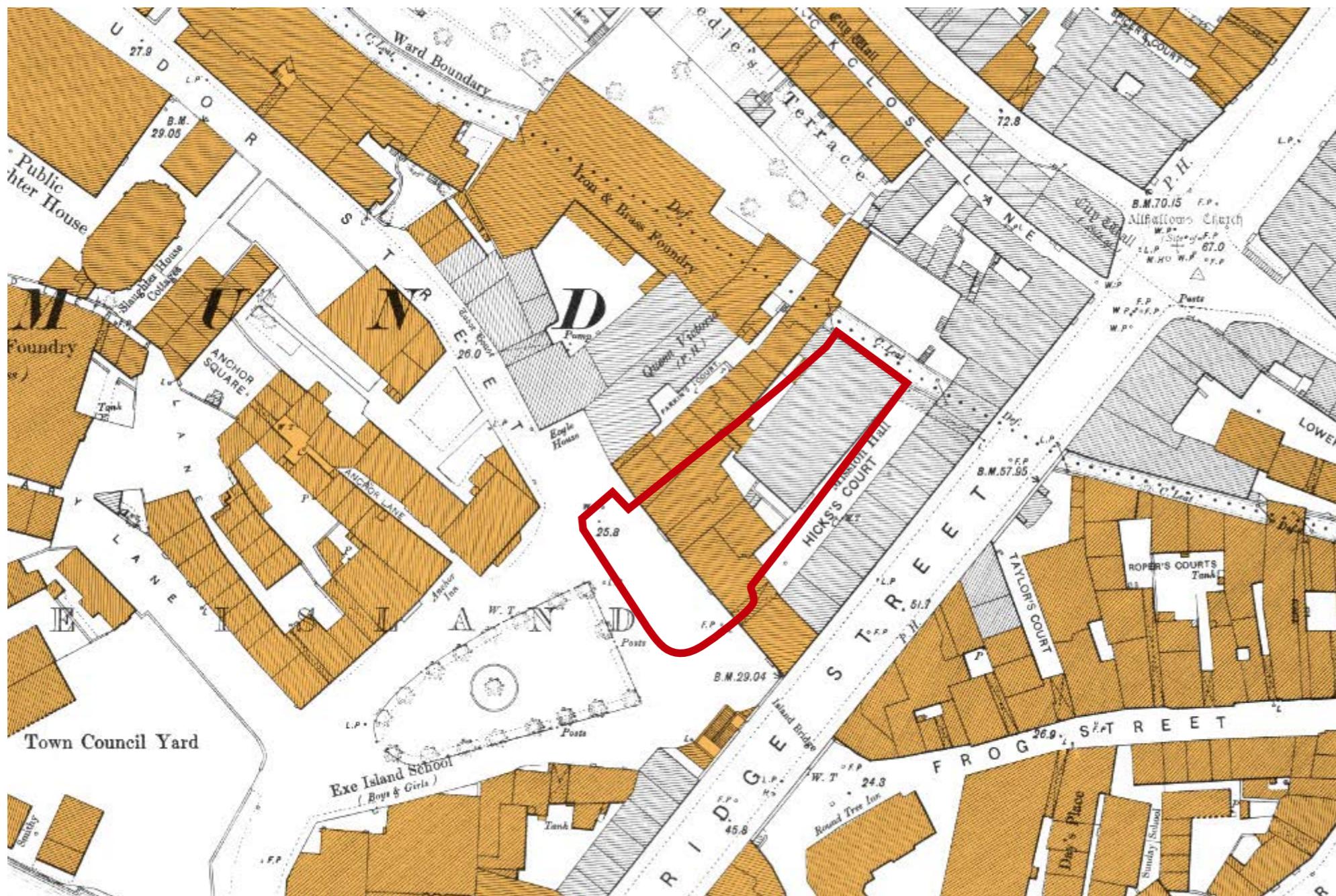
HERITAGE

Analysing the heritage areas situated around the site, several key themes can be identified. Generally the buildings have a much finer grain, with plot sizes and building footprints being much smaller than more contemporary development. Also, there is a large amount of physical variation between buildings creating a large steps in heights and massing which break up the general form of the streetscape.

Furthermore, piecemeal development over several centuries has resulted in a layering effect where the evolution of the city is directly visible. New walls have been built on old foundations and new extensions have been built on top of existing walls. This strata of layers and patchwork of massing creates a soft and organic massing to these heritage area.

However, areas such as Tudor street and St Mary's Steps have had large urban developments such as Renslade House, Fitness First and new urban scale roads that have dramatically changed the character of the streetscape and the adjacencies.

2.9 SITE HISTORIC STREETSCAPE



Historically, Exeland House occupied a back land plot behind a continuous terrace of buildings fronting Tudor Street and connected to buildings on the adjacent New Bridge Street. The creation of the inner ring road (Western Way) appears to have coincided with the demolition of this terrace and the reconfiguration of the road junction to the south of the site.

The Frontage was formerly the Boys' Industrial School, which had moved to new premises in Exminster in 1869.

As a result of this change, the application site and Exeland House have been afforded a prominence unintended in their historic context. The site is now a highly visible corner plot with the character of a city gateway. Its current setting transitions between different character areas and the low ground of the River Exe flood plain to the rising ground to the north.

KEY

Now demolished



2.10 SITE HISTORIC STREETSCAPE



This photograph is a view from Exe Island showing the site from the South before the construction of the inner ring road. The image shows the terrace of buildings that were located on the South portion of the site. Mission Hall is completely obscured by this terrace of buildings. Note that there was also an additional end terrace which is clad in tile hanging to New Bridge Street adjacent to the site. This building was demolished along with the bridge to the construction of the inner ring road.

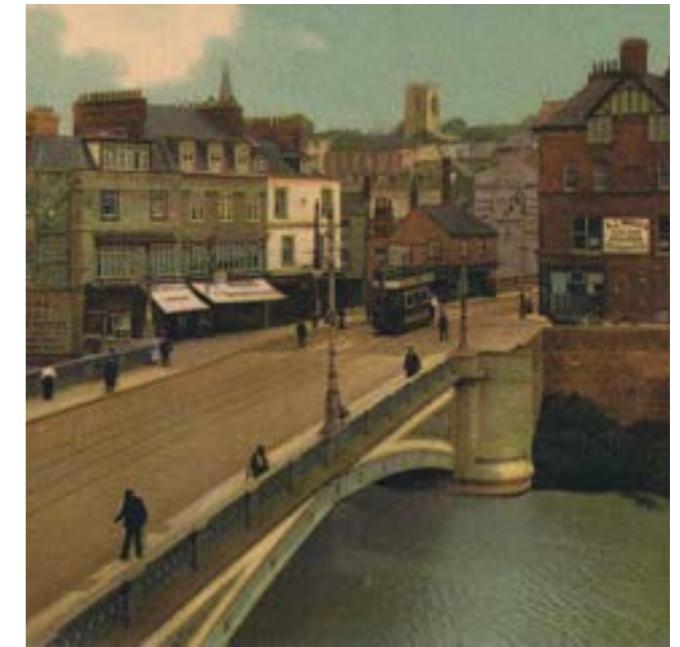


The above image is taken from the bottom of the bridge on New Bridge Street looking West towards the site. The terrace of buildings completely obscures Mission Hall and demonstrates the scale of these buildings. Best estimates for the heights of these terraces to the top of the parapet is approximately 12 meters from street level. In addition there will also be a pitched roof and chimneys adding height above this level.

The entrance to Mission Hall can be seen on the right of the image and is an undercroft area to access Hick's Court which is the alley between Mission Hall and New Bridge Street.

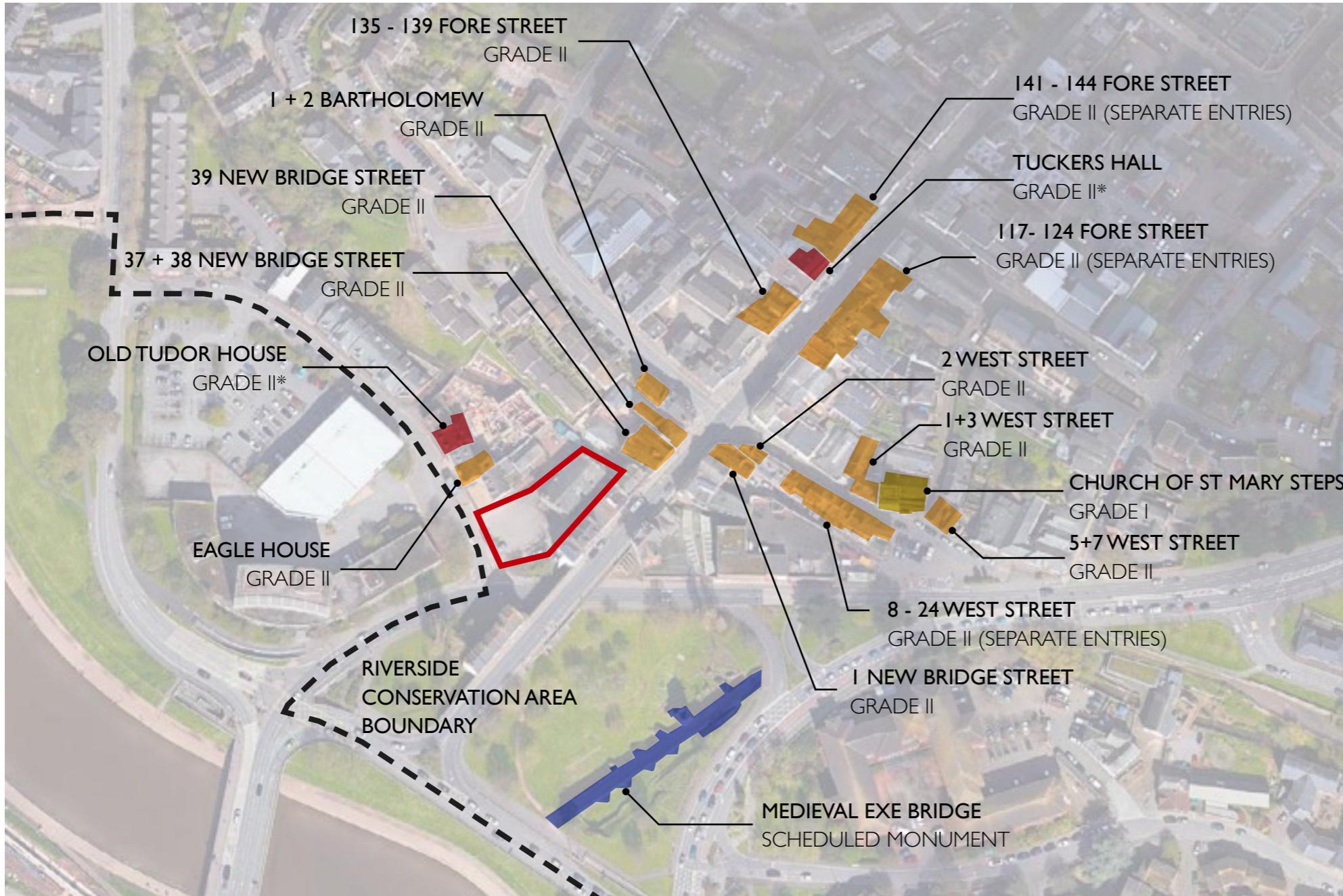


This image shows the access to Mission Hall via Coffins' Way on New Bridge Street. It was a more celebrated entrance and featured a portico and strong signage to announce the doorway between two traditional shops. The architecture of this entrance has not changed significantly to the present day.



Here the wider site is visible from the South bank of the River Exe. The extent of the terraces on New Bridge Street is much greater, obscuring Mission Hall further. This streetscape was changed significantly through the demolition of numerous buildings to make way for the inner-bypass and for flood defence work to the River Exe.

2.11 SITE LISTED BUILDINGS



Note: All satellite images courtesy of Google Earth.

There are a number of listed buildings within the wider context that contribute to the overall historic character of the area. The wider site has been built on in some form since at least the 16th century but saw a massive increase in development during the 19th century that included the construction of the Mission Hall. The area has been continuously in a state of redevelopment since then and therefore demonstrates a patchwork of historic buildings from a range of different eras and styles alongside more contemporary development.

Two important listings within the wider context are the Grade II* listed Old Tudor House and the Grade II listed Eagle House; both situated on Tudor Street.

2.12 SITE CHARACTER APPRAISAL - URBAN



Top: Renslade House from Exe Bridges.
Bottom: Frog Street and the site.

Top: West Gate student accommodation on Western Way.
Bottom: City Arcade student accommodation on the Highstreet.

Top: Housing development at the West end of Tudor St.
Bottom: 19th century buildings that form the South end of the highstreet on New Bridge Street.

URBAN

In contrast to the Heritage areas, those identified as Urban area typified by much larger plots, although many of the contemporary developments emulated the narrow and tall proportions of traditional terraces.

Renslade House and Fitness First on the South side of Tudor street are of a much larger scale in terms of both the grain of the footprint and the height of Renslade house which is 10 storeys. These sites are directly adjacent to the much smaller heritage buildings on Tudor street concealing the view to these buildings as you approach the area from Exe Bridges.

Furthermore, whilst the frontages on the highstreet near the site comprise of 3 and 4 storeys; these extend to 5 and 6 storeys on their rear (West) elevation adjacent to Exeland House and therefore have a very tall presence on Frog Street.

2.13 SITE PLANNING POLICY

EXETER LOCAL PLAN FIRST REVIEW (SAVED POLICIES)

DG1.D “*Be at a density which promotes Exeter’s urban character and which supports urban services;*”

As a city centre location, the development should be high density in order to promote sustainable design. Because Co-living caters largely for young professionals utilising shared facilities where possible, the proposed density of this scheme will be higher than a traditional residential development. The proposed number of dwellings per hectare is 351 dwellings per hectare (the site is 0.1083 hectares and there is 47 dwellings as a mix of studio, 3 bedroom and 4 bedroom flats.)

DG1.F “*Be of a height which is appropriate to the surrounding townscape and ensure that the height of constituent part of buildings relate well to adjoining buildings, spaces and to human scale;*”

The scale of the proposal should relate both to the urban context of Frog Street and the historic contexts of Tudor Street and take both into account.

H2 “*Priority will be given to meeting housing needs on previously-developed land by applying the search sequence set out in policy H1 and by permitting residential development at the highest density that can be achieved without detriment to local amenity, the character and quality of the local environment and the safety of local roads, whilst having regard to the need to provide a variety of housing provision which is accessible to a range of employment, shopping, education, health and social care, leisure and community facilities.*“

The site has historically been developed (although the buildings demolished when the inner by-pass was constructed). The current use is a private car park for the businesses on the site so no public amenity space will be lost through this development. Furthermore, the existing use of the site as a car park leaves a hole in the urban fabric and sensitive development of which would contribute positively to point 15.5 above.

RIVERSIDE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

15.5 “*Area 2 has some potential for new development on sites that are currently in use, but that detract from the appearance of the Conservation Area. The need is to create more connected townscape and streetscape and preserve or enhance the setting of historic buildings.*”

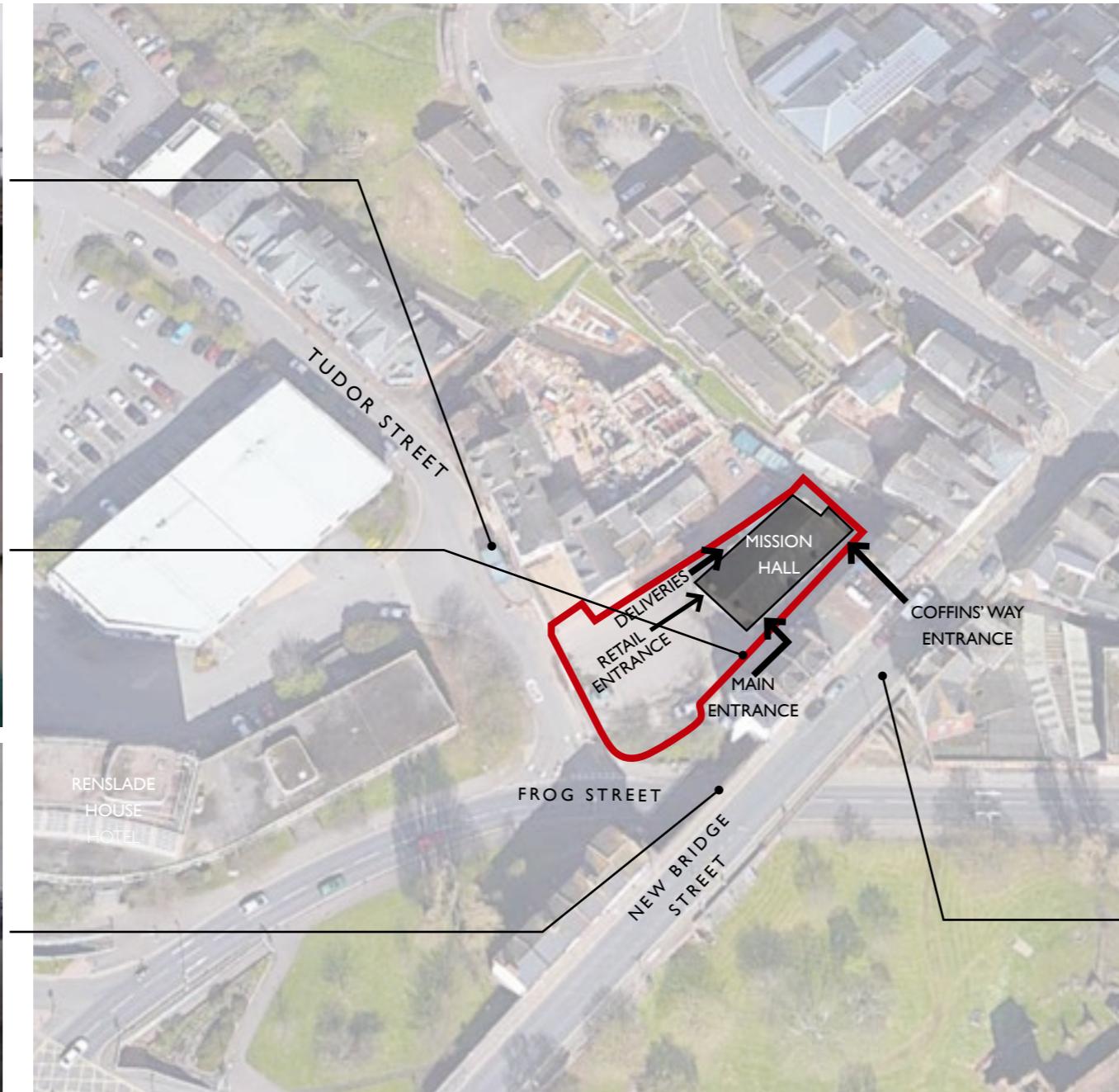
Tudor Street is currently an island of historic buildings within the urban realm of the wider Exe Island area and has little connection to the surrounding urban buildings. The massing should bridge the gap between the larger scale urban character buildings and the lower scale Heritage buildings of Tudor Street. Improving the setting of Tudor Street through creation of attractive public space would greatly improve the setting of the conservation area.

LOCAL PLAN: CORE STRATEGY

6.17 “*The aim is to secure a more sustainable pattern of development, utilising innovative design to achieve higher densities and to incorporate a mix of land uses where appropriate, whilst retaining the character and quality of the local environment. This is vital in order to ensure the viability of public transport and low carbon energy provision (see section 10).*”

Co-living is inherently a sustainable high density model of housing; sharing amenities between residents. Although the site is not strictly multi-use, the brief brings in numerous other uses when compared to a traditional residential development. Furthermore, the city centre site is in close proximity to several modes of public transport and the site is proposed to be car-free, making it a sustainable location for such a high density development.

2.14 SITE CONDITIONS



Currently a brownfield site, the space in front of Exeland House has been used as a car park for several decades. The site encompasses the access to the rear of the terraces on New Bridge Street, as well as access to the rear of yard of 1 Tudor Street. These areas are generally tarmac, with the change in surface demarking the boundary line.

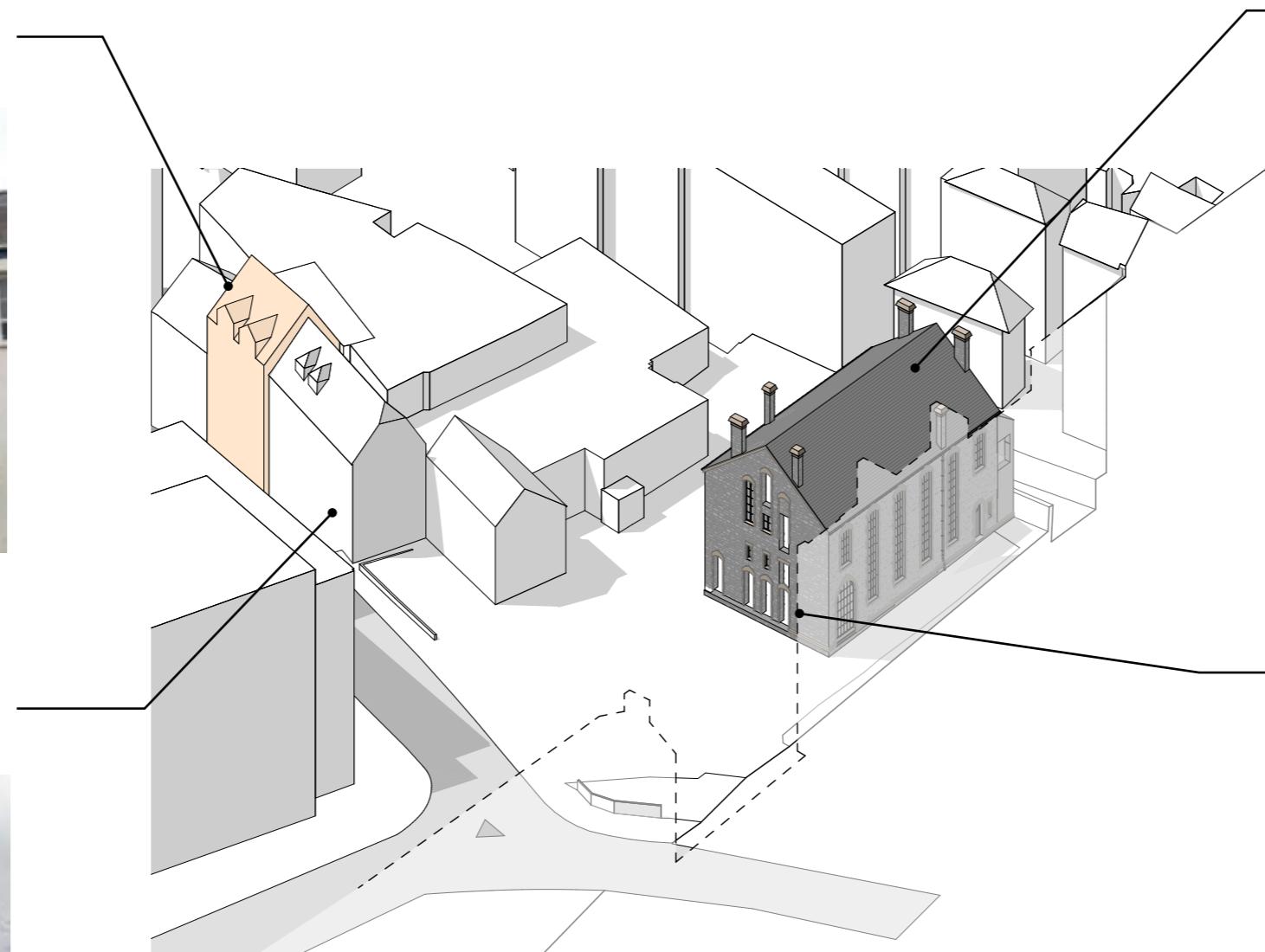
The site also has access via an entrance on New Bridge Street, marked by a white stucco portico. This access is via a sloped bridge section known as Coffins' Way.

The area of car parking to the front of Exeland House is detrimental to the appearance of the wider area and is underutilisation of city centre space.



2.15 SITE EXISTING SITE ISO

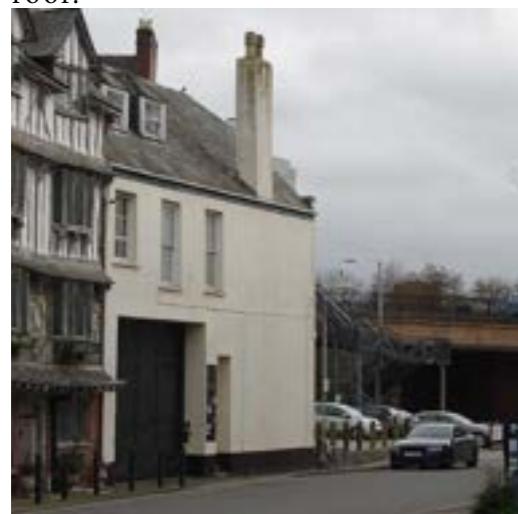
Grade II* listed Tudor House highlighted in orange.



Exeland House - proposed site



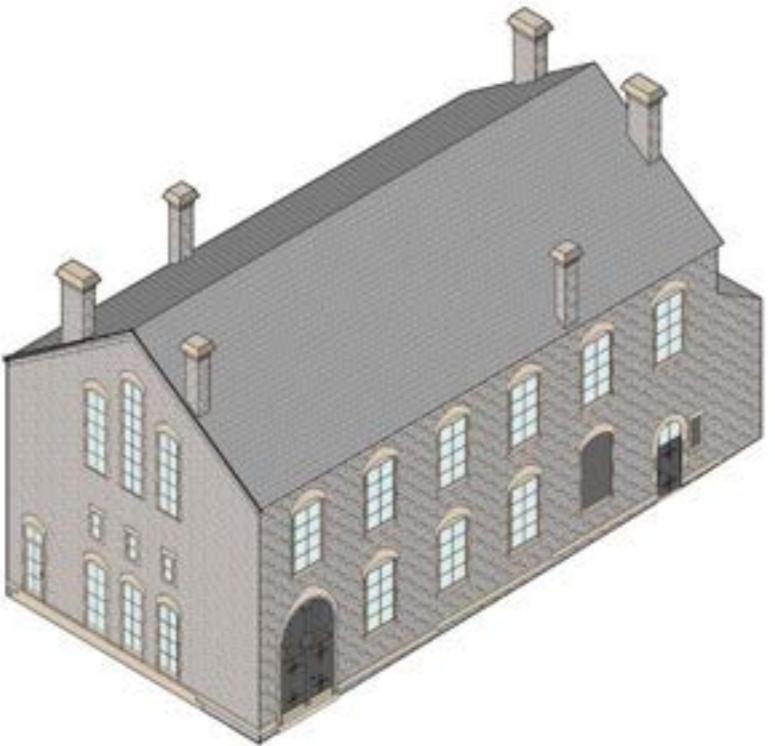
Grade II listed Eagle House. 2 and a half storey building with a rendered facade and pitch slate roof.



New bridge street.

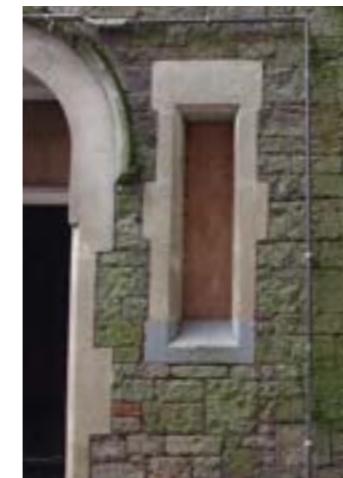


2.16 SITE EXELAND HOUSE OVERVIEW

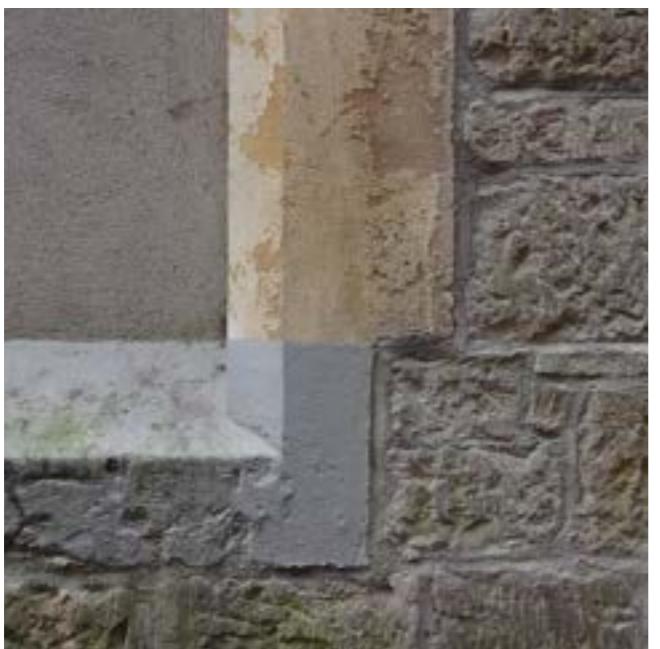
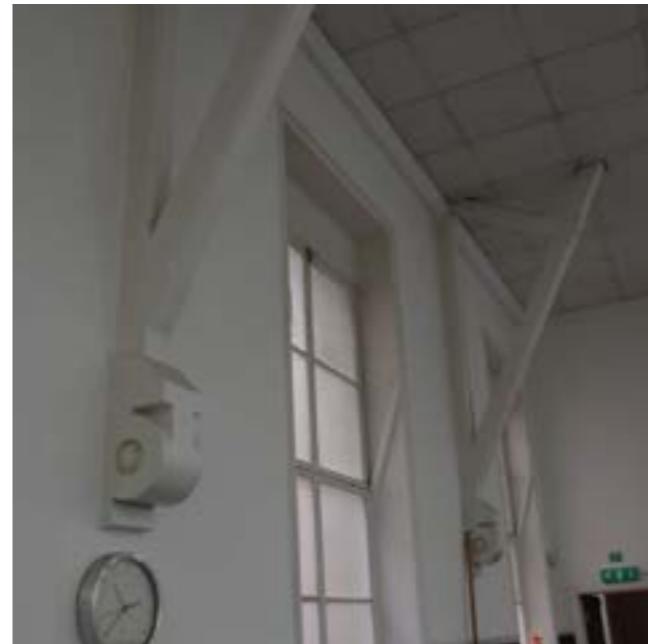
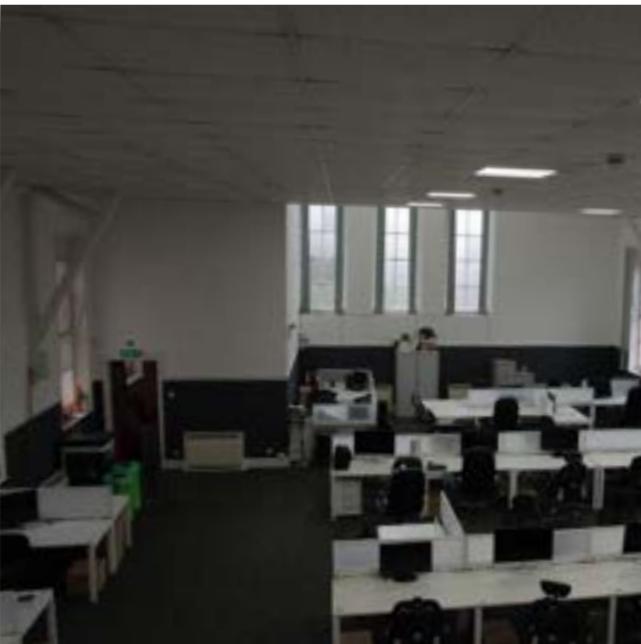


Whilst Exeland House is not a listed building; it contributes positively to the local area and has an interesting history. Although not historically visible from the street, the building has a strong gabled form.

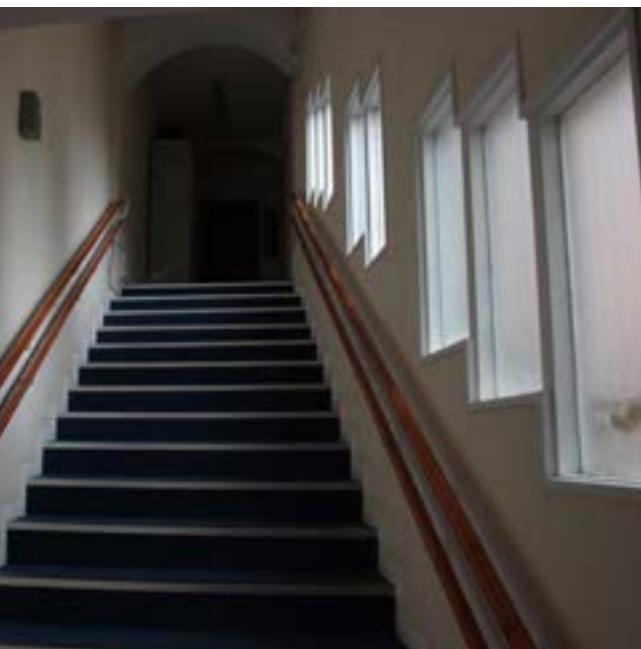
It is proposed that the form of the building remains as existing and any interventions to the existing building are discrete and limited to what will be necessary to make the building functional as a Co-living development. Generally the building is in a good condition but has unsympathetic later additions such as a suspended tile ceiling and fit out.



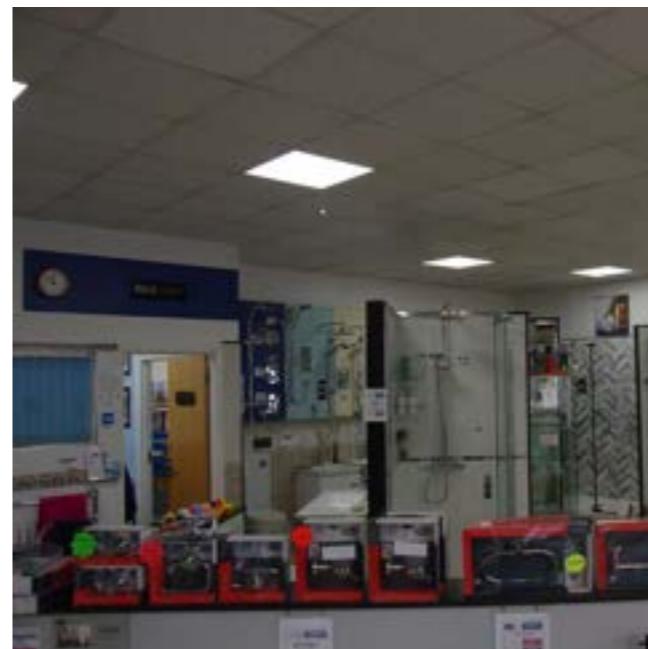
2.17 SITE EXELAND HOUSE HISTORY



Top: Main entrance from Hick's Court.
Bottom: Stonework detail showing the original stonework, blocked window and painted sill.



Top: The first floor after conversion to offices.
Bottom: The interior of Coffins' Way looking towards New Bridge Street.



Top: The original trusses visible at first floor level.
Bottom: Ground floor retail unit.

The Exe Island Mission Hall was opened in 1876 and replaced a row of dilapidated cottages which occupied the site behind the Tudor Street frontage.

The building was used for prayer and spreading the gospel among the poor and for Sunday School, Bible classes as well as cottage meetings. The Exeter Bible and Domestic Mission would use the hall for its mission to the poor. It was constructed in Limestone from Westleigh Quarry with Bath Stone dressings. The main hall was situated at the first floor accessed by a wide staircase. The ground floor was used as a dining hall with kitchen facilities.

It is assumed that most of the later works to convert the building for retail and office use was undertaken in the 1990s to coincide with a 1993 planning application.

The external fabric of Mission Hall is largely in good condition with many of the original features still intact such as the stone surrounds to the Windows and Doors and the series of chimneys. Internally, the lower portion of the original roof trusses are still visible with an interesting detail to the base. A false ceiling has been installed to the first floor which obscures the form of the space and roof.

2.18 SITE KEYVIEW - FROG STREET



The most important view from which the site is visible is from Exe Island looking North along Frog Street towards Exeland House and New Bridge Street. This view is key because it is seen by people entering the city centre from the South.

Here, the site is a void between the 5 storey buildings on New Bridge Street and the 4/5 storey element of Renslade House. It is a key node site adjacent to the main road that connects Exe Bridges and Western Way and therefore is very urban in its context.



2.19 SITE KEYVIEW - TUDOR STREET



The secondary view which is also important to the development is that from Tudor Street looking East towards New Bridge Street. This view addresses the site's relationship with the Tudor House and the group of heritage buildings on the North side of Tudor Street.

Also, note the commercial shed type building of Fitness First on the right hand side of the image and the 4/5 storey commercial architecture of Holiday Inn which adds an urban and commercial context to the view.



2.20 SITE FURTHER VIEWS



1. MEDIEVAL BRIDGE

Another key view is from the Medieval Bridge located East of the site which is a scheduled monument. The site is screened by trees in front of New Bridge Street and the civil engineering of the bridge and the raised highstreet but there will be potential views to the site from this location through these.



2. NEW BRIDGE STREET

The interesting arrangement of built up land and the lower Frog Street means that the site is visible from the higher level of New Bridge Street; providing an elevated view point several metres above ground level. This provides a unique relationship to the site which will be important to consider.



3.

3. BARTHOLOMEW STREET WEST

The site will also be visible from certain locations up the hill to the North of the site. This third additional view is the location where the site will be most visible and looks directly South over the site from the Southermost part of Bartholomew Street West. Again, due to the topography of the site, the view point will be at an elevated position from approximately the existing eaves level of Exeland House and looks over the roofscape of the contemporary development of The Leat Student Accommodation towards the site.



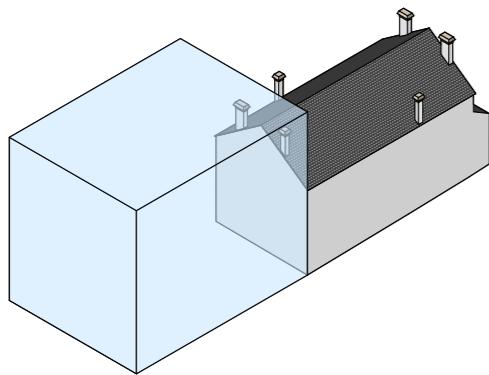
3.0 DESIGN DEVELOPMENT

3.1 DESIGN DEVELOPMENT PROCESS

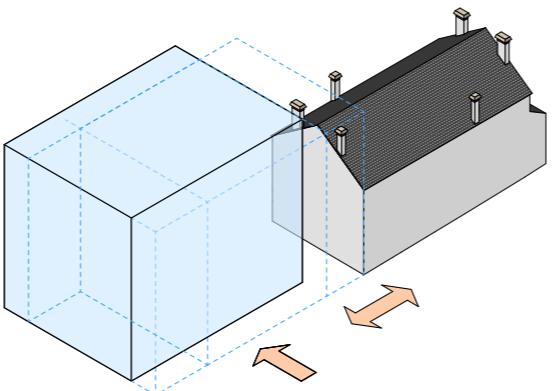
 <p>Mission House, Tudor Street Pre-App Consultation Document for Proposed Student Accommodation Stage 1 For submission to Exeter City Council for Pre-Application Consultation Produced by PMR Architecture - March 2020</p>				
INITIAL PRE-APP SUBMISSION 18 MARCH 2020	ADDITIONAL INFORMATION 18 SEPTEMBER 2020	PRE-APP VIRTUAL MEETING 20 APRIL 2021 SECOND VIRTUAL MEETING 20 JULY 2021	UPDATED DRAWINGS SUBMITTED 20 AUGUST 2021 SKETCH OPTIONS SUBMITTED 19 JANUARY 2022	UPDATED DESIGN SUBMITTED 28 MARCH 2022 PLANNING MEMBERS WORKING GROUP 12 JULY 2022
PHONE CONVERSATION WITH OFFICER AUGUST 2020	HISTORIC ENGLAND FEEDBACK 8TH OCTOBER 2020 INITIAL PRE-APP FEEDBACK 8TH OCTOBER 2020	HISTORIC ENGLAND FEEDBACK 14TH JUNE 2020	PRE-APP FEEDBACK 28TH JANUARY 2022 PRE-APP FEEDBACK 13TH OCTOBER 2021	VERBAL FEEDBACK MEETING 13TH JUNE 2022

3.2 DESIGN DEVELOPMENT PREVIOUS MASSING STRATEGIES

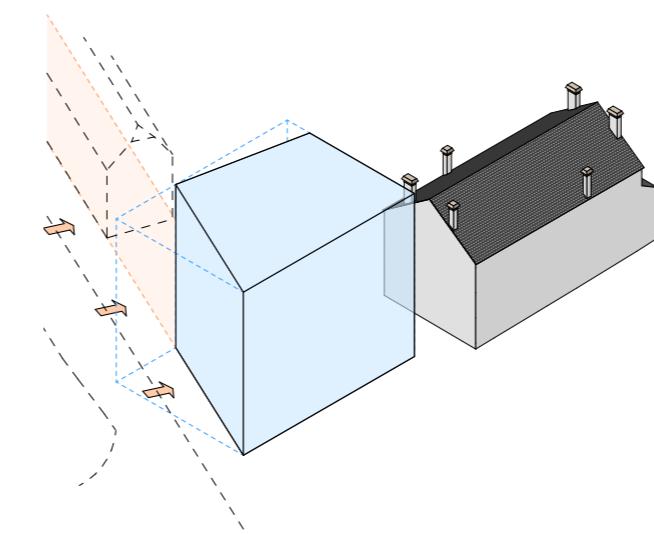
1. EXTENSION VOLUME



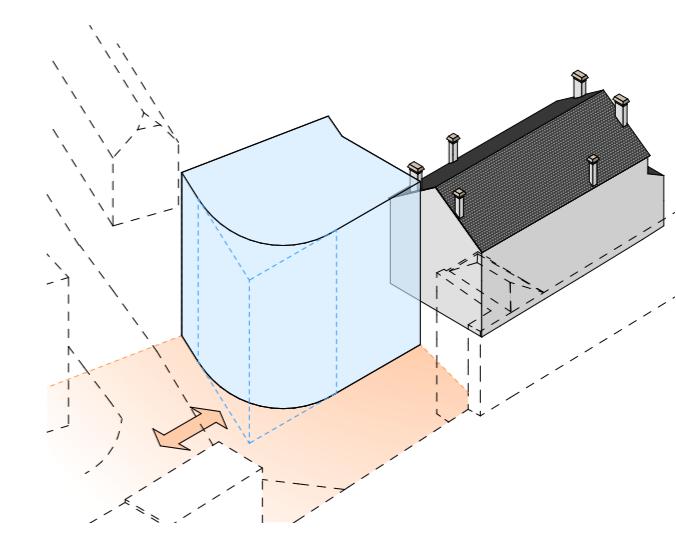
2. CREATE VISUAL CONNECTION TO EXELAND HOUSE



3. CONTINUE THE BUILDING LINE OF TUDOR STREET



4. ADDRESS EXE BRIDGES AND GATEWAY TO THE CITY CENTRE



The proportions of the site and existing access means that the mass will be located at the front of Exeland House. The following set of diagrams demonstrate how this mass has been reduced and the form of the building crafted to be in keeping with the local area and a positive impact on the streetscape.

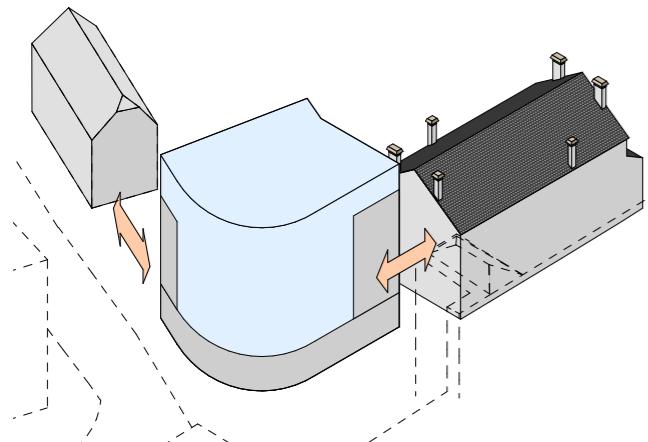
Views to Exeland House will be maintained and celebrated by pulling the proposed mass away from the front gabled facade. Also, the mass will be shifted to the side, revealing a dramatic view of Exeland House and guiding the view down the side of the building to Coffins' way.

The mass will continue the building line of Tudor street and reinforce the traditional street scape that has been eroded over the past two centuries. The defined line and street condition created by the historic buildings on Tudor street will be replicated in the proposal.

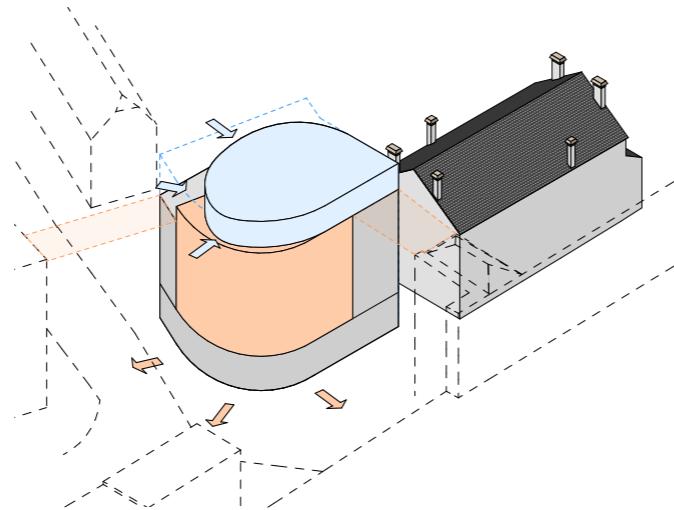
The site occupies a node between Exeland House, Tudor Street, and the strategic gateway to the South of the Highstreet from Exebridges. The massing will address this by creating a curve which connects these multiple angles but also mediates between the geometries of Exeland House and Tudor Street.

3.3 DESIGN DEVELOPMENT PREVIOUS MASSING STRATEGIES

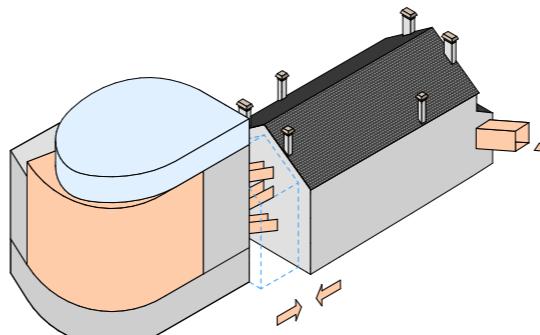
5. CREATE A SOLID BASE AND TRANSITIONS TO NEIGHBOURING BUILDINGS



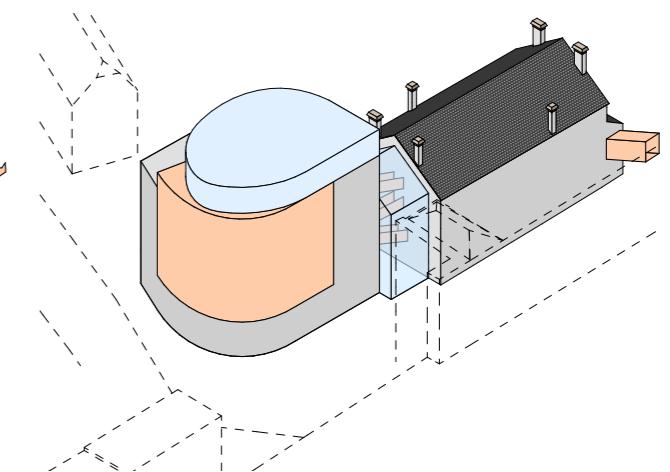
6. RELATE PARAPET HEIGHTS TO CONTEXT AND BREAK DOWN MASS



7. LINK EXTENSION TO EXELAND HOUSE EMULATING COFFINS' WAY



8. CONTEXTUAL MASSING THAT ADDRESSES THE RANGE OF SCALES AROUND THE SITE



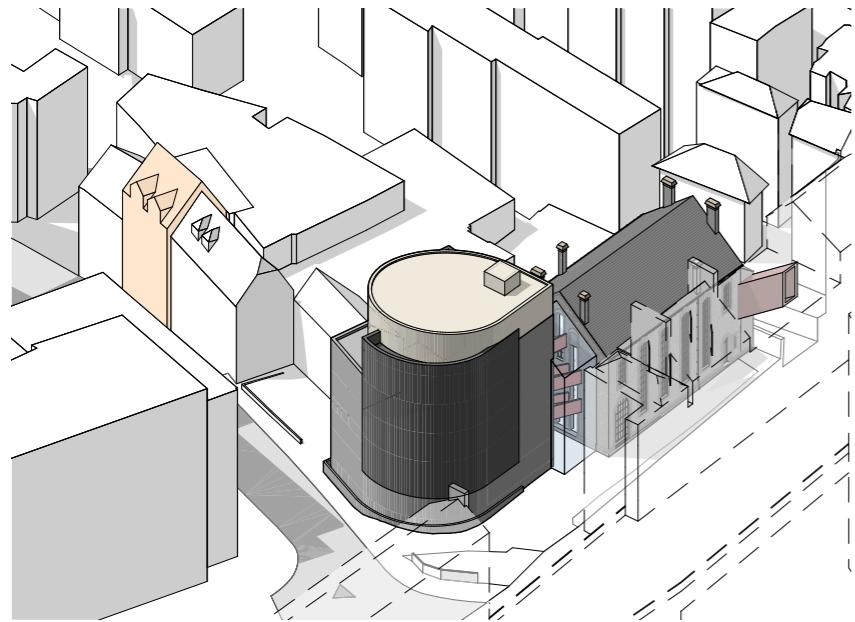
This diagram highlights the areas where the building will transition between Frog Street (massing highlighted in blue) and the traditional materials and forms of Exeland House and Tudor Street (shown with grey to represent the traditional materials and architecture).

The mass of the extension will be broken down, with the mass of the upper floors dramatically reduced and softened through the use of a gentle curve. Parapet heights will directly reference neighbouring buildings.

The proposed extension will be linked back to Exeland House using bridges similar to that of Coffins' Way, the bridge structure that links Exeland House with New Bridge Street. This link will form the atrium and entrance to the building.

This approach creates a building that balances the scale and forms of Tudor Street without turning its back on Frog Street and the gateway to the centre of Exeter for those arriving from the South.

3.4 DESIGN DEVELOPMENT PROCESS

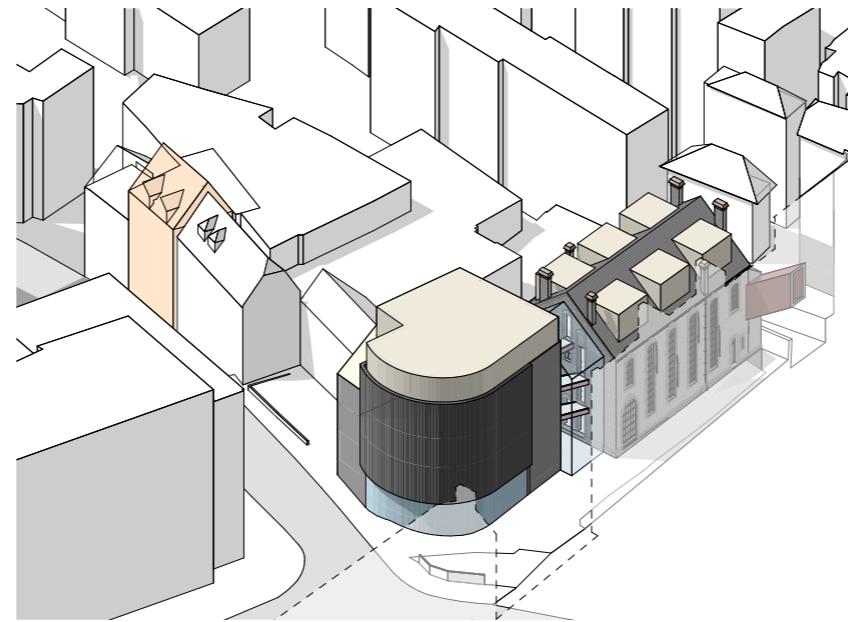


FIRST ITERATION
20 APRIL 2021

6 storeys
62 rooms

FEEDBACK:

- Too tall and imposing.
- Detracts from conservation area.
- Frontage needs activation.
- Needs more communal facilities.
- Materials are not appropriate for area.

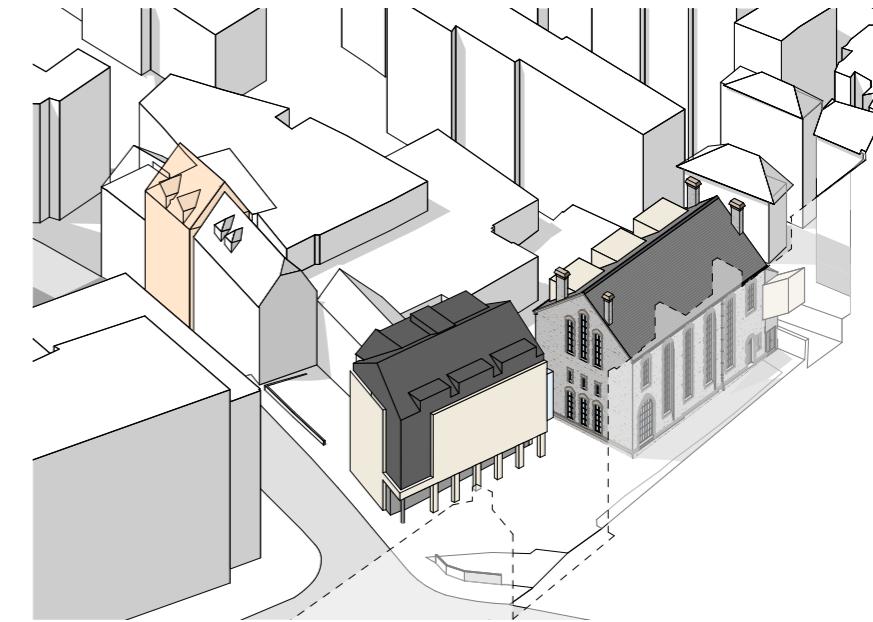


SECOND ITERATION
20 AUGUST 2021

5 storeys
46 rooms

FEEDBACK:

- Not in keeping with context.
- Link would not be appropriate.
- Dormers detract from front of Exeland House.
- Better distribution of communal facilities.
- Obscures view of Exeland House.



CURRENT ITERATION
12 JULY 2022

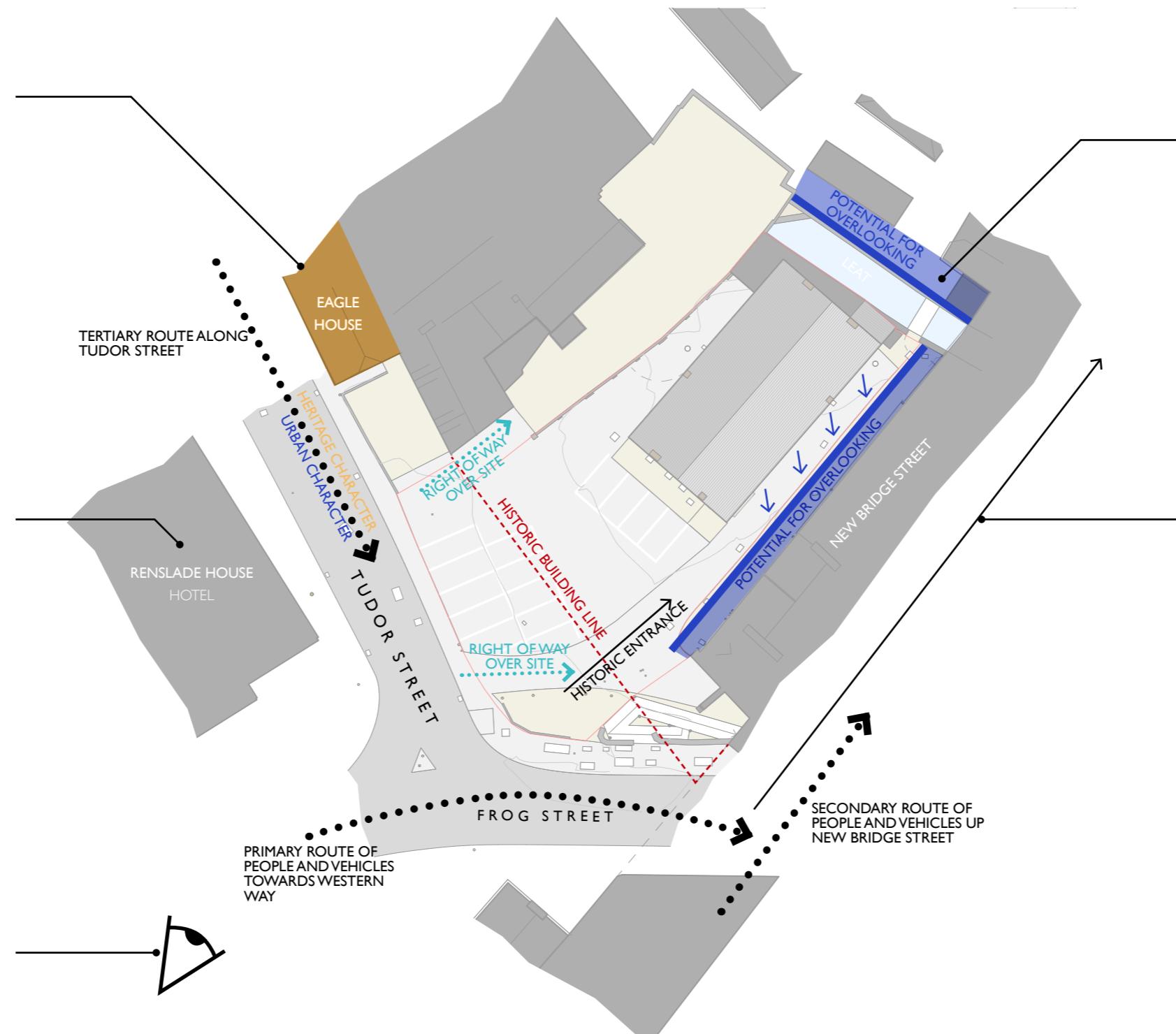
4 storeys
38 rooms

FEEDBACK:

- Revealing of Exeland House successful.
- Reduced massing is an improvement.
- Scale is appropriate for context.

3.5 DESIGN CONSTRAINTS AND OPPORTUNITIES

Grade II listed Eagle House. 2 and a half storey building. Rendered facade and pitch slate roof.

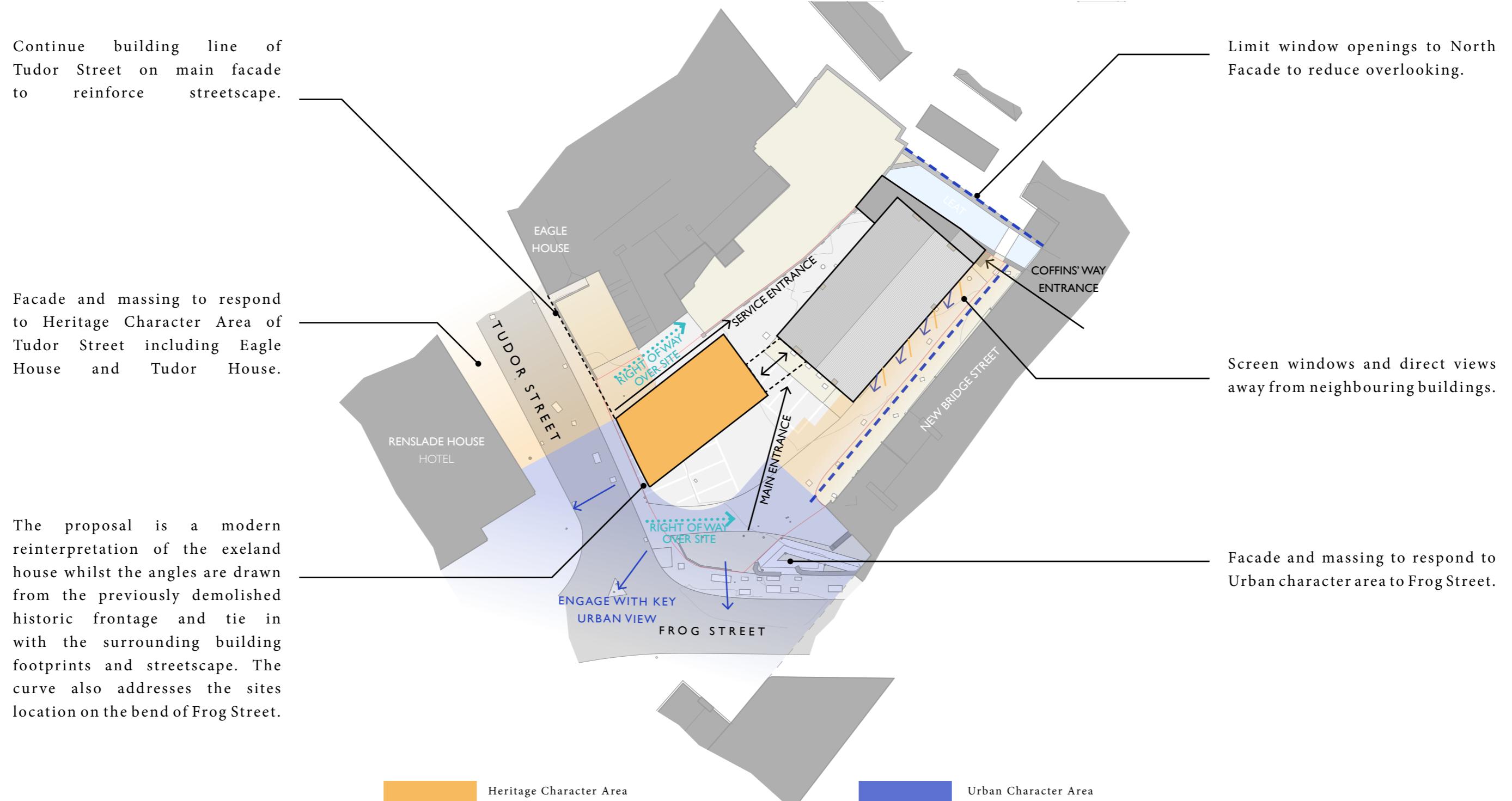


There are several residential buildings in close proximity to Exeland House which creates a potential for overlooking and privacy issues.

General rise in topography and building heights to the North.

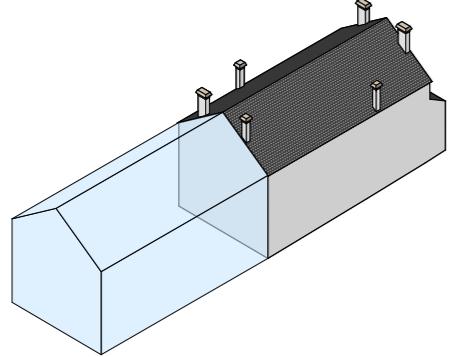
Key view from Exe Island looking North towards the site.

3.6 DESIGN STRATEGY

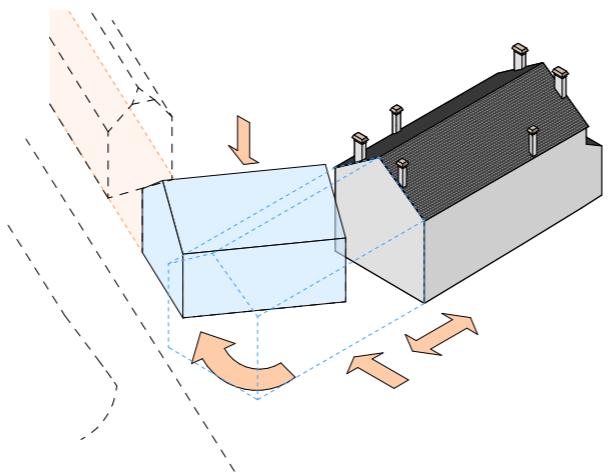


3.7 DESIGN DEVELOPMENT MASSING

9. REPLICATING EXELAND HOUSE



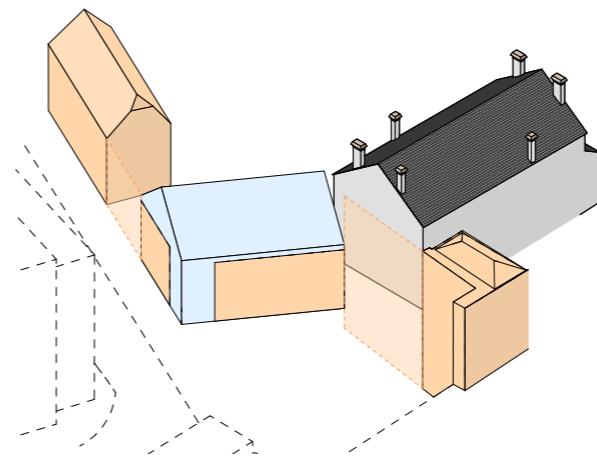
10. CONTINUING THE BUILDING LINE OF TUDOR STREET, LOWERING RIDGE HEIGHT AND ROTATING THE MASS



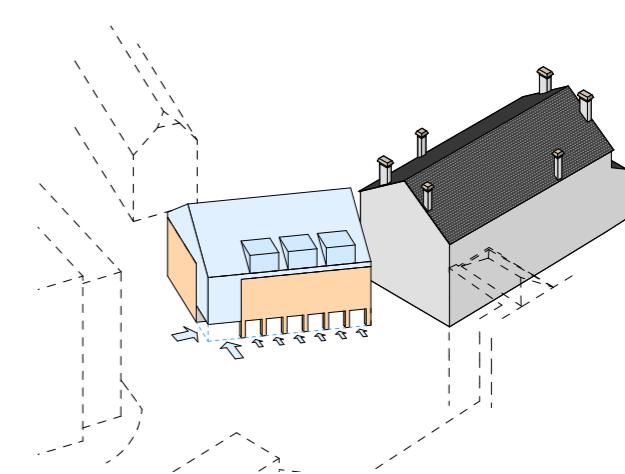
This diagram shows the massing of the current Exeland House replicated at the front of the site. The diagrams that follow show the thought process behind the design.

The proposed mass will be in line with the current building line along Tudor Street. The main mass of the proposed will be rotated to allow for Exeland House to still be visible from Exe Bridges

11. BREAKING DOWN THE ELEVATION INTO THREE DISTINCT SECTIONS



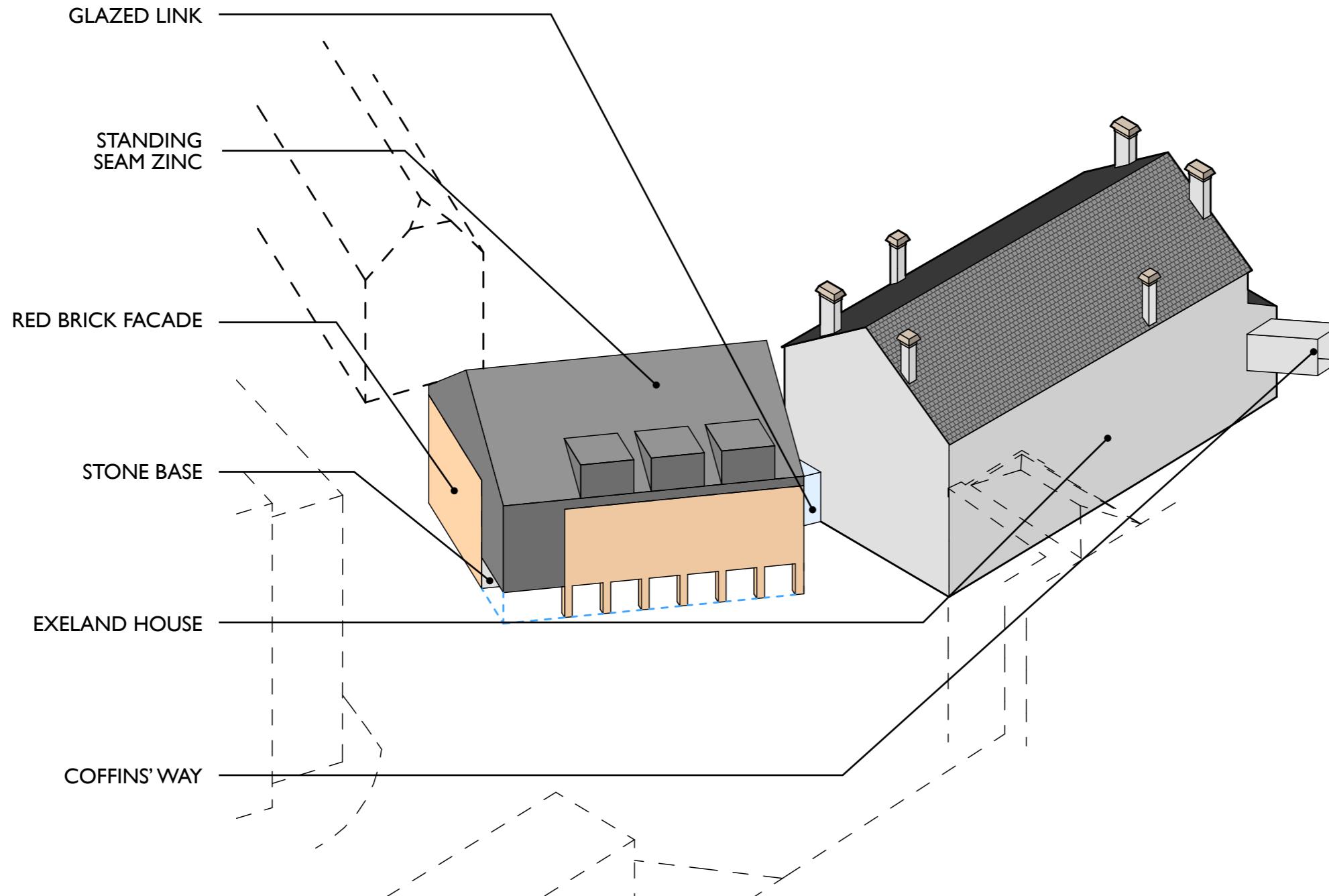
12. BALANCING OUT THE MASSING



The elevations have been broken down into three distinct sections. Each section takes reference from the immediate context.

This approach creates a building that addresses the varying scales and masses in the immediate area.

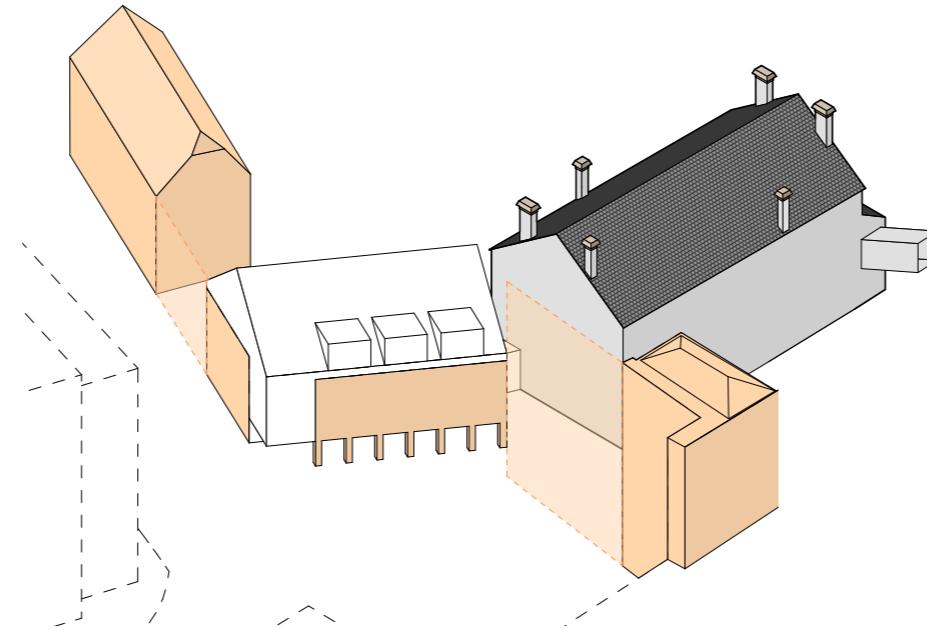
3.8 DESIGN MASSING OVERVIEW



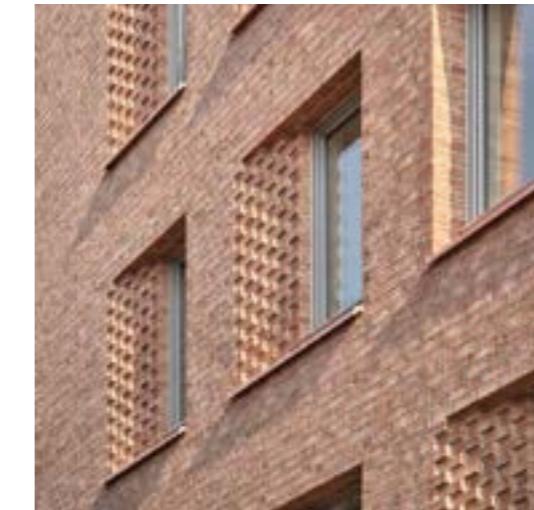
The design can be broken down into a number of distinct elements that work together to create a refined massing that achieves a number of different objectives.

The following sections look in detail at these different elements and their design as well as demonstrating the potential aesthetic through the use of precedents.

3.9 DESIGN DEVELOPMENT RED BRICK FACADE



ISOMETRIC
PROPOSED EXTENSION TO EXELAND HOUSE

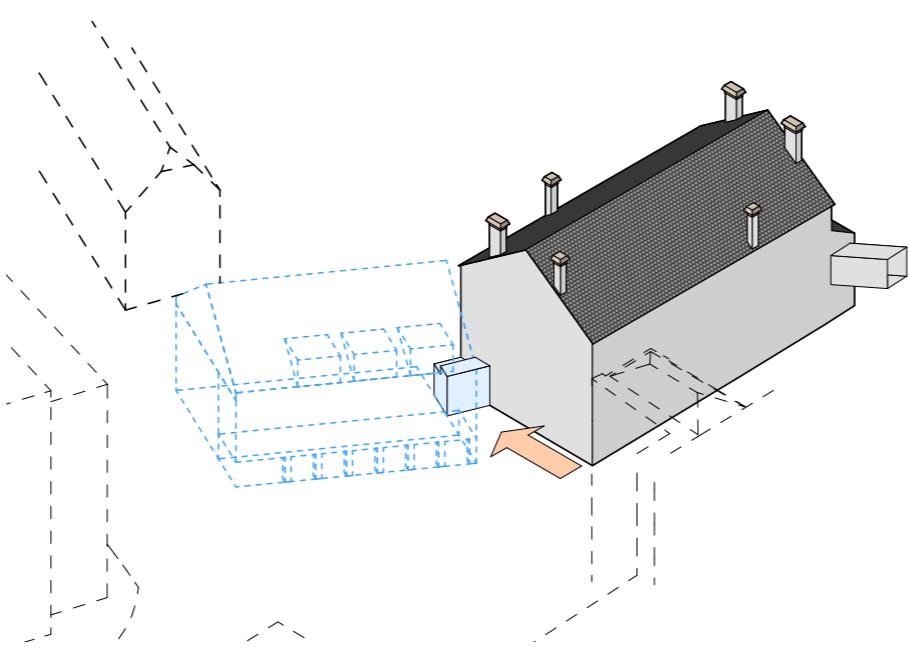


MATERIAL PRECEDENTS RED BRICK

The main facades of the proposed building will be clad in a red brick in order to help the building relate to the neighbouring red brick buildings. The brick creates a rigid facade and introduces texture and more traditional proportions.

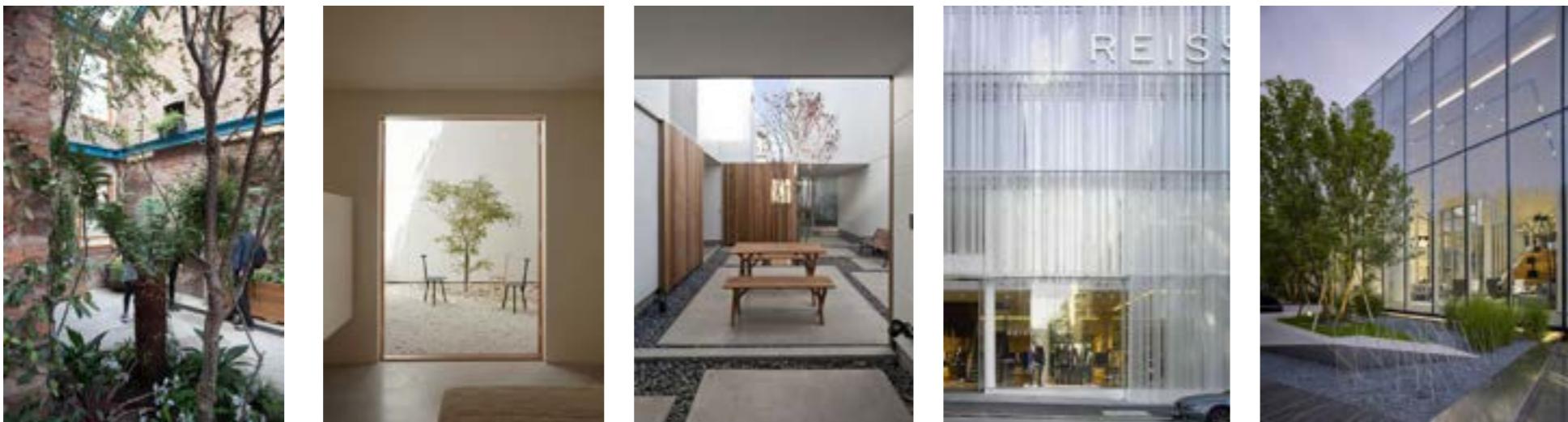
There are numerous examples of red brick historic and contemporary buildings within the local area and using brick on the facades of the building enable the development to fit with its current and historical context. It is also worth noting that the terraces that originally obscured Exeland House would have had a brick facade.

3.10 DESIGN DEVELOPMENT GLAZED LINK



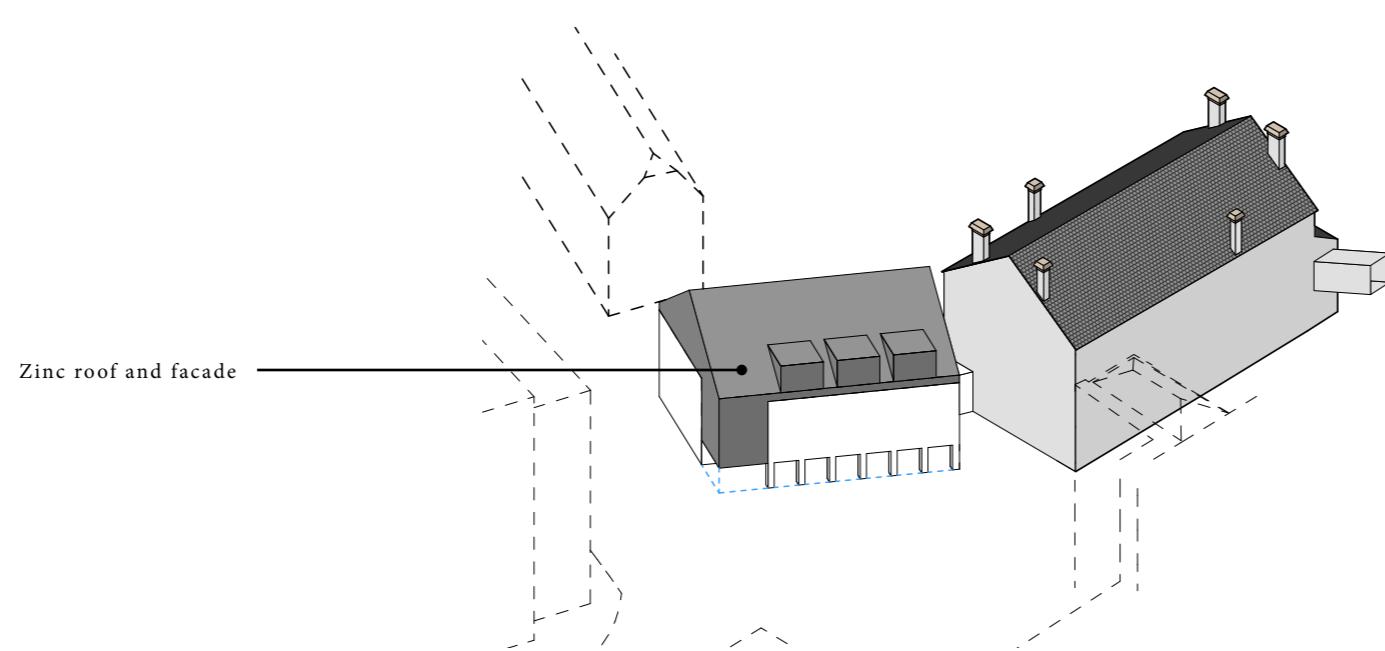
Exeland House and the proposed extension will be linked by a lightweight glass structure connecting the original building and the new block. This element is designed to be as unobtrusive as possible, both in terms of providing maximum visibility to Exeland House; and also to minimise any intrusive building work to the existing facade of Exeland House.

The link will provide the main entrance for the Co-living component of the scheme and will rationalise the level difference between the two blocks and provide level access to the building as Exeland House is currently raised on a plinth without level access.



MATERIAL PRECEDENTS WINTER GARDEN AND ATRIUM

3.11 DESIGN DEVELOPMENT STANDING SEAM ZINC



ISOMETRIC PROPOSED EXTENSION TO EXELAND HOUSE

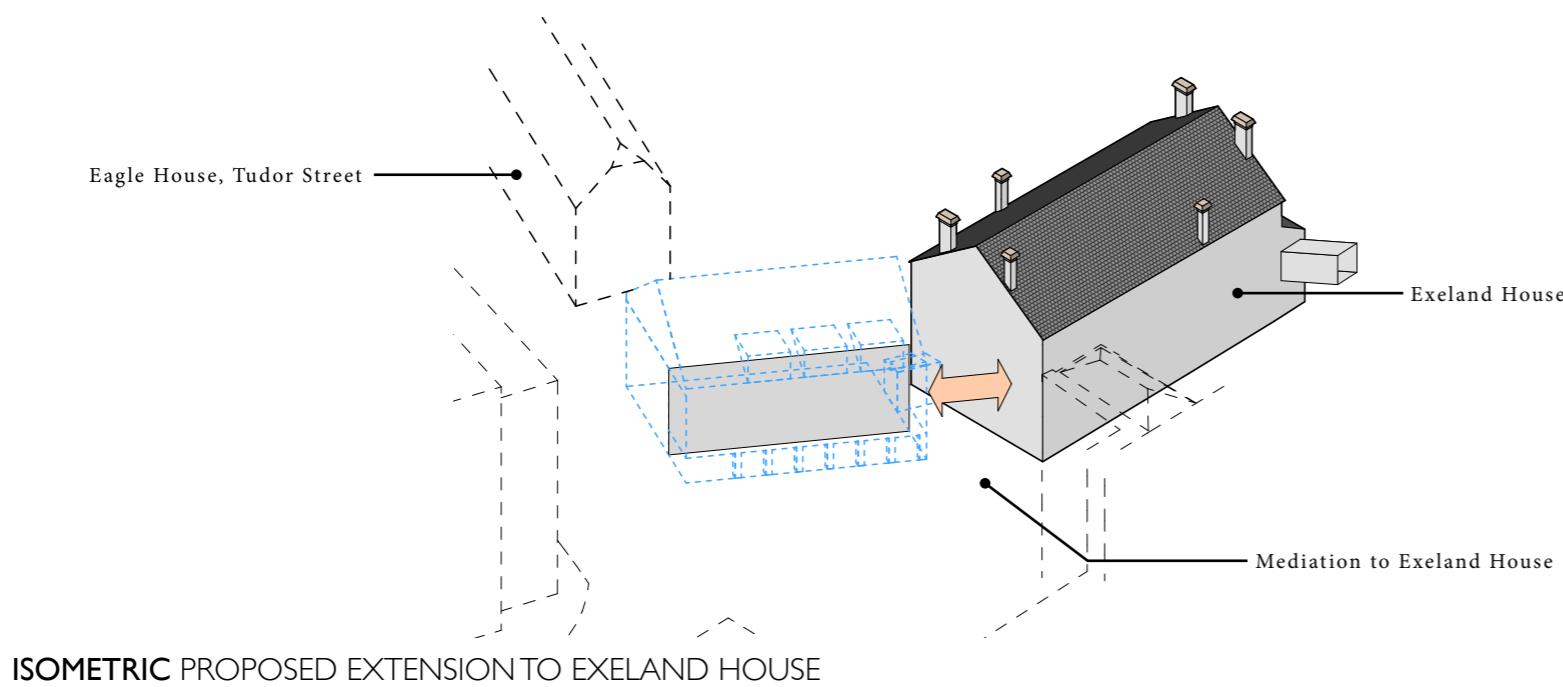
The roof of the proposed block will be clad in a dark standing seam zinc cladding. This material has links to the areas industrial history and the workshops that occupied the sites around Tudor street. The zinc will also be used to break the brick facade in order to make the proportions of the facades more traditional and also lower the perceived parapet level by cladding the third floor walls with zinc.

Similarly, the dormers that are proposed to the West side of the existing roof to Exeland House will also be clad in zinc. Coffin's Way, the bridge link between Exeland House and New Bridge Street will also be re-clad in zinc to introduce a sense of continuity and replace the poor quality timber cladding that is currently used.



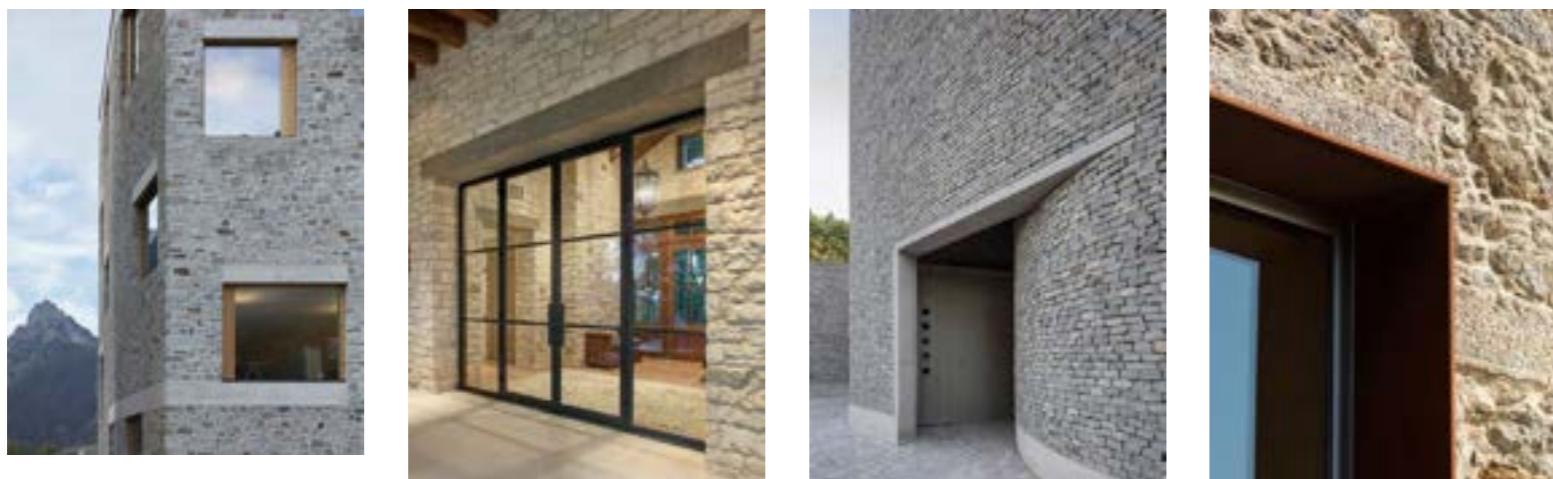
MATERIAL PRECEDENTS ZINC

3.12 DESIGN DEVELOPMENT STONE BASE



This diagram to the left demonstrates how the use of stone forms a legible ground floor beneath the colonnade that relates directly back to the materials used to build Exeland House. Utilising stone in this location subtly ties the two buildings together and enables the material to work in conjunction with the other materials on the proposed block.

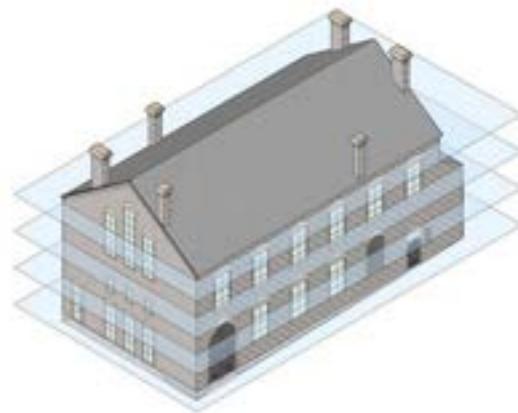
The stone used on the existing Exeland House is a limestone and it is proposed that a similar stone and finish are used on the proposed areas. Key landscaping walls such as that to the pavement fronting Frog Street will also use the same stone.



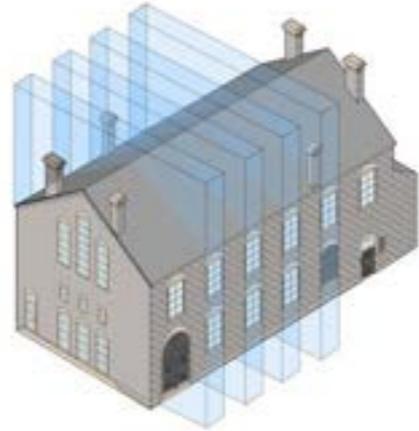
MATERIAL PRECEDENTS STONE

3.13 DESIGN DEVELOPMENT EXELAND HOUSE

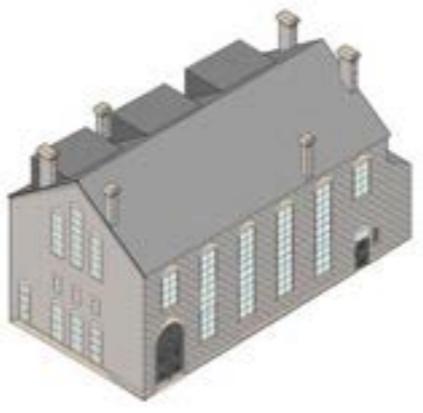
1. INSERT FLOOR LEVELS
WITHIN SPACE



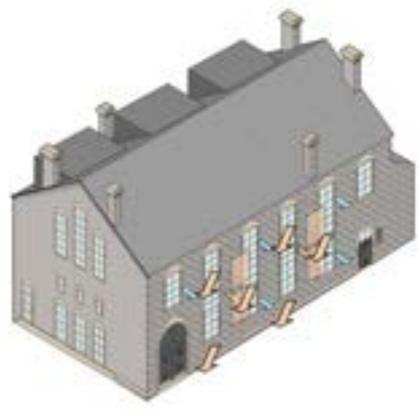
2. IDENTIFY EXISTING
OPENINGS



3. INTRODUCE DORMERS



4. IDENTIFY PRIVACY STRATEGY



5. SCREEN AND OBSCURE



The existing floor to ceiling levels are very large but to make the scheme sustainable and to subdivide the building for residential use it is proposed that intermediate floors are introduced to enable a more domestic floor to ceiling height. This will be done sympathetically to ensure key architectural features are preserved.

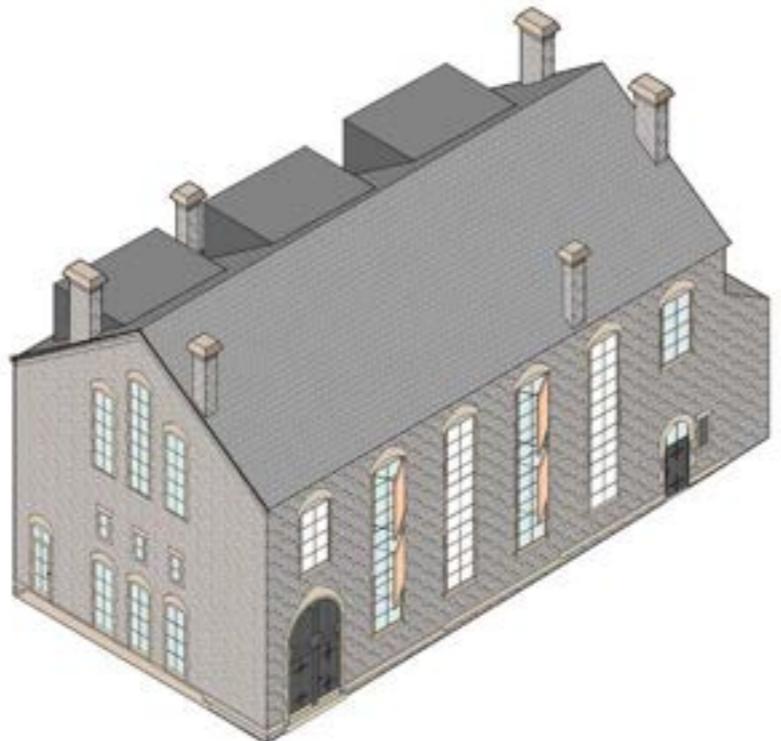
To ensure that each flat has good access to natural light, it is proposed that the existing windows are joined between floors. This preserves the natural rhythm of the building and highlights the vertical nature of the existing windows.

In-keeping dormers will be introduced to the roof. This will allow for the existing pitched roof, gable ends and eaves levels of the building to be preserved whilst allowing for natural light provision to the top floor accommodation.

The existing building is in close proximity to the neighbouring New Bridge Street. Any potential windows that could cause overlooking have been identified and the windows on the East facade of the building will have a bespoke strategy to deal with this.

These windows will be fitted with a combination of privacy screens to direct views to the South and obscured glazing to allow light in but prevent direct views out. The best solution will be related to the individual functions of each of the rooms on this facade.

3.14 DESIGN DEVELOPMENT EXELAND HOUSE



The additional openings between the existing windows will be formed in a sympathetic manner by creating contemporary interpretations of the existing reveal quoins that adorn the windows.

The new roof proposed will be of a natural slate to match the existing. Condition and details of the roof structure is unknown, but where possible, the structure will be retained and revealed internally within the spaces.

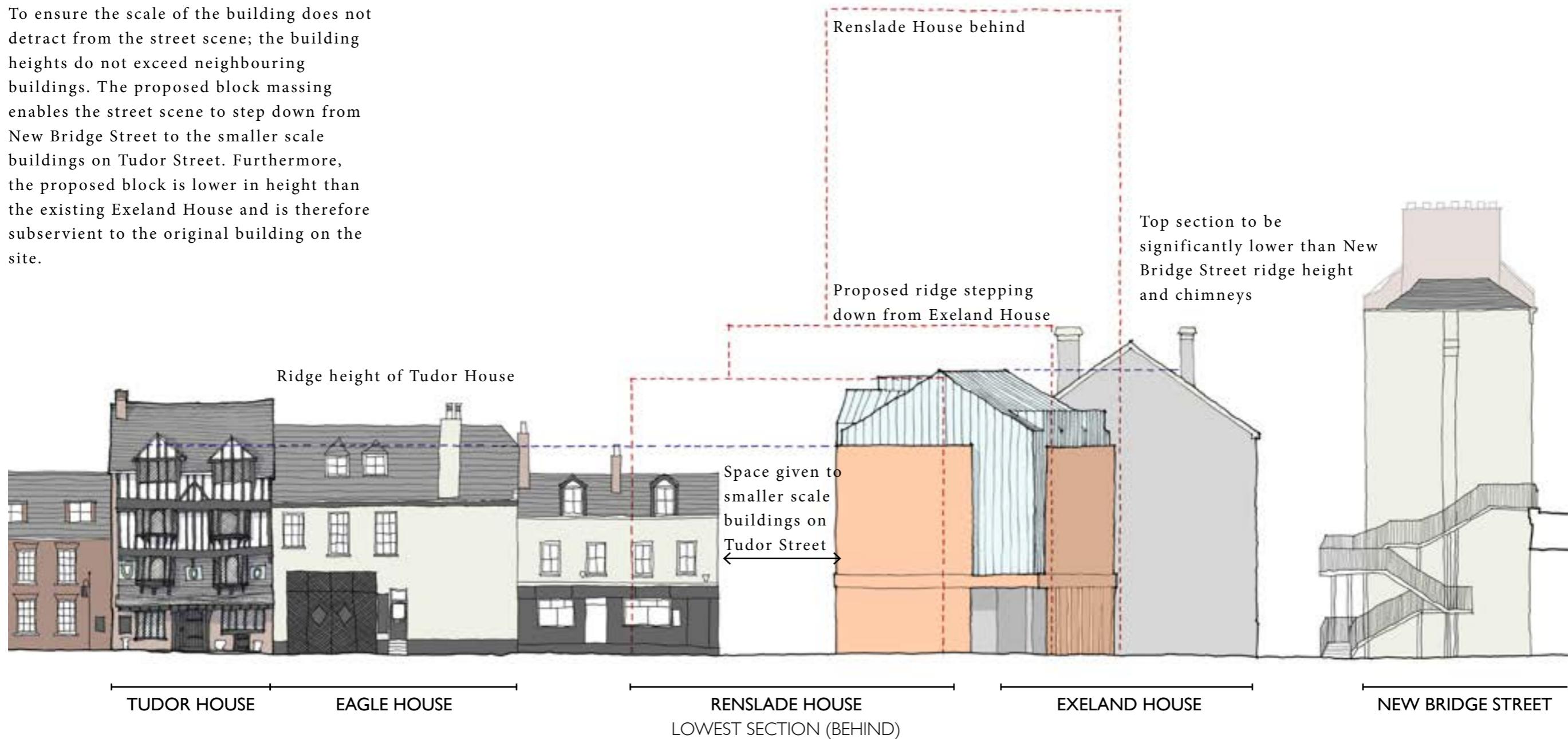
The screens which will prevent overlooking between neighbouring building will be a lightweight metal screen hung from the wall. The intention behind this is to provide a reversible solution; meaning that, if the use of the building changes in the future, these can be removed without permanent change to the fabric of the building.

There will be new high performance windows throughout increasing thermal performance but also contributing to a high quality building.



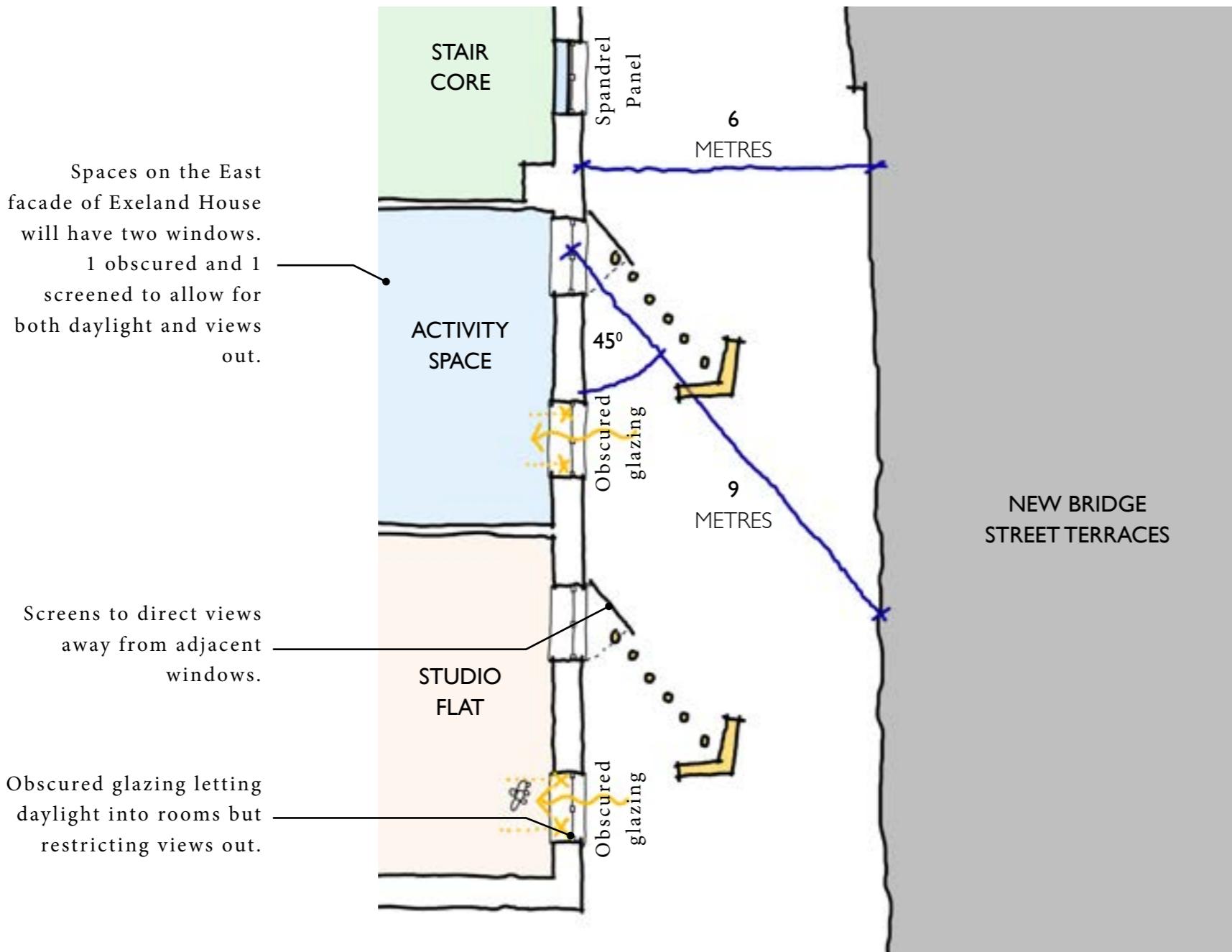
3.15 DESIGN DEVELOPMENT BUILDING HEIGHTS

To ensure the scale of the building does not detract from the street scene; the building heights do not exceed neighbouring buildings. The proposed block massing enables the street scene to step down from New Bridge Street to the smaller scale buildings on Tudor Street. Furthermore, the proposed block is lower in height than the existing Exeland House and is therefore subservient to the original building on the site.



STREET ELEVATION
TUDOR STREET

3.16 DESIGN DEVELOPMENT OVERLOOKING



Exeland House is situated in close proximity to the rear facade of the terraces to New Bridge Street. The rooms that have windows on this rear facade of the New Bridge Street terraces are largely used as flats with some used as ancillary spaces to the retail units that have frontages on the highstreet.

To minimise any potential for overlooking between Exeland House, the windows on this elevation will have a combination of screens and obscured windows. The screens will direct views to the South away from the neighbouring buildings, extending the distance and restricting the view to a more oblique angle. The obscured glazing will bring natural light in but stop direct views.

The floor plan has been arranged so that more of the 'service' spaces will be located on this East facade. To the rear there will be the stair and lift core. In the middle, with access to one obscured window and one screened window will be the activity spaces (laundry and parcel room on the ground floor, cinema room on the first, and activity studio on the second). The final room will be a studio flat. These flats will also have access to a window on the front facade for additional access to light.

4.0

PROPOSAL

4.1 PROPOSAL 3D VIEWS



VIEW FROM NEW BRIDGE STREET
VIEW LOOKING WEST

4.2 PROPOSAL 3D VIEWS



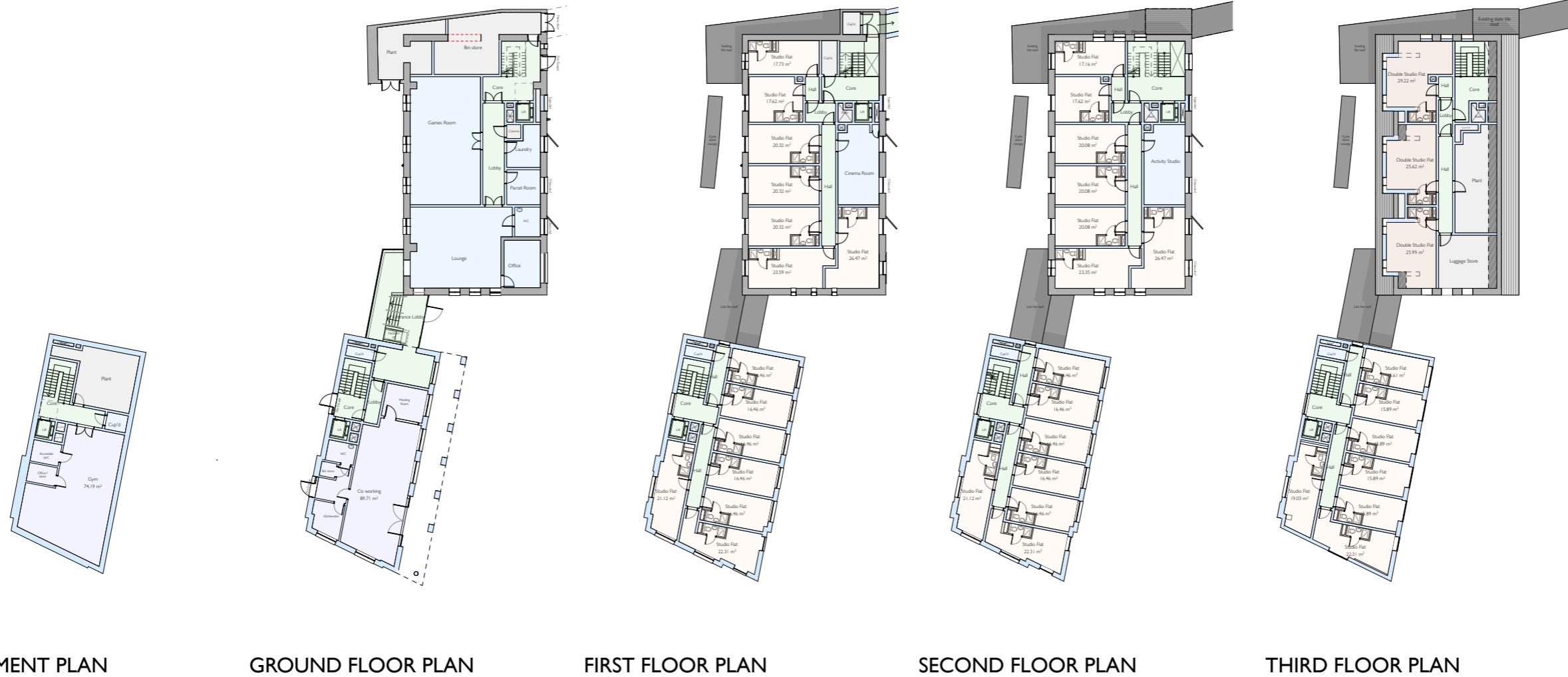
FROG STREET
VIEW LOOKING NORTH



TUDOR STREET
VIEW LOOKING EAST

4.3 PROPOSAL FLOOR PLANS

Room Schedule			
	Proposed Block	Mission hall	Total Rooms
First Floor	7	7	14
Second Floor	7	7	14
Third Floor	7	3	10
Total:	21	17	38



4.4 PROPOSAL ELEVATIONS



PROPOSED
TUDOR STREET ELEVATION



PROPOSED
PLAZA ELEVATION



4.5 PROPOSAL ELEVATIONS

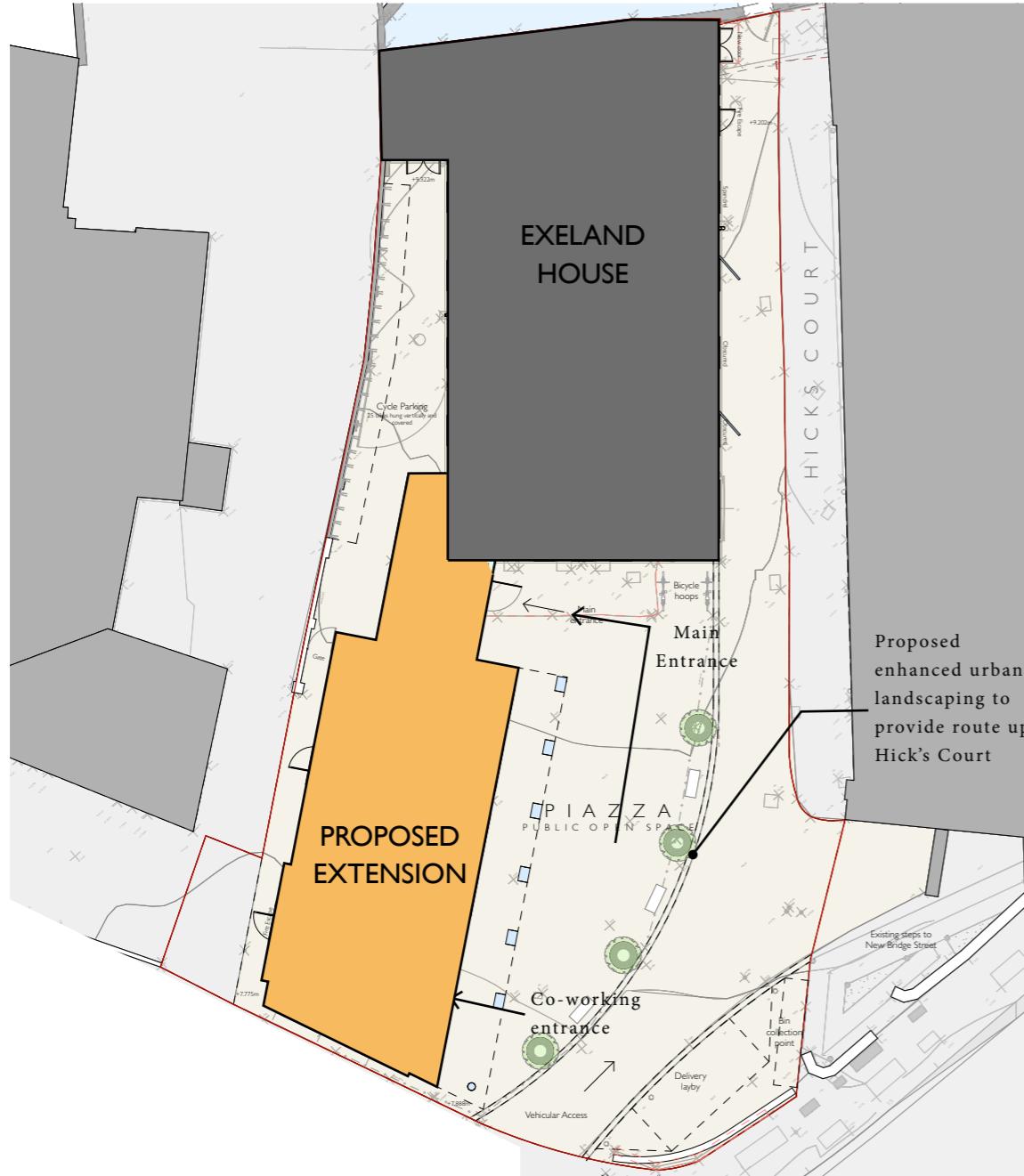


PROPOSED
LEAT ELEVATION



PROPOSED
SIDE ELEVATION

4.6 PROPOSAL SITE PLAN



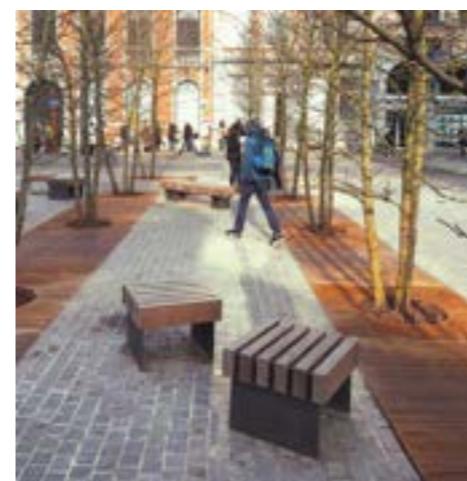
PROPOSED SITE PLAN



The site in front of Exeland House will be re-landscaped to provide a public plaza, enhancing the setting of the existing Exeland House and creating an attractive pocket of urban landscaping designed to catch the sun. It will provide a pleasant area of seating and planting for residents and the public and greatly contribute to improving the area around Frog Street and Tudor Street which currently has a very poor and car dominated public realm.



The space will have an attractive shared surface paving which will present the space as pedestrian focused, despite the legal requirement for maintaining a vehicular right of way. There will be benches and street trees within the space, making use of the naturally curved site to soften the spaces.



The main entrance to the co-living will be via the glazed link building between the new block and Exeland House. Access to the co-working offices will be via a covered colonnade which helps softens the massing of the new block and also blurs the threshold between inside and outside space.

LANDSCAPING PRECEDENTS

4.6 PROPOSAL PEDESTRIAN AND CYCLE ACCESS



PROPOSED SITE PLAN



RESIDENTS CYCLE PARKING



VISITORS CYCLE PARKING



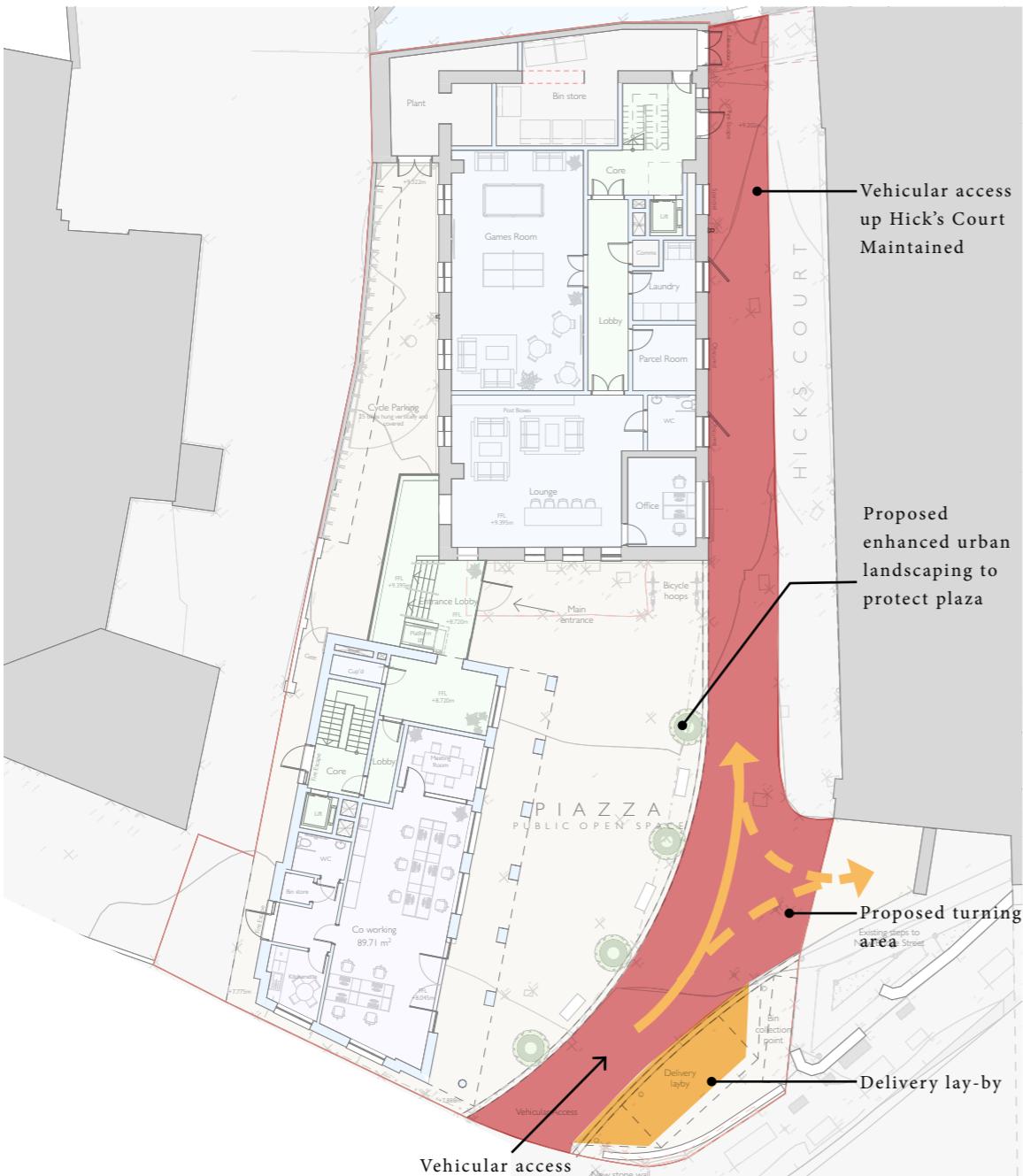
NEW BRIDGE STREET ENTRANCE

Level access to both the co-living and the co-working units will be provided via the public plaza. Within the co-living aspect of the scheme there will be a platform lift to access the main ground floor level of Exeland House (the existing building is situated on a plinth above ground level and does not currently have wheelchair access). There is a stair and lift core to each of the existing and proposed blocks. It is noted that the top floor of Exeland House will not have access via a lift. This is due to the existing buildings heritage value and the requirement that the roof scape to the East side of Exeland House is left undisturbed and therefore can't accommodate a lift overrun.

There will also be an additional pedestrian access directly to the highstreet via Coffin's Way, the bridge link to the buildings on New Bridge Street. This will enable residents to have even more convenient access to the highstreet amenities and will be controlled via an electronic key system. The frontage of this on New Bridge Street will be improved whilst retaining it's historic character.

On the West side of Exeland House there will be a cycle store for residents. This store will provide space for 25 hanging space for bicycles. There will be additional Sheffield style cycle hoops within the main plaza for visitors and people using the co-working offices providing 8 more spaces.

4.6 PROPOSAL VEHICULAR ACCESS



PROPOSED SITE PLAN



LANDSCAPING PRECEDENTS

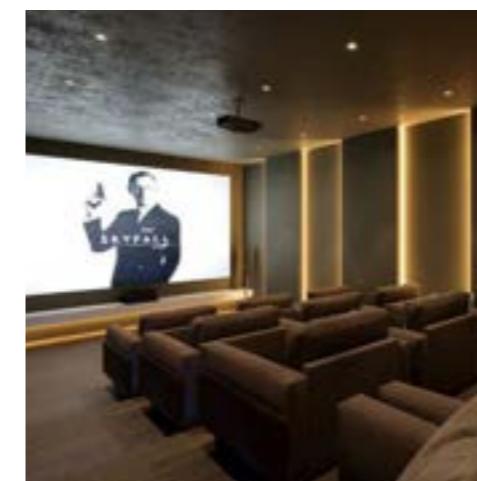
Due to the development's sustainable location, the development will be car free. There will be no on-site parking for residents or staff. However, the existing vehicular access through Hick's Court to the properties fronting New Bridge Street will be maintained for the residents of these flats. The access will utilise the existing junction with Tudor Street. This will be a shared surface marked with subtle changes in paving. The main plaza area will be protected from vehicles by the street furniture such as benches and trees to ensure that the plaza remains entirely car free.

There will be an additional lay-by space providing temporary parking for deliveries and trades people. The existing turning space at the bottom of Hick's Court will remain for vehicles to use to turn.

4.6 PROPOSAL AMENITIES



PROPOSED SITE PLAN



COMMUNAL SPACES PRECEDENTS

The main component of the community amenities for the residents of the co-living scheme will be located in the ground floor of Exeland House. This will provide a hub of activity within the scheme. Additional amenity spaces are distributed through the building such as a cinema room and an activity studio.

The co-working space will be located in the ground floor of the proposed extension which will provide activation to the facades and will help create a vibrant atmosphere to the plaza. This co-working facility will have amenities such as meeting rooms and a kitchenette and a separate bin store.

The bin store for the co-living scheme will be located in the rear section of Exeland House. On bin collection days, these bins will be transferred to a dedicated area to be collected by the refuse vehicle.

4.9 PROPOSAL CONCLUSION



This document aims to express the rational behind the design phase for Exeland House and the proposed extension. In conclusion, the core principles are:

- To create a proposal which enhances the Southern Gateway to the city centre and creates of a building which is of a scale to suit the city centre urban site.
- To enhance the wider streetscape setting of the heritage buildings on Tudor Street and New Bridge Street that transitions respectfully between the very urban, high density developments such as Renslade House and West Gate Student accommodation and the low rise traditional architecture of Tudor Street.
- Be of an ambitious architectural character that presents a high quality, design led approach to city centre architecture but balances this with a sympathetic and cohesive approach to the conservation area and local historic buildings.
- Create a sustainable, car free development that fosters a strong community amongst a demographic that is often seen as transient and forced to live in adapted, poor quality accommodation or alone in expensive one bedroom flats as professional lets.

