

Chapter 6.0 Addendum to Design and Access Statement – Further amended plans July 2020.

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17061 Addendum to Design and Access Statement - D&A Chapter 6 REV A	MP	RB/PO	C02	23/07/2020

6.1 Introduction

Following the planning application submission in November 2019 a revised scheme was submitted in May 2020.

The scheme has benefitted from an extensive planning consultation process with comments from the general public and statutory consultees (notably Historic England) having been taken into account at each stage.

The scheme has also been the subject of continued dialogue with the local planning authority to ensure that the revisions made for resubmission address the constructive feedback received.

Further amendments have been made to the application submitted in May 2020 which are set out in this document.

This document should be read in conjunction with the previous chapters of the Design and Access Statement and all other supporting drawings and documentation submitted.

Changes to the proposed height and massing

Since the original planning application, the height of both buildings has been significantly reduced. However further measures have been taken to reduce the overall height and massing of the development following further discussions with Exeter City Council planning officers and Historic England.

The removal of further accommodation from the building focuses on two areas the North East Range of Block 2 and the short-range to the south-west of the north-east range of Block 1:

Block 2

The removal of an entire storey from Block 2 resulting in the loss of 13 hotel bedrooms.

Block 1

The removal of part of the fifth-floor level which results in the reduction of the block by 8 bedrooms.

The removal of the top floor level from both Block 2 and the rear section of Block 1 helps to provide an improved transition in height between the new development and the St David's and Central Conservation Areas resulting in a scheme which improves its response to the natural topography with both blocks stepping down in height along Paul Street towards the Iron Bridge and North Street.

The removal of a full storey height from Block 2 will also lessen the impact on 42 Northernhay Street with the removal of space on Block 1 reducing the impact on No39, both of them Grade II listed buildings.

Changes in relation to Elevations

Following consultation responses and engagement in further design workshops with the Local Planning Authority and Historic England the elevation designs of both buildings have been re-appraised and undergone minor amendments. The following points describe how those comments have been addressed within the amended drawings submission.

Appraisal of materials used

The materials palette proposed for the buildings is considered to be simple, contextual and contemporary.

As part of the amended design the number of materials has been reviewed and simplified where appropriate.

The rationale behind the material choices selected has been well documented and justified in Chapter 4 and 5 of the original Design and Access Statement. Further, the selection of materials and their placement has been the result of lengthy collaboration and agreement with the Council's officers, making reference to Exeter's and

national design guides/codes during the design process.

Block 1 Elevational Treatment

Based on feedback received the elevational design of Block 1 has been simplified. The changes are listed below:

- Brick panels between windows have been removed in some areas to consolidate openings forming a continuous section of vertical glazing as one moves up the building.

- The brick panels have been replaced with vertical opaque glazing to help group floor levels and to better articulate a hierarchy decreasing as one moves up the building.

- Removing the brick panels and treating the main winged elements of block 1 with vertical glazed bays allows it to be read differently from the main larger block which helps break up the massing, scale and modulation of Block 1.

Active frontage

Some concern was raised in regard to the perceived lack of activity at the ground floor level around Block 1.

As part of the consultation process, it was recognised that the submitted drawings may not have made clear that the North East Elevation / and Section DD which cuts through the colonnade already have active frontages with large amounts of glazing at ground floor level which then returns and wraps around the other elevations.

The internal spaces (behind) have also been designed to face onto the street and new external public spaces incorporated to provide interest, natural surveillance, visual connectivity and active frontages.

The only area which does not have an active frontage is the bin store which fronts onto Paul Street. This has to be located here due to the practical and functional requirements with it needing to be close to the highway and service lay by.

However, the elevational treatment has been amended to the bin store area to bring further interest to that section of the elevation. The proposal incorporates artwork via perforated metal screens to the corner of the building helping to guide users down the colonnade and into the public open space.

There is an opportunity to use public art (local historic imagery) incorporated within the perforated screens to add interest to that section of the building.

Block 2 Elevational Treatment

Active frontages

In order to add more 'visual interest' to the ground level of the southern part of Block 2 enclosing the car park, the public art fronting the highway in the form of perforated screens has been extended along Paul Street to enhance this elevation and to extend that area of interest further up Paul Street.

Elevational Design

In order to address concerns over the appearance of the North West Elevation additional horizontal stone banding has been added to the elevation to add interest and decrease hierarchy of levels.

It should be noted that the removal of the top floor of the block, and the associated dropping down of the top level treatment, helps to lessen the overall impact of the scale and massing of the building. This along with the proposed green wall which occupies that part of the elevation will help lessen the impact of the development.

Revised Area / Amount

Area / Amount

The changes to the scheme result in the following:

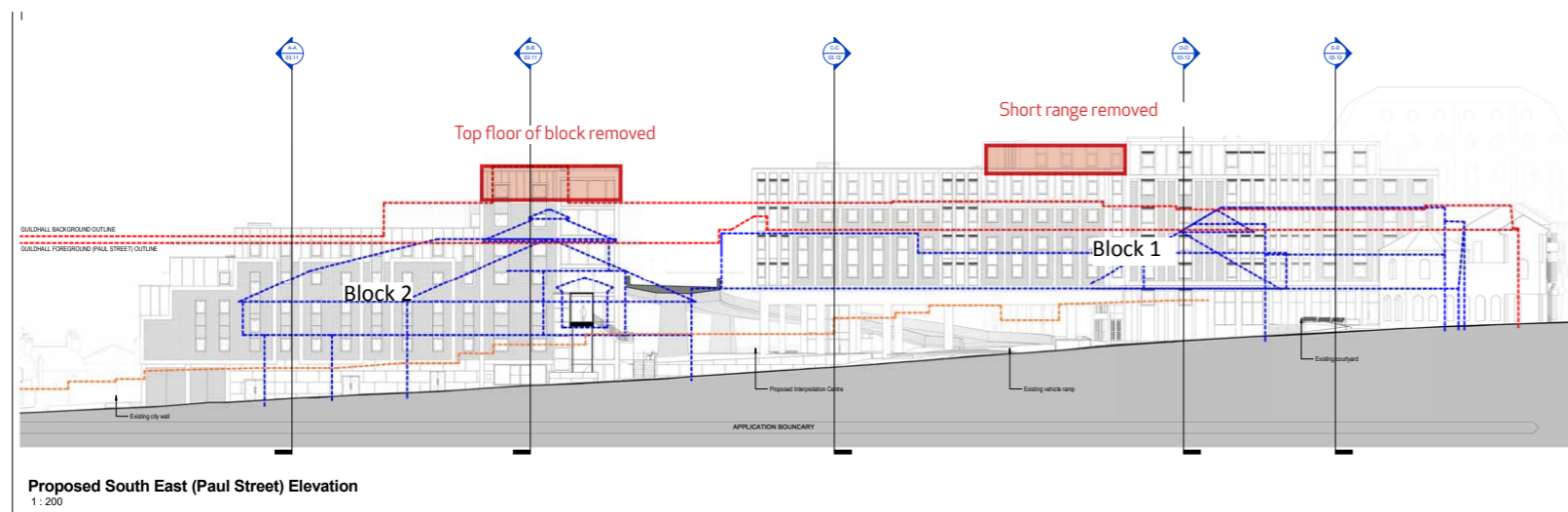
Block 1 – Co-Living : Gross Internal Area : 8,409 sq m

85 Studio Bedrooms
152 Cluster Flats
14 Accessible Rooms

Total of 251 Bedrooms

Block 2 – Hotel : Gross internal Area: 5,223 sq m
Total of 116 Hotel Bedrooms

Figure 2 – Re-profiled section



Revised drawings showing area removed in red



Proposed Elevational design changes to Block 1

Summary

As described in detail within in the earlier chapters of this Design and Access Statement the development proposals have been underpinned by a thorough and comprehensive site analysis and an appreciation of the opportunities and constraints that the Harlequins site presents.

Since conception, the development proposals have benefited from a thorough consultation process. A process that has involved extensive engagement with both Exeter City Council's Planning Department, numerous stakeholder groups and the general public. Feedback from each consultee group is well documented within this Design and Access Statement and later chapter. New design measures in response to feedback on the submitted application consultations have been incorporated within the revised scheme wherever possible to present a well-considered revised final design proposal.

The development has been the subject of an iterative design process where the evolution of the site layout, building heights, mass and scale strike the optimal and an appropriate balance between high-quality open amenity and public realm spaces at ground level and the proposed building heights.

Additionally, the scheme has been re-considered in its design response to achieve Passivhaus design standards for Block 1 and a BREEAM 'excellent' rating for Block 2. This will ensure that the project will be environmentally sustainable in its design, during construction and in its future operation.

The Harlequins site will be transformed from an underutilised unattractive, brownfield site into a high quality landscaped environment. This has been achieved via an enhanced urban greening across the whole site introducing six new, attractive and high-quality external public realm spaces interwoven in and around the built forms. New soft and hard landscaped areas will create a much improved high-quality pedestrian environment along Paul Street and within the setting of the City Wall as well as creating a strong sense of place and local distinctiveness.

Through delivery of high-quality landscape design, with a green wall on Block 2 and the proposed ecology enhancements, this new development will result in a net gain in biodiversity across the site making a very positive contribution to the city's existing network of green spaces.

The development incorporates a new high-quality interpretation centre acting as a focal point within the central landscaped space adding to the visitor and passer-by experience of the public realm and promoting a deeper understanding of the site's rich and diverse historic context.

The design of the new buildings, their elevational treatment and materials have been carefully reconsidered following the original planning submission in response to statutory consultation feedback and public comments as well as following further dialogue with planning officers and Historic England. The development comprises buildings of our time, ones that establish a bold approach projected via a series of simple interconnected blocks of accommodation that are well proportioned, elegant forms and that are honest to their use and purpose.

The proposed materials and colour palette for the development will be of the highest quality taking cues from local buildings with glass, brick and stone being used.

The elevational design is characterised via the introduction of a vertical hierarchy (a base, middle and roof) complemented with carefully proportioned horizontal banding and varied materials, contrasts in colour, texture and reflectance. This establishes an elegant rhythm for the building frame enhanced with a rich yet simple three-dimensional detailing and modulation of the building façades.

The use of high-quality stone facings, perforated metal artwork screens and glazed openings at pedestrian level achieve a civic feel with high quality active frontages and entrance points.

Since the original application, the revised scheme has been adapted to respond to concerns over height, massing and design. The scheme has been reduced in height with the removal of one storey from Block 2 and section of the top floor removed from Block 1. The elevational design of block 1 and 2 has been further refined along with more interested being added at ground floor level.

The changes made to the scheme since the original planning submission should be considered as very positive responses to the constructive criticism received from consultation. The measures taken make a positive contribution to the surrounding city centre context complementing the setting and ultimately benefiting the lives of residents.

In conclusion, the proposed development provides a 'once in a generation' opportunity to renew and revitalise one of Exeter's eight key transformational sites as identified within in Exeter's City Centre – 'Liveable Exeter– A Transformational Housing Delivery Programme' (February 2019).

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