

Water Lane, Exeter

Work In Progress Massing Development Design Presentation

February 2023

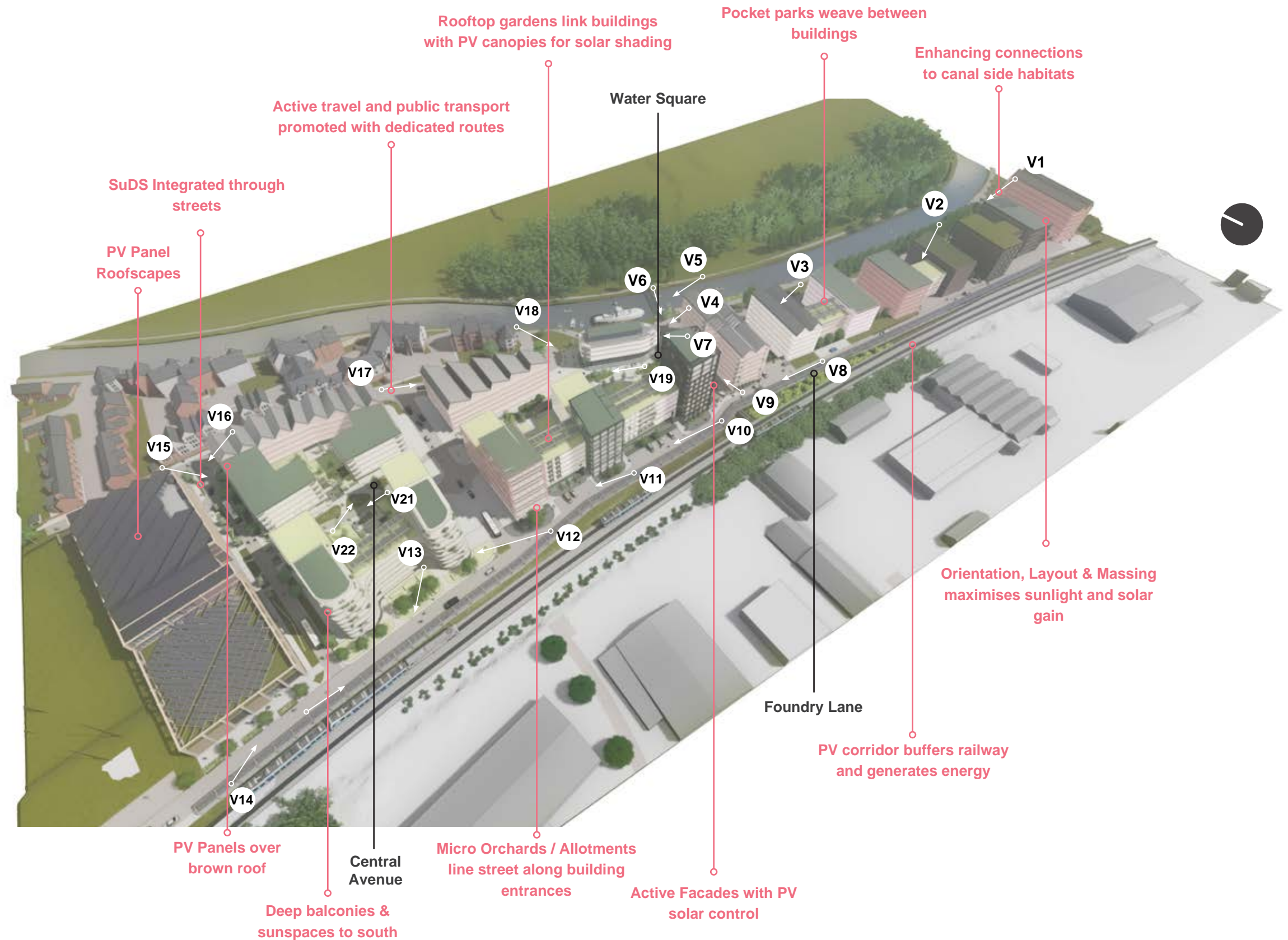


Site Wide Strategies

An environmentally responsive design



Figure 1 | Aerial View North



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Site Wide Strategies

Places where communities thrive

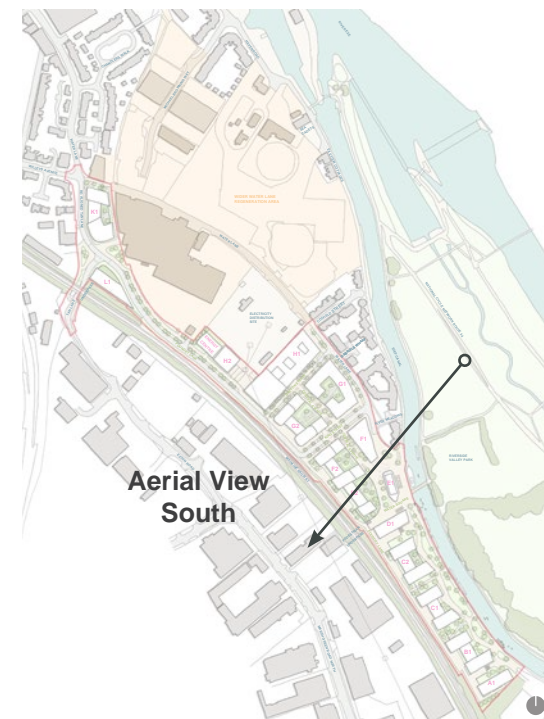
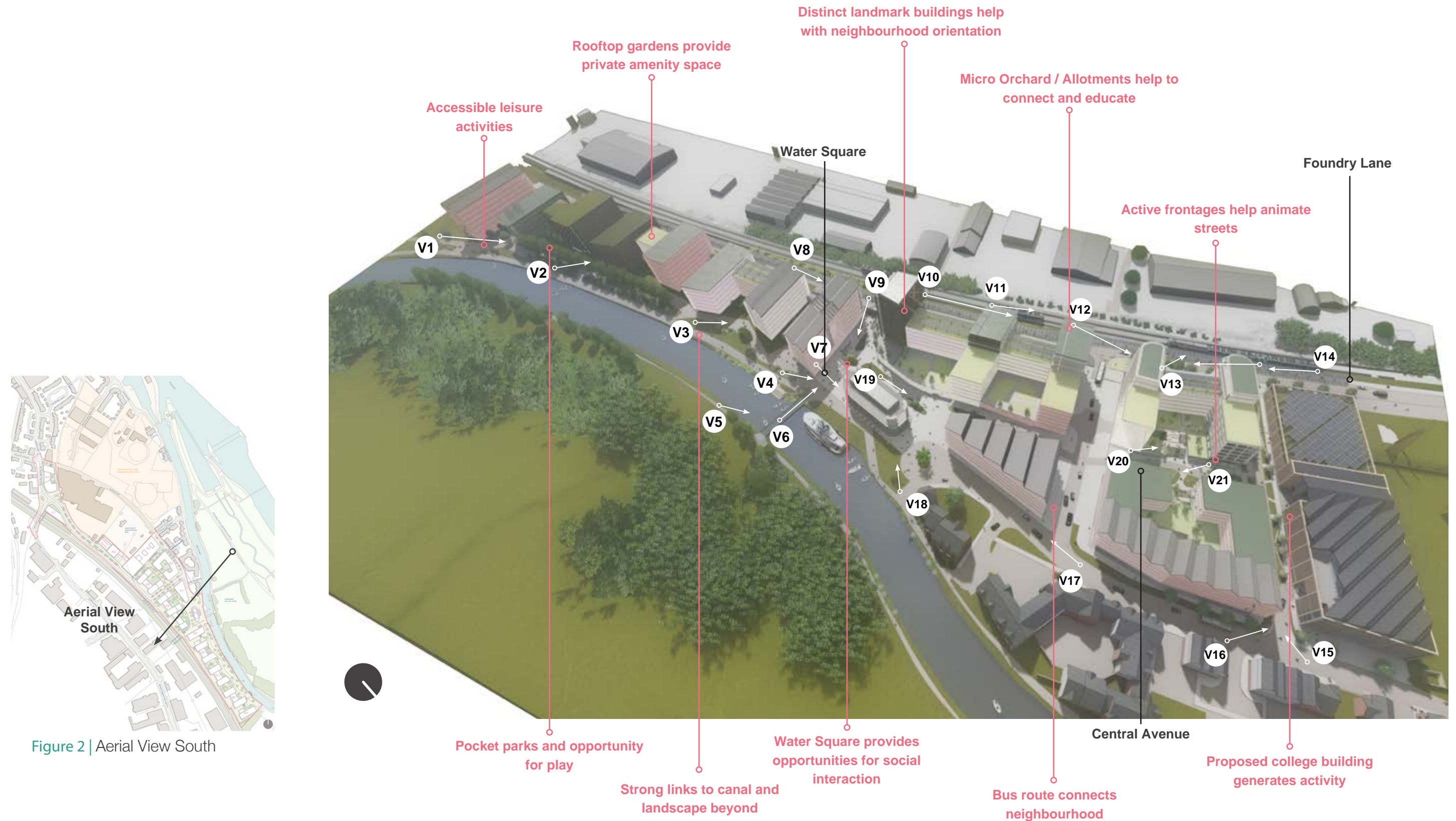


Figure 2 | Aerial View South

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Site Wide Strategies

Key design moves for establishing a distinctive new neighbourhood

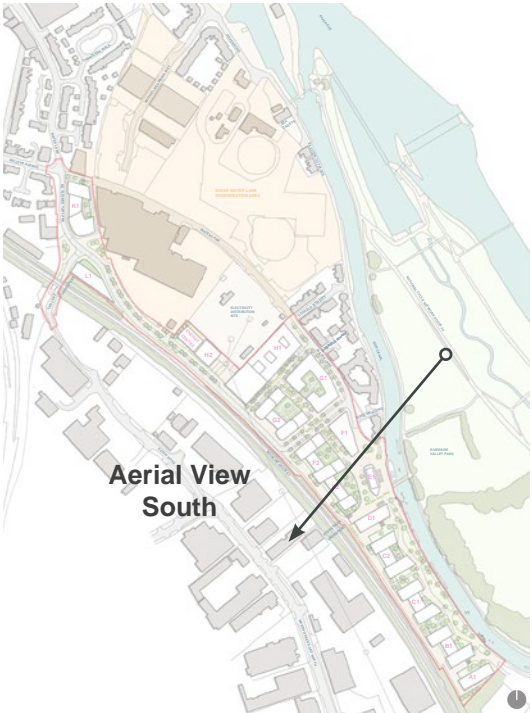
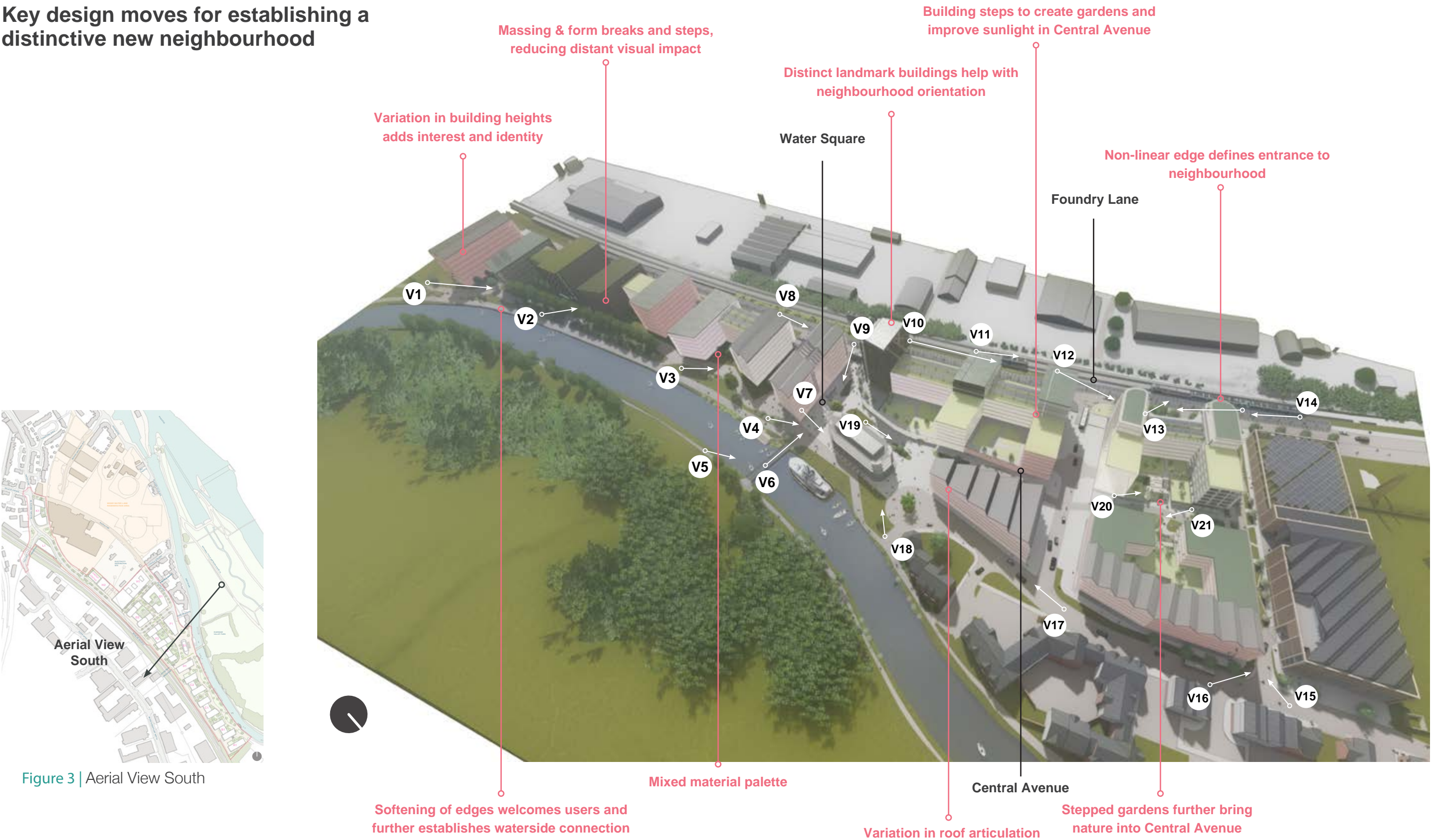
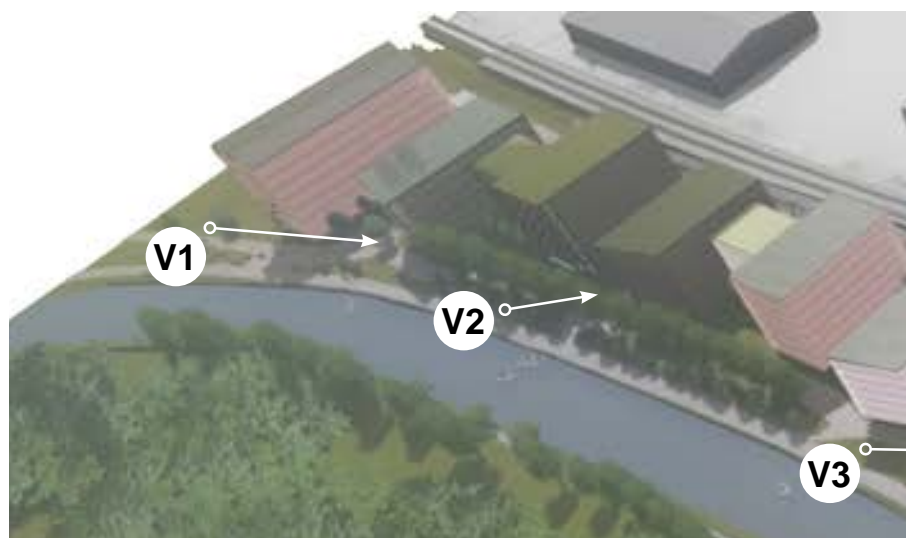


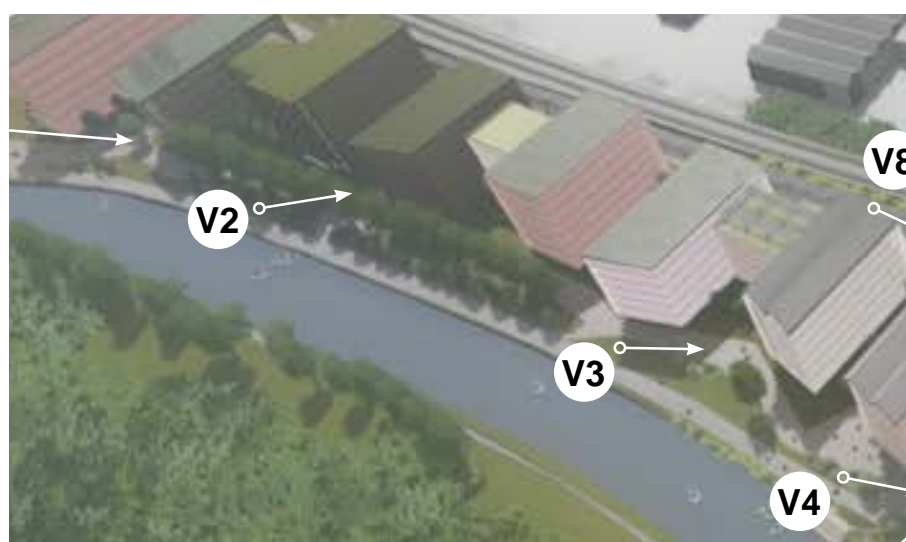
Figure 3 | Aerial View South

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View 1

Canalside view looking north
alongside Residential Block A1
with boat store at ground floor

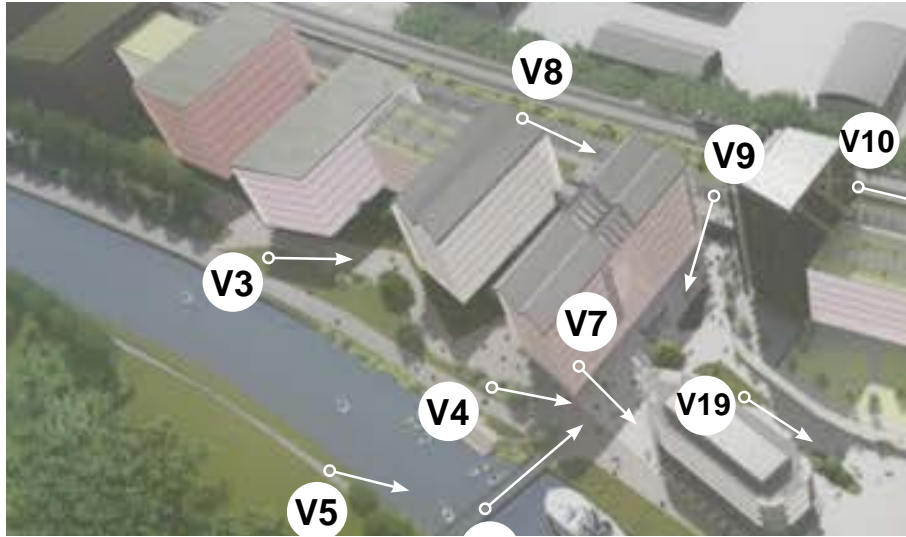


View 2

Canalside view alongside pocket park
(B1-C1) leading up to Foundry Avenue

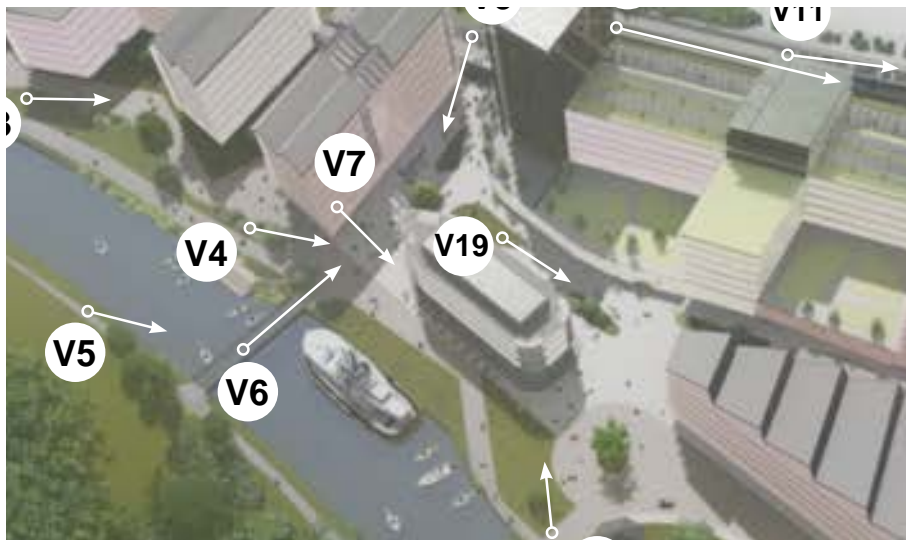


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View 3

Canalside pedestrian and cycle route
alongside Residential Block C2

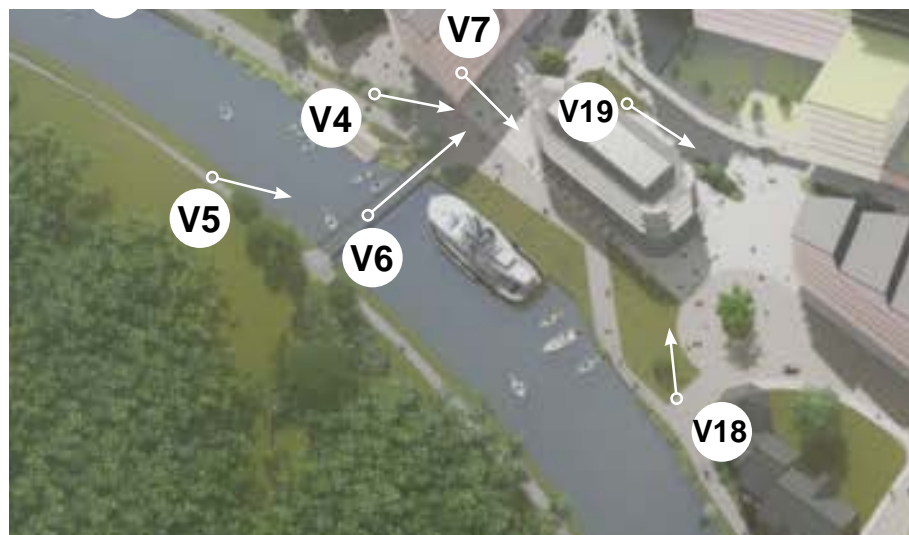


View 4

Approach to Water Square
alongside Residential Block D1
and proposed Canal Landing

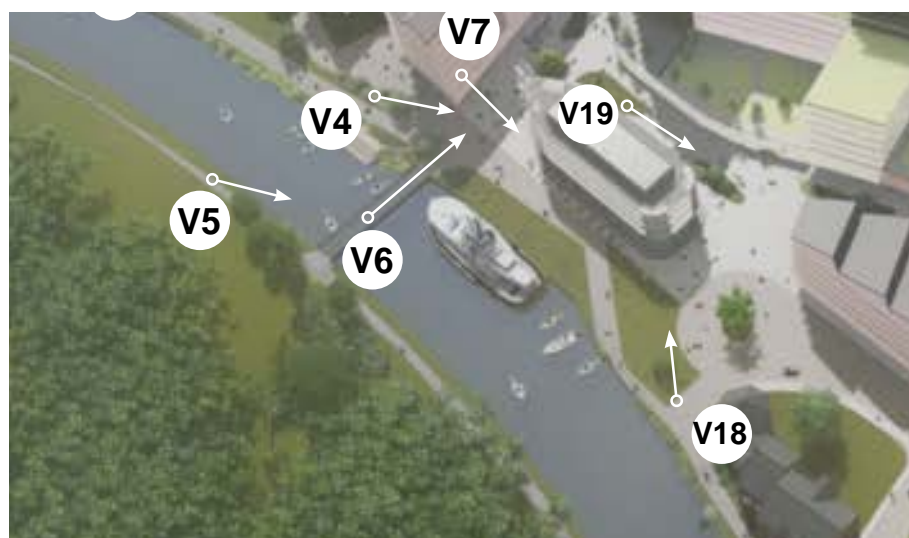


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View 5

Approach to proposed bridge
from Riverside Valley Park

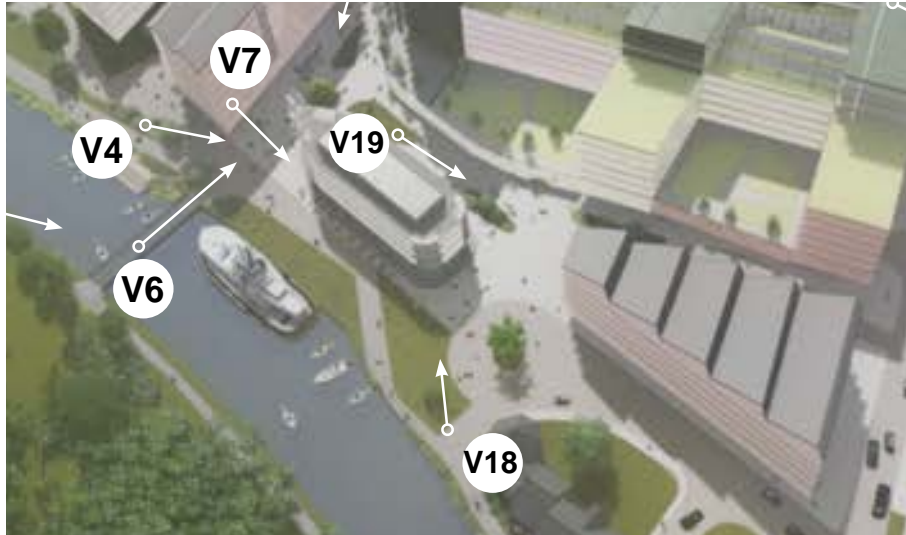


View 6

Arrival to Water Square from
proposed bridge

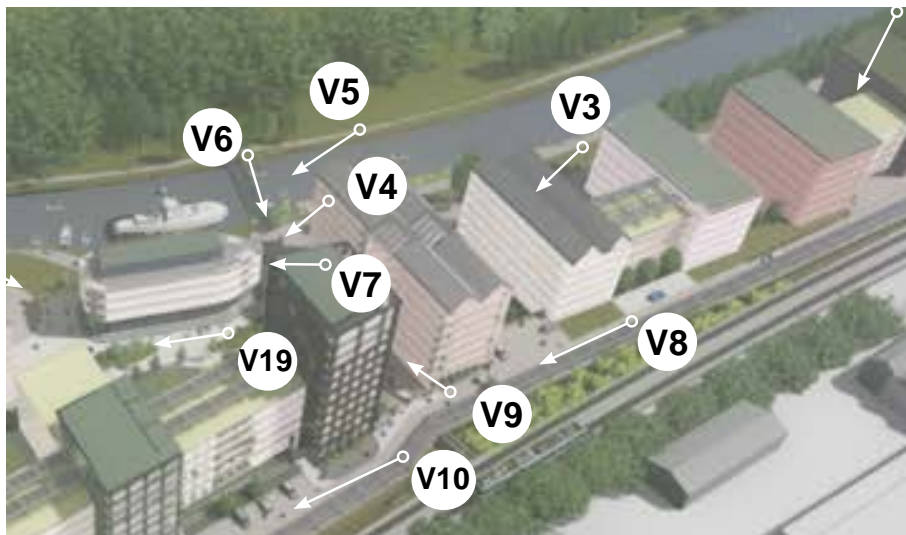


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View 7

Arrival to Water Square F&B
with co-working above (E1)

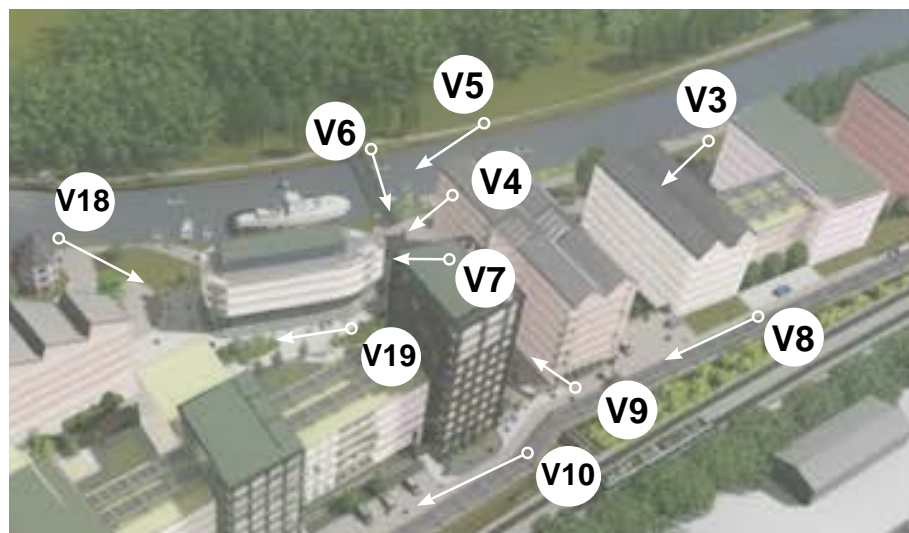


View 8

Foundry Avenue route with PV
Canopy looking north (D1)

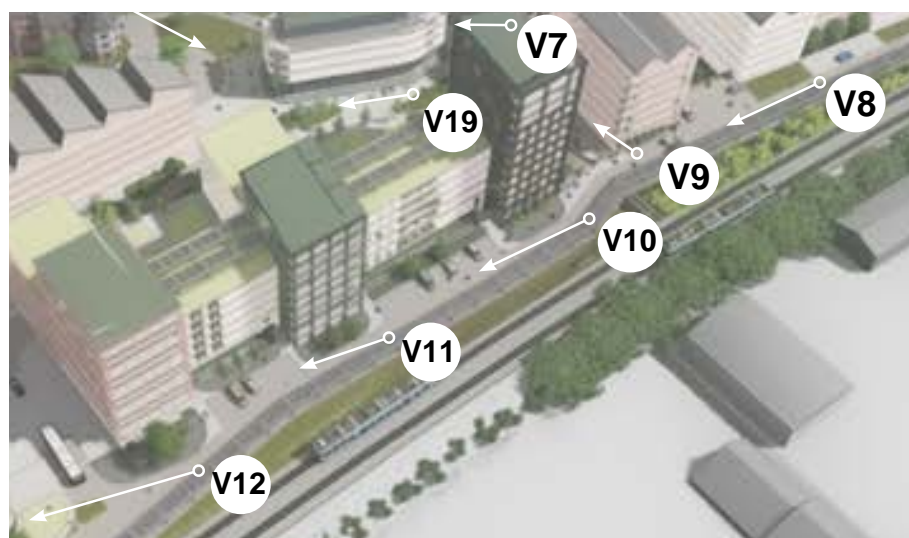


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View 9

Foundry Avenue overlooking Water Square and residential block E2F2 terrace



View 10

Shared Orchard gardens along residential building entrances (E2F2)



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View 11

Shared Orchard gardens along residential building entrances (E2F2)



View 12

Foundry Avenue approach to G2 and key bus route



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View 13

Shared Orchard gardens along residential building entrances (E2F2)



View 14

PV canopy with green buffer heading south alongside Exeter College (H2)



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View 15

Water Lane approach to Exeter College (H2) and Gym with Retirement Living above (G1)



View 16

Water Lane heading north from Gabriels Wharf existing residents



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View 17

Water Lane approach to Hotel (F1)
overlooking dedicated bus and cycle route



View 18

Approach to Water Square F&B
(E1) from Canalside path

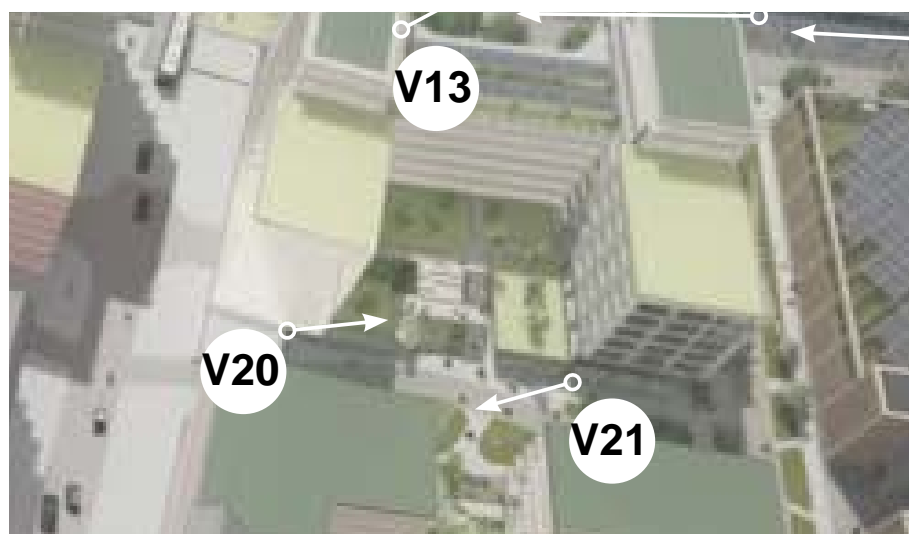


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View 19

Central Avenue alongside Co-Cars (E2F2) and F&B (E1)

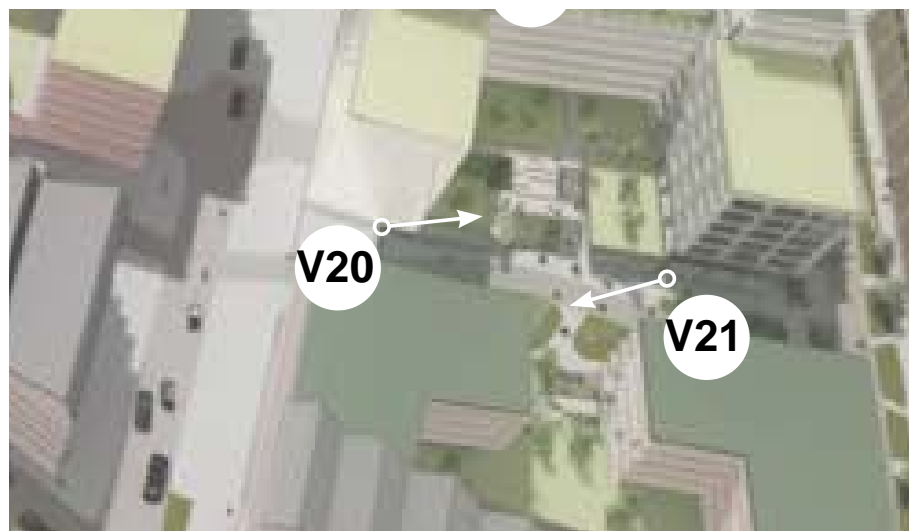


View 20

Central Avenue SuDS and shared stepped gardens (G1 & G2)



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View 21

Central Avenue heading south
overlooking Retirement Living with
Gym on ground floor (G1)



View 22

Aerial roofscape looking
south from Water Lane



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Appendix 1: High Level Schedule of Accommodation

Notes/Assumptions

Areas based on drawing 18155_0065 Revision 3 (OPA Layout)
GIA:GEA = 90% & Resi NIA:GIA = 75% (Resi NIA:GEA = 67.5%)
Resi, BTR/PRS & Retirement mix assumes 35% studios at 37sqm, 35% 1 beds at 50sqm, 15% 2 beds at 70sqm and 15% 2 beds at 61sqm
Assisted Living mix area factored by 75% with resi mix
Student bed numbers calculated by dividing GEA by 50
No. of people assumes 2 per flat and 1 per student bed

OPA REGENERATION ZONE HIGH LEVEL SUMMARY					
BLOCK	USES	GEA SQM	GEA SQFT	APPROX NO.	APPROX NO. OF PEOPLE
A1	VOID/COMMERCIAL	690	7,427		
	MARKET FLATS	4,120	44,348	56	111
B1	VOID/COMMERCIAL	499	5371.2859		
	BOAT STORE	891	9,591		
	MARKET FLATS	7,119	76,630	96	192
C1 & C2	VOID/COMMERCIAL	2225	23950.1225		
	BIKE HIRE	530	5,705		
	MARKET FLATS	13,742	147,920	185	370
D1	F&B	251	2,702		
	CO-WORKING	470	5,059		
	MARKET FLATS	4,332	46,630	58	117
E1 & E2	F&B	470	5,059		
	DELIVERY HUB	340	3,660		
	CO CARS	177	1,905		
	RETAIL	630	6,781		
	SHARED PARKING	703	7,567		
	CO-WORKING	1,650	17,761		
	BTR/PRS FLATS	5,448	58,643	73	147
F1 & F2	CO CARS	553	5,953		
	SHARED PARKING	1,655	17,815		
	HOTEL	5,165	55,597		
	BTR/PRS FLATS	11,214	120,709	151	302
G1 & G2	COMMERCIAL	296	3,186		
	SHARED PARKING	1,937	20,850		
	GYM/POOL	2,544	27,384		
	COMMUNITY	245	2,637		
	AFFORDABLE FLATS	11,838	127,425	159	319
	RETIREMENT FLATS	8,304	89,385	112	224
H	SHARED PARKING	2,526	27,190		
	EXETER COLLEGE	4,250	45,747		
K	COMMERCIAL	1,897	20,419		
	STUDENT ACCOMMODATION	6,855	73,788	137	137
L	STUDENT ACCOMMODATION	6,425	69,159	129	129

SUMMARY	GEA SQM	GEA SQFT	APPROX NO.	APPROX NO. OF PEOPLE
MARKET FLATS	22,194	238,898	395	598
BTR/PRS FLATS	16,662	179,351	224	449
AFFORDABLE FLATS	11,838	127,425	159	319
RETIREMENT FLATS	8,304	89,385	112	224
TOTAL NO. OF FLATS			891	1590
STUDENT ACCOM	13,280	142,947	266	266
VOID/COMMERCIAL	5,607	60,354		
BOAT STORE	891	9,591		
BIKE HIRE	530	5,705		
F&B	721	7,761		
CO-WORKING	2,120	22,820		
DELIVERY HUB	340	3,660		
CO CARS	730	7,858		
RETAIL	630	6,781		
SHARED PARKING	6,821	73,422		
HOTEL	5,165	55,597		
GYM/POOL	2,544	27,384		
COMMUNITY	245	2,637		
EXETER COLLEGE	4,250	45,747		
TOTAL COMMERCIAL USES	30,594	329,317		

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Appendix 2: Detailed Schedule of Accommodation

Notes/Assumptions

Areas based on drawing 18155_0065 Revision 3 (OPA Layout)
GIA:GEA = 90% & Resi NIA:GIA = 75% (Resi NIA:GEA = 67.5%)
Resi, BTR/PRS & Retirement mix assumes 35% studios at 37sqm, 35% 1 beds at 50sqm, 15% 2 beds at 70sqm and 15% 2 beds at 61sqm
Assisted Living mix area factored by 75% with resi mix
Student bed numbers calculated by dividing GEA by 50

	OPA REGENERATION ZONE																												
	PLOTS 1, 2, 3, 4, 5, 8, 9, 12 & 14																				PLOTS 1, 2, 3, 4, 5, 8, 9, 12 & 14								
	BLOCK A		BLOCK B		BLOCK C		BLOCK D		BLOCK E		BLOCK F		BLOCK G		BLOCK H		BLOCK K		BLOCK L										
	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT	GEA SQM	GEA SQFT		GEA SQM	GEA SQFT						
VOID	690	7,427	499	5,371	2,225	23,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	VOID	3,414	36,749						
COMMERCIAL TBC	-	-	-	-	-	-	-	-	-	-	-	-	296	3,186	-	-	1,897	20,419	-	-	COMMERCIAL TBC	2,193	23,606						
BIKE HIRE	-	-	-	-	530	5,705	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BIKE HIRE	530	5,705						
BOAT STORE	-	-	891	9,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BOAT STORE	891	9,591						
F&B	-	-	-	-	-	-	251	2,702	470	5,059	-	-	-	-	-	-	-	-	-	-	F&B	721	7,761						
DELIVERY HUB	-	-	-	-	-	-	-	-	340	3,660	-	-	-	-	-	-	-	-	-	-	DELIVERY HUB	340	3,660						
CO CARS	-	-	-	-	-	-	-	-	177	1,905	553	5,953	-	-	-	-	-	-	-	-	CO CARS	730	7,858						
RETAIL	-	-	-	-	-	-	-	-	630	6,781	-	-	-	-	-	-	-	-	-	-	RETAIL	630	6,781						
SHARED PARKING	-	-	-	-	-	-	-	-	703	7,567	1,655	17,815	1,937	20,850	2,526	27,190	-	-	-	-	SHARED PARKING	6,821	73,422						
GYM/POOL	-	-	-	-	-	-	-	-	-	-	-	-	2,544	27,384	-	-	-	-	-	-	GYM/POOL	2,544	27,384						
COMMUNITY	-	-	-	-	-	-	-	-	-	-	-	-	245	2,637	-	-	-	-	-	-	COMMUNITY	245	2,637						
HOTEL	-	-	-	-	-	-	-	-	-	-	5,165	55,597	-	-	-	-	-	-	-	-	HOTEL	5,165	55,597						
STUDENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,855	73,788	6,425	69,159	STUDENT	13,280	142,947						
ASSISTED LIVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ASSISTED LIVING	-	-						
OFFICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OFFICE	-	-						
CO-WORKING	-	-	-	-	-	-	470	5,059	1,650	17,761	-	-	-	-	-	-	-	-	-	-	CO-WORKING	2,120	22,820						
MARKET RESI	4,120	44,348	7,119	76,630	13,742	147,920	4,332	46,630	-	-	-	-	-	-	-	-	-	-	-	-	MARKET RESI	29,313	315,528						
AFFORDABLE RESI	-	-	-	-	-	-	-	-	-	-	-	-	11,838	127,425	-	-	-	-	-	-	AFFORDABLE RESI	11,838	127,425						
BTR/PRS	-	-	-	-	-	-	-	-	5,448	58,643	11,214	120,709	-	-	-	-	-	-	-	-	BTR/PRS	16,662	179,351						
RETIREMENT FLATS	-	-	-	-	-	-	-	-	-	-	-	-	8,304	89,385	-	-	-	-	-	-	RETIREMENT FLATS	8,304	89,385						
SCHOOL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SCHOOL	-	-						
EXETER COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,250	45,747	-	-	-	-	EXETER COLLEGE	4,250	45,747						
ALL FLOORS	4,810	51,775	8,509	91,592	16,497	177,575	5,053	54,391	9,418	101,376	18,587	200,072	25,164	270,868	6,776	72,938	8,752	94,207	6,425	69,159	ALL FLOORS	109,991	1,183,954						
APPROX NO. MARKET FLATS		56		96		185		58		-		-		-		-		-		-	APPROX NO. MARKET FLATS		395						
APPROX NO. AFFORDABLE FLATS		0		-		-		-		-		-		-		-		159		-	-	-	-	-	-	-	-	APPROX NO. AFFORDABLE FLATS	159
APPROX NO. BTR/PRS FLATS		0		-		-		-		-		-		73		151		-		-	-	-	-	-	-	-	-	APPROX NO. BTR/PRS FLATS	224
APPROX NO. ASSISTED LIV FLATS		0		-		-		-		-		-		-		-		-		-	-	-	-	-	-	-	-	APPROX NO. ASSISTED LIV FLATS	-
APPROX NO. RETIREMENT FLATS		0		-		-		-		-		-		-		-		-		-	112	-	-	-	-	-	-	APPROX NO. RETIREMENT FLATS	112
APPROX NO. STUDENT BEDS		0		-		-		-		-		-		-		-		-		-	-	-	-	-	137	129	APPROX NO. STUDENT BEDS	266	

Appendix 3: Illustrative Masterplan

SRZ	Ground Floor Use	Upper Floor Uses
A1	TBC	Market Resi
B1	TBC/Rowing Boat Storage	Market Resi
C1	TBC	Market Resi
C2	TBC/Bike Hire	Market Resi
D1	F&B/Co-Working	Market Resi
E1	F&B	Co-Working
E2	Delivery Hub/Co-Cars/Retail/Shared Parking	BTR/PRS
F1	Hotel	Hotel
F2	Co-Cars/Shared Parking	BTR/PRS
G1	Leisure - Gym & Pool	Retirement Living
G2	Community Use/Shared Parking	Affordable Resi
H1	Exeter College Construction Faculty	Construction Faculty
H2	Exeter College Renewable Energy Skills Centre	-
K1	Commercial TBC	Student
L1	Student	Student



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