VICTORIA STREET CO-LIVING PROJECT

VICTORIA STREET, EXETER

DESIGN AND ACCESS STATEMENT

JUNE 2023

FOR PLANNING

13TH JUNE 2023

WESTWORKS

1.0 INTRODUCTION

1.1 CONTENTS

Note: Document is intended as A3 format
All Ordnance Survey data is used under permission of ProMap
Aerial photography used courtesy of Google.

1.0 INTRODUCTION

1.2 THE BRIEF

PROJECT VISION AND SUMMARY

ECE Westworks is working alongside Shopland Gray Developments Limited to create a Co-Living residential development at the following site:

Victoria Street, Exeter, EX4 6JG

The site occupies an area of circa 2396m² and currently serves land between terrace housing and the railway. The proposed scheme comprises 101 beds of co-living serviced space, supported by associated landscaping, ancillary and communal facilities.

This Design & Access Statement has been prepared by ECE Westworks on behalf of Shopland Gray Properties in preparation for a full planning application. The document demonstrates the design rationale behind the proposed development and describes how the scheme has developed in response to ongoing discussions and in-depth analysis. Both the applicant and the design team share a vision to create an exemplar development which enhances the local neighbourhood and improves the existing aesthetic.

AIMS AND ASPIRATIONS

The following principles have been identified to ensure that the proposal responds to the opportunities of the site whilst acknowledging its relationship with the surrounding architecture:

- Deliver a new-build development of high-quality design and architectural quality
- Develop the existing site in order to help improve the existing offering and deliver high-quality residential environments
- Positively contribute to the diverse typology of Victoria Street
- Introduce high-quality, purpose-built co-living, enhancing and regenerating the area

This document should be read in conjunction with the drawings and documents that form this planning submission. Third-party supporting surveys and reports have been referred to where applicable.

THE CLIENT

Shopland Gray Developments is a multi-disciplinary property development company with skills and expertise across the full spectrum of the industry. Focusing on three key aspects: site identification, planning and construction. Using their experience and knowledge of planning, they pride themselves on working with landowners to achieve the full potential. With a fully integrated contracting arm with over 20 years of experience, they are able to deliver the highest quality of construction for not only their own sites, but also provide full development and construction management services for other individuals or companies.

1.0 INTRODUCTION

1.3 A GROWING FRONT FOR THE CO-LIVING STANDARD

CO-LIVING

Co-living is a residential community living model, that includes the provision for residents to have their own studio, with access to communal amenity. The co-living standard focuses on professionals that enjoy a sense of community whilst having their own private space. Seeking to provide affordable homes for professionals catering for a mobile generation.

Analysis has been carried out of near-by co-living schemes within Exeter, in order to demonstrate how this proposal sits in comparison. The adjacent table demonstrates the studio room sizes, communal amenity, and the private communal amenity per resident; which is equal to and above the example co-living schemes in Exeter.

Example of Co-Living (image copyright The Collective)

Project	No. of Co-Living Residents	Studio Room Size	Total Amenity (Including Public space)	Private Communal Internal Amenity	Private Communal Amenity Per Resident (m2)	Project Status
Gladstone Road Exeter	134	18m2-30m2	All Private Amenity: Communal Kitchen and Dining area: 176m2 GF Entrance, mixed use social space: 186 m2	362 m2	2.7 m2	Full Planning Approval Granted, and under construction
Harlequins Centre Exeter	634	15.9m2 - 23.3 m2	All Private Amenity	1222 m2	3.19 m2	Full Planning Approval Granted
Haven Banks, Exeter (Proposal)	376 (188 Total. Co-living Units)	17 m2 - 25m2	Private Amenity (External): 428 m2 Communal Amenity (Internal): 565 m2 Communal Amenity (External): 844 m2	565 m2	1.5 m2	Decision Awaiting
Victoria Street Exeter *This Application*	**101**	**20 m2 - 23 m2**	**All Private Amenity**	**449 m2**	**4.45 m2**	**Proposal**

1 INTRODUCTION

1.3 A GROWING FRONT FOR THE CO-LIVING STANDARD

1.3.1 PRECEDENT EXAMPLES OF CO-LIVING IN EXETER

The Gorge. Gladstone Road, Exeter.
133 Studios
Planning Reference 19/1417/FUL - Approved
Construction commenced in 2021. Due for completion 2023

Demolition of existing buildings and redevelopment of site to provide co-living accommodation with associated accesses/ egresses, landscaping and other external works (Revised Scheme).

The Harlequin Centre. Exeter.
634 Co-living Units
Planning Reference 19/1556/FUL & 21/1104/FUL - Approved

Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk. (Revised)

Haven Banks Water Lane, Exeter.
188 Co-living Units
Planning Reference 22/1145/FUL - Decision Awaiting

Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.

2.0 PREVIOUS DESIGN ENGAGEMENT

2.1 PRE-APP & DESIGN REVIEW PANEL

2.1.1 RESPONSE TO MOST CURRENT DESIGN REVIEW - APRIL 2023

Points Implemented From Feedback:

• Emphasis of shared spaces and amenity for residents

• Situating the scheme as an ‘optimal’ form to make best use of the site

• Focusing on external and internal ‘quality’ of living for the residents

• Providing high-quality spaces such as external courtyards, roof terraces and deck access for the residents

• Considering direction changes (via courtyards and walkways) to maximise efficient connections between blocks

• Creating a more prominent entryway (via the south block) for all residents

Through the considerations of the design review panel we have further justified the design in terms of local vernacular while maintaining an individualistic proposal with sensitivity to the surrounding context. To further enhance this, the landscape proposal will bring key characteristics into the scheme while both the building and the provided external spaces will be utilised to best benefit the residents.

Summary of key changes shown throughout:

• Change in roof pitch for separation of blocks reducing the visual appearance.

• Inclusion of roof terraces for additional external amenity

• Angled windows have been reduced and optimised for privacy screening and enhanced views for the residents

• North and middle block ground levels now situated within landscape for efficient excavation of the topography

• Introduction of prominent main entrance on the south block for ease and obvious access into the scheme from Victoria street and South View Terrace.

Scheme presented at DRP April 2023

Post DRP Review April 2023

3.0 SITE LOCATION - EXETER

3.1 PROJECT VISION

This Design and Access statement seeks to introduce and describe the approach to a new development in Victoria Street, Exeter, assisting with the planning application process.

ECE Westworks have been appointed to design a co-living scheme on land located just off Victoria Street, in the Duryard & St James Ward of the city, shown on the adjacent image in red.

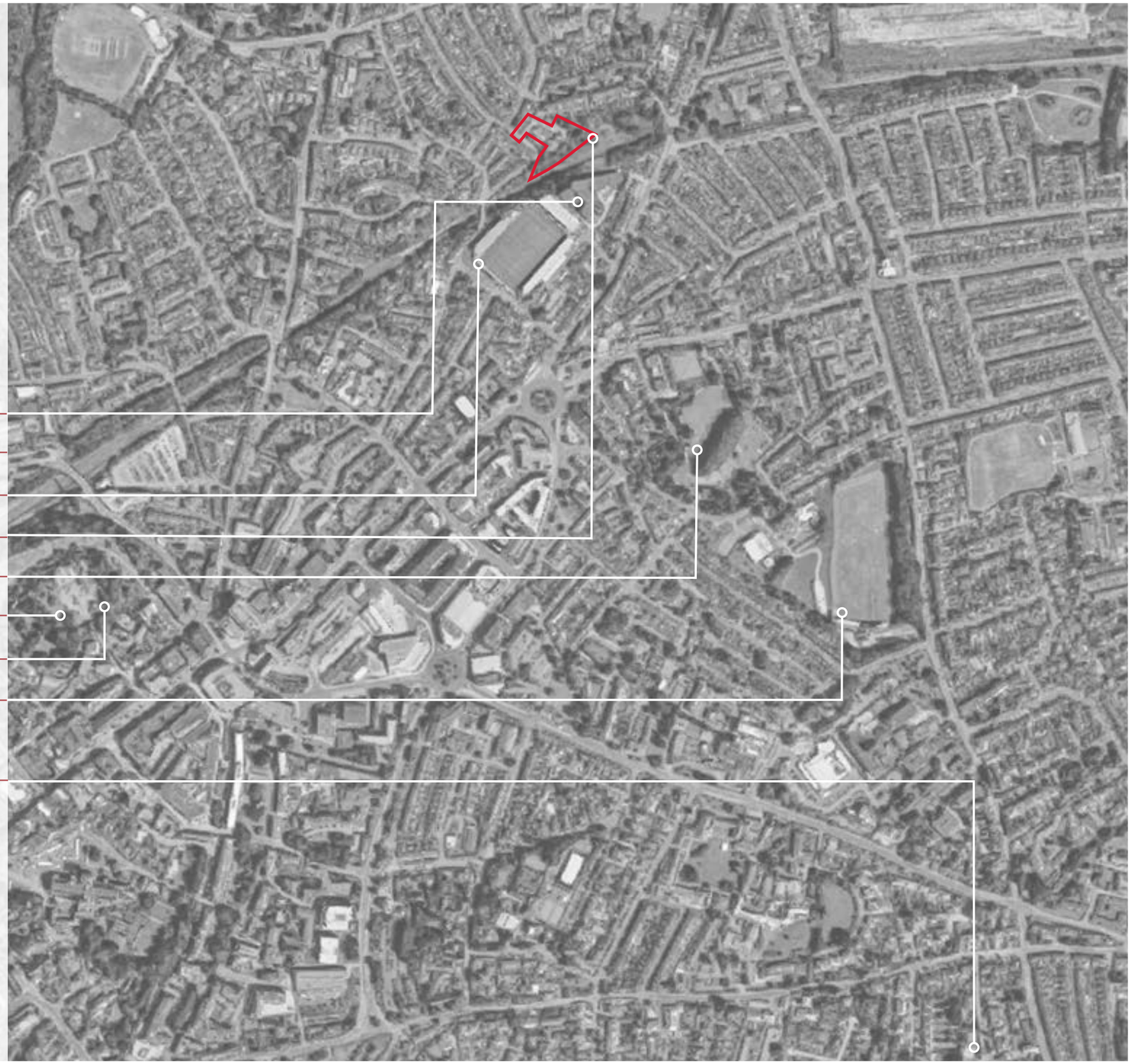
The project brief is to provide co-living studios and amenity spaces on the site of an existing garage, single residential property and associated land. The co-living standard aims to break up the typology of Victorian terraces, and student accommodation for the unique private and amenity space presented through a managed co-living scheme. This is benefited through the location of site to the city centre and transport links.

- Site
- Green Spaces
- Gladstone Road Co-Living Proposal
- Nothernhay Gardens
- Shopping District
- Exeter St David's Train Station
- St James' Park Train Station
- Exeter Central Station

Aerial photo of the site (image copyright Google)

3.0 SITE LOCATION - EXETER

3.2 KEY SITES

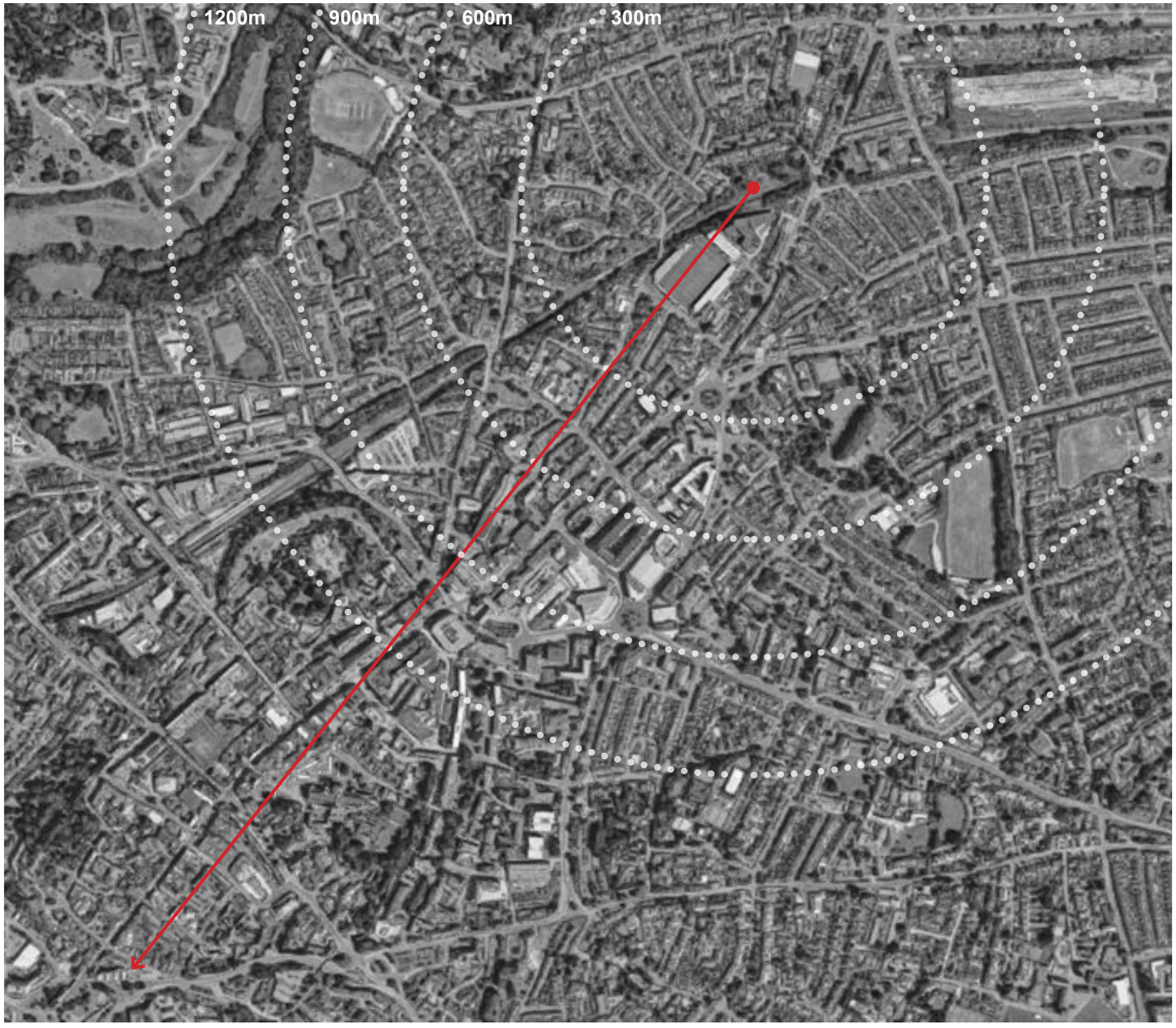


3.0 SITE LOCATION - EXETER

3.3 ACCESS TO THE CITY

The site boasts excellent access to the amenities that Exeter city provides. For example, we can see that the distance from site to the rough centre is walk-able and/or accessible by car and public transport such as buses. All while being a 1 stop hop from the local train station.

In addition, we can see various green zones that are easily accessed via walking while amenities such as the stadium and golf club are nearby (600-1200m zones).



Linear Distance to Exeter City Centre = 1.35km

3.0 SITE LOCATION - EXETER

3.4 APPLICATION SITE

The site is strategically located on the fringe of Exeter City Centre, in close proximity to the University of Exeter and Exeter College with links directly to the city centre and surrounding industrial/business zones. .

The area is predominantly residential, with a mix of private, housing association and student rental.

A railway line is located to the south, which connects Exeter to the London main line and Exmouth to the south. In addition, the valley in which the railway is situated is bordered by tree lines and shrubs that can be looked out onto from the site.

Victoria Street curves west onto south view terrace which follows the railway line down onto Well St bridge, giving locals fast access to the city centre and local amenities.

The site currently includes a garage and single dwelling house with surround landing, much of which is overgrown. The site can be accessed by vehicle from Victoria Street. It also has existing pedestrian access via South View Terrace which this proposal seeks to reinstate to enhance the area and provide direct secure access from the street-scape.

3.0 SITE LOCATION - EXETER

3.5 SITE DESCRIPTION

The site is located off Victoria Street in central Exeter.

It is surrounded by residential properties – predominately student to the south and west, and private to the north.

To the east is the railway line and St James' Park Football Ground.

The site is not within a conversation area, although it is located opposite the Longbrook Conservation Area.

There are no listed buildings or tree preservation orders (TPO's) on the site, and no recent planning history.

There is a level change of approx. 3-4m across the site.

Access for residential garages and the rear of the properties surrounding the site is currently provided - this will need to be maintained, unless agreed otherwise.

There is a currently a two storey house and an industrial unit on the site.

The buildings in the area are predominantly brick in varying colours, and are 2 to 3 storeys in height.

A student residential scheme has completed on a site adjacent to the stadium. This contains approx. 336 No beds, up to 6 storeys in height.

View down Victoria Street (east)

The student scheme can be seen in the background

View showing the rear of the existing garage

Front elevation of Wisteria House

3.0 SITE LOCATION - EXETER

3.5 SITE DESCRIPTION (CONTINUED)

View west from within the site existing garage on the left

View west from Wisteria House

View up Victoria Street (north)

View from Victoria St into the site (north)

View towards Wisteria House (east)

View east from within the site from Wisteria House

3.0 SITE LOCATION - EXETER

3.6 VERNACULAR EVALUATION

Upon evaluating fire insurance maps of Exeter published between 1890 and 1948, these demonstrate that Victoria Street has a strong footing within the local street patterns and has not increased much in development. In addition, the site boundary has predominately disused land where the developments that have been built are protected by the boundary parameters.

Design Decisions:

From these maps we can see that the site is situated within old streets with a terraced vernacular that should be enhanced by suitable material choices to fit in and enhance these elements. The street layout means that access to the site is situated through the typical brick houses which will become the main entryway to the new proposal. Therefore, the approach into the site will be an important aspect to the design decisions as any excess in elevation will greatly effect the local area and must be considered in terms of massing and materiality.

Density:

Overall residential density has remained consistent throughout the century and infill site such as this can be used to enhance this relatively low-rise site with low rise, medium density housing that meets the requirements of today's housing needs while paying homage to the historical vernacular in and around the area. The recently developed Clifford House Student Scheme to the east of the site demonstrates a different vernacular that has been bought to the area.

Maps from Historic England and Old maps online

4.0 PROPOSAL

The proposal presents to the site, 101 studios and associated amenity space both internally and externally. All studios are a minimum of 20m2, with some increasing to 23m2.

The design development has focussed largely on the massing and orientation to make sure that standard of living within the scheme is set too top priority. With this in mind, the proposals natural stepped design ensures all units that have access to views across the city are unhindered and the residents can enjoy plenty of sunlight and amenity.

The massing has been developed and iterated time and time again to come to a final design conclusion that respects the locality of the area while providing a modern way of living in terms of design and usability. This is demonstrated below in the development of the proposal via massing studies and firm analysis of the site/vernacular.

4.0 PROPOSAL

4.1 LAYOUT

<Amenity>

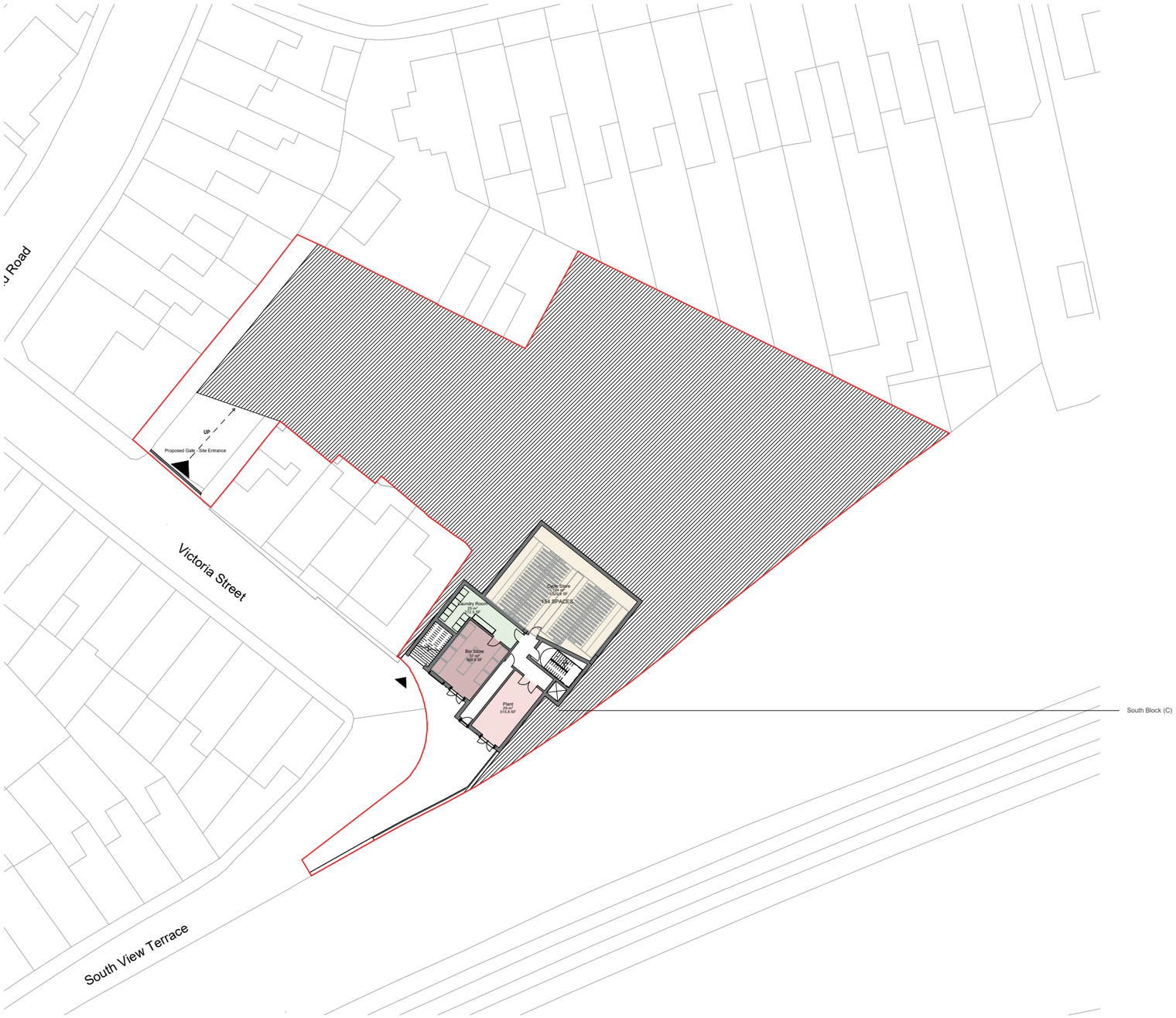
A	B	C	D
Level	Name	Area	Number
00 Ground Floor	Amenity	280 m²	405
00 Ground Floor	Amenity	85 m²	577
01 First Floor	Amenity	84 m²	579
Grand total: 3			

<All Studio_Totals>

A	B
Level	Name
00 Ground Floor	Studio
Studio: 22	
01 First Floor	Studio
Studio: 31	
02 Second Floor	Studio
Studio: 28	
03 Third Floor	Studio
Studio: 14	
04 Fourth Floor	Studio
Studio: 6	
Grand total: 101	

- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

Lower Ground Floor



4.0 PROPOSAL

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Grand total: 101	

- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

Ground Floor

4.0 PROPOSAL

4.1 LAYOUT

<Amenity>			
A	B	C	D
Level	Name	Area	Number
00 Ground Floor	Amenity	280 m²	405
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- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

First Floor

4.0 PROPOSAL

4.1 LAYOUT

<Amenity>

A	B	C	D
Level	Name	Area	Number
00 Ground Floor	Amenity	280 m²	405
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Studio: 6	
Grand total: 101	

- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

Second Floor

4.0 PROPOSAL

4.1 LAYOUT

<Amenity>

A	B	C	D
Level	Name	Area	Number
00 Ground Floor	Amenity	280 m²	405
00 Ground Floor	Amenity	85 m²	577
01 First Floor	Amenity	84 m²	579
Grand total: 3			

<All Studio_Totals>

A	B
Level	Name
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Studio: 31	
02 Second Floor	Studio
Studio: 28	
03 Third Floor	Studio
Studio: 14	
04 Fourth Floor	Studio
Studio: 6	
Grand total: 101	

- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

Third Floor

4.0 PROPOSAL

4.1 LAYOUT

<Amenity>

A	B	C	D
Level	Name	Area	Number
00 Ground Floor	Amenity	280 m²	405
00 Ground Floor	Amenity	85 m²	577
01 First Floor	Amenity	84 m²	579
Grand total: 3			

<All Studio_Totals>

A	B
Level	Name
00 Ground Floor	Studio
Studio: 22	
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Studio: 6	
Grand total: 101	

- Office
- Refuse
- Bicycle Storage
- Plant
- Amenity
- Residential

Fourth Floor

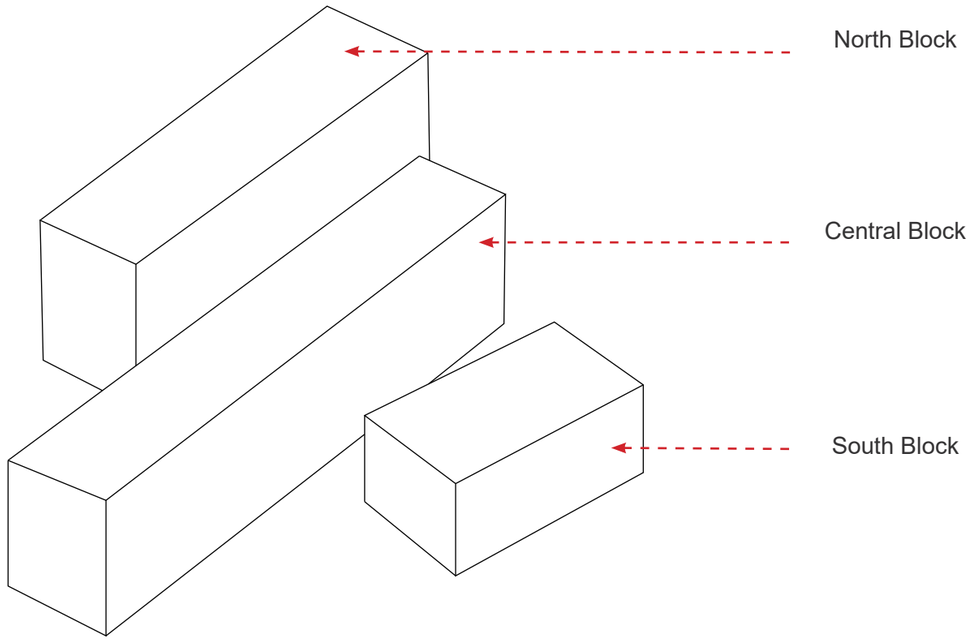
4.0 PROPOSAL

4.2 MASSING

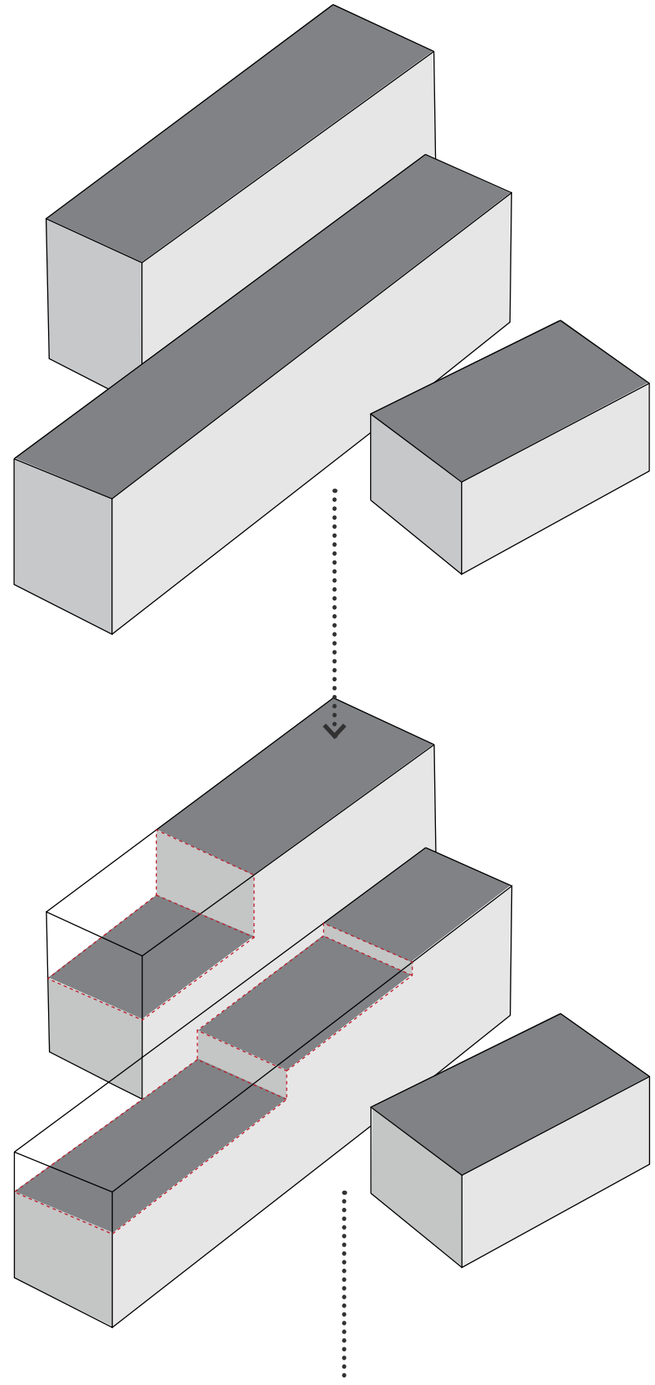
The development of the scheme has assessed the appropriate massing to the site. With previous schemes presenting too much mass to the site, the modesty of a more suitable design has driven the developed design throughout.

Typical massing has been related directly to Massing Option D of the Townscape and Visual Analysis Document attached to this application.

The diagrams shown are a further description of our design decisions and are justified in section 4.4 (Summary of Visual findings) for extra evaluation.



The separation of a singular block makes sense on the site due to the increase in topographic elevation. This allows for a more varied and interesting public access while giving the residents suitable amounts of solar gain to the façades. In addition, the incline allows for further views from each block to the south.

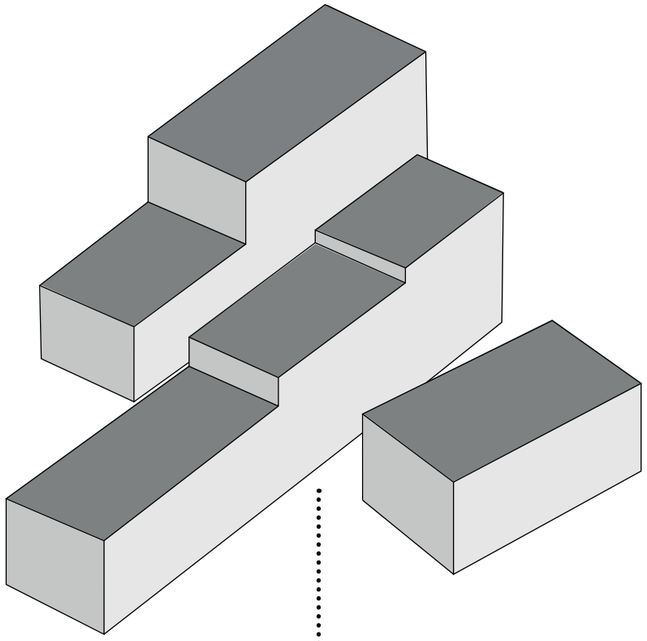


Implementing this design choice is as simple as following the natural topography of the site while maintaining consideration to the local residents. Respecting their access to sunlight and implementing a reduced mass creates points of interest instead of obtrusiveness.

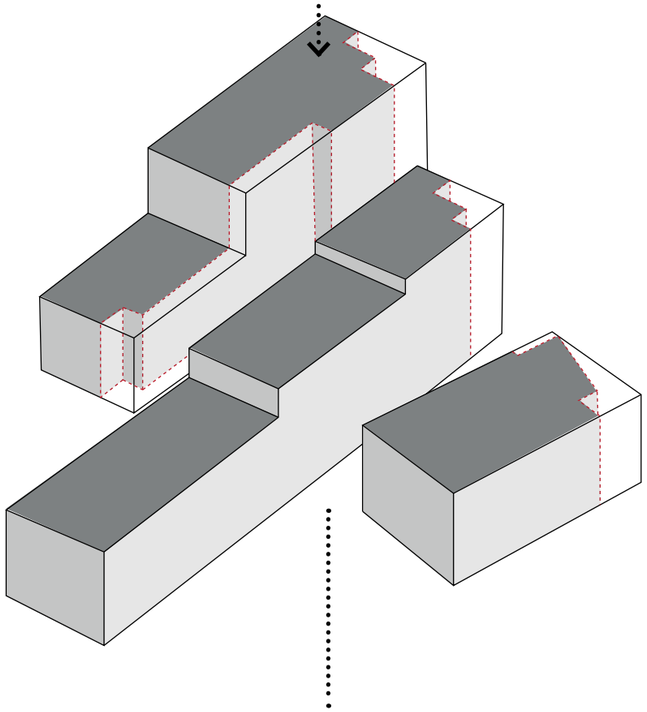
4.0 PROPOSAL

4.2 MASSING

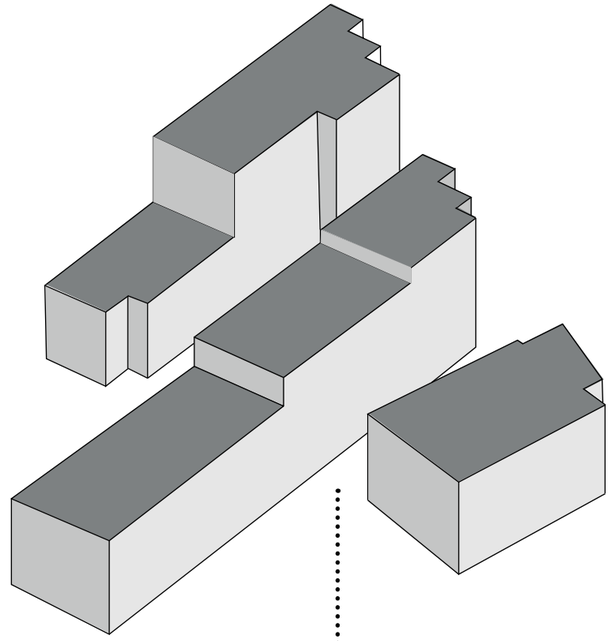
Reducing the mass further is done to consider the east and west views as well as the south. In turn, we create a more unique form that further optimises sunlight while making the mass less obtrusive and reducing the impact of the overall form.



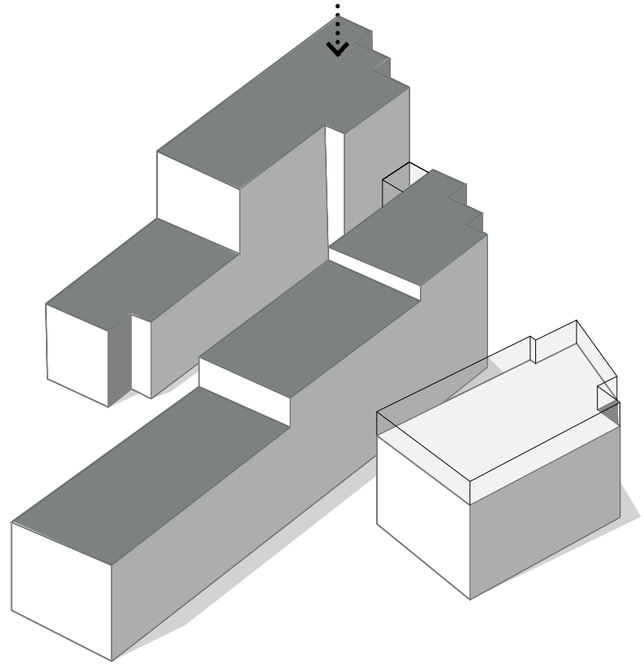
Creating interesting spaces within the scheme for the residents allows us to further reduce the mass and create outside circulation within the site. With this in mind, we can creates small pockets of active spaces for the residents in respect to co-living requirements and residential needs.



From this consideration, we can see the east facade now has stepped mass which has been optimised for early hours of sunlight while providing the inhabitants with views over the neighbourhood and across the valley.



Overall, allowing for separation of the blocks only increases the exclusivity of outside spaces in respect to co-living, curating mews like avenues.



4.0 PROPOSAL

4.3 EXTERNAL CONSIDERATIONS

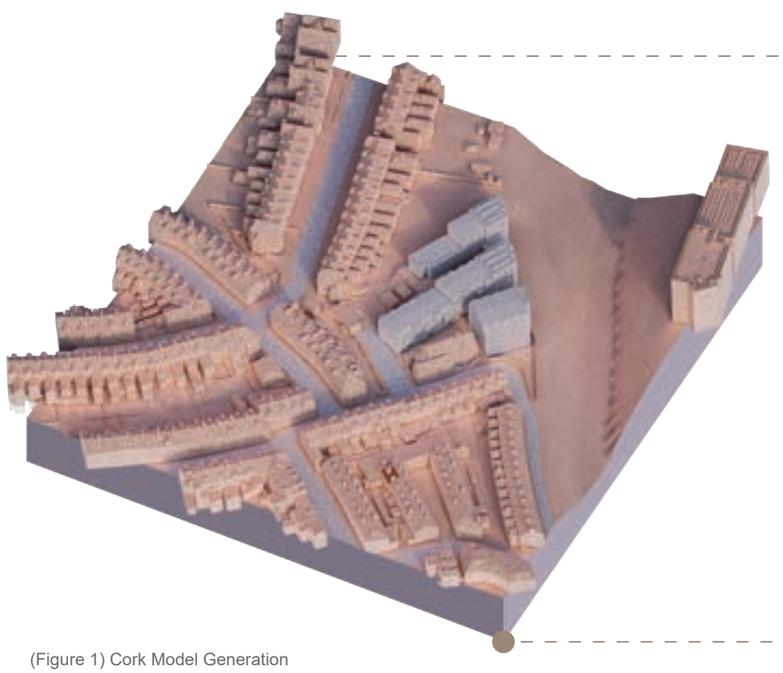
Orientation
Orientation of the mass considers access to sunlight and overall street orientation to further integrate the scheme into the local street pattern. As we can see, the layout of the streets are non-linear and the designed scheme follows this.

Surrounding Context
The stepped mass design has been considered in relation to the existing green space/wall on the train line boundary. Including the landscape in the mass design has given opportunity to enable the internal outlooks to benefit from the existing greenery.

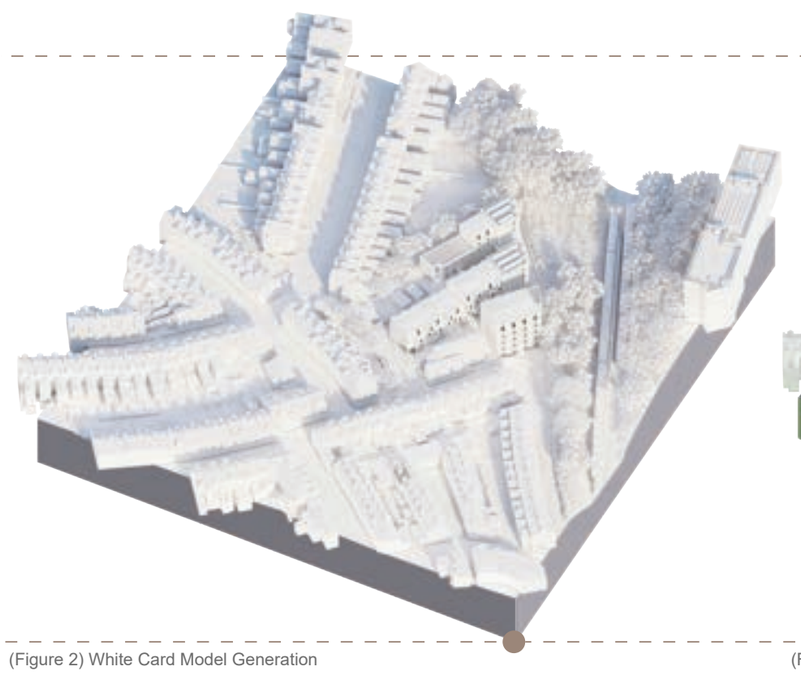
We can see in the diagram below that orientating the scheme adjacent to the railway enhances the outlook across the railways valley.

Response
Visualising the mass further - including materiality and colour means we can begin to interpret the design onto the existing site and surrounding vernacular.

The initial choice of materials have been considered in relation to natural and built elements such as using neutral tones and lighter brick to ensure the scheme fits into its surroundings while having its own sense of individuality.



(Figure 1) Cork Model Generation



(Figure 2) White Card Model Generation

(Figure 3) Rendered Model Generation

4.0 PROPOSAL

4.4 SCHEME

The scheme proposed in this application allows for a building mass of varying heights, which responds to the site constraints, existing topography and scale of the local context. The scheme has been split into three blocks, which enables the mass to be broken into small elements as demonstrated above, providing opportunities for pedestrian routes and amenity spaces/courtyard within mews like avenues.

Central Block

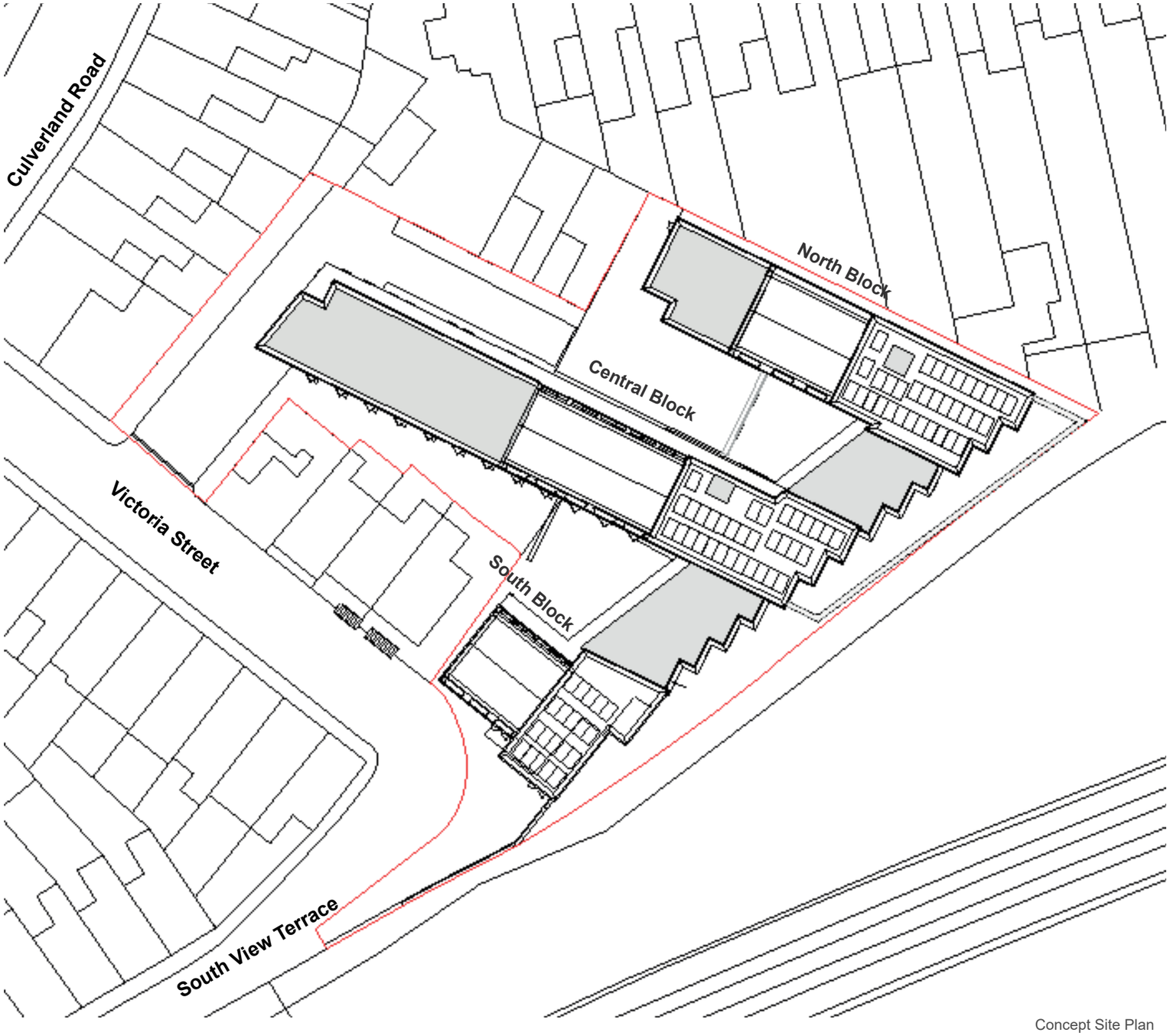
This block is located where the existing garage is positioned, sitting within its excavated footprint. It contains 1 Bed Studios over 3 and 4 storeys. A site wide Amenity space which sits across the Central and North Block, included within the amenity are shared spaces such as a communal kitchen, dining and social area.

North Block

This block is located on a brownfield area to the north of the site, and contains 1 Bed Studios over 3 and 5 storeys, with some of the amenity space (kitchen and dining) being located at the lower ground level connecting the central and north block.

South Block

This block is located on a brownfield area to the south of the site, and contains 1 bed studios over 4 storeys. These take the form of Town houses, and are positioned to continue the terraced housing on Victoria Street, matching the height of the adjacent properties. In addition, the bin store, cycle store and laundry rooms are now located within the lower ground of the south block as well as a sub-level beneath the courtyard to the north



Concept Site Plan

4.0 PROPOSAL

4.5 LANDSCAPE

Landscape

The intention is to maintain much of the existing vegetation along the northern and eastern boundaries (1), and the western boundary will receive a new planted screen (2).

The centre of the site will be transformed into a new amenity courtyard space (3) for the residents, featuring mainly hard landscaping with planting, whilst the rear of the properties on Victoria St (6) will be enhanced through the introduction of subtle planting and tree placements. The space located in the Central/North Block are positioned on the lower ground floor, utilising the full extent of the excavated footprint.

Further to the above, a new entryway (4) has been created at the entrance off Victoria Street, enhancing the street-scape of the immediate area.

The flat roof areas (5) on the South, Central and Northern Blocks will have extensive green roofs and PV's. These will assist and enhance the site wide biodiversity.

Ecology

An Ecology report accompanies this document.

Trees

An Arboricultural Impact Assessment accompanies this document.

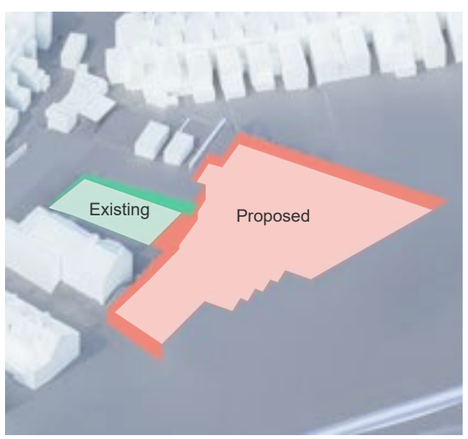
*** PLEASE REFER TO DRAWING NO. 092 200 OF STEELE LANDSCAPE DESIGN SUBMITTED ALONGSIDE THE APPLICATION FOR MORE DETAILS ON THE LANDSCAPING PROPOSAL.**

Concept Site Plan

Area of Excavation

Previously excavated from existing structures (Demolished)

New excavation zone for proposal



4.0 PROPOSAL

4.6 SITE AND ACCESS

The scheme embraces the opportunities of the site in order to positively contribute towards the area. Efforts have also been made to make the most of the site constraints which present some design challenges. With this in mind, the following principles have been set to introduce a scheme to the area:

- Develop the site in a manner that can comfortably accommodate co-living accommodation
- Produce a high-quality design that enhances the landscape & increases biodiversity
- Create a development that is responsive to local need
- Produce a positive relationship with the neighbouring residential buildings
- Make an efficient use of space given the abnormal shape and steep topography of the site
- Provide a successful access strategy which connects the site back to Victoria Street and South View Terrace
- Balance the interface between the private development and the external public realm space

The primary access is situated along the south boundary of the site along the residential terraces to Victoria Street and on the junction connecting south view terrace. Pedestrian routes loop around the northern perimeter of the site as well as circulating within, providing direct access to all building entrances via short routes. The proposal creates a main entryway through the proposed south block, into the schemes primary courtyard, which creates the heart of the development at the forefront of the design.

4.0 PROPOSAL

4.7 ACCESS TO LIGHT

View, Light and Privacy

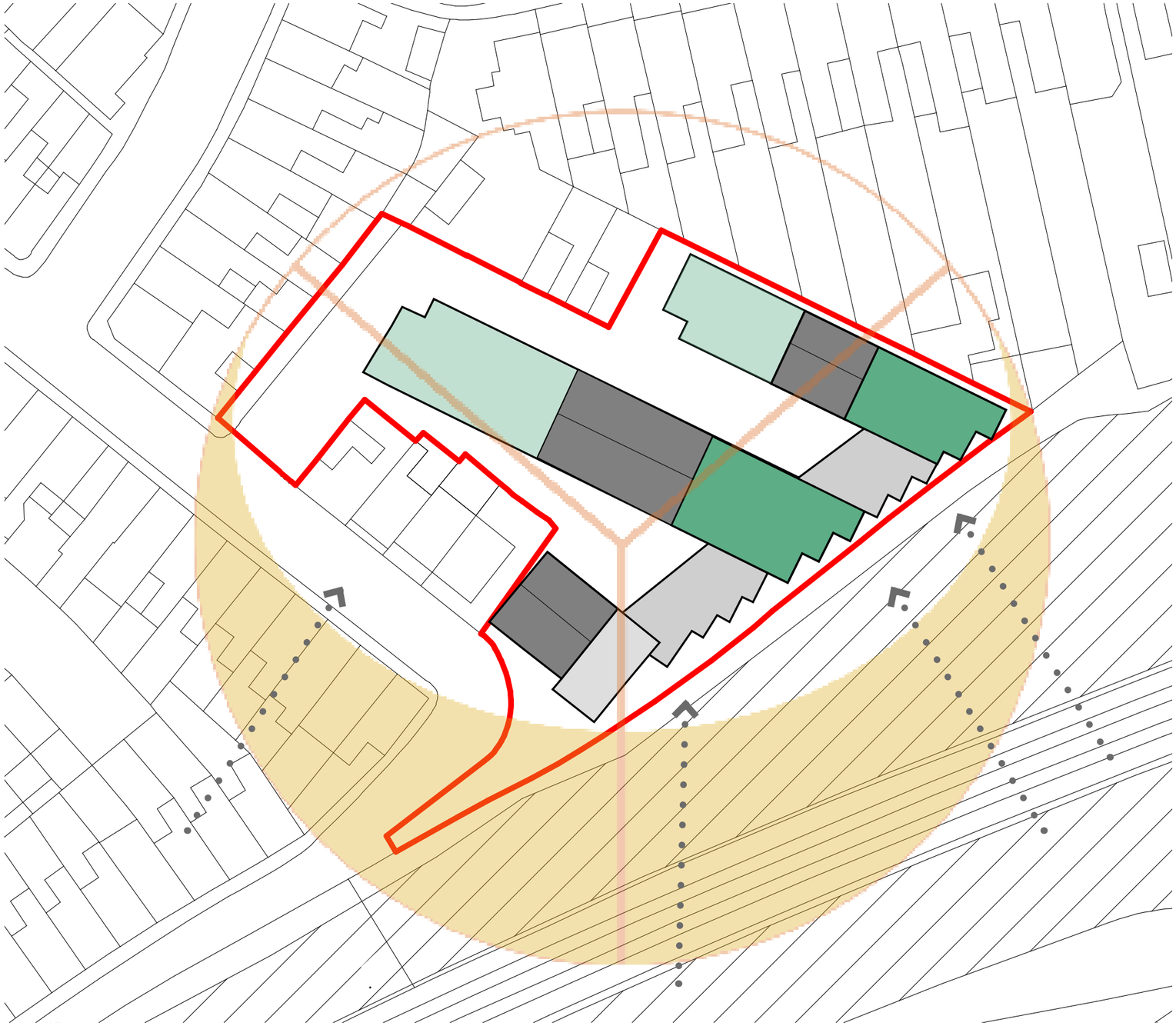
Due to the constraints of the boundary line we have had to design the east facade in a stepped fashion to make the most of the views and solar gain from the south.

In turn, the continuous stepped facade enables each unit to have a longer line-of-site down the valley and onto/towards the city centre. In addition, we are now able to utilise large windows on this facade for a higher access to sunlight while considering privacy for the surrounding buildings that currently exist.

The overall orientation of the proposal utilises access to direct south sunlight, ensuring that all three blocks enjoy enhanced solar gain while minimising the amount of units that have less access due to facing north.

Solar Gain

Due to the elevation of the site north-south axis of the site, both the south-easterly and south-westerly aspects benefit from solar gain.



4.0 PROPOSAL

4.8 EDGES AND BOUNDARIES

Making the Most of the Constraints

The scheme embraces the opportunities of the site in order to positively contribute towards the area. Efforts have also been made to make the most of the site constraints which present a some design challenges. With this in mind, the following principles have been set to introduce a scheme to the area:

Due to the location of the site and proximity to near by residential dwellings, the design has taken into high level consideration and analysis of the edge and boundary treatment.

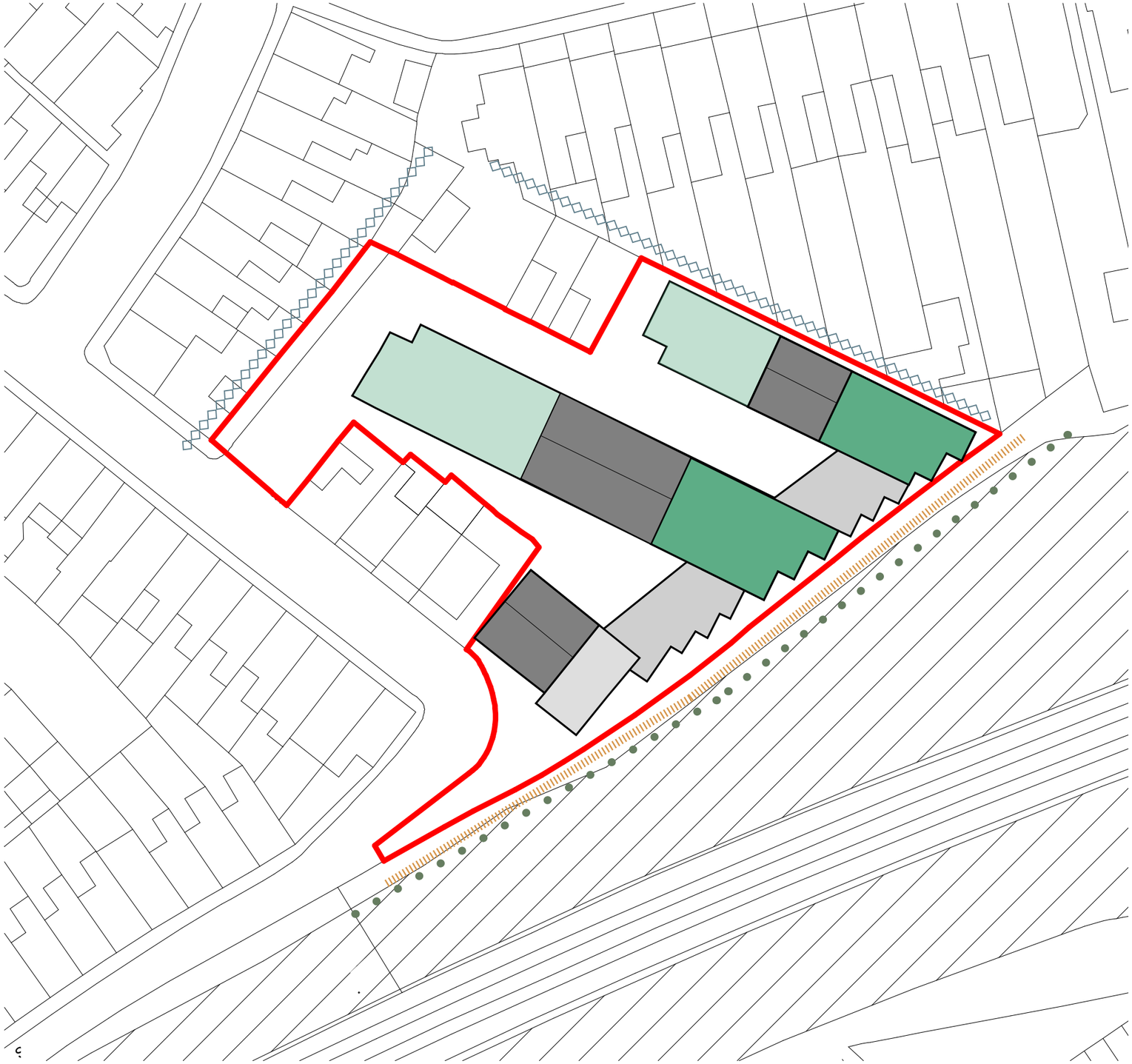
The boundary to the North Block has no fenestration and outlook in order to ensure the houses to Prospect Park not overlooked. Similarly on the West elevation to the North and Central block include no fenestration.

The east boundary treatment takes advantage of the views and visual aspect of the railway line and tree-scape which provides the residents view from the east facade with sights to greener, trees and views across Exeter.

Edges and Boundaries

There is a hard boarder to the south east of the site where the valley containing the railway tracks are situated. This is defined by a tree-line and secure fences. The site is also surrounded by fenced-off residential terrace gardens.

- Tree screening
- Fence-lined
- Boundary Wall (Railway)



4.0 PROPOSAL

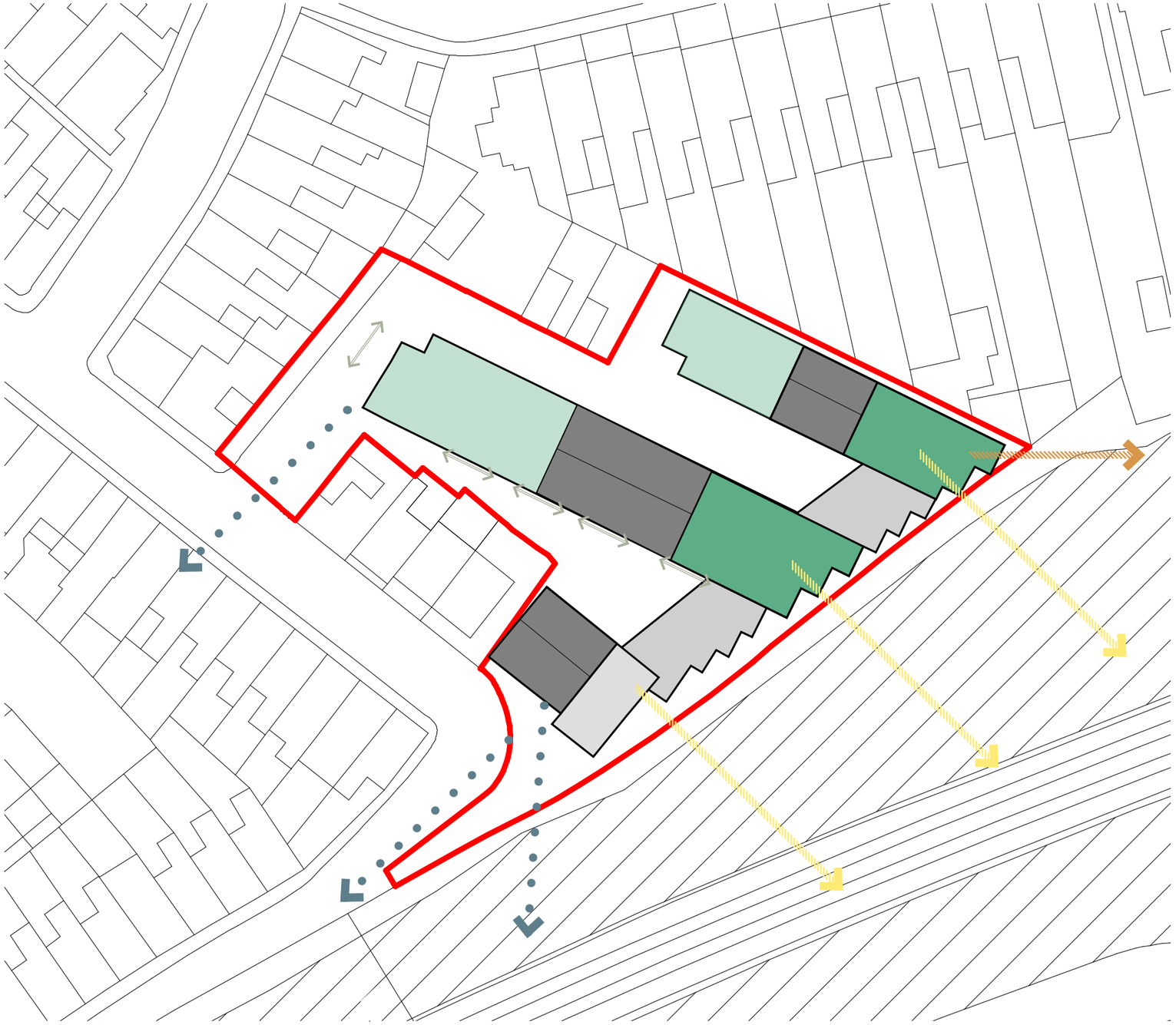
4.9 VIEWS AND OUTLOOKS

Street and Railway Views:

Due to the relatively contained boundaries of the site and its limitations in terms of privacy the proposal has to make the most out of the views provided along the street and the boundary to the railway line. In turn, the primary views shown are what the residents will experience externally and internally.

However, due to the requirement for opaque windows have used extruded windows to optimise the views out onto the valley as shown via the yellow arrows in the digram.

Due to the sites heightened elevation we are able to optimise views down onto the stadium and across the south of Exeter. This view is enjoyed by all three blocks as each has a varying degree of height.



Views and outlooks

The site benefits from views overlooking the green space bound to the railway track within the valley. Despite the site being situated within a residential area, the majority of the residents benefit from biophilic elements to the south, east and west.

- Views toward Green area/Railway Boundary
- Views South West towards Stadium
- Views down into valley/railway
- Restricted views

4.0 PROPOSAL

4.10 ACCESS

4.10.1 FIRE AND BIN ACCESS

Access for Fire Appliances

The external circulation has been optimised to give access to both a fire engine and bin truck within the site.

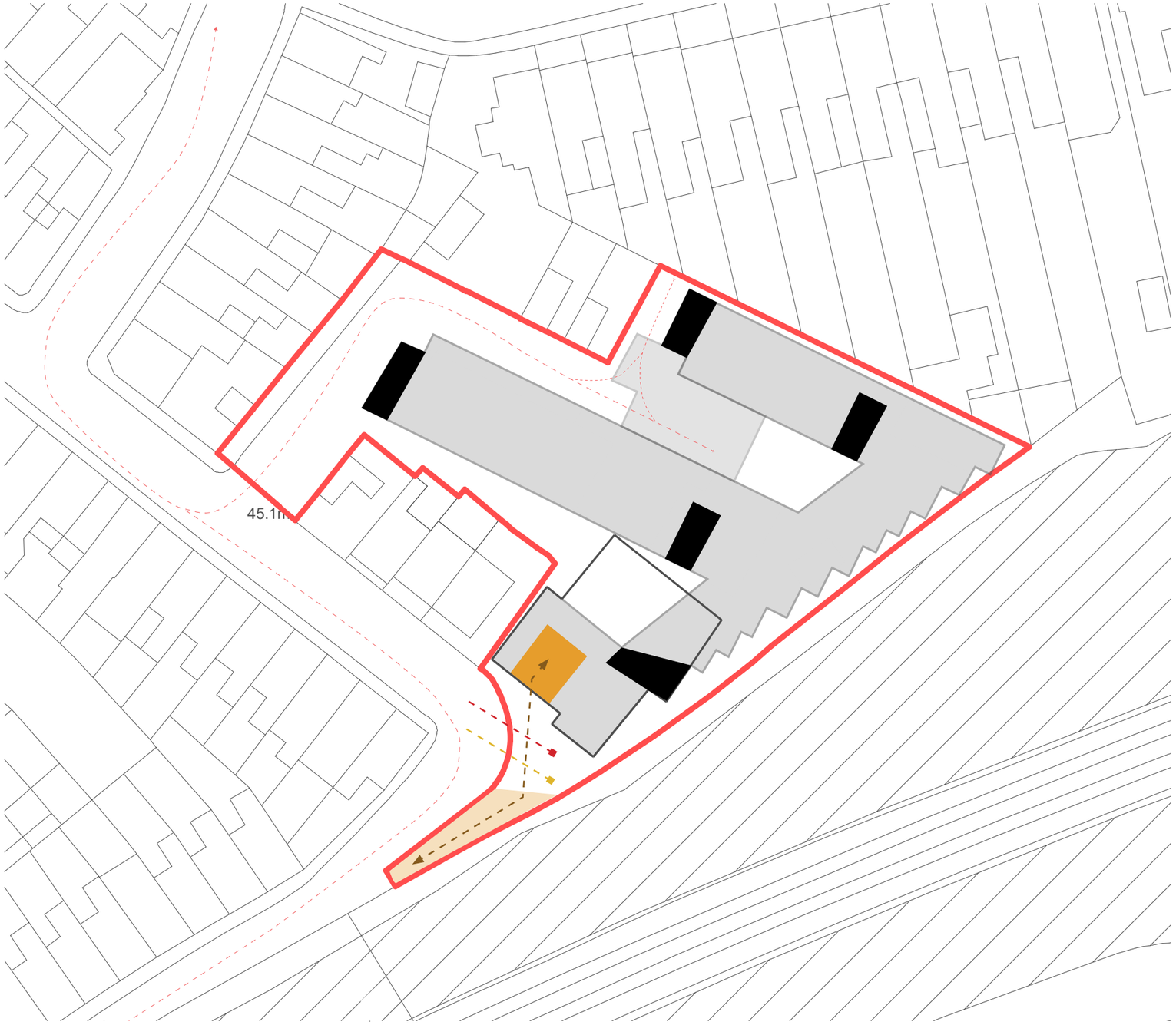
Any fire engine needing access to the site can enter either north via Culverland Road or south east via South View Terrace.

Once onto the site, a fire engine turning circle has been provided to allow a fire engine to meet the minimum distances with the Building Regulations. Detail analysis of this can be found in the Transport report.

Bin Provisions and Access

The bins are located within the southern block will be moved onto the main entry/exit to the site by the management team on bin collection days.

Locating the bins internally and securing them via no window access and secure entry coincides with section 57 (57.1) of the Secured by Design - Homes 2019. This reduces the chance of burglary and theft by ensuring little to no climbing obstacles are present on the site, including bins that would otherwise be located externally.



4.0 PROPOSAL

4.10 ACCESS

4.10.2 CYCLE PARKING/STORAGE

Cycle Provision and Access

1.5 spaces per resident (152 spaces total)

Proposed spaces = 154

Cycle Provision is located in the central block and is optimised to be easily accessible from Victoria Street.

154 long-term cycle racks will be provided internally within the cycle store, so each resident has the ability to store and easily access their bicycle in a safe and secure environment. These have been designed to be provided in two-tier cycle racks.

Secure by Design methods have been used to deter theft via locating the storage amenity within the block itself instead of on the street. However, short-term cycle storage will be located within the landscape for visitor cycle parking. These outside racks will be Sheffield stands that are easily and directly accessible from Victoria Street. This can be seen on the landscape design (drawing no.092 200).

Example of internal bike = storage with double stacker's solution to double the amount of provided storage.

Circulation for Cyclists
Bicycle Internal Storage and Access

4.0 PROPOSAL

4.11 CO-LOVING AMENITY SPACE

4.11.1 AXONOMETRIC - GROUND FLOOR USES

Co-living has a large focus on amenity space for residents, and therefore the design and quality of the space provided has considered.

Internal Amenity Space

The majority of the internal amenity space is located between the North and Central block at ground floor level, at the heart of the scheme. To the south facade of the central block lies the main entrance, creating a welcoming and secure environment upon entrance to the site. This entrance space then connects onto the main amenity space, of which will be further developed with an interior designer at a later date.

External Amenity Space

The internal amenity space creates a connection between the two outdoor courtyards, allowing accessible and flexible amenity space for the residents. The courtyard to the north of the site is designed so that residents at this level have an outlook into the courtyard. Creating a secure but welcoming space for the residents to use.

Due to the location of the site, the main access route, cycle storage and refuse is located to the south block. Through the design and landscaping, this provides a clear and secure front to the development.

RESIDENTIAL EXTERNAL CIRCULATION INTO ENTRY

RESIDENTIAL INTERNAL OUTLOOKS

MAIN AMENITY AND ENTRY

CORE AND CIRCULATION

RESIDENTIAL - STUDIOS

EXTERNAL AMENITY SPACE

BICYCLE STORAGE - ACCESSED ON LOWER GROUND

INTERNAL REFUSE STORAGE - ACCESSED ON LOWER GROUND

4.0 PROPOSAL

4.12 OUTLOOK & PRIVACY

4.12.1 SUMMARY

Victoria Street, Culverland Road & Prospect Park

Due to the tight site boundary, we have had to consider the surrounding streets and the terraces with relation to the privacy/ outlook of these existing properties. In order to review any impact on the properties to Victoria Street, Culverland Road & Prospect Park - particular attention has been given to the guidance from **Exeter Council; Exeter City Residential Design Guide SPD:**

7.23 Residents should be able to enjoy good quality outlook, without adjacent buildings being overbearing.

Where habitable room windows face onto a blank or largely blank wall of another building, a minimum distance equal to twice the height of the blank wall (measured from the ground floor level to eaves or parapet) must be provided between the two buildings (figure 7.5). Where there is a level difference between the two buildings the distance must increase (figure 7.6) or may decrease accordingly.

Privacy; a minimum distance of 22m been provided between habitable room windows

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- Figure 7.5 & 7.6 notes the distance between existing habitable room windows and proposed blank wall must be a minimum of two times the height of the proposed wall from the respective existing ground floor level. As shown on the extract to the right hand side.
- A key characteristic of the near-by Victorian terraces on the above roads is the existing narrow roads and therefore close proximity of windows
- The outlook of the properties on the above named streets are only affected to the rear of the properties. Properties on Culverland Road, and in particular Prospect Park, have their gardens and boundary walls between the property and the site.
- The North Block North elevation which faces onto Prospect Park has a blank elevation wall with no overlooking windows
- The Central Block West elevation which faces onto Culverland Road properties has a blank elevation wall with no overlooking windows
- The South Block South elevation which faces onto the Victoria Street properties, only has opaque glazing proposed.
- The buildings design is of high quality, with a well thought out landscape design which improves visual outlook
- The vernacular of the blocks, and being set out to be north-south facing, aims to minimise the impact of adjacent outlook
- The materials of any gable ends will be of high quality with brick detailing

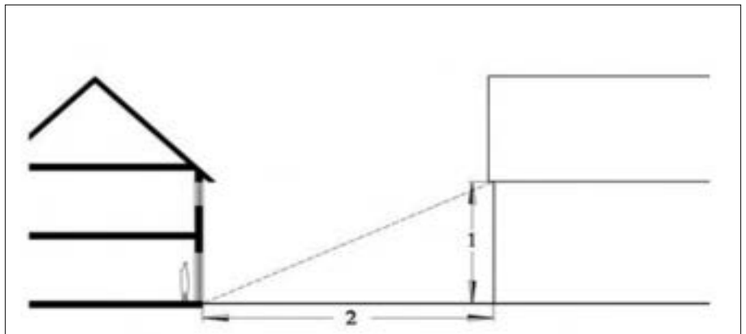


Figure 7.5 The distance between habitable room windows and a blank wall must be minimum 2 times of the height of the wall.

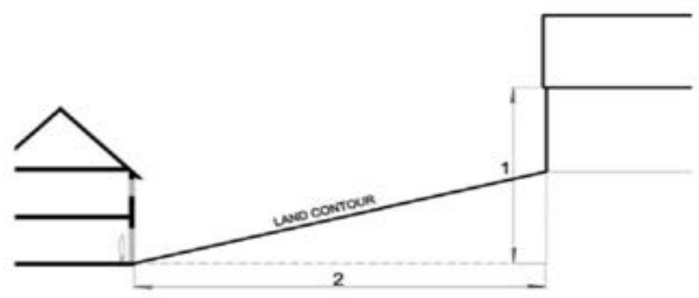


Figure 7.6 The distance between habitable room windows and an elevated blank wall must be minimum 2 times of the height of the wall plus the level difference.

Figure from Exeter Residential Design SPD.

Photograph looking towards the rear of Culverland Road.

Photograph looking towards the rear of Victoria Street.

4.0 PROPOSAL

4.12 OUTLOOK & PRIVACY

4.12.2 KEY DISTANCES

Following the above summary and reference to the Exeter Residential Design Guide SPD, the outlook from the three surrounding roads has been a key consideration for the design. The diagram (right) shows the proximity of the proposals façades to the window openings of the existing rear terraces façades.

Prospect Park Rear Elevation.

- The North Block is set out on an oblique angle from the rear elevation of the Prospect Park properties.
- The North Block steps up in elevation towards the east, and therefore three dimensions have been taken to the centre of each of these. 12.6m, 18.1m and 25.8m
- This elevation is blank, with no fenestration

Culverland Road Rear Elevation.

- The gable end to the Central Block is set out approximately 10.8m from the rear extensions of the Culverland Road Properties, when measured from the centre of the proposed gable.
- This elevation is three storeys in height
- This elevation is blank, with no fenestration.

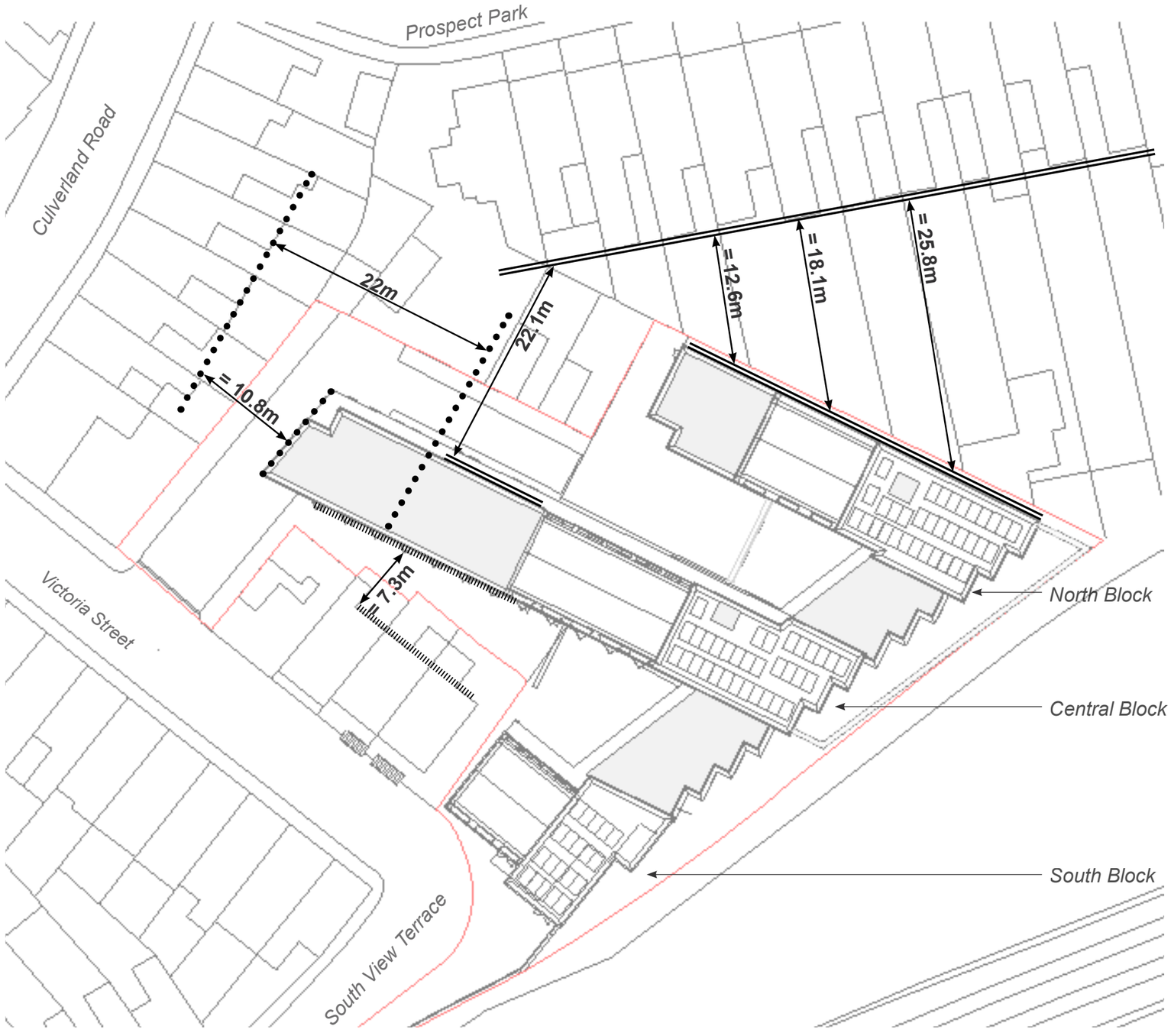
Victoria Street Rear Elevation.

- The Central block is set out approximately 7.3m from the rear of the Victoria Street properties, when measured to the centre of the proposed building wing.
- The section of this building is three storeys in height
- This elevation has opaque oriel windows

The above façades have no direct glazed windows overlooking the existing properties.

The orientation of the properties have also been designed so that the buildings are not at 90 degrees from the existing properties and therefore improves the degree by reducing the amount of direct overlooking. Although these do not fall within the 45 degrees or more (as noted in the SPD).

The below pages will further analyse the relationship to these three roads.

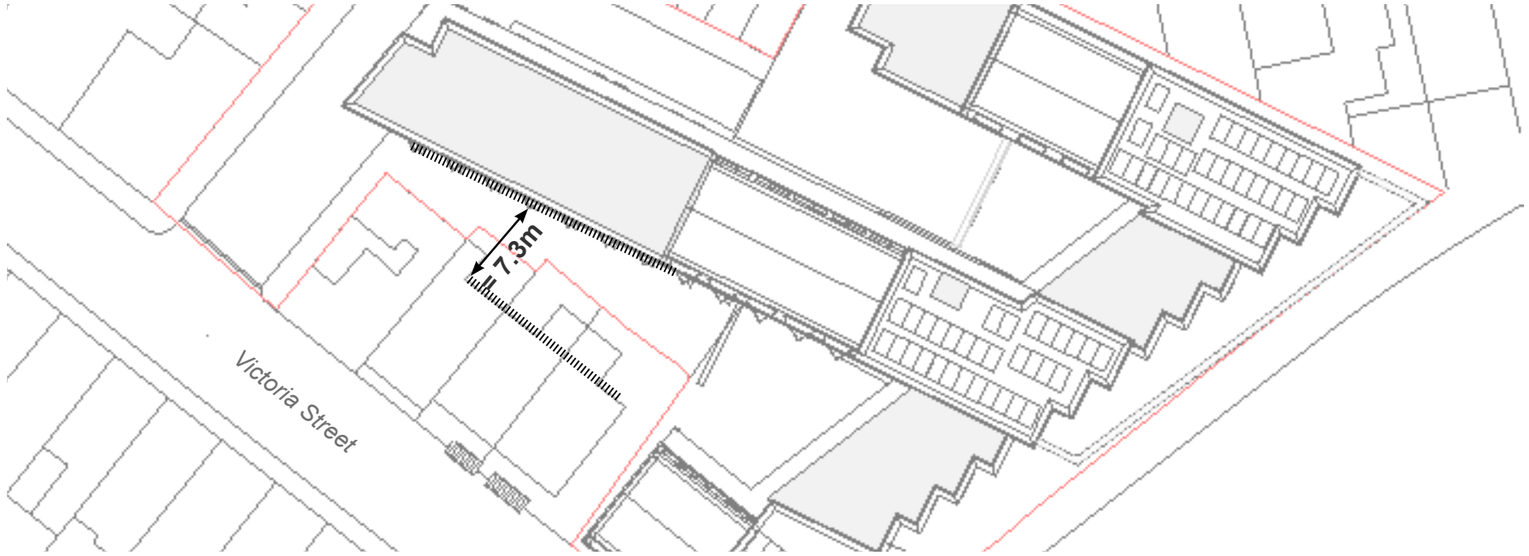


4.0 PROPOSAL

4.12 OUTLOOK & PRIVACY

4.12.3 RELATIONSHIP BETWEEN VICTORIA STREET & THE CENTRAL BLOCK

- As noted above, the nearest distance from the development to the existing terraced houses is from the central block, south elevation to the rear of the terraces on Victoria Street.
- To the nearest point, this is measured at 7.3m
- This distance is below the SPD recommendation of a minimum distance of 22m been provided between habitable room windows
- With that being said, the below points should be considered regarding this elevation, and the effort the design takes to minimise any privacy issues.
- The line of the existing garage within the site is currently within as close proximity to the properties on Victoria Street.
- The angle/setting out of the central block follows that of the existing garage, this is at an oblique angle which increases away from the Victoria street elevations
- All windows to this elevation have oriel windows which have opaque planes facing west in addition to transparent planes facing east, so that there is no privacy issues from the proposed studios.
- The side windows to the bay design feature clear glazing for residents to have views to the east. These bay windows have been modified so that they are angled away from both the South block and the existing terraces to Victoria Street. Having feature bay windows also creates a more interesting form while being sensitive to the atmosphere of the surrounding vernacular.
- Due to the above, and the fenestration design to the central block, it is believed that there are no privacy issues with relation to the guidance set out in the SPD



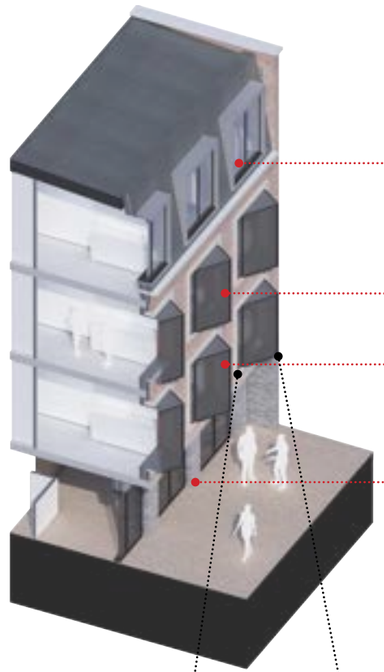
Central block relationship to the rear elevations of Victoria Street

All windows in this boundary are opaque for existing terraces privacy.

4.0 PROPOSAL

4.12 OUTLOOK & PRIVACY

4.12.4 FENESTRATION / OF CENTRAL BLOCK



Mansard Roof Windows do not directly overlook any residential windows of private rooms.

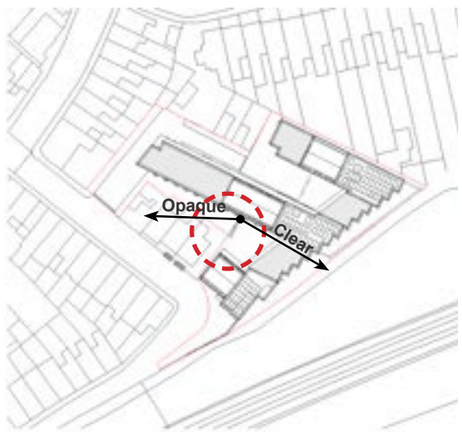
Opaque Windows for privacy screens between private rooms - Optimised to make the most of South sunlight.

Offset Window boxes to orientate view outward from private rooms as well as including a transparent window facing away from surrounding buildings/onto green spaces.

Recessed Entryway for additional privacy and threshold between entry/exit and outside.

The windows on the middle block facing South contain both transparent and opaque windows. All transparent windows face Eastward - optimised to overlook the terraces/green space from the railway valley.

The opaque windows ensure no residents are overlooking existing residential gardens/rooms.



4.0 PROPOSAL

4.12 OUTLOOK & PRIVACY

4.12.5 RELATIONSHIP BETWEEN PROSPECT PARK & THE NORTH BLOCK

- The North elevation of the North Block faces onto the rear elevations of the properties to Prospect Park. With its elevation ranging in height, this page analyses its relationship to the dwellings based on the guidance within the SPD.

(A)
- Ground to Eaves = 11.7m *(11.7m x 2 =* ***23.4m****)*
- Distance between habitable room windows and blank wall = **25.8m**

This distance is more than twice the height and therefore meets the SPD guidance.

(B)
- Ground to Eaves = 8.6m *(8.6m x 2 =* ***17.2m****)*
- Distance between habitable room windows and blank wall = **18.1m**

This distance is more than twice the height and therefore meets the SPD guidance.

(C)
- Ground to Eaves = 6.5m *(6.5m x 2 =* ***13m****)*
- Distance between habitable room windows and blank wall = **12.6m**

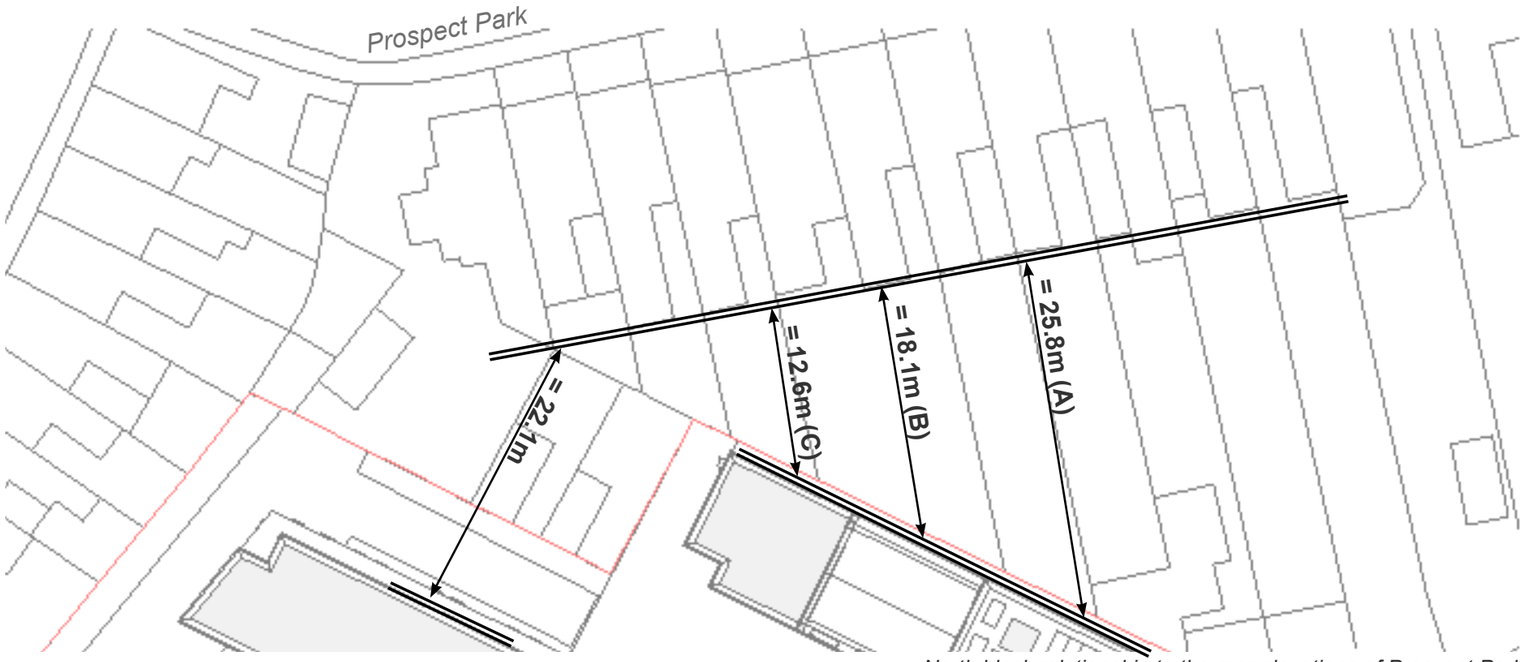
This distance is 0.4m below than twice the height and therefore falls just short of the SPD guidance.

- Although (C) falls just short of the twice height guidance in the SPD, this dimension has been taken to the rear elevation of the dwellings

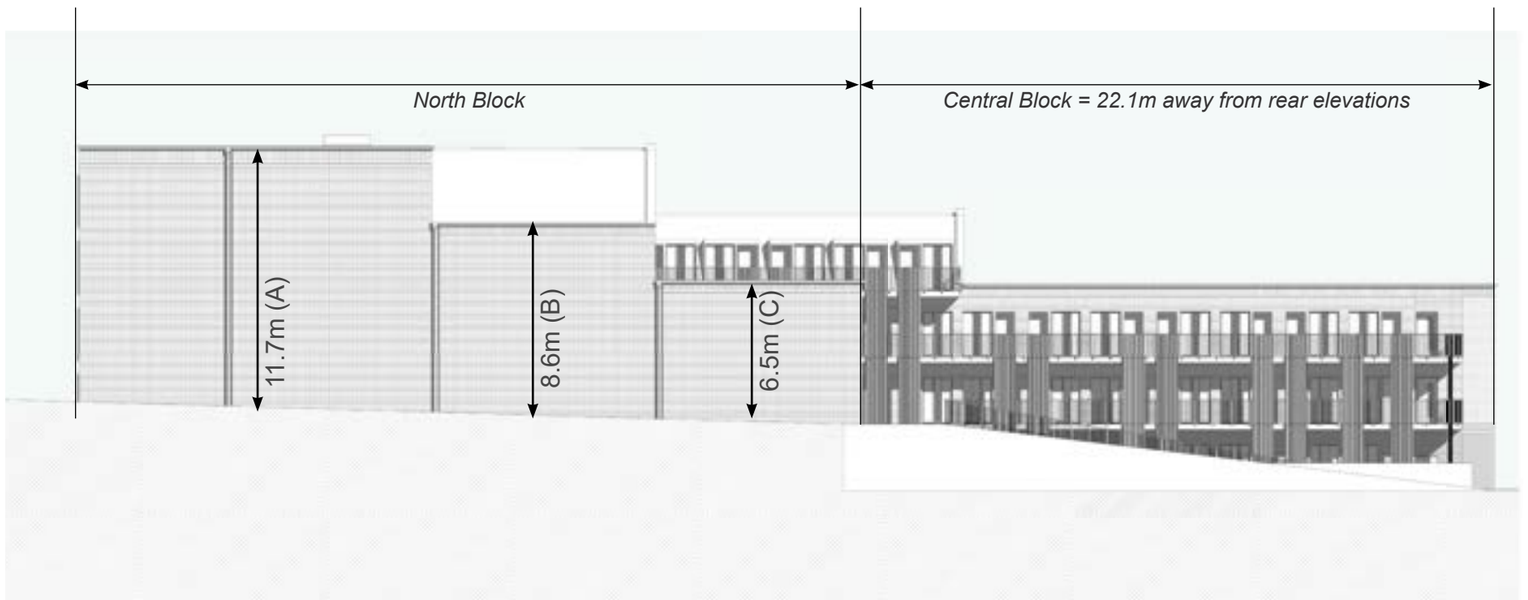
- These rear elevations only have one window and are often an non-habitable room such as a bathroom/kitchen.

- In the shortest distance there will only be one or two windows affected to one or two properties.

- The space between the two are rear gardens which features larger trees and therefore blurs the lower elevation



North block relationship to the rear elevations of Prospect Park



4.0 PROPOSAL

4.12 OUTLOOK & PRIVACY

4.12.6 RELATIONSHIP BETWEEN CULVERLAND ROAD & THE CENTRAL BLOCK

- The West elevation of the Central Block faces onto the rear elevations of the properties to Culverland Road. This page analyses its relationship to the dwellings based on the guidance within the SPD.

(D)
- Ground to Eaves = 10.0m *(10.0m x 2 =* ***20.0m****)*
- Distance between habitable room windows and blank wall = **10.8m**

This distance is below twice the height and therefore falls short of the SPD guidance.

- This dimension has been taken to the rear elevations of the properties.

- These rear elevations only have one window and are often an non-habitable room such as a bathroom/kitchen.

- When taken to the main dwelling, the distance is as below;

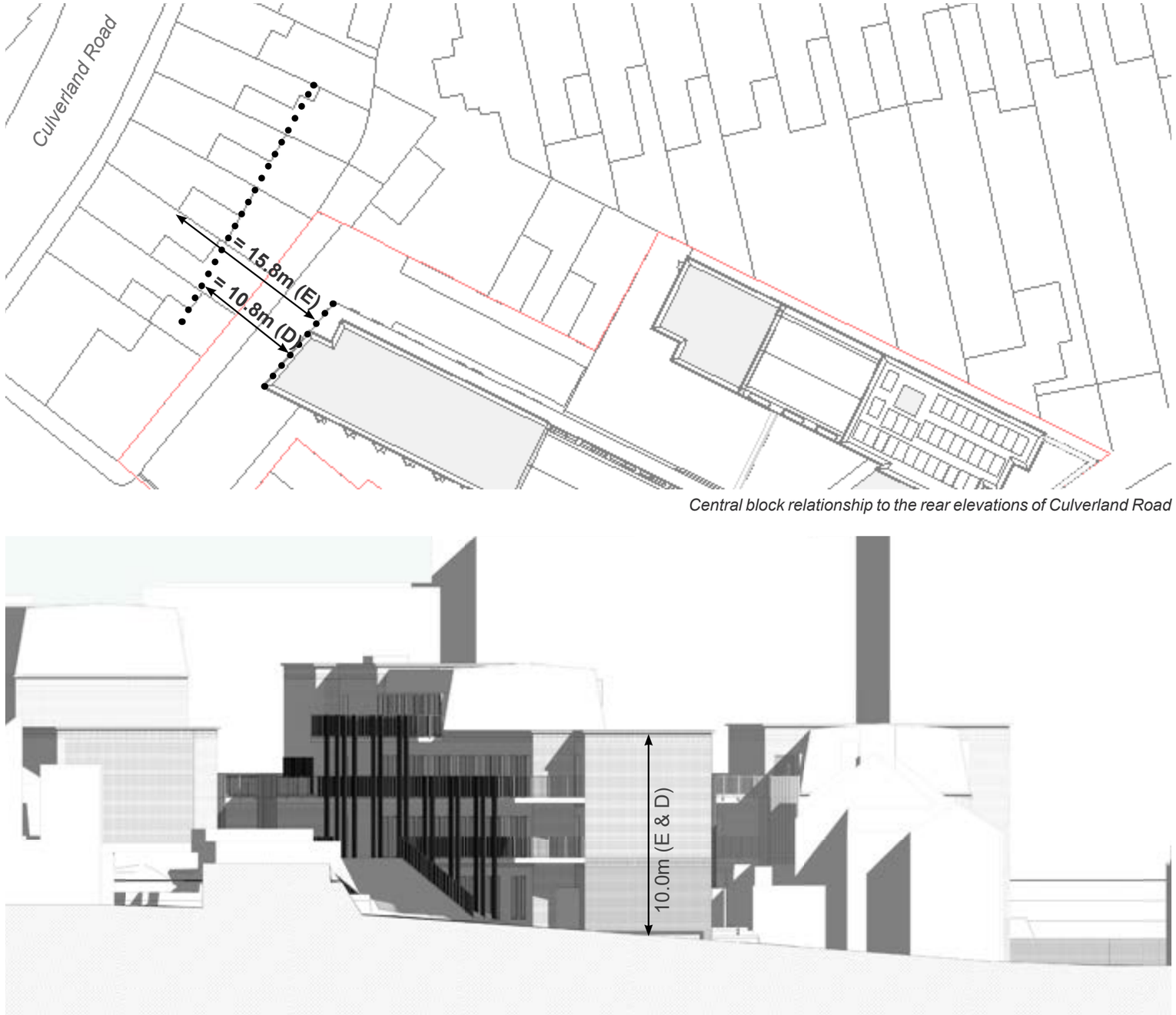
(E)
- Ground to Eaves = 10.0m *(10.0m x 2 =* ***20.0m****)*
- Distance between habitable room windows and blank wall = **15.8m**

This distance is below twice the height and therefore falls short of the SPD guidance.

- Although (E) still falls just short of the twice height guidance in the SPD, the width of the gable elevation has been reduced to as narrow as possible which impacts as few dwellings

- The elevation again is set out on an oblique angle to reduce the impact on the existing properties.

- The space between the two are also rear gardens with a fence/ wall between the boundary which reduces the impact to the ground floor



Central block relationship to the rear elevations of Culverland Road

4.0 PROPOSAL

4.12 OUTLOOK

4.12.7 RELATIONSHIP BETWEEN CULVERLAND ROAD & THE CENTRAL BLOCK (CONT.)

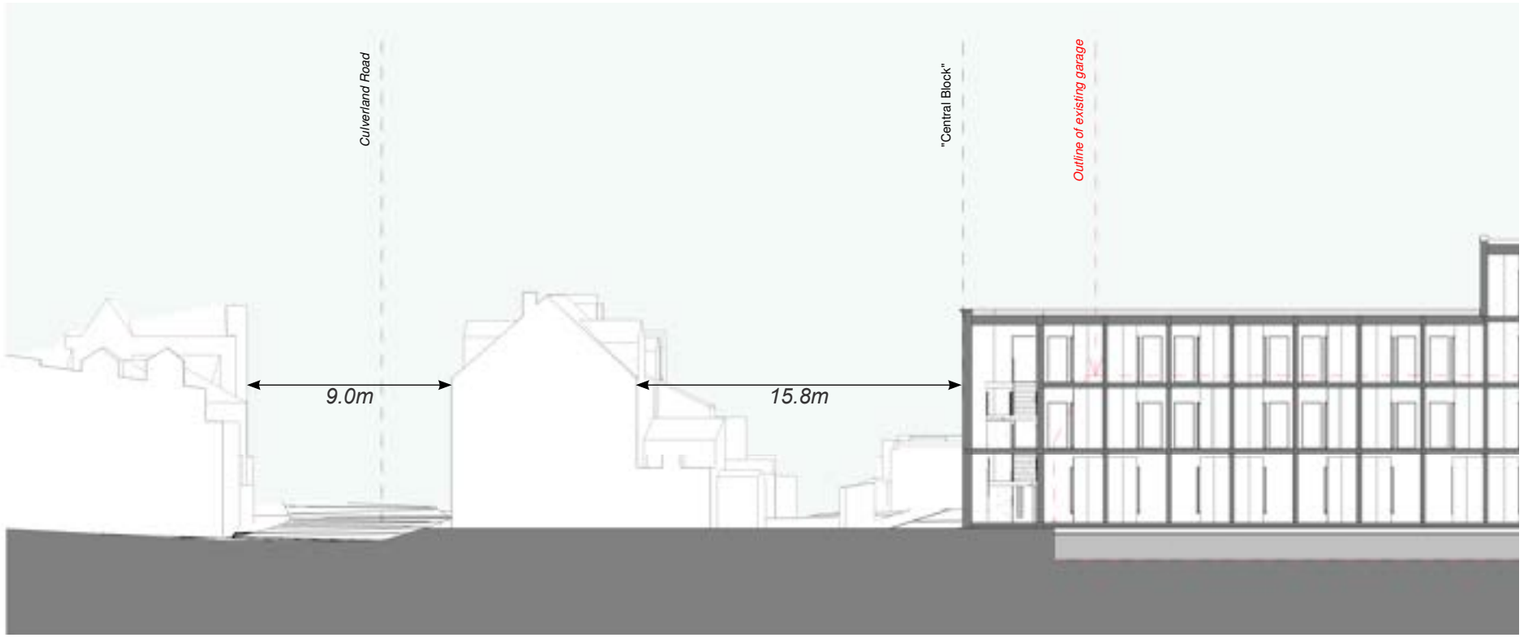
(Cont.)

- There are two properties to Culverland Road which face onto the blank elevation to the Central Block.
- Analysis on the fenestration has been carried out to these two properties,1A & 1B Culverland Road, as detailed to the right.
- To the rear extensions (D = 10.8m), there is only one window to 1B Culverland Road, which is opaque glazing and would assumed to be a bathroom.
- To the main dwelling (E = 15.8m), there are four windows (two per property). Two are at the first floor, and two within dormer windows to the roofs.

1A Culverland Road;
- No window to double storey extension
- Ground Floor of extension has a door which is lower than the boundary wall.

1B Culverland Road;
- Small window to double height extension. This window is opaque and appears to be a bathroom
- Ground Floor of extension has a door which is at the height of the boundary wall.

- In order to reduce the impact of the proposal to these two dwellings, the below has been implemented/considered;
- The proposed scheme mirrors the footprint of the existing garage with the access route maintained between the two elevations. Although the proposed central block is slightly taller than the ridge of the existing garage, the two properties have always been facing onto an existing building.
- This gable affects the rear of the property rather than the front of dwellings which would be more harmful. The vernacular of the area is Victorian terraces which have tight narrow streets which is usual to have habitable dwelling windows within approx 9m of each other
- The gable end of central block is approximately 8.5m wide, in oppose to mimicking a terrace adjacent to the properties ensures that only a small number of the properties face onto the gable end.
- Based on this analysis, it is believed that the proposal considers the existing properties,and is not detrimental to the outlook.



4.0 PROPOSAL

4.13 RESPONSE TO SURROUNDING CONTEXT

4.13.1 EXISTING MASS

Reducing Visual Impact

The site itself consists of majority terraced housing with 3 levels including the pitched roof. In turn, we have responded to this context by ensuring the mass of the proposal does not exceed more than 5 levels to coincide with the stepped terraces that decline due south. This allows for both the existing terraces and the proposal to maintain views across the city.

In addition, we have proposed a more sensitive mass in comparison to the existing/newly built student residential scheme to the east across the railway. As shown in the images, the built student scheme has a dominating mass across the landscape.

Clifford House - Existing Student Accommodation (Mass)

4.0 PROPOSAL

4.14 MATERIALS

4.14.1 MATERIAL CONSIDERATION

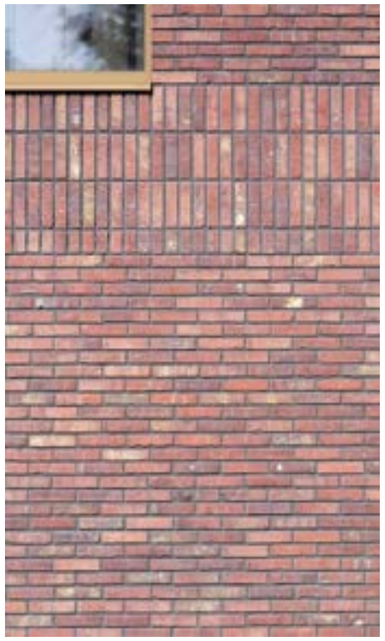
The palette of materials that are being proposed are;

- Variation of brick colours, including vertical brick detailing
- Stone detailing to windows and doors
- Aluminium windows - Bronze mullion detail
- Aluminium rain-screen cladding
- Aluminium vertical louvres on walkways/balcony's

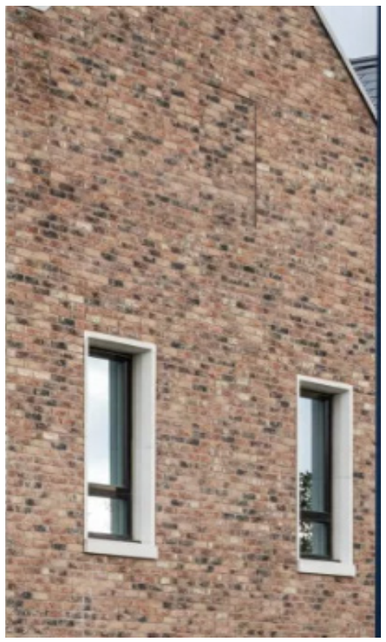
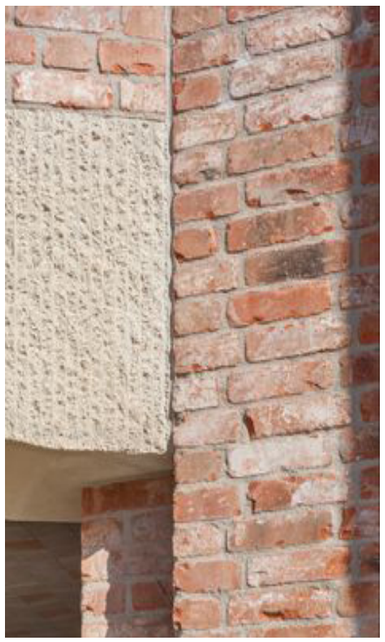
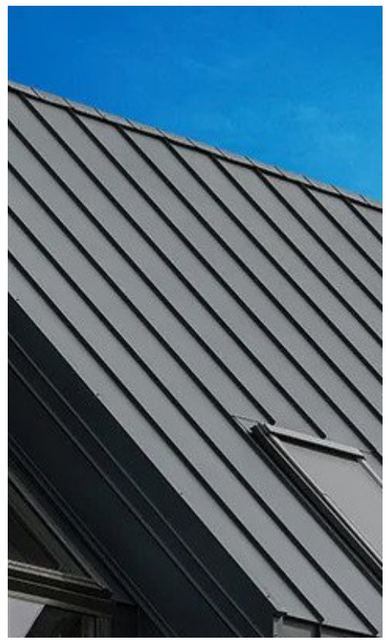
Whilst the majority of the site is located off the main roads, the principal elevation to Victoria Street is a mixture of variation colour bricks. Therefore the brickwork for the South Block is proposed as a red brick with grey base to positively respond to this.

The lighter red colours of brick and stone are a modern interpretation of the existing brickwork and to highlight the lighter colours of brick in the surrounding area.

The aluminium windows, detailing (rainwater pipes) and zinc cladding are proposed in a deep brown aluminium which takes reference from the brown brickwork. Bringing a playfulness to the majority brick building and referencing a modern material to break up the surrounding brickwork.




4.0 PROPOSAL

4.14 MATERIALS

4.14.2 MATERIALITY AND BAY STUDIES - LOCAL CONSIDERATION

Local Materials

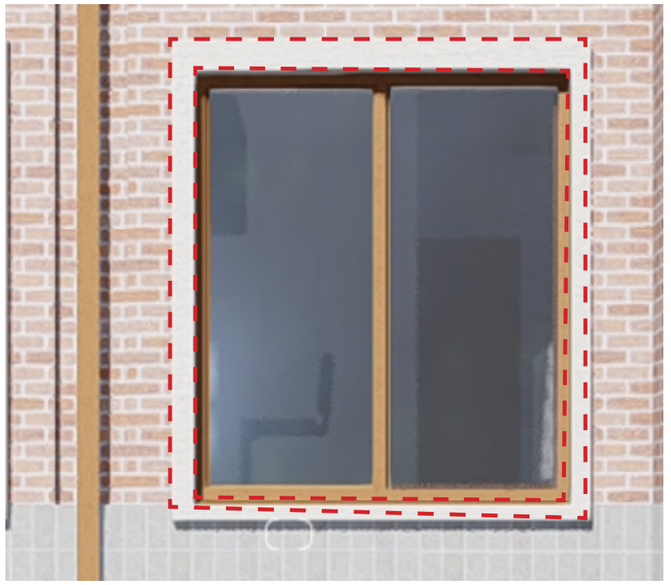
The local vernacular consists of terraced housing with majority red brick façades with the occasional painted, white brick integrated within the terraces. There is a large variation of brick colours and types across the terraces, many of these are weathered/painted and show a large variety of textures and details that make each row/ individual house slightly different. The majority of the brick across the proposal is a light red brick which takes precedent from the materiality around which taking its own modern interpretation of the colour palette.

Particular reference has also been made to the stone/brick lintels and banding across the local precedents. To reference this, the proposal introduced a stone surround to all windows across the scheme which references the stone/brick lintels as a modern interpretation.

White brick banding is also referenced through the subtle change in the red brick coursing, introducing vertical banding to break the brickwork up and introduce the horizontal element which is heavily referenced within the local area.

Existing Vernacular

Proposed

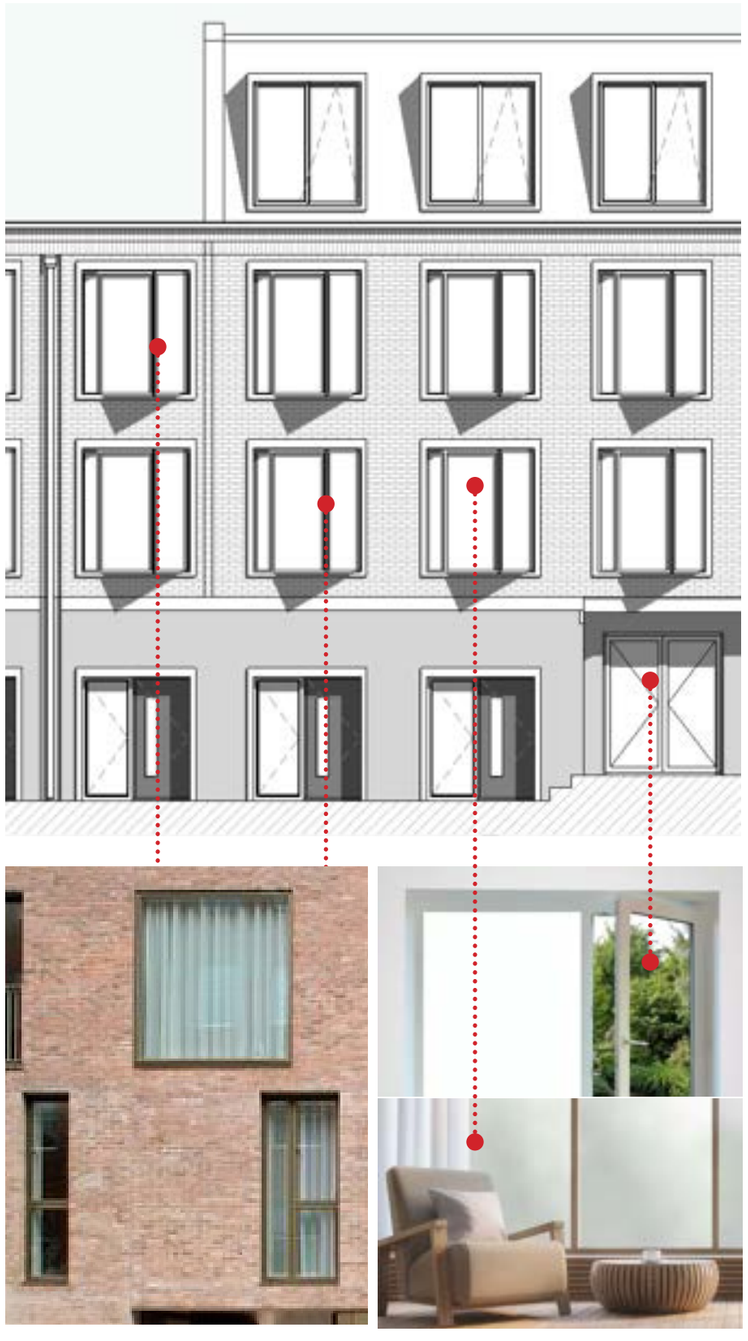


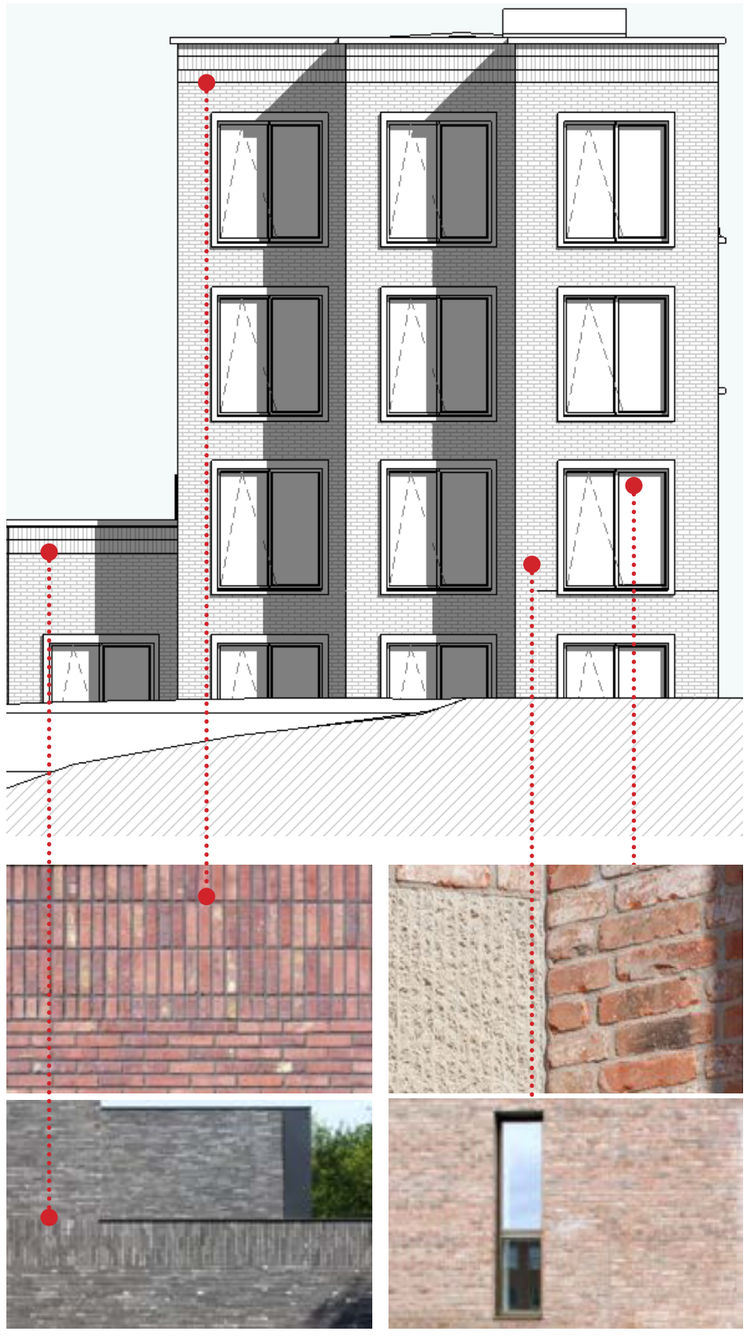
Implementing references of the existing elements from the terraced housing enables the design to adopt vernacular attributes which allows the scheme to fit into the site more sensitively. In practice, the elements taken into account will be the banding, window reveals and vertical brickwork, with a new interpretation which reflects the ever developing architectural details.

4.0 PROPOSAL

4.14 MATERIALS

4.14.3 MATERIALITY AND BAY STUDIES - PROPOSED





4.0 PROPOSAL

4.14 MATERIALS

4.14.4 MATERIALITY AND BAY STUDIES - IMPLEMENTED

Sensitive Individuality

Completely mimicking the local vernacular risks imposing an indistinguishable scheme that does not correspond well with the existing older, weathered materials that exist around the site.

Therefore, the design matches specific elements such as the white banding and architrave detailing to pay homage to the local vernacular and historical context while giving itself individuality among the neighbourhood. In response, the proposal will use weathered materials of varying colour that reflects with the existing red brick to minimise visual obscurity for the local residents.

In addition, considering the approach to the site, a conscious choice of colour must be considered to allow the subtlety of the scheme to develop as the visitor approaches/passes. In turn, the choice of neutral grey, buff and red brick have been considered to help the scheme stand out while being receptive to its surrounding context.

To further integrate the scheme into the street-scape we have continued the white detailing throughout the scheme on all blocks.

4.0 PROPOSAL

4.15 OUTSIDE AMENITY / LANDSCAPE

External Amenity

A mix of Semi-public and Semi-Private spaces will be provided on site for use of both the visiting public and private residents. This will be designed in the form of courtyard spaces and passageways through the scheme that enable rest and social cohesion with locals and visitors.

To enhance the open area of the site, we have suggested the use of public benches and a mixture of soft and hard landscaping that the residents can utilise as external amenity. In addition, these areas are situated through the circulation spaces where the residents can exit/ enter the buildings, enabling hubs of activity throughout the site.

All external amenity space can be viewed internally to provide passive security methods onto the street. This enables the public to feel safer as blind areas are reduced and views to the outside before exiting are direct.

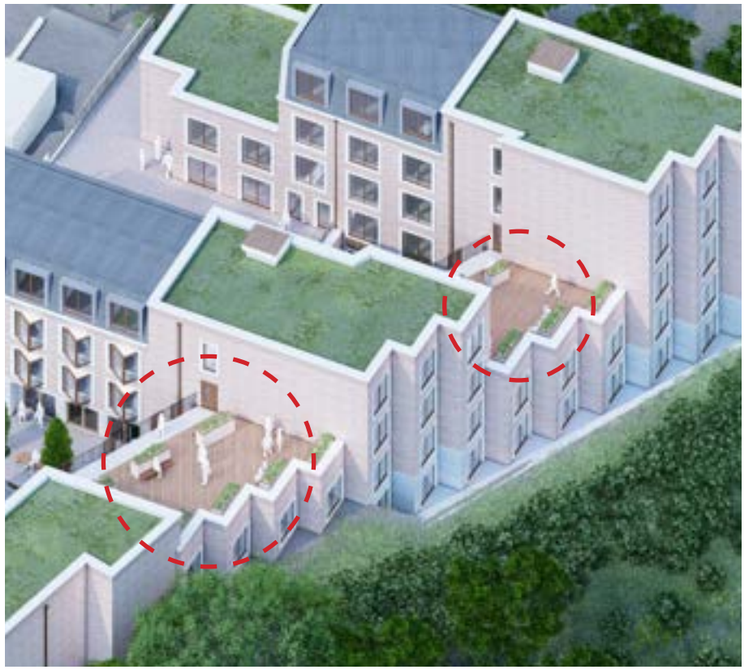
4.0 PROPOSAL

4.15 OUTSIDE AMENITY / LANDSCAPE

External Amenity - Semi-Private Roof Terraces

The rooftop terraces are contained within the connecting blocks on the 2nd level and provide outside amenity to the residents. These areas consist of social seating areas and connecting walkways for ease of accessibility as well as fire escape routes.

Providing these spaces allows the residents to further socialise within the scheme while having plenty of access to outdoor space. In addition, this creates active rooftops and enhance the scheme without disrupting local privacy as the views are contained between the blocks and outlook onto the valley to the east.



5.0 VIEWS

5.1 VISUALS

5.1.1 APPROACH VIA SOUTH VIEW TERRACE ADJACENT TO RAILWAY LINE - CURRENT

5.0 VIEWS

5.1 VISUALS

5.1.1 APPROACH VIA SOUTH VIEW TERRACE ADJACENT TO RAILWAY LINE - PROPOSED

INDICATIVE

5.0 VIEWS

5.1 VISUALS

5.1.2 APPROACH VIA VICTORIA STREET - CURRENT

5.0 VIEWS

5.1 VISUALS

5.1.2 APPROACH VIA VICTORIA STREET - WITH PROPOSAL INDICATIVE

5.0 VIEWS

5.1 VISUALS

5.1.3 APPROACH FROM CORNER OF PROSPECT VIEW - CURRENT

5.0 VIEWS

5.1 VISUALS

5.1.3 APPROACH FROM CORNER OF PROSPECT VIEW - WITH PROPOSAL INDICATIVE

5.0 VIEWS

5.1 VISUALS

5.1.4 APPROACH VIA SOUTH VIEW TERRACE - REVITALISED PUBLIC FOOTPATH/ACCESS

5.0 VIEWS

5.1 VISUALS

5.1.5 ON ENTRANCE TO THE SITE

5.0 VIEWS

5.1 VISUALS

5.1.6 VIEW TOWARDS THE PRIVATE STUDIO RESIDENTIAL AREA

5.0 VIEWS

5.1 VISUALS

5.1.7 VIEW TOWARDS THE SOUTH COURTYARD

5.0 VIEWS

5.1 VISUALS

5.1.8 APPROACH INTO THE SIDE VIA RETAINED RAMP

5.0 VIEWS

5.1 VISUALS

5.1.9 APPROACH INTO THE SIDE VIA RETAINED RAMP

5.0 VIEWS

5.1 VISUALS

5.1.10 LOWER COURTYARD VIEW BETWEEN SOUTH AND CENTRAL BLOCK

5.0 VIEWS

5.1 VISUALS

5.1.11 LOWER COURTYARD VIEW BETWEEN NORTH AND CENTRAL BLOCK

5.0 VIEWS

5.1 VISUALS

5.1.12 VIEW INTO LOWER COURTYARD BETWEEN NORTH AND CENTRAL BOCK

5.0 VIEWS

5.1 VISUALS

5.1.13 AXONOMETRIC VIEW FROM THE WEST, LOOKING NORTH

*** PLEASE REFER TO DRAWING NO. 092 200 OF STEELE LANDSCAPE DESIGN SUBMITTED ALONGSIDE THE APPLICATION FOR MORE DETAILS ON THE LANDSCAPING PROPOSAL.**

6.0 SUSTAINABILITY

6.1 BREEAM

Breeam and Code for Sustainable Homes

Throughout the developed design and beyond, the Client is targeting BREEAM ‘Excellent’ for the scheme;

Energy Strategy

Refer to the Energy and Sustainability Statement for detailed information, produced by Exeter City council.

Flood Risk

Refer to the Floor Risk Assessment for detailed information, produced by Exeter City Council.

Drainage Strategy

Refer to the Flood Risk Management Policy provided by Devon County council and The guidance for sustainable Drainage systems.

7.0 ACCESSIBILITY AND SECURITY

7.1 SECURE BY DESIGN & ACCESSIBILITY

Accessibility

The proposal will be compliant with Building Regulations Part M, and ensure that residents would not suffer discrimination in terms of accessibility.

Management

Due to the development proposal being a co-living scheme, this will be a managed property which will provide a safe and secure home for existing residents. This will also positively benefit the existing residents within the surrounding area.

The provision of co-living will contribute positively to the local housing provision in Exeter, and co-living as a provision has already had a positive response from Exeter Council.

Secure by Design

The principles of Secured by Design guidance have been referred to in the development of this proposal, and the development would aim to achieve silver/gold.

8.0 DRAWING APPENDICES

8.0 DRAWING APPENDICES

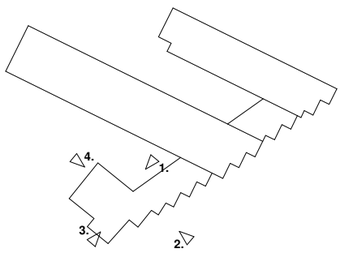
8.1 ELEVATIONS

1 South Block_North-East Elevation
1 : 100

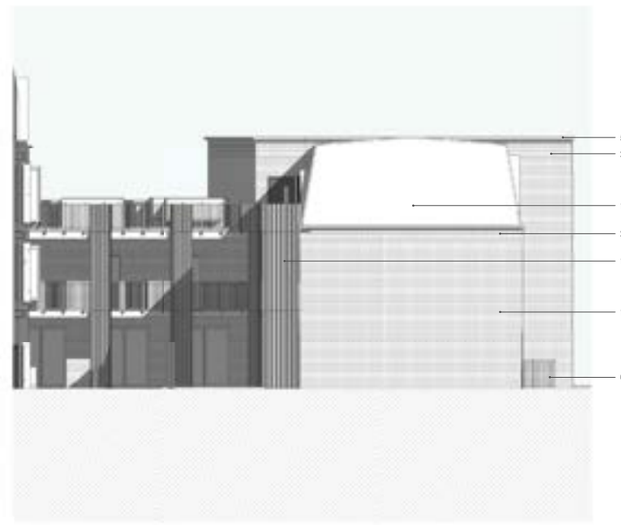
2 South Block_South-East Elevation
1 : 100

Material Key

- 1 Red Brick - Stretcher Bond
- 2 Red Brick - Vertical
- 3 Light Grey Brick - Stretcher Bond
- 4 Light Grey Brick - Vertical Brickwork
- 5 Stone Coping
- 6 Railing
- 7 Stone Surround
- 8 Lift Overrun
- 9 Aluminium Windows - Brown
- 10 Aluminium Vertical Cladding Detailing
- 11 Standing Seam Aluminium Roof



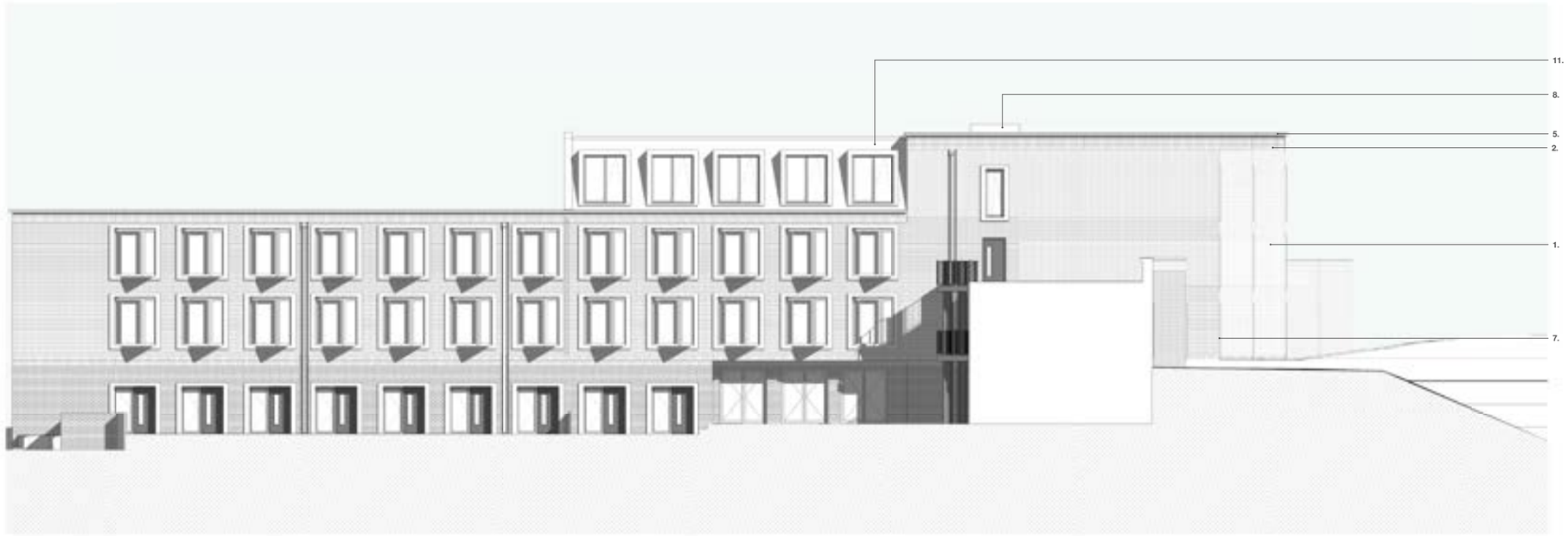
3 South Block_South-West Elevation
1 : 100



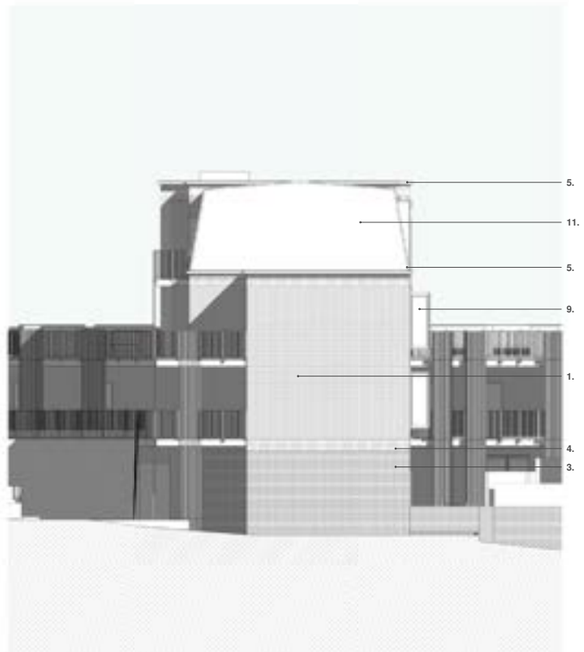
4 South Block_North-West Elevation
1 : 100

8.0 DRAWING APPENDICES

8.1 ELEVATIONS



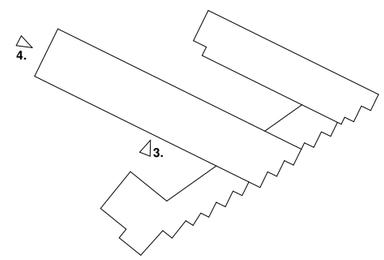
1 Central Block_South-West Elevation
1 : 100



2 Central Block_North-West Elevation
1 : 100

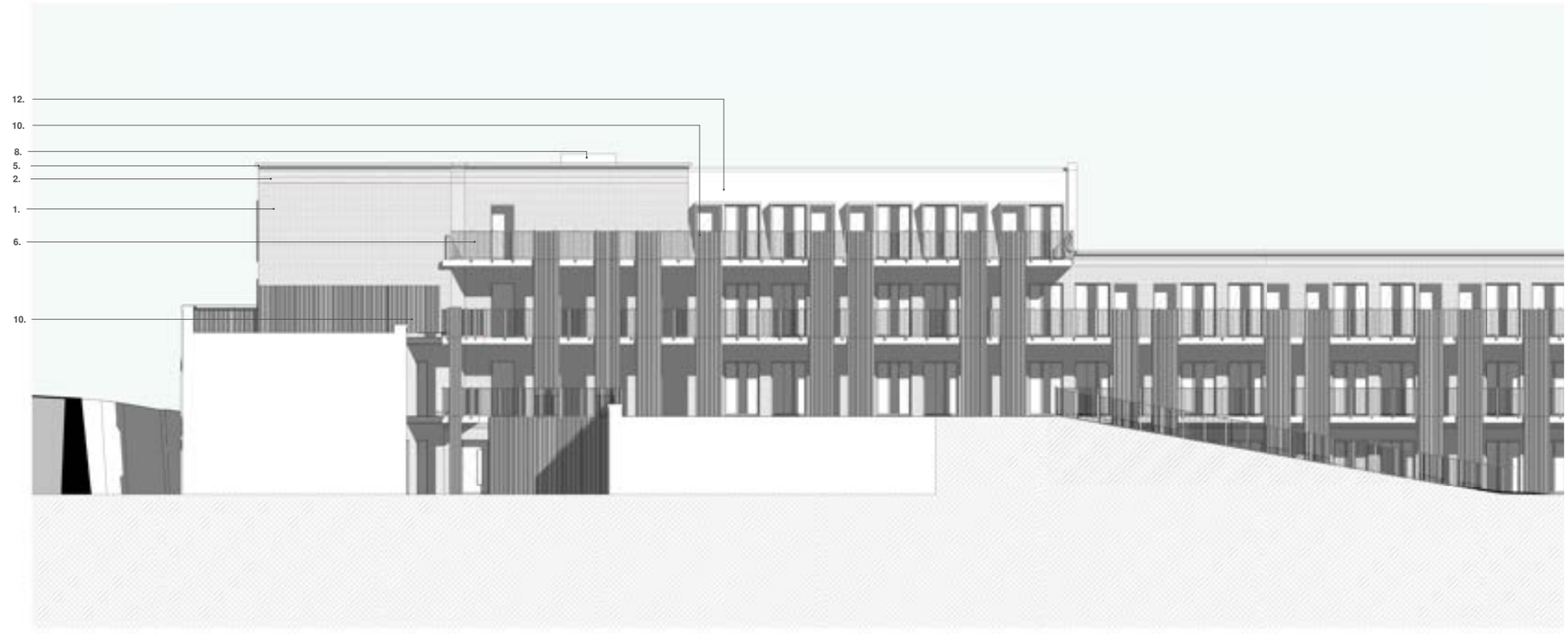
Material Key

- 1 Red Brick - Stretcher Bond
- 2 Red Brick - Vertical
- 3 Light Grey Brick - Stretcher Bond
- 4 Light Grey Brick - Vertical Brickwork
- 5 Stone Coping
- 6 Railing
- 7 Stone Surround
- 8 Lift Overrun
- 9 Aluminium Windows - Brown
- 10 Aluminium Vertical Cladding Detailing
- 11 Standing Seam Aluminium Roof



8.0 DRAWING APPENDICES

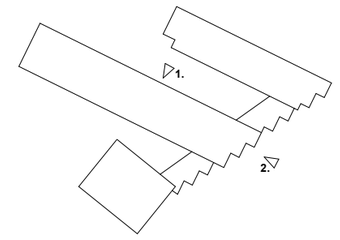
8.1 ELEVATIONS



1 Central Block_North-East Elevation
1 : 100

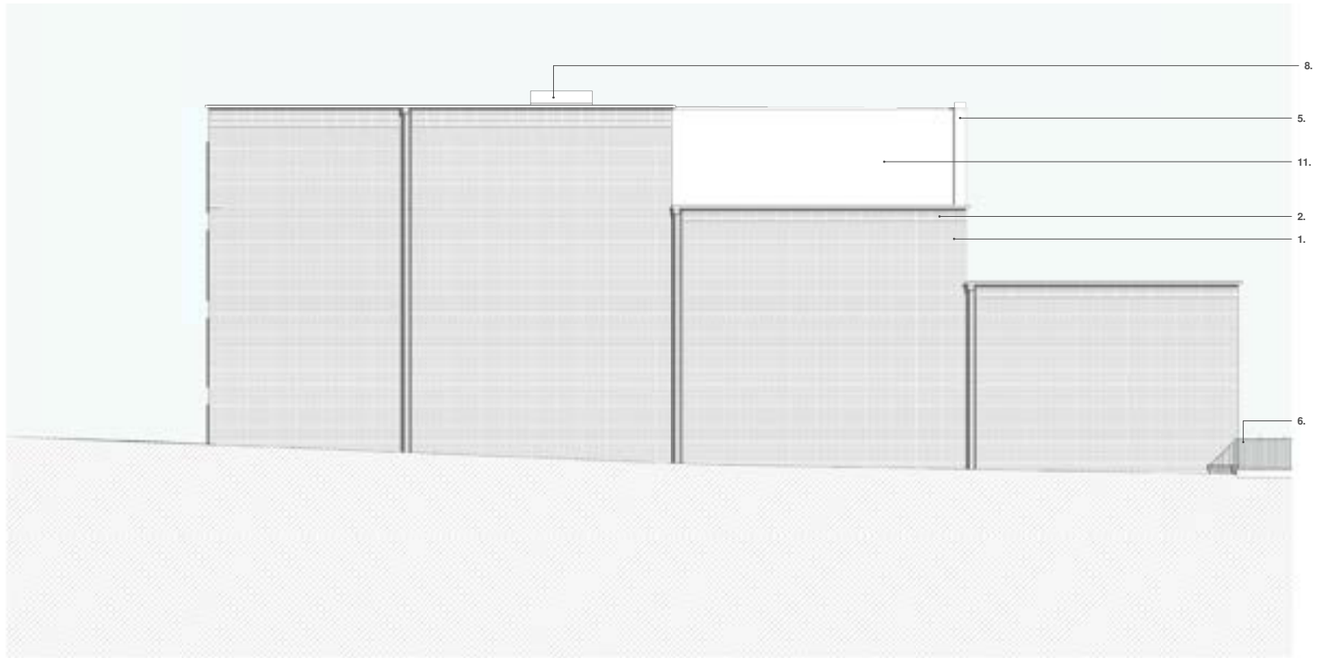
Material Key

- 1 Buff Brick - Stretcher Bond
- 2 Light Grey Brick - Parimeter Wall
- 3 Light Buff Brick - Stretcher Bond
- 4 Railing
- 5 Light Buff Brick - Stretcher Bond
- 6 Light Grey Brick - Vertical Brickwork
- 7 Stone Surround
- 8 Lift Shaft
- 9 Aluminium Windows - Brown
- 10 Aluminium Rainscreen Cladding - Wood Appearance
- 11 Green Wall
- 12 Stone Coping



8.0 DRAWING APPENDICES

8.1 ELEVATIONS

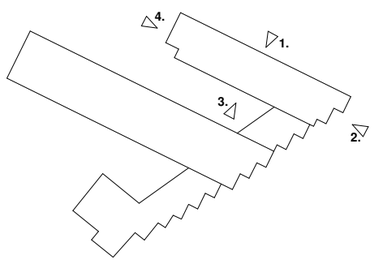


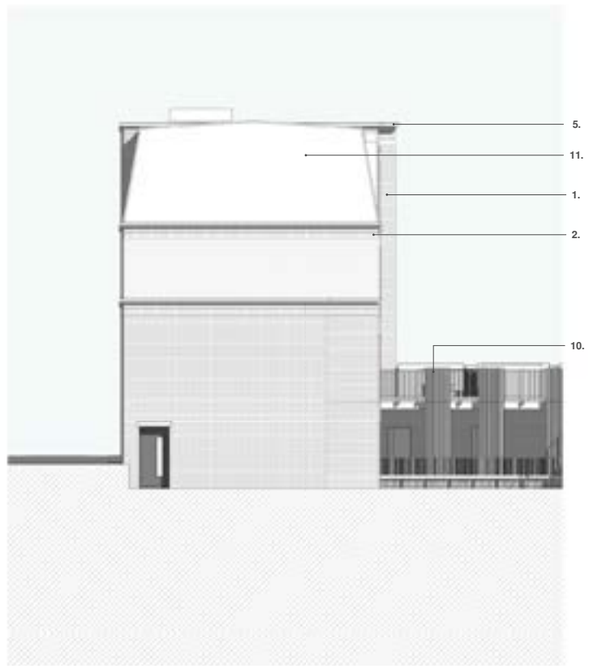
1 North Block_North-East Elevation
1 : 100

2 North Block_South-East Elevation
1 : 100

Material Key

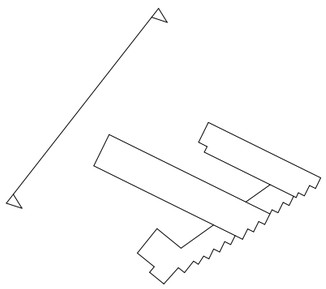
- 1 Red Brick - Stretcher Bond
- 2 Red Brick - Vertical
- 3 Light Grey Brick - Stretcher Bond
- 4 Light Grey Brick - Vertical Brickwork
- 5 Stone Coping
- 6 Railing
- 7 Stone Surround
- 8 Lift Overrun
- 9 Aluminium Windows - Brown
- 10 Aluminium Vertical Cladding Detailing
- 11 Standing Seam Aluminium Roof

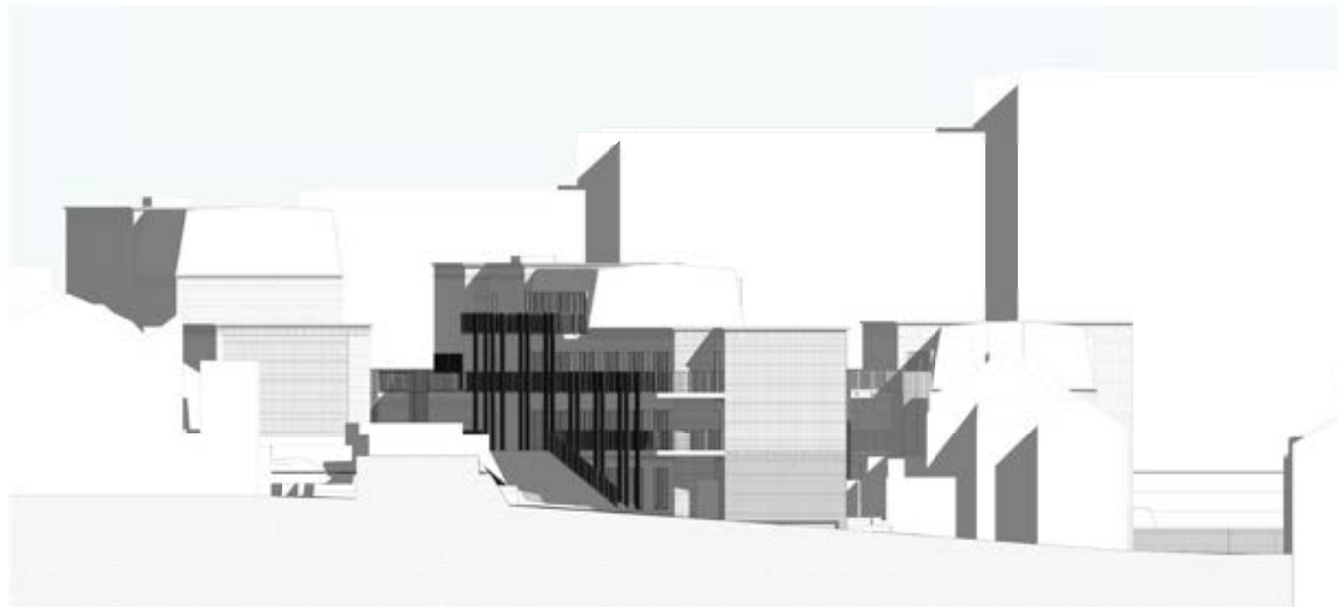




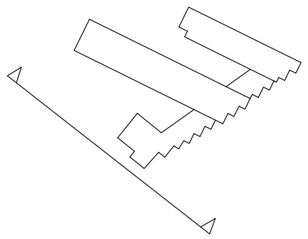
8.0 DRAWING APPENDICES

8.1 ELEVATIONS





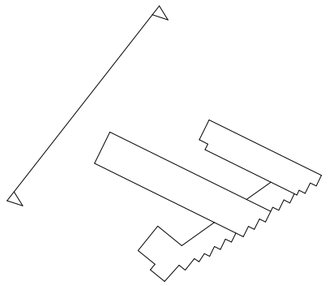
1 Site_North-West Elevation
1 : 100



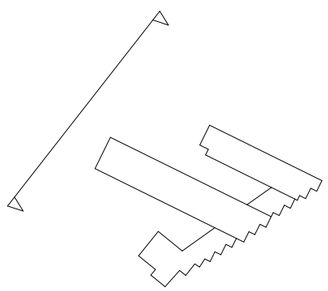
1 Site_South-West Elevation
1 : 100

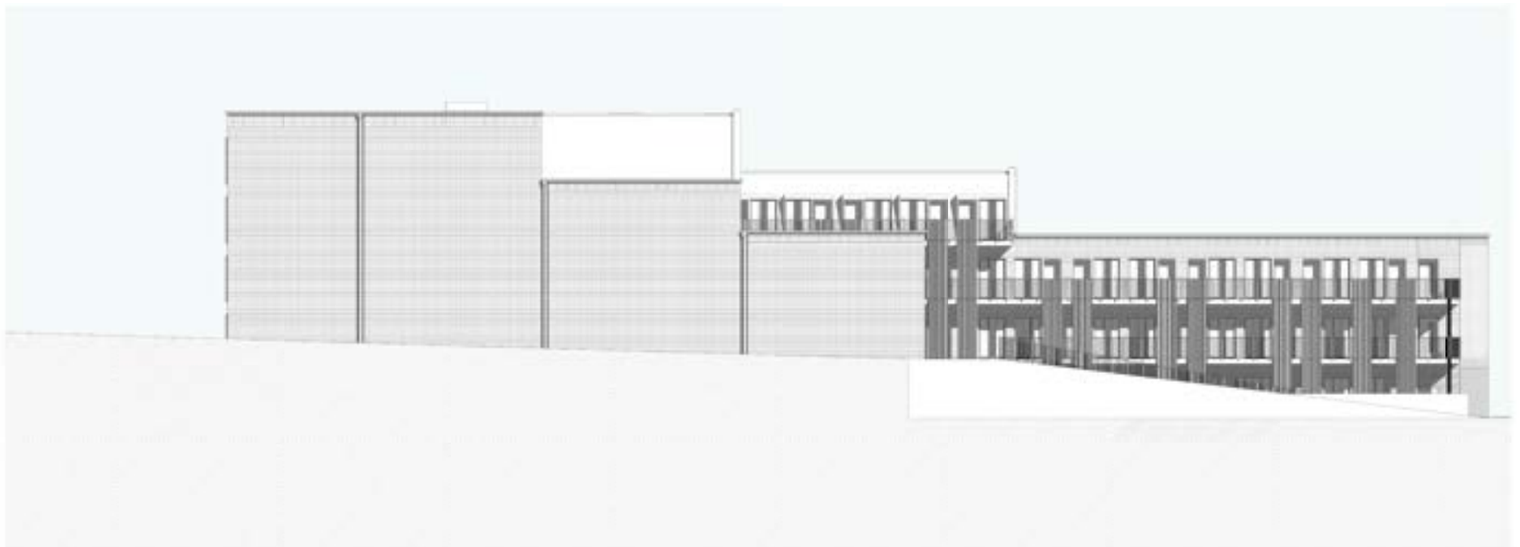
8.0 DRAWING APPENDICES

8.1 ELEVATIONS



1 Site_South-East Elevation
1 : 100



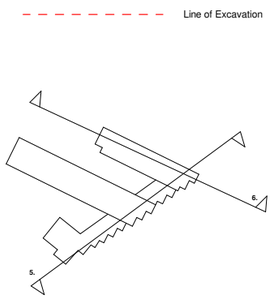


1 Site_North-East Elevation
1 : 100

8.0 DRAWING APPENDICES

8.2 SECTIONS

5 Site Section 05
1 : 200



END.

WESTWORKS