Proposed Retirement Living Apartments

Design & Access Statement

Former Cattle Market
Christy's Lane
SHAFTESBURY
DORSET
SP7 8TL

25/08/2023

planningissues TOWN PLANNING AND ARCHITECTURE

Churchill Retirement Living

Contents

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

National Planning Policy Framework Paragraph 126

1 INTRODUCTION

1.1 Scope and Purpose

"The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes ..... older people, both able-bodied and disabled."

National Design Guide Paragraph 8

Proposal

The proposal is for the construction of 41 retirement living flats, with one and two bedroom apartments, and associated communal facilities, vehicular access, car parking and landscaping.

Vision

Churchill Retirement Living's vision for the site is to deliver a development that meets our customers' needs and the local need for retirement apartments whilst also contributing to the character of Shaftesbury, and making a positive contribution locally in terms of socio, economic and environmental benefits.

Our aim is to create a high quality development that embraces sustainable design, enhances the setting of the area and maintains the local vernacular.

Scope

This Design and Access Statement has been prepared by Planning Issues Ltd. on behalf of the applicant, Churchill Retirement Living, in support of a detailed planning application **Matters relating to planning policies and other material considerations will be covered in a separate Planning Statement included with the application.**

This statement concentrates solely on the rationale for the proposed design. The purpose of this document is to explain the context, character and identity of the Site and its surroundings; factors that have influenced the design evolution; and the component parts of the development proposals and how they relate to the prevailing planning policy framework.

1.2 Requirements of an Ageing Population

The fact that we are all living longer should be a cause for celebration, as more people are able to enjoy a long and fulfilling retirement. Current average life expectancy in the UK is 83 for women and 79 for men. In 1901 it was 49 and 45 respectively[1]. The number of UK citizens expected to be 65 or over is projected to rise to 15 million by 2030[2].

We would all wish to live well as we live longer. We want to remain active, useful members of a community and retain as much control over our lives as possible.

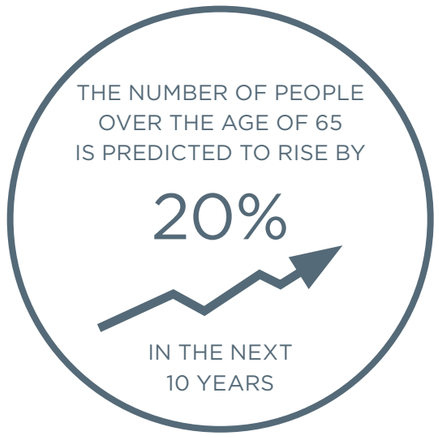
However the vast majority of our housing stock is not built with the needs of older people in mind. There are still far too few suitable new homes being delivered, and many older people are living in homes which are unable to meet their changing needs.

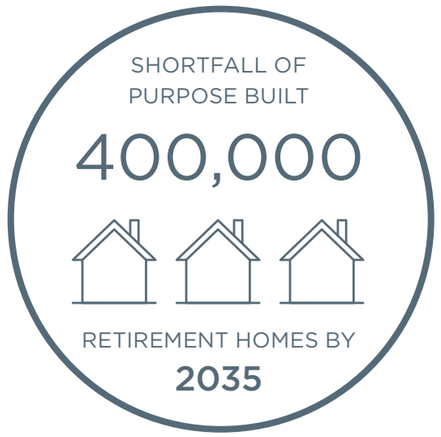
It is estimated that there will be a shortfall of 400,000 purpose-built homes for older people by 2035[3].

With insufficient supply and choice most people remain in their existing unsuitable homes for too long, often struggling with maintenance, upkeep and loneliness. Building more specialist homes to meet their needs works better for them but also frees housing stock for younger people; building more retirement homes benefits all age groups.

For far too many people the decision to move home in later life is precipitated by a crisis in their existing home. This is the case despite strong evidence that those who are able to think pro-actively about the type of home that will meet their changing needs, and who move before they are too frail to play an active part in their new community, have better outcomes than those who move later.

Housing has a fundamental role to play in helping us live well for longer. Given that for most people mobility, sociability and income decrease in old age, it is not just about the home we occupy, but also about the place in which we live, who we live with and who we live close to. The right kind of housing can help people to stay healthy and support them to live independently for longer.





1 The King's Fund, 'Demography: Future Trends', part of the Time to Think Differently programme, 2018
2 Age UK, Older People as Volunteers Evidence Review, 2011
3 Ian Copeman and Jeremy Porteus, Housing Our Ageing Population: Learning from councils meeting the needs of our Ageing Population Local Government Association, 2017

1.3 Owner Occupied Retirement Living Typology

"Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities." National Design Guide Paragraph 117

'Homes for Retirement Living', means specially designed housing suitable for older people who want to maintain the independence and privacy that comes with having a home of their own but no longer want or need a family sized house.

This proposal is for age-restricted one and two bedroom apartments designed to help people remain independent, safe, secure and sociable for as long as possible. In planning terms these are C3 (Dwellings) developments and not care homes, nursing homes, extra-care or other needs based accommodation. Owner's homes are their own and they can furnish and decorate as they wish.

Key differences to mainstream housing are:

- The provision of extensive communal areas where neighbours can socialise, host visitors and be part of a friendly, like-minded community. This is centred on the 'Owner's Lounge' which is the heart of the community and where owners often organise social events. There is usually a coffee or tea bar associated with the Owner's Lounge.
- The presence of a Lodge Manager to look out for people's welfare, be a point of call if help is needed, make sure the communal areas are well maintained and to be a reassuring, friendly presence. Lodge Managers also create the community; organising events and trips.
- A limited number of entrances, usually one, that is close to the Lodge Manager. This keeps the community secure and allows passive surveillance of the entrance area.
- A lift to all floors with level access throughout
- Each apartment with its own front door giving privacy whenever desired.
- A guest room which can be booked by residents for visitors
- A digital 'Careline' support system in all apartments for emergency support 24 hours a day, 365 days a year.
- Communal grounds with well landscaped external space available to all.
- Communal upkeep and maintenance including the exterior of the building landscaping.
- Reduced reliance on cars due to sustainable locations close to amenities.
- Buggy store
- Communal areas amount to circa 25% of the internal area.

1 Homes for Retirement Living, *Healthier and Happier*, September 2019

1.4 Benefits of Homes for Retirement Living

"Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities."

National Design Guide Paragraph 117

Older peoples housing produces a large number of significant Social, Economic and Environmental benefits.

Social

Retirement housing gives rise to many social benefits:

- Churchill Lodges offer significant opportunities to enable residents to be as independent as possible in a safe and warm environment.
- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Retirement Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for Retirement Living.

Economic

Retirement housing gives rise to many economic benefits:

- Each person living in a home for Retirement Living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Retirement Living September 2019).
- With 41 units proposed, at a ratio of 1.3 people per apartment, there will be around 53 occupants. At a saving of £3,500 each per year, this equates to a saving of £189,000 per year in local NHS and social care costs, in comparison to mainstream housing. This is a significant economic benefit.
- A recent report entitled Silver Saviours for the High Street (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open.
- An average retirement scheme will support the following new jobs:
  - 85 construction jobs
  - 87 Supply chain jobs
  - 4 Direct jobs (new commercial/community uses) and
  - 9 supported jobs (by increased expenditure in local area)

Environmental

The proposal provides a number of key environmental benefits by:

- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.

Our schemes free up family housing by older people looking to downsize - a typical 41 unit retirement development generates approx 92 moves in the chain

A development that maximises the use of previously developed land reducing pressure on greenfield sites

Our developments bring health and social care savings - each person living in a Home for Later Life saves the NHS & Social Services approx £3,500 per year

Economic and social benefits of older people using local shops, services and facilities. Our Owners shop locally, supporting businesses and communities

Due to its sustainable location, retirement living housing reduces the need to own a car. Owners often shop locally on foot or by public transport

Our developments allow for independent, secure living and provide companionship which helps to reduce isolation and loneliness

1.5 The Applicant - Who are Churchill Retirement Living Ltd?

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

The company has undertaken over 160 developments and sold over 5,000 units. Through a group company, Millstream Management Services Limited, CRL retain the operation, management, care and responsibility of every apartment of their completed developments.

"Our commitment to developing excellence and quality on every occasion rests in our continuing to provide the lifetime needs and communal services requirements of each of our 10,000+ resident home owners."

CRL is an award winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards. The only retirement housebuilder ever to have been awarded 'Housebuilder of the Year' and in 2019 were again named 'Best Medium Housebuilder'**
- **The HBF Customer Satisfaction Survey. Churchill retain the top '5 star' status having been recommended by more than 90% of our customers**

Summarised below are some of CRL's key statistics;

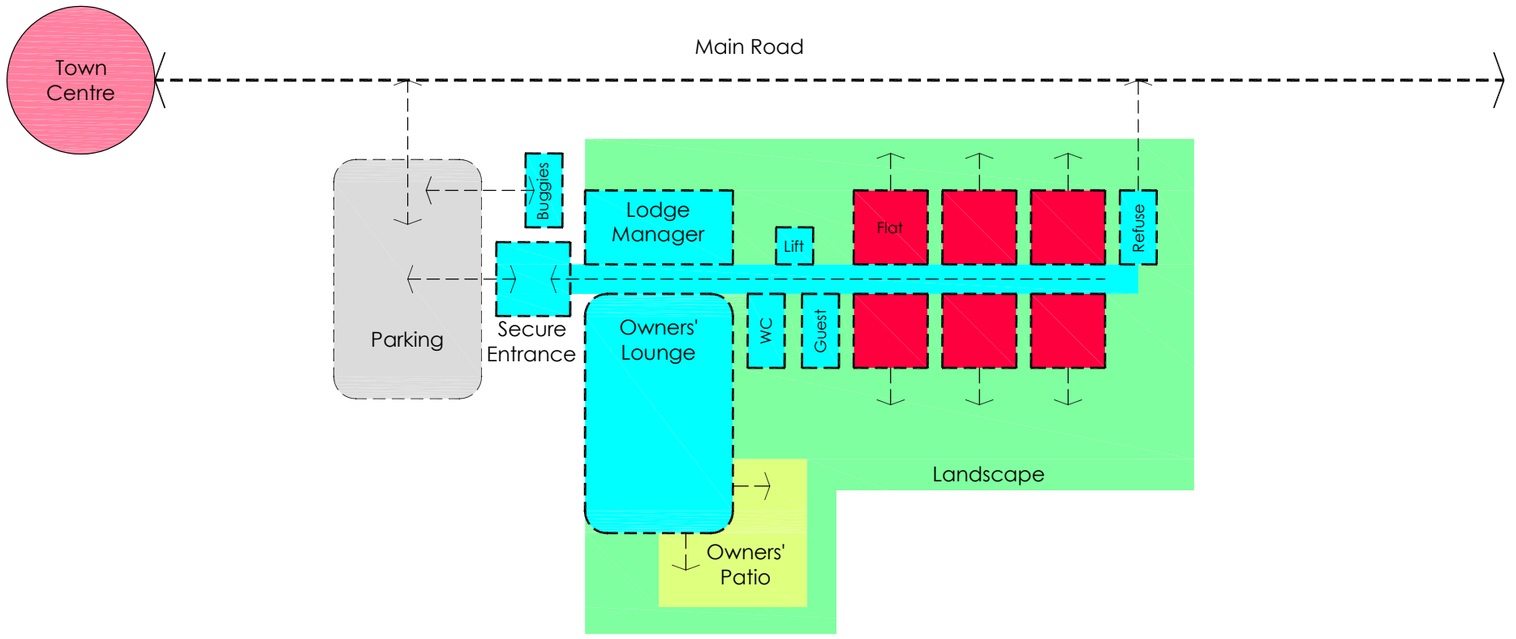
- **£208.6m revenues for year to June 2019**
- **£60.5m operating profit for year to June 2019**
- **170 developments built since 2003 with 6,184 units sold as at June 2022**
- **8.558 apartments under management**
- **Owned and contracted land bank of 3,913 plots at June 2022**
- **Seven regional offices around the country**

1.6 Applicant Brief

Site selection close to amenities and in an area with identified need is key in the first instance. In designing the development the subject of this planning application, Planning Issues have had a clear brief on the specific requirements of Churchill Retirement Living in order for the design to be successful.

Key client requirements for the architectural design are:

- A **single building**, allowing secure access to all communal facilities
- **Apartment numbers** - a minimum of 25 apartments so that the shared service charge for future owners remains affordable.
- Internal **level access** throughout
- Single **secure entrance** from the car park area to maintain passive security from the Lodge Manager over the parking area and ease of entrance for residents. There needs to be 'progressive privacy' from the public realm to one's apartment. A video link from the entrance intercom to owner's apartments allows owners to see who is requesting entry, responding to the particular need for safety and security for this demographic
- Concierge **reception** (staffed by a Lodge Manager with their own office)
- **Owners' Lounge** (communal), coffee bar
- Accessible toilet
- **Guest suite** (for use by friends and family)
- A central **lift** serving all floors
- Apartments, double **aspect** where possible but single aspect typically due to the requirement for double loaded corridors necessitated by the need to optimise the development potential of sites and to ensure efficiencies in design and build costs. Churchill's experience shows that there is a wide variety of preferences from customers in terms of aspect, with some preferring sunny aspects and others shaded positions, some busy streets and others more private locations. Therefore a range of choice of aspect for apartments is desirable
- Apartments with external doors to living spaces, with balconies where possible and external access at ground floor, typically providing a very **'active frontage'**
- Landscaped communal **gardens** where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required
- **Waste** management store appropriately sized and located based on previous experience of operating these type of developments
- **Parking** with an appropriate ratio of 1 space per 3 apartments, based on extensive experience of operating these type of developments, research and appeal decisions, as well as how accessible the site specific location is. This is because the sustainable location and average age of purchasers at 79 years old means a lower average car ownership requirement than mainstream housing
- Provision for **mobility scooters** within a 'Buggy Store' at a ratio of 1 per 7 to 8 apartments
- Low maintenance, long lasting **materials** and detailing which respond to the local context



1.7 Brief Requirement Examples

Secure Main Entrance from Parking

Owners' Lounge

Owners' Patio

Concierge Reception Lodge Manager

Typical Guest Suite

Typical Coffee Bar

1.8 Precedent Developments

Reigate

Frinton-on-Sea

Fishponds

Selsdon

Bagshot

Thornbury

"An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities."

National Design Guide Paragraph 39

2 CONTEXT

2.1 Site Description

The Site is located in Shaftesbury, just to the east of the town centre, accessed from Christy's Lane.

Roughly 0.25 hectares, the Site is currently vacant, and most recently formed part of the cattle market which was demolished in 2019.

Subsequent to the Cattle Market's demolition, in 2020 permission was granted for the 'Erection of retail food store (Class A1), formation of vehicular and pedestrian access, car parking, landscaping and engineering works' (application ref: P/FUL/2020/00008). The Lidl superstore has since been built, leaving this parcel of land vacant for residential development.

The site is bounded to the north by Christy's Lane, and to the south by the access road to the Tesco car park. To the west of the site is the access road to the Lidl car park, and to the east is the Tesco fuelling station.

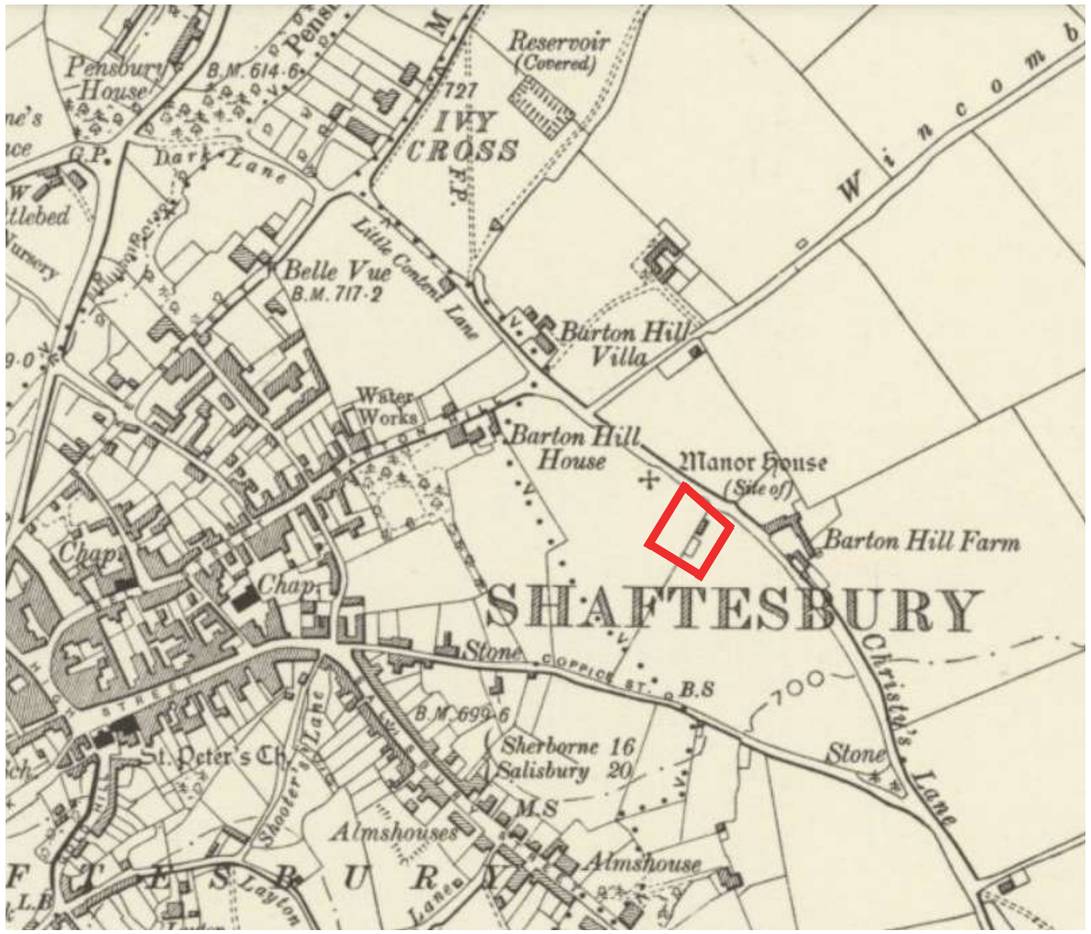
The site will be accessed via a shared vehicular access with Lidl.

There is a band of mature trees along the northern boundary of the site, all of which are outside of the site boundary on the grass bank alongside Christy's Lane.

The character of the immediate area is varied, however buildings are generally commercial.

Aerial image of Site, courtesy of Google Earth (not to scale)

2.2 Contextual History



1888 OS Map

The site is located outside of the historic core of Shaftesbury, and historic mapping from 1888 shows the site as being agricultural land.

2002 Aerial View

By the mid to late 20th century the Site was redeveloped to form part of the Shaftesbury Cattle Market and OS mapping records the market buildings outside of the Site boundary to the north west

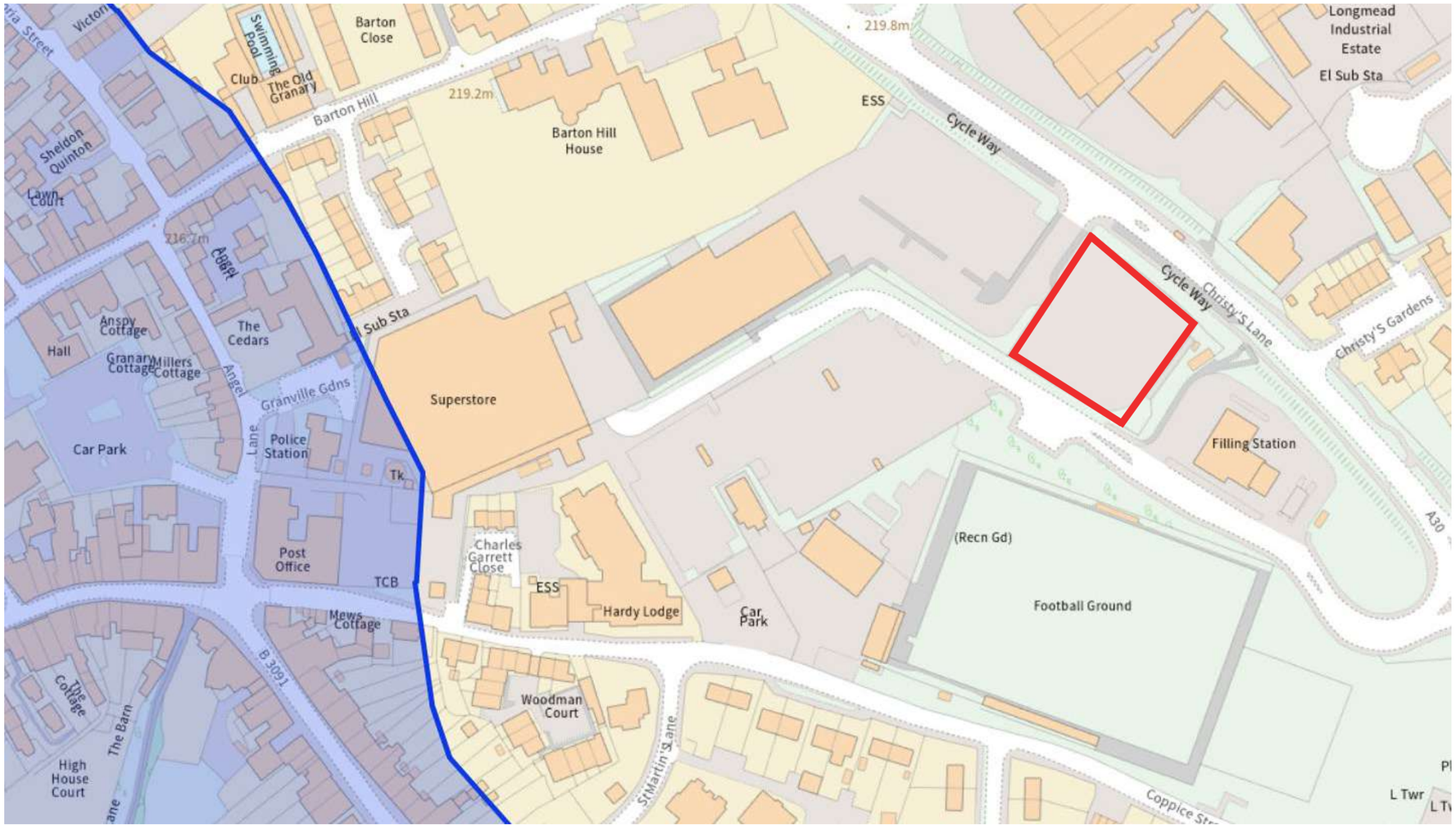
Google Earth imagery records the Site as an area of hardstanding associated with the cattle market from 2002 onwards.

2.3 Conservation Area

The Site lies outside of the Conservation Area, at its closest c. 210 m to the south west.

It can be concluded that the Site does not contribute to the character and appearance of Shaftesbury Conservation Area or understanding and/or appreciation of the interests that embodies its significance.

More information can be found in the acompanying Herritage Statement by Ecus Consulting.



Conservation area plan (not to scale)

2.4 Listed Buildings

There are three Grade II Listed Buildings on Coppice Street, located outside of the Shaftesbury Conservation Area which are within proximity of the site:

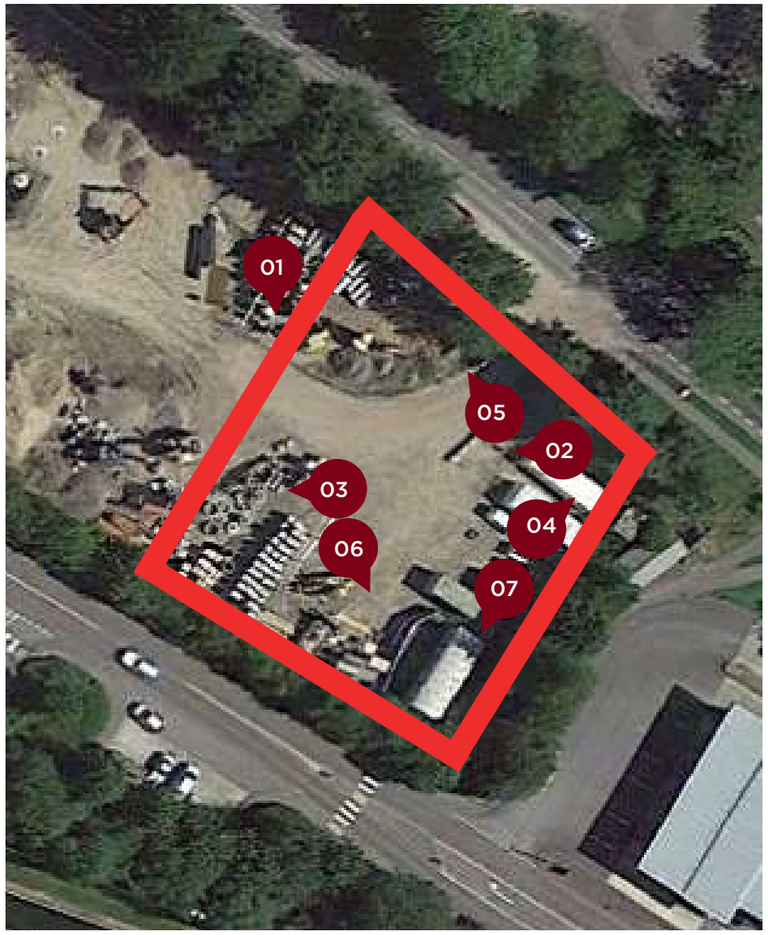
- 10 Coppice Street
- 19-21 Coppice Street
- Old parish boundary wall

Given the built up area between, the Site does not contribute to the setting or significance of these Listed Buildings.

More information can be found in the acompanying Herritage Statement by Ecus Consulting.

Listed building plan (not to scale)

2.5 Existing Site Photographs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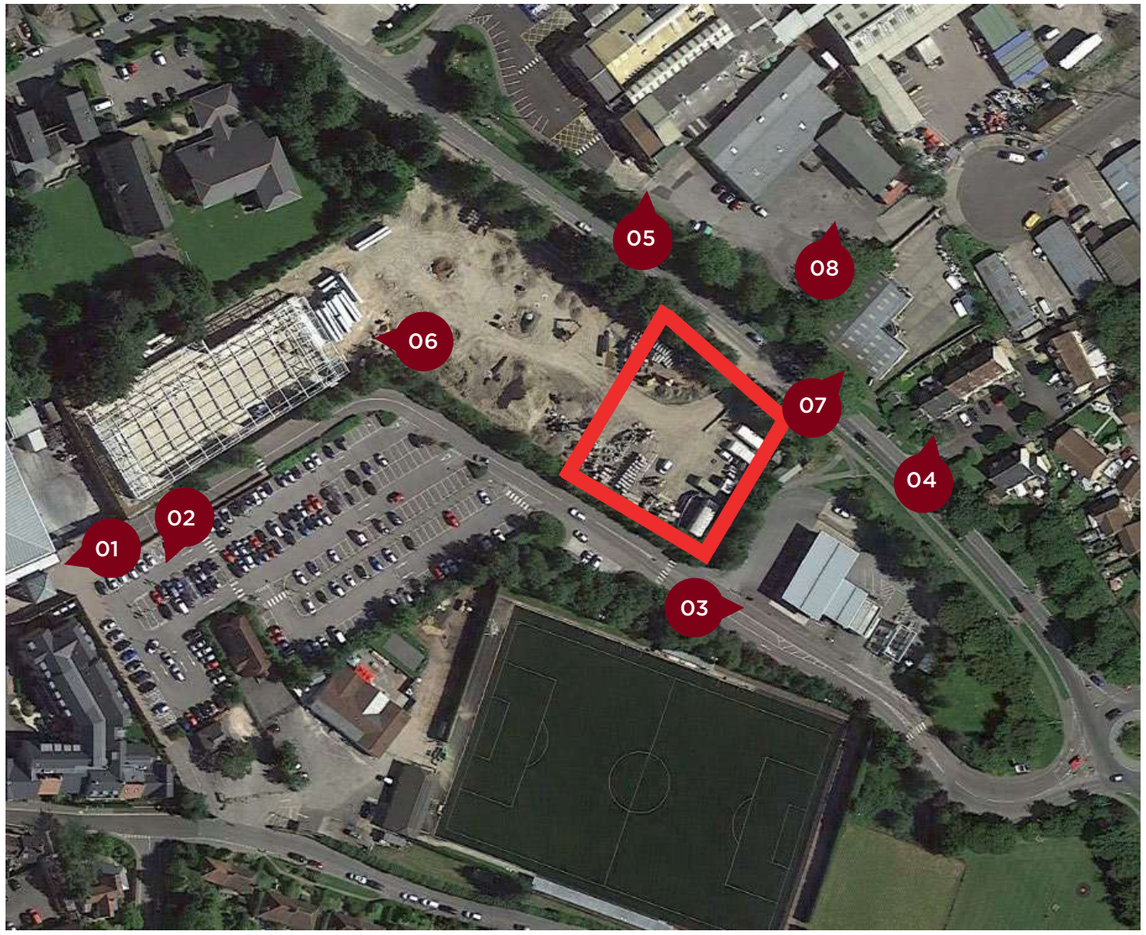
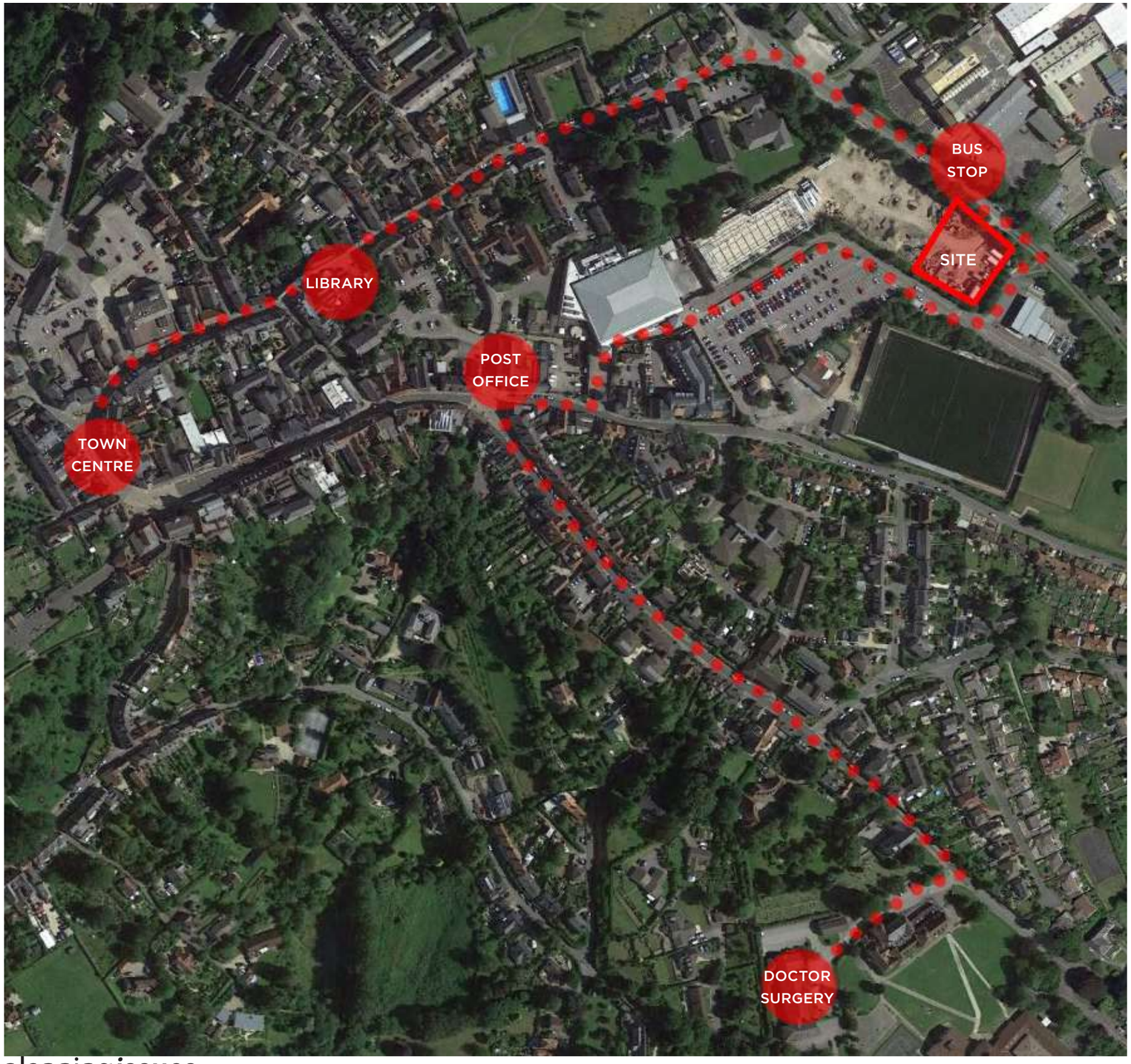
2.6 Immediate Context Photographs



2.7 Local Amenities



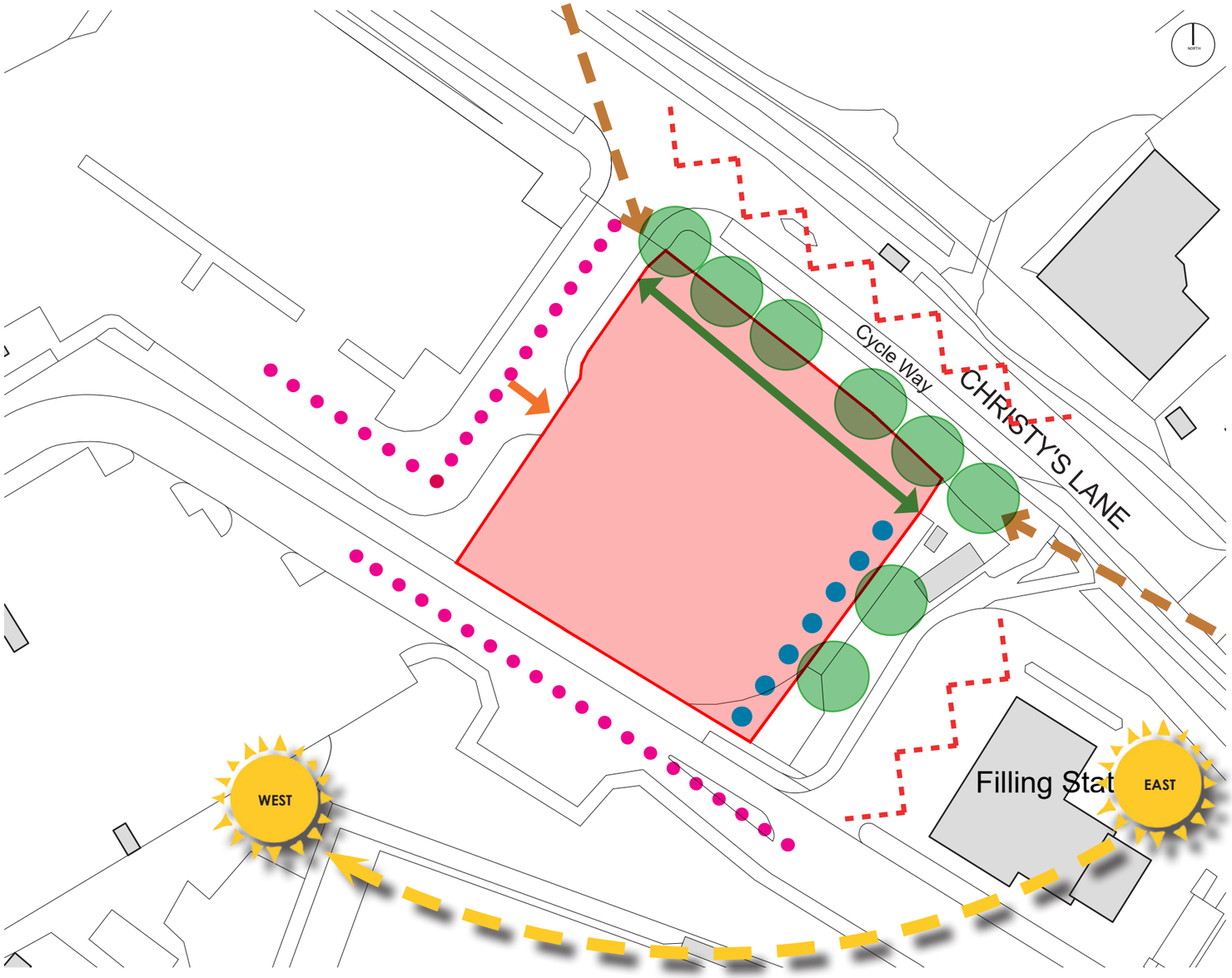
Situated approximately 0.4 miles to the east of Shaftesbury Town Centre, the site is within walking and cycling distance of a wide range of facilities, including several restaurants and eateries, public houses, banks, and stores.

There is a doctors surgery situated within walking / cycling distance of the site, located approximately 0.6 miles from the site on Salisbury Road.

The closest bus stops to the site are on Christy's Lane.

2.8 Constraints

The diagram below identifies the potential constraints in relation to the site.

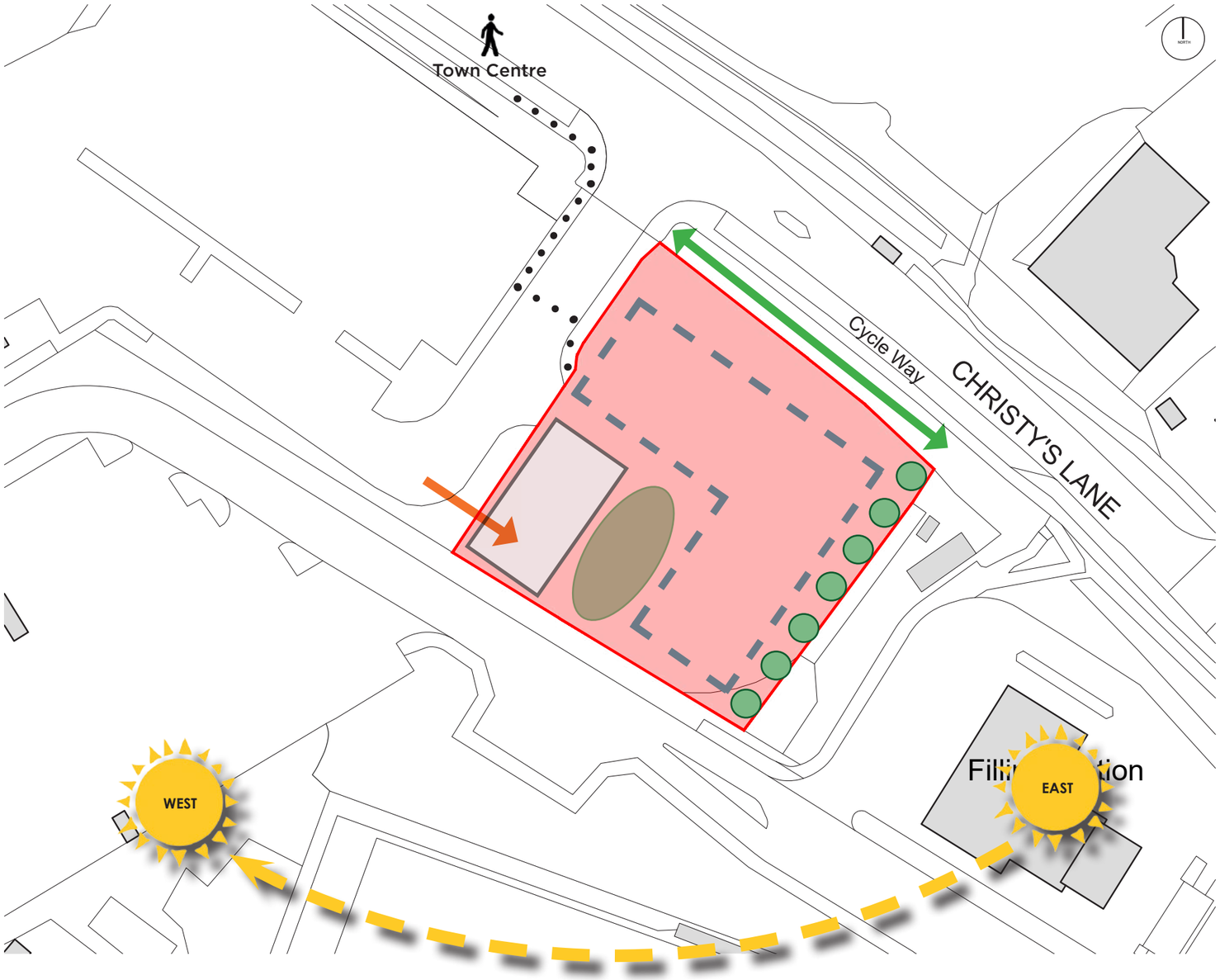


- Site
- Existing vehicular / pedestrian accesses via unadopted road
- Primary frontage
- Noise emitter
- Supermarket delivery traffic
- Secondary frontage (Glimpses into / out of site)
- Boundary with fuel station
- Existing trees

The location of the site and its immediate surroundings provide few design constraints as the neighbouring buildings are generally commercial, and of little architectural merit.

2.9 Opportunities

The diagram below identifies the potential opportunities in relation to the site.



- Site
- Short walking proximity to shops
- Potential zone for private amenity
- Potential footprint
- Potential streetscene improvement
- Potential car parking
- Potential landscaping improvements
- New vehicular access
- South facing apartments

Given that the site has no immediate context to respond to, there is an opportunity to produce a building with its own architectural style and:

- Create of a new urban gateway building at an important entrance point to Shaftesbury.
- Utilise the principles of 'Gentle Densification' to increase the density and height of this disused brownfield site.
- Create of new private amenity spaces within the site.
- Create of better quality active and passive surveillance to the general area.

“.....significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.....”

National Planning Policy Framework Paragraph 134

3 PLANNING

3.1 Planning Policy

The revised National Planning Policy Framework (NPPF) was updated on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

Paragraph 60 set out in the revised NPPF is to boost significantly, the supply of housing, it reads "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

The revised NPPF looks at delivering a sufficient supply of homes, Paragraph 62 identifies within this context, the size, and type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including older people.

One of the core principles of the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land). The site has been out of use and vacant since 2019 when the cattle market was demolished. The scheme will deliver 41 specialist residential units, associated parking and landscaping, delivering a range of social, economic and environmental benefits making efficient use of this vacant brownfield site.

In June 2019 the PPG was updated to include a section on Housing for Older and Disabled People, recognising its importance. Paragraph 001 states:

"The need to provide housing for older people is critical. *People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over, by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice in accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from early stages of plan-making through to decision-taking*"

North Dorset Local Plan Part 1

The relevant policies within the Local Plan Part 1 in relation to the redevelopment of the site to older persons housing on this proposal site are listed below:

- Policy 3 – Climate Change
- Policy 6 – Housing Distribution
- Policy 7 – Delivering Homes
- Policy 8 – Affordable Housing
- Policy 11 – The Economy
- Policy 12 – Retail, Leisure and Other Commercial Developments
- Policy 18 – Shaftesbury
- Policy 22 – Renewable and Low Carbon Technology
- Policy 23 – Parking
- Policy 24 – Design
- Policy 25 – Amenity

Shaftesbury Neighbourhood Plan

The relevant policies within the Shaftesbury Neighbourhood Plan in relation to the redevelopment to older persons housing on this proposal site are listed below:

- Policy SFTC1 – Town Centre
- Policy SFTC4 – Parking
- Policy SFHE2 – Housing
- Policy SFDH2 – Design
- Policy SFDH5 – Parking

Principle of Development

The site forms part of the mixed-use regeneration allocation referred to as 'Land between the Town Centre and Christy's Lane', where a mix of retail and residential has been considered acceptable. Since the adoption of the Local Plan, the Lidl superstore has been constructed as part of the allocation (P/FUL/2020/00008). As such, the principle of residential has been considered appropriate for this site.

The site is a vacant, brownfield site, which is situated in a highly sustainable location within Shaftesbury. The redevelopment of the site will make efficient use of land by providing much needed 1 and 2 bed older persons housing where there is significant un-met need in the area. The development of this type of accommodation will also have a positive effect on the wider housing market, by freeing up under-occupied housing for family homes or first-time buyers.

Therefore, the site is considered to be in a suitable and highly sustainable location for specialist older persons accommodation.

3.2 Housing Need

A National Need

It has been acknowledged that the UK has a housing crisis. Not enough homes are being built to meet the needs of the population. National Planning Policy includes Planning Practice Guidance on 'Housing for older and disabled people' to assist Council's in preparing planning policies on housing for these specialist groups. This set out that providing housing for older people is 'critical'.

People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over, by mid-2041 this is projected to double to 3.2 million.

As recorded in the 2021 Census, there are more people than ever aged 65 years and over in England. Subsequently, more than one in six people were aged 65 years and over on Census Day in 2021.

Offering older people a choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.

A Local Need

The age profile of the population can be drawn from the 2021 Census Data. Dorset Council, as set out in the figure adjacent, identifies there has been an increase of 24.8% in people aged 65 years and over between 2011 and 2021. This is significantly higher than the UK average of 20.1%. In addition, it is identified that people between the ages of 70-74 have doubled between this time. Therefore, it is evident from the 2021 Census Data that Dorset has a clear ageing population.

Within the emerging Dorset Local Plan evidence base, the 2022 Housing Needs Assessment suggests that in 2019, 29.1% of Dorset's population were over the age of 65 years. This figure is greater than the neighbouring Council (Bournemouth, Poole and Christchurch), and significantly higher than the national average of 18.4%. The report goes on to identify the projected change in population of older persons between 2021-2038, for Dorset the projections show an increase in the population aged 65 years and over of 41,400 people (figure 1 adjacent).

Furthermore, in Dorset it can be seen by 2038 there is an estimated need for 4,422 additional specialist dwellings for older people, this equates to a significant un-met need.

The development of specialist housing for older persons enables older households to downsize from their current homes, which may no longer meet their housing needs or are expensive to run. In North Dorset, the Council acknowledge that 56.6% of older persons housing has an under-occupancy rate of 2 or more rooms. Therefore, the development of retirement living accommodation in this location, of which there is a critical need, will not only increase more options for suitable housing as people age, but it also frees up housing stock onto the market. This subsequently has a positive knock-on effect for first time buyers and people wishing to move up the housing ladder.

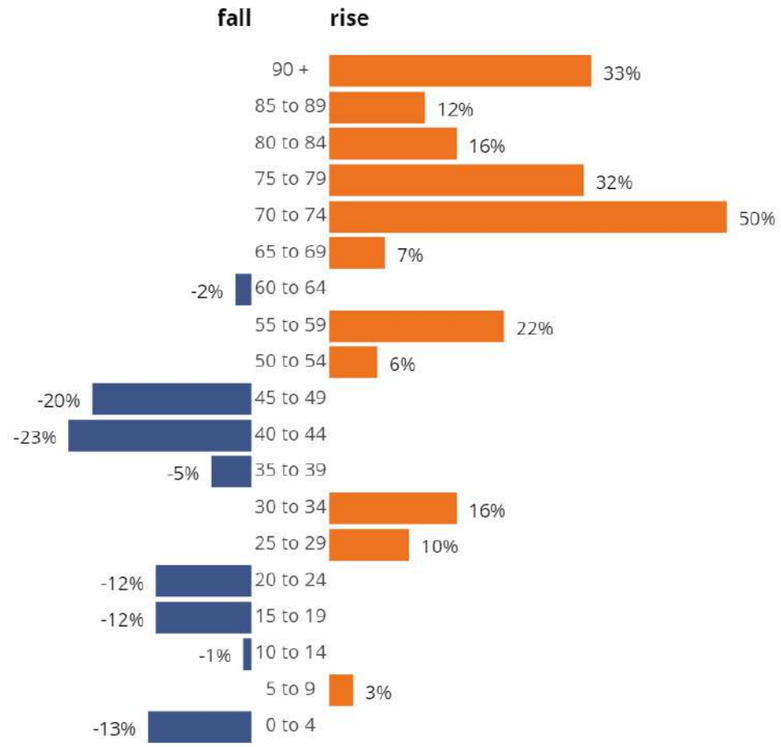


Figure 1: population change (%) by age group in Dorset, 2011 to 2021.

	2021	2038	Change in population	% change
Under 65	268,260	265,133	-3,127	-1.2%
65-74	58,311	70,871	12,560	21.5%
75-84	39,379	56,123	16,744	42.5%
85+	16,064	28,152	12,088	75.2%
Total	382,014	420,278	38,265	10.0%
Total 65+	113,753	155,145	41,392	36.4%
Total 75+	55,443	84,275	28,832	52.0%

Source: Demographic Projections

Figure 2: Projected change in population of older persons, 2021 to 2038 (Dorset)

3.3 Public Consultation

"Design quality should be considered throughout the evolution and assessment of individual proposals. ..... Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot." National Planning Policy Framework Paragraph 128

An online public consultation was conducted over a two-week period between Monday 24 July until Sunday 6 August 2023.

The proposals were promoted to a wide local audience including a mailing to 278 residential and business addresses, providing to the online consultation, and in this time the project website received 148 views from 20 people. In total, 3 responses were received by the end of the consultation period.

Of the 3 responses, Support for the principle of redeveloping this vacant brownfield site for retirement housing was recognised by one of the respondents.

Considering the large number of residents contacted (278), the very limited level of feedback suggests a general sense of acceptance or apathy towards the proposal and suggesting no considerable opposition.

"A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing."

National Design Guide Paragraph 21

4.1 Concept

Street fronting gables have been used to express the ends of the building, these can be found on some of the older buildings in the town centre, as well as on more recent developments.

The massing has been broken up using recessed elements, typical of some of the larger buildings in the area.

The central section has been articulated to replicate a terrace of individual town houses, a design which responds to the only residential development in the vicinity the site.

4.2 Layout

"Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context."

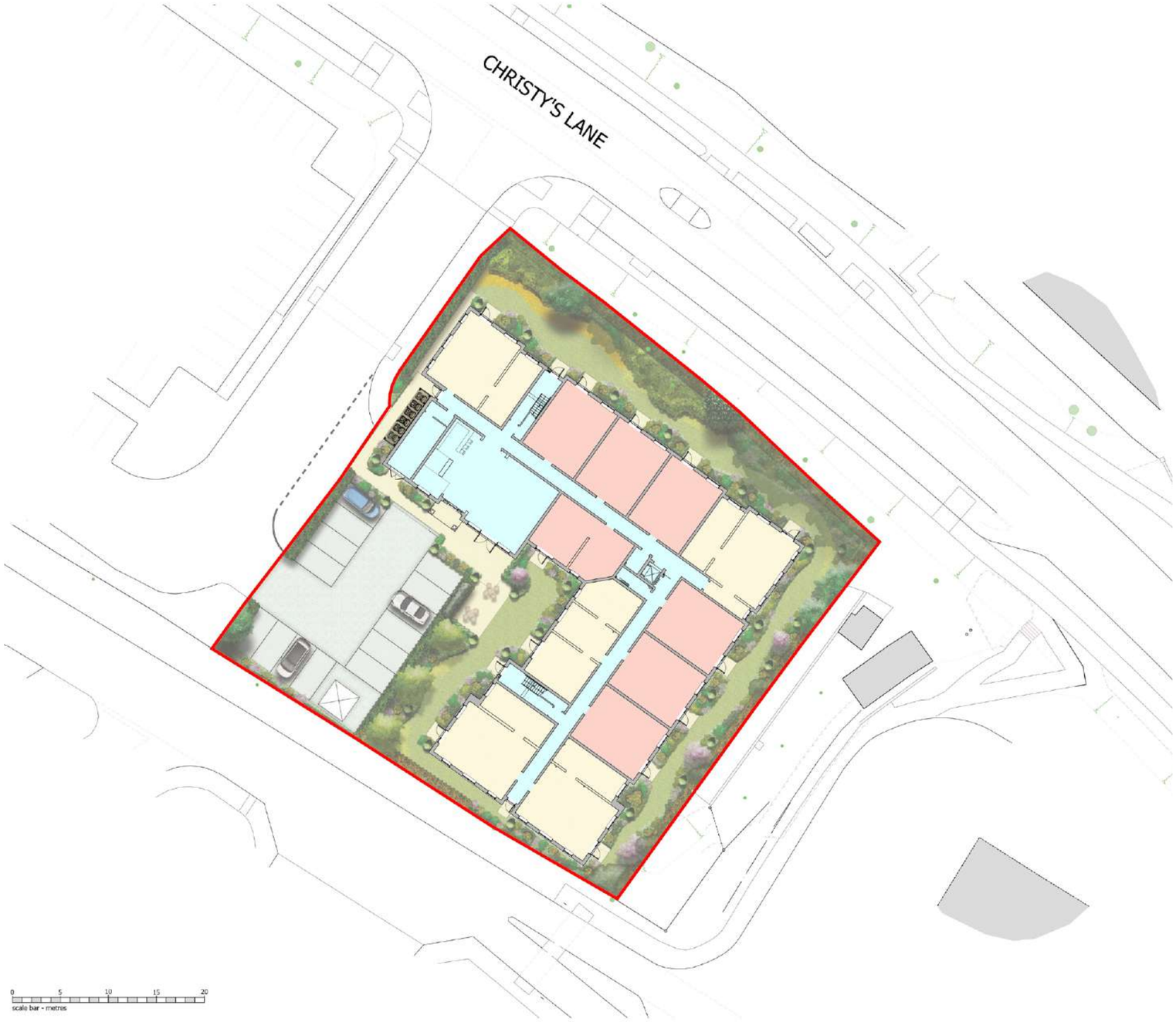
National Design Guide Paragraph 65

Several options were explored throughout the design process, following a thorough analysis of the local area, a final layout for the site was reached.

As part of the exploration for the most suitable urban solution for the site, several studies were undertaken to choose the most appropriate footprint for the site, and the most appropriate location for car parking.

The aim was to balance optimising the capacity of the site without over-development, the provision of parking in a discreet and sensible location and create an urban form with appropriate landscaping.

The resulting proposal is for an L shaped block that fronts onto Christy's Lane, with amenity space and car parking to the rear.



Proposed Site Plan

4.3 Scale & Massing

Both the north and east elevations have been articulated using projecting bays with street fronting gables, with a larger central element.

Recesses, and varying roof materials and heights have been used to break up the massing of the building into 3 smaller elements.

The three storey elevation is broken up using a band of contrasting painted brickwork at ground floor level, as well as within the recesses.

The scale is domestic, defined by person-height doors and windows, single-window openings to all rooms, eaves, a pitched roof, and generally features that are to be found on residential properties in the surrounding area.

Gentle Density Diagram - excerpt from page 99 of Living with Beauty

Proposed Christy's Lane Contextual Elevation

4.4 Appearance and Elevational Treatment


1.


2.


3.


4.


5.


6.

1 Contrasting red and buff brick windows detailing
2 Balcony - Black painted steel balcony
3 Entrance Canopy - Recon stone
4. Rainwater Goods - Black uPVC
5. Fascias and Soffits - White uPVC
6. Windows - uPVC Windows, colour White / Recon stone window cills, colour Portland

4.5 Materials

"The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings."

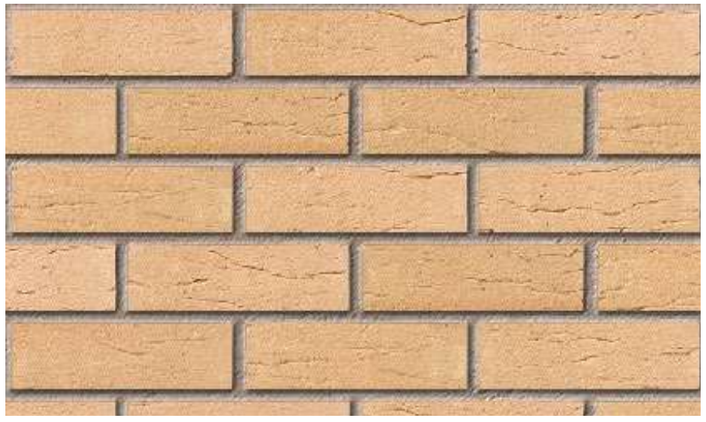
National Design Guide Paragraph 30

The proposed development will use materials that will help it to fit in with, rather than contrast to its neighbours.

From review of the surrounding context, the area is made up of traditional buildings, which are predominately red brick finished, and can feature contrasting brick or stone detailing.

Areas of painted brickwork can also be found both older and more recent buildings throughout the town.

1.



2.

3.

4.

1 Facing Brick - Ibstock Red Multi - Brunswick Farmhouse Mixture
2 Detail Brick - Ibstock Buff Multi - Brunswick Buff
3 Roof Tiles - Marley Ashmore Concrete Roof Tile colour Smooth Red
4. Roof Tiles - Marley Ashmore Concrete Roof Tile colour Smooth Grey
5. Cream Painted Brick

4.6 Landscape and External Amenity

Typically, the landscaped and amenity areas are for the visual enjoyment of the of the residents, rather than active recreational uses.

The boundary fronting any road or highway is typically bordered by black railings with planting behind (image 1).

Typically, the main amenity space contains a centrally located patio area, with outdoor seating for residents (images 2 & 4).

The boundary to other properties is typically a 1.8m high close boarded timber fence with a deep, dense area of wildflower planting in front (image 5).

Areas of lawn are interspersed between the planting, patios, car park, main entrance, and paths, providing useable amenity spaces (images 3 & 6).

1.

2.

3.

4.

5.

6.

1. Railings - 10mm dia. black polyester powder coated hoop-topped metal railings
2 Patio
3 Border
4. Pergola
5. Planting edge border
6. Apartment patios and paths

4.7 Access and Movement

"In well-designed places, people should not need to rely on the car for everyday journeys including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment." National Design Guide Paragraph 83

Site Access

Principal pedestrian and vehicular access are both gained from Christy's Lane.

The main entrance to the building is clearly marked by a distinctive glass canopy, and defined by brick detailing. The vehicular access and car parking layout proposed will accommodate the day to day vehicular needs of the occupants.

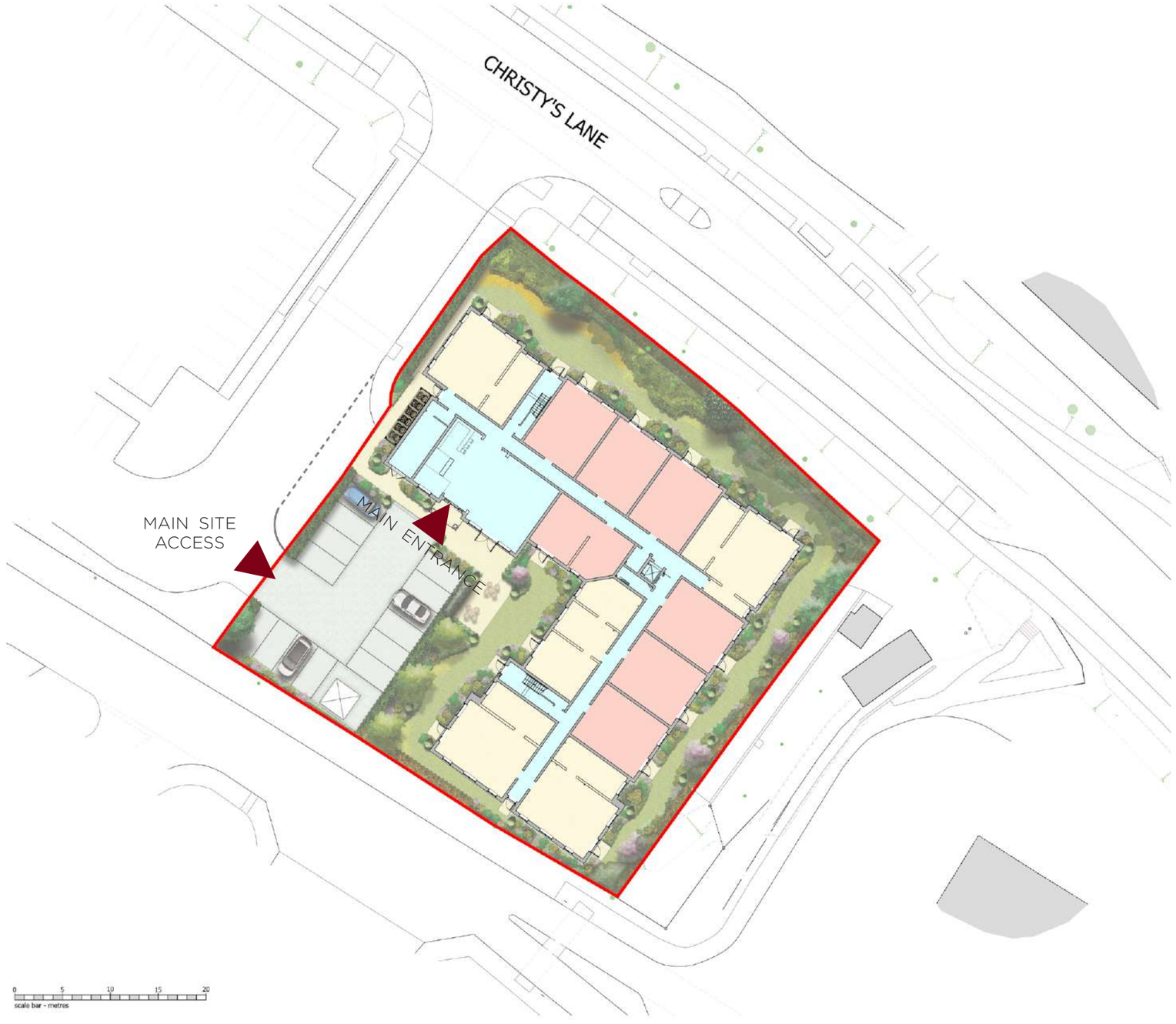
The sustainable location will encourage a reduction in vehicle ownership.

A mobility scooter store with charging points is proposed.

Building Access

The proposal is accessible and easy to move around. The building has internal layouts, specifications and construction details that will allow a safe and convenient use by owners and visitors and will fully meet the requirements of Part M of the current Building Regulations. Communal access includes:

- Step-free access to the apartments, communal spaces, and parking areas.
- Step-free access to communal WC on ground floor.
- Step-free access to external outdoor space from apartments and communal spaces.
- Lift access to all floors - 8 person with a minimum 800mm wide door opening and a lift car that is 1100mm wide by 1400mm long, thus providing suitable space for most access needs.
- All communal corridors are a minimum of 1.4m wide.

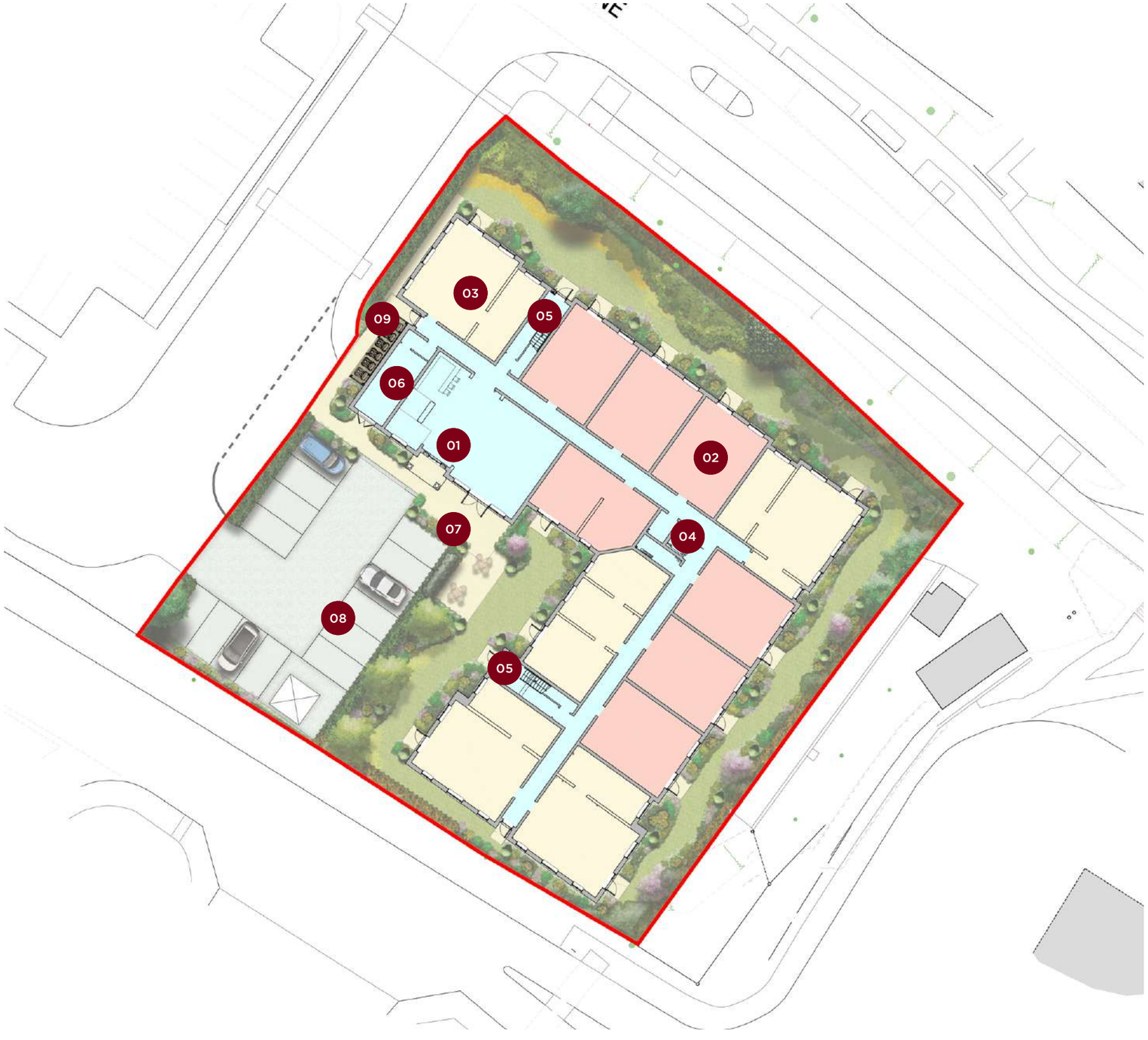


“Well-designed places and buildings are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.”

National Design Guide Paragraph 54

5 PROPOSED DESIGN

5.1 Proposed Plan



01 Main entrance to reception, office and Owners' Lounge

02 One bed apartment

03 Two bed apartment

04 Communuals / Circulation

05 Fire fighting stair within 18m of highway/furtherest point of building within 45m of dry riser outlet

06 Internal refuse store

07 Owners lounge patio

08 Parking spaces

09 External buggy store

5 PROPOSED DESIGN

5.2 Proposed Elevations

North Elevation

West Elevation

0 5 10 15 20

scale bar - metres

South Elevation

0 5 10 15 20

scale bar - metres

East Elevation

0 5 10 15 20

scale bar - metres

5.3 Proposed Landscape

"Well-designed developments include site-specific enhancements to achieve biodiversity net gains at neighbourhood, street and household level." National Design Guide Paragraph 98

The site is currently clear and vacant with existing vegetation on the boundaries retained and protected.

The site will be enhanced with a proposed landscape ecological corridor of wild turf, native trees and sub canopy buffer planting. This will also enhance the natural screening between the proposed and existing developments where required to the north, east and south.

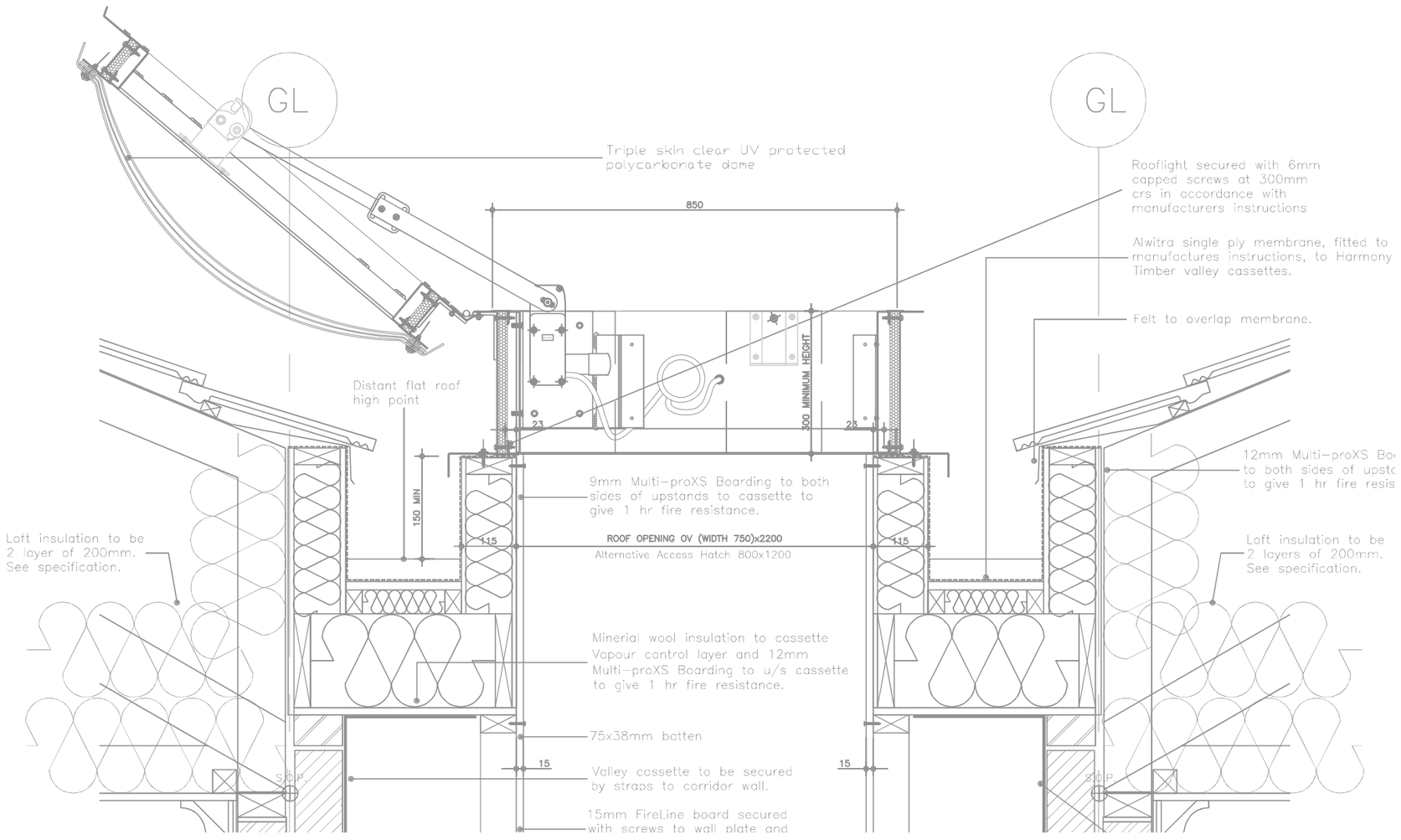
The Owners' lounge and associated patio is in the central amenity space of the proposed building. An outdoor seating area with outdoor garden timber benches will be provided. Constraints including existing service easements and engineering features will need to be considered.

Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places.

The inclusion of gardenesque trees will add visual appeal to the garden areas and link the scale from the buildings to the garden shrub planting. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest. Bat and Bird boxes could be integrated in to the building. Hard landscape treatments will compliment the built form with buff paving.

“Design is not just what it looks and feels like. Design is how it works”

Steve Jobs



6 DETAILED DESIGN

6.1 Typical Apartments

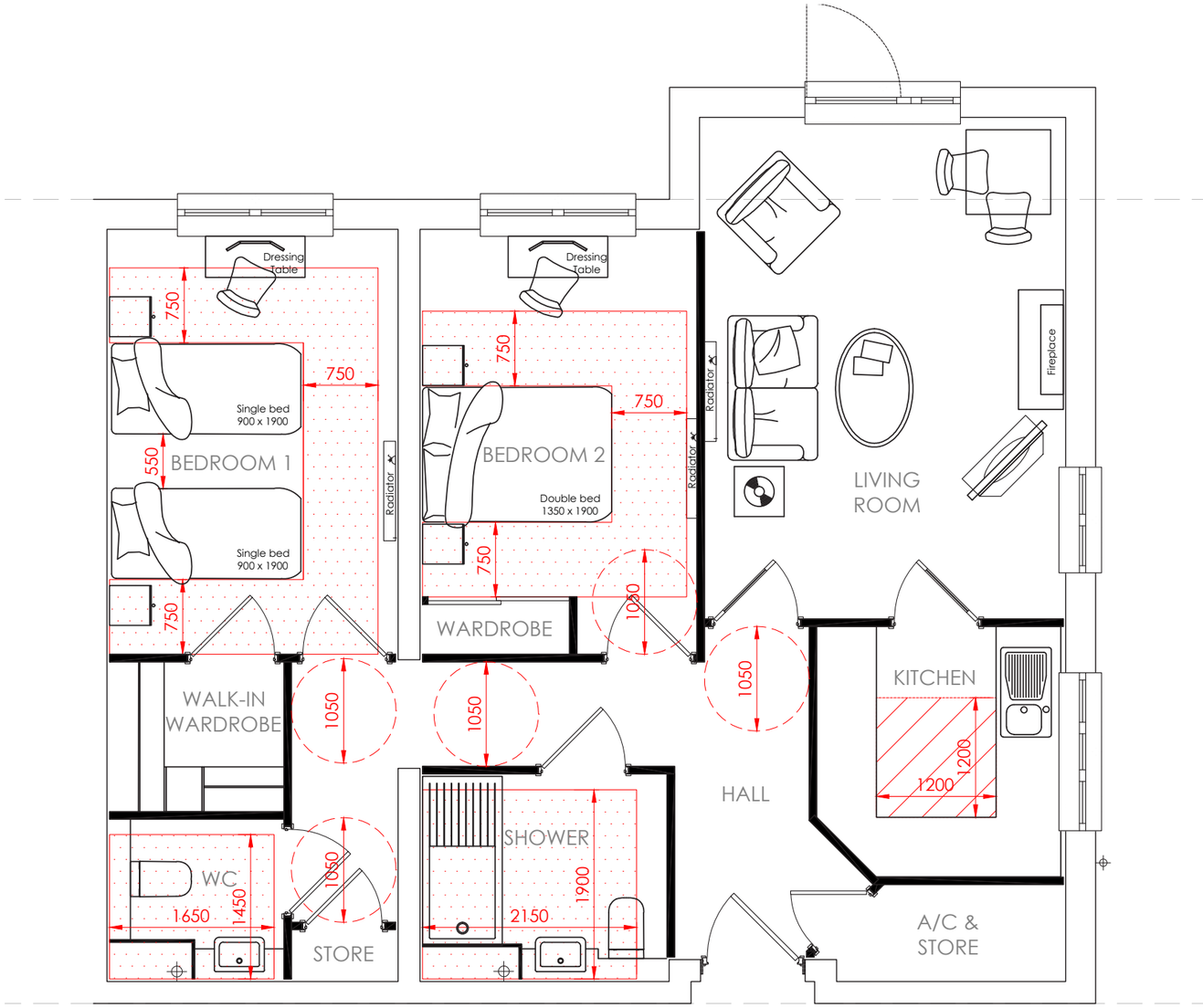
"Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them." National Design Guide Paragraph 120

The retirement living accommodation the subject of this planning application meets the requirements of 'Accessible and adaptable dwellings'[1]. This provides features that accommodate a wide range of people, including older and disabled people. The internal apartment layouts have been designed to meet residents' specific needs. CRL's internal design team continually receives feedback from residents and managers at other CRL developments; thus allowing for periodic review as required. The use of tried and tested standardised apartment designs ensures the needs of owners are met.

The apartment designs include:

- Entrance door is at least 850mm clear width
- Entrance Hallway with sufficient turning space
- All hallways are a minimum of 900mm wide and any localised obstruction, such as a radiator, is located where possible to not occur opposite a doorway or at a change of direction
- All internal doors to habitable rooms have a minimum clear opening of 775mm
- The master bedroom allows 750mm around the bed
- All switches, sockets and other controls are set at easily accessible heights and light switches are illuminated
- Window handles at an accessible height between 450mm and 1200mm above floor level. All windows have safety restrictors
- Storage space that is easily accessible
- All habitable spaces have been designed to have good size windows ensuring a good amount of natural light
- WCs and showers are designed to be easily accessible and with emergency call points to each space. All have easy turn mixer taps. Shower trays are low level for easy access
- Waist height oven within the kitchen
- Slip resistant flooring in kitchen and bathroom
- Energy efficient, low carbon, economical heating

1 Building Regulations Part M(4)



Typical apartment

6.2 Servicing and Refuse

"Well-designed places include a clear attention to detail. This considers how buildings operate in practice and how people access and use them on a day-to-day basis, both now and in future." National Design Guide Paragraph 134

Access for refuse trucks will be from Christy's Lane. Trucks will collect the bins from the refuse room whilst stopped in the adjacent layby.

The Local Plan sets out a requirement for the provision of waste and recycling capacity per dwelling. The same ratio applies for all residential types and sizes, from large, multiple bedroom house for families to a small studio flat for an elderly person.

It is worth noting that in Churchill Retirement schemes and in retirement housing schemes in general the occupancy rates are typically 50% lower than open market housing (i.e. a one bed will generally be occupied by 1 person compared with up to 2 in open market and a two bed will only ever be occupied by a maximum of 2 people compared to 4 in open market housing).

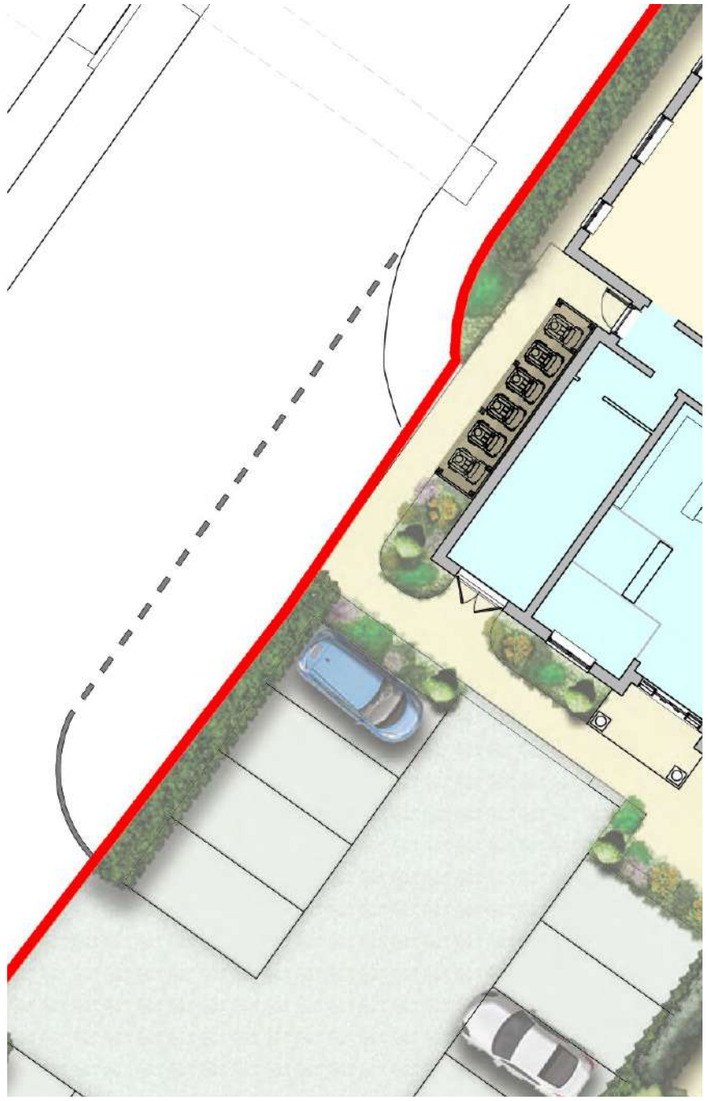
Churchill Retirement have developed a detailed understanding of the typical waste requirements attributed to their schemes based on research carried out from operational Churchill lodges across country. The below table below shows waste output and collection details for a number of our lodges of a similar size:

	Middlemarch	Andover	Bournemouth	Beaufort
No. of apartments	42	70	54	46
No. of bins (waste & recycling)	3 + 0 3300L total	6 + 6 7920L total	6 + 6 7920L total	2 + 2 4400L total
Collection frequency	Weekly	Alternative weeks	Weekly, but max 5 + 5 collected	Alternative weeks

Due to the nature of Churchill schemes and its target demographic, the guidance given is far in excess of our typical requirements and this capacity would not be used. The majority of flats are single occupancy and the owners are daily basket shoppers with a low carbon footprint who generate small amounts of waste. Past negotiations with other Local Authorities have found a reduction on guidance figures to be acceptable upon investigation of other C3 retirement schemes in their districts. Based on our experience and BS5906 we apply a ratio of:

- Total waste generation rate of 100 litres per week for one bed apartments – 27 x 100L = 2700L
- Total waste generation rate of 170 litres per week for two bed apartments – 14 x 170L = 2380L
- The total capacity required would be 5080L and therefore provision of 5 x 1100L bins would be sufficient (5500L capacity).

The proposed building, in common with all Churchill Retirement Living developments, will have a communal refuse room. This is located internally within the main building at the NW corner, close to the access driveway. The room is accessed by residents internally via a ventilated lobby off the Ground Floor corridor area. Within the refuse room small bags of household waste and recycling material from each individual flat can be decanted into larger shared wheeled bins, clearly designated for specific storage. The room has external doors opening onto an adjacent pathway. The Lodge Manager is responsible for the security of the building and these doors are to be locked at all times when not in use. The Lodge Manager will be responsible for monitoring the refuse and for arranging moving the bins to the back edge of the pavement on relevant collection days and for arranging moving them back inside shortly after emptying, minimizing the length of time that bins will be left outside.



6.3 Safety and Security

"Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability."

National Design Guide Paragraph 124

Safety and Security is paramount for the occupant demographic. People are usually living alone and are often vulnerable. The presence of a Lodge Manager provides reassurance and support as well as monitoring visitors and residents.

Development Security

Developments are secured at the boundary with the use of fencing and railings as well as defensible landscaping making clear the public realm beyond and private space that is part of the apartments.

Adequate external security lighting will be provided to illuminate the external doors, car park, driveway and paths and will be controlled by time switches or photo electric cells as appropriate.

Windows from apartments are located on all sides of the proposed development and these will provide passive surveillance from the occupants, many of whom are home for the majority of the day.

The access into the lodge is kept to a single point where possible and this is usually from the car park. The access door is adjacent to the Lodge Manager's office and the reception allowing passive monitoring of the entrance.

Apartment Security

All apartments will have a Careline support system. This is connected to 24-hour support so, in the event of an emergency, residents have direct contact with either the Lodge Manager or a member of a call-centre team 24 hours a day, 365 days a year.

The system provides video door entry with a standard TV, allowing owners to view any visitors on the apartment TV before choosing to let them into the main entrance. An intruder alarm is fitted protecting the front door of the apartments, while ground floor apartments have additional sensors fitted, giving that extra level of security and peace of mind.

Doors and Windows

All windows and doors will comply with Part Q and the Disability Discrimination Act requirements.

The main doors are power assisted sliding opening. Access will normally be from a keypad, or opened from within the building.

All ground floor apartments, and any others that might be easily accessible by external means will be fitted with PIR sensors connected to a master intruder alarm panel. Patio and French doors are provided with an external handle, but, to prevent residents from using these as main doors to the apartments, no external means of locking is provided.

Flat entrance doors will be of a solid construction to an enhanced security standard and comply with a 30-minute fire rating. Doors will have intruder alarm contacts, and can be fitted with a security device for visual checking prior to opening.

Safety

In addition to the 24 hour careline system, and the Lodge Manager's presence, fire and smoke detectors are fitted in communal areas and within all apartments for residents safety.

6.4 Sustainability

"A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution." National Design Guide Paragraph 136

In terms of planning, addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. It recognises that planning plays a key role in minimising vulnerability, providing resilience and managing the risks associated with climate change.

An effective approach to reducing greenhouse gas emissions from new development is the use of efficient designs and insulation products to achieve high levels of thermal efficiency – the 'fabric first' approach. New homes and buildings that benefit from the latest heating systems, very high levels of thermal insulation of walls, floors, ceilings, windows and doors can achieve a substantial reduction of CO2 emissions.

The focus of the design will limit the energy consumption and CO2 emissions through optimising the building performance together with energy efficiency measures following the steps of the energy hierarchy, as set out below. It will meet the requirements of Part L1A and 2A of UK Building Regulations by:

- Using less energy / demand reduction;
- Supplying energy efficiently; and,
- Using renewable energy.

The scheme has been designed to exceed Building Regulation Part L 2013 requirements with respect to the thermal properties of building fabric. The efficiency of the building fabric is the second consideration in the Energy Hierarchy. Materials will be specified to target an A or A+ rating under the Green Guide to Specification, where possible.

The building itself has appropriately sized windows to provide good daylight and natural ventilation whilst minimising overheating from excessive glazing.

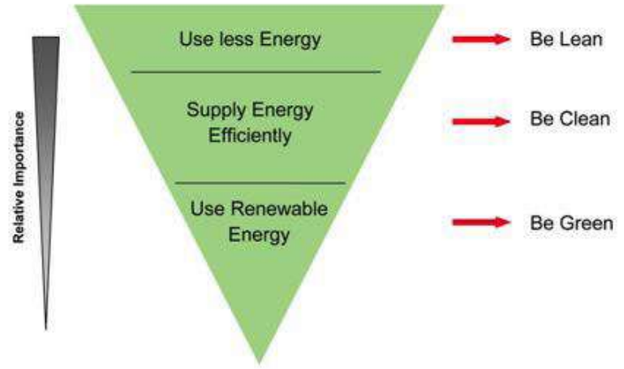
Finally appropriate building services design, efficiencies and controls and the incorporation of renewable and low carbon technologies are proposed. These include:

- Solar photovoltaic systems (PV's) will be installed on the roof. Electricity produced by solar cells is clean and silent and solar energy is the most appropriate locally available renewable resource
- Energy efficient appliances, fixtures and fittings will be installed to reduce the life cycle energy impact of the building
- Thermostatic heating controls
- All areas of the building internally and externally will be lit using low energy lighting and where appropriate will utilise appropriate daylight and movement sensor controls, reducing energy consumption and light pollution.
- Efficient electric heaters

Other sustainable characteristics proposed are:

- All apartments are fitted with water flow restrictors, aerated taps and dual flush WCs to reduce potable water usage. Typically water efficiency standards are in excess of 22% less water than average UK households
- On-site communal recycling facilities are provided
- Sustainable means of travel are promoted, including a mobility scooter store with electric charging points, cycle store & reduced level of car parking provision compared with open market housing
- 'Home Shopping' scheme, which allows residents to order their food shopping collectively and have it delivered, reduces the carbon footprint of the residents by combining deliveries and cutting down on individual shopping trips
- The majority of construction waste is recycled.

Churchill Retirement Living uses Sustainable Drainage Systems if viable following necessary ground investigations at site clearance and demolition. Paths and other hard standings will be constructed in permeable materials and specification as shown on the landscape strategy. Water butts are routinely installed to collect rainwater for gardening use.



1.

2.

3.

1 Energy hierarchy
2 Electric mobility scooter store
3 Photovoltaic panel array

6.5 Biodiversity

The existing site contributes very little to the biodiversity of the area, due to the site being dominated by buildings and hard standing parking.

Existing trees will be retained as shown on the arboricultural and landscape plans.

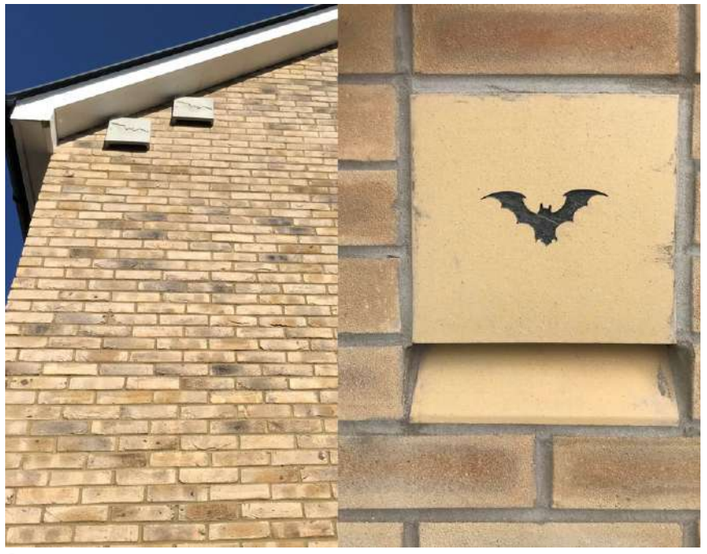
The proposed scheme incorporates a number of green / planted areas, which will enhance the biodiversity in the locality and promote habitats:

- Landscaped approach to the main entrance
- Soft landscaping to the curtilage of the site at ground floor
- The central communal courtyard will provide a range of plant life in the proposed soft landscaping
- Bat roosts/bird boxes/Swift boxes are routinely provided
- Planting to encourage pollinators
- Berry rich planting for birds
- Native plant species where possible
- Residents often set up gardening and wildlife clubs.

The proposed scheme will enrich biodiversity by implementing a new green space in the local town centre and result in a net biodiversity gain.

More details are provided within the supporting Ecological Appraisal included with the application.

1.



2.

3.

4.

1 Swift bricks routinely used
2 Bat boxes
3 Biodiverse landscaping
4. Pollinators

6.6 Materials, Resources and Lifespan

"Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050." National Design Guide Paragraph 135

Well Managed and Maintained

Unlike the case with mainstream house builders, Churchill Retirement Living maintains an interest in the long term success of projects through its sister company, Millstream Management. Ensuring developments are fit for purpose and built for longevity is therefore in the applicant's interest. Both buildings and landscape are designed from the outset to minimise future maintenance requirements and continue to look good and work well in the long term. As and when maintenance is required this is promptly carried out by the management company.

Materials

Materials are selected for their value and appropriateness. By value we mean a balance between their longevity, periods of maintenance, initial cost and aesthetic qualities. Typically construction is traditional load bearing cavity wall with concrete slabs which have proven to be tried and tested robust forms of construction. Bricks are usually selected to be appropriate for the local area. Render is sometimes proposed where appropriate. Windows are typically uPVC because of their low maintenance and high Green Guide rating.

At the end of their life most developments materials will be able to be reused or recycled.

A Sense of Ownership

Developments are owner-occupied. Owners contribute towards an annual service charge which ensures communal areas, the building fabric and the landscape are all well maintained. By contributing to the communal upkeep both apartment owners and the freeholder have an interest in maintaining the development to as a high a standard as possible.

1

2

3

4

1 Robust materials
2 Well managed and maintained
3 Owners' Lounge
4 Communal Amenity Space

6.7 Landscape and External Amenity

"Well-designed buildings are carefully integrated with their surrounding external space. All private and shared external spaces including parking are high quality, convenient and function well. Amenity spaces have a reasonable degree of privacy." National Design Guide Paragraph 129

Homes for Retirement Living developments are located within or very close to town and local centres, where due to the size of the site it is not always possible to provide extensive external amenity space. Constraint amenity space is a feature of many town or city centre developments, and it should also be borne in mind that conventional housing is unlikely to have the communal facilities inside the building which are a feature of Homes for Retirement Living housing. The extent of amenity space provision on site derives from the need to provide adequate and attractive external space for residents but also to provide a building with an appropriate townscape response.

There is no specific government guidance as to the appropriate level of amenity space to be provided within a Homes for Retirement Living development. Notwithstanding this, Local Planning Authority design policies should be aimed at promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes, rather than applying strict space area standards.

Access to amenity space is a matter to consider when assessing the overall design quality of a proposed development. Churchill Retirement Living is well experienced in providing for the recreational needs of the elderly owners within its developments. The company employs a qualified Landscape Architect to design every development and prides itself on the quality of its landscaped treatment.

The most important amenity space for the older owners is not in fact found to be outside the building but is the Owners' Lounge. In developments where there are large garden areas, the residents tend to use the area immediately outside their patio door if they live on the ground floor or outside the Owners' Lounge. Even on hot summer days, when people might be expected to sit out enjoying the sun, one finds the occupants rarely taking advantage of an extended communal garden. Active use of external amenity space tends to be relatively limited and mainly involves sitting out for those few owners who occasionally choose to do so.

The proposed design includes sufficient space around the building for residents to sit outside at ground floor level. Should owners seek other space for sitting out, they are likely to make use of the patio areas adjacent to the Owners' Lounge, and this is the location which the residents of upper floors are most likely to utilise. There is, of course, nothing to prevent owners of upper floors making use of any area of amenity space, all areas of garden being in communal control.

As owners of Homes for Retirement Living tend to spend relatively more time in their homes than traditional houses, it is appropriate that wherever possible, lively and interesting views should be available from the principal habitable rooms. Owners prefer an apartment to enjoy an interesting view rather than to set aside large open areas for active recreation and it is those apartments with views that often sell first. The most favoured apartments are often those on the busiest road frontages or those facing the main entrance and car parking area serving the development. It is the experience of CRL that, to a great extent, this is the way that amenity space in Homes for Retirement Living developments is utilised – that is, in a passive manner, with the landscaped area providing some degree of privacy but at the same time allowing substantial opportunity to view daily life in the surrounding area. It is therefore of primary importance when designing schemes that amenity space provides residents with attractive views. The quality of amenity space provided is an important factor for residents when considering whether to purchase an apartment.

Neither the quantity nor quality of amenity space provided is a matter which residents who have purchased a CRL apartment have concerns about. There is no evidence that prospective purchasers are dissuaded from buying an apartment for this reason, and when residents are asked if there is a need for more amenity space, the most common response is no.

6.8 Sunlight and Daylight

The BRE guide *'Site Layout Planning for Daylight and Sunlight: a good practice guide'* by P J Littlefair 2011 recommends that where possible each dwelling should have at least one main living room window that faces within 90 degrees of due south. However the guide acknowledges that this is not always possible when it comes to flats. Whilst the aim is usually to maximise the number of south facing living rooms within domestic dwellings, the BRE guide does not give mandatory sunlight requirements for flats. The guide states that for larger developments, especially those with site constraints, it may not be possible to have every living room facing within 90 degrees of due south.

The BRE guidance BR209 states at paragraph 3.1.7 *"The aim should be to minimise the number of dwellings whose living rooms face solely north.... unless there is some compensating factor such as an appealing view."*

The commercial viability and appropriate density of a site depends on a typical design using double loaded corridors. This leads inevitably to the inclusion within developments of some single aspect apartments, although apartments are always designed to be dual aspect where possible, for example at corners. Ideally single aspect apartments are orientated east or west, but inevitably some north facing flats may be required, although these are minimised.

North facing single aspect apartments are found in almost all retirement living flatted developments and these flats consistently sell well. In fact, the choice of aspect is something potential purchaser's value. It would not be viable for developers to build these apartments if they did not consistently sell well.

North facing rooms are the optimum for design and art studios as they provide a consistent and even light with a constant cool value favoured by artists. Tone and warmth is more consistent than with direct sunlight and this is favoured by some residents.

All flats with north facing single aspect have access to the shared communal lounge and garden. They therefore have the choice to sit in sunlight only a very short distance from their apartment. This is a significant difference to standard open market flats or apartments where no communal space is provided.

In summary the number of single aspect flats facing with their main living space window greater than 90 degrees from south has been minimised, but even where these are required they prove popular to prospective residents.

“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.”

National Design Guide Paragraph 1

7 SUMMARY

7.1 Conclusion

The proposal has been assessed against both local and national planning policy, the National Design Guide (Appendix A) and Building for a Healthy Life (Appendix B).

In summary, using the characteristics identified in the National Design Guide, the project meets the characteristics in the following ways -

Context

The character of the surrounding area is a mix of residential an commercial. Residential properties are predominantly traditional in character, typically finished in red brick, stone, or render. The proposal picks up on key design features from the local area and responds well to its context.

Identity and Built form

The proposed building is of traditional design and is a key gateway development given its location on one of the main routes in to Shaftesbury.

The design proposal presents an appropriate response to context and provides a building of suitable scale to respect the character of the area.

In terms of footprint, height, distances from boundaries and nearby buildings as well as the positioning of primary windows, this proposal will not have an unacceptable impact on the neighbouring properties or the amenity of their occupants.

The proposal makes efficient use of the land.

A recent appeal case [APP/B1740/W/20/3265937, paragraph 33] identifies that planning decisions "should promote an effective use of land in meeting the need for homes; and that where there is an existing shortage of land for meeting identified housing needs, it is especially important that planning decisions ensure that developments make optimal use of the potential of each site." [also NPPF para 123]. It is the applicant's contention that in order to make efficient use of the site and realise the potential that the design as submitted is the most appropriate one and any reduction in footprint, scale or mass would mean the site were not realising the full potential.

Movement

The proposal is accessible and easy to move around.

Principal pedestrian access is gained from a shared accessway from Christy's Lane.

The main entrance is clearly identifiable from the access and is marked by a distinctive stone canopy.

The vehicular access and car parking layout proposed will accommodate the day to day personal needs of the occupants.

The building itself has internal layouts, specifications and construction details that will allow a safe and convenient use by owners and visitors, and will fully meet the requirements of Part M of the current Building Regulations.

Nature

The biodiversity of the site will be enhanced by the proposals. The site is approximately 2518m2. The ground floor footprint of the building is 1153m2, therefore the building occupies approximately 45% of the site, allowing 55% to be used for hard and soft landscaping.

Public spaces

The proposal is well connected with public spaces and local amenities. The communal spaces within the development are safe, social and inclusive, encouraging interaction between the owners.

Uses

The proposal is for a 'Later Life' apartment housing development of 41 no. apartments in a single building, and associated communal facilities, landscaping, vehicular access and car parking. There are no other uses proposed.

This development will consist of 27 x 1 bedroom and 14 x 2 bedroom apartments (total = 41)

A recent appeal case [APP/B1740/W/20/3265937] identified the need for this type of accommodation nationally. There is also a shortage of housing supply locally (no 5 year housing land supply). The proposal will release other houses for occupation.

Homes and buildings

The proposed building is functional, healthy and sustainable. It provides age friendly environment that helps to mitigate the on-set or increase of mobility problems. The companionship and community spirit developed in Retirement Housing can help to reduce feelings of isolation, loneliness and depression.

The design does not include Part M4(3)2a compliant apartments but apartments are Part M4(2) compliant designs and follow the applicant's offer on all their retirement schemes. A recent appeal case [APP/B1740/W/20/3265937] identified this would be acceptable subject to a suitable planning balance exercise.

Resources

The proposed development will reuse a previously developed site. This sustainable site is located within walking distance of Shaftesbury town centre, close to shops and other commercial and social facilities and well served by local transport links reducing reliance on the use of private motor cars.

Well-organized building layout, use of energy and water efficient fittings, together with efficient building fabric create sustainable development resilient to future demands.

The 'Gentle Densification' of the site is necessary to achieve efficient use of brownfield land.

Lifespan

Proposed materials, apart from their visual properties, are chosen for their longevity and to minimise maintenance requirements, to ensure that the building is made to last.

Summary

The proposed design is of a high quality and contextually led which will result in a development that is successful for the future residents, applicant and townscape.

NATIONAL DESIGN GUIDE

NATIONAL DESIGN GUIDE

	CHARACTERISTIC			SUMMARY	COMMENT	DAS SECTION
CONTEXT	C1	Understand and relate well to the site, its local and wider context	41	Respond positively to features of the site and context	See section 4 on design response	**Section 2.1 & Section 4**
			42	Understanding of context, opportunities and constraints	See section 2 understanding of context	Section 2.11
			43	Character of landscape, built form and architecture	See section 2 understanding of context	Section 2
			44	Innovative and sustainable features	See sections 1.5 and 6.4 on sustainable features	Section 1.5 and 6.4
			45	How the proposd design relates to context and local character	See section 2 understanding of context and section 4 and 5 for the design response	Section 2.7 and Section 4 and 5
	C2	Value heritage, local history and culture	46	History of place and evolution of site	See section 2.2 on contextual history	Section 2.2
			47	Reuse or adaptation of existing	Not applicable to this site	N/A
			48	Influenced local heritage assets	See section 2 understanding of context	Section 2.8
			49	Todays developments will be the quality development of the future.	High quality design is at the heart of the proposal - see Section 7 Summary.	Section 7.1
IDENTITY	I1	Respond to existing local character and identity	52	Special features, housing pattern	Use activity and social and cultural importance reviewed in section 2	Section 2
			53	Site context analysis revealing identity	See section 2	Section 2
	I2	Well-designed, high quality and attractive places and buildings	54	Visually attractive and range of residents	User type in section 1.3 and final visually attractive design shown in section 5. See also CGIs where available.	Sections 5 and 1.3
			55	Appeals to all senses - look, smell, feel, sound.		
			56	Contirbute to local distinctiveness	See section 4	Section 4
			57	Materials, details and planting selected with care	See section 4.6 Materials, section 6.7 Landscape and details in section 4.5	Section 4.5, 4.6 and 6.7
BUILT FORM	B1	Compact form of development	64	Compact form of development to support local public transport	Proximity to facilities and local services is key to the typology site selection. See sections 1.3, 1.8	Sections 1.3, 1.8
			65	Efficient use of land and appropriate density	Specific typology is efficient use of land. See section 1.3 Typology, 1.5 environmnetal benefits, 1.8 applicant brief, 6.7 landscape and 6.4 sustainability	Sections 1.3, 1.5, 1.8, 6.4 and 6.7
			66	Approporiate built form		
			67	Right mix of building types, form and scale, parking and amenity	Building type section 1.3 and 1.8, Form and scale section 4.3, parking and amenity sction 6.7	Sections 1.3, 1.8, 4.3 and 6.7
			68	Built form relationship to context, identity, occupants and resources	For site and context and identity and character see section 2, for occupants lifestyle see section 1.3 and 1.8 and resources see 1.5, 4.6, 6.4 and 6.5	Sections 2, 1.3, 1.8, 1.5, 4.6, 6.4, 6.5
	B2	Appropriate building types and forms	69	Pattern of streets	Not applicable to this site	N/A
			70	Tall buildings	Not applicable to this site	N/A
			71	Tall or large buildings design implications	Not applicable to this site	N/A
	B3	Destinations	72	Destinations	See movement section 4.7	Section 4.7
			73	Destinations as local character, distinctiveness and community	See section 2	Section 2
			74	Local destinations as identity	See section 2 on identity and section 4.8 on movement	Section 2
MOVEMENT	M1	A connected network of routes for all modes of transport	78	Public transport, walking, cycling and car	See movement section 4.7	Section 4.7
			79	Public realm design	Not applicable to this site	N/A
			80	Hierarchy of streets	Not applicable to this site	N/A
			81	Higher densities due to transport connections	See movement section 4.7	Section 4.7
	M2	Active travel	82	Priority to pedestrian and cycle movements	The routes for pedestrians, cyclists and those using mobility scooters are prioritised over the use of the private motor car	Section 4.7
			83	Design to reduce reliance on the car	Proximity to facilities and local services is key to the typology site selection. See sections 1.3, 1.8. Section 1.5 talks about car ownership	Sections 1.3, 1.8, 1.5
	M3	Well considered parking, servicing and utilities infrastructure for all users	84	Parking standards and arrangement	Proximity to facilities and local services is key to the typology site selection. See sections 1.3, 1.8. Section 1.5 talks about car ownership. Parking policy in Sec	Sections 1.3, 1.8, 1.5 and Section 3
			85	Car and cycle provision	Well designed and placed to meet the needs of future residents including mobility scooter store	Section 4.7
			86	Well designed parking	The proposal arrangement and positioning relative to the building limits its impact, whilst ensuring it is secure and overlooked. See the site plan and applica	Section 1.8
			87	Electric vehicle spaces	Spaces can be provided in line with LPA requirements	
			88	Access for servicing and bin store provision considered	See section 6.2	Section 6.2
			89	Utilities and infrastucture	These have been carefully considered as part of the overall design. An accompanying drainage strategy is submitted with the application	

NATIONAL DESIGN GUIDE

	CHARACTERISTIC			SUMMARY	COMMENT	DAS SECTION
NATURE	N1	Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play	92	Usable green spaces	See amenity section 6.7	Section 6.7
			93	Open spaces high quality, robust, adaptable and maintained	See amenity section 6.7	Section 6.7
			94	Types of open spaces	See amenity section 6.7	Section 6.7
			95	Open to all	See amenity section 6.7 and security section 6.3	Section 6.7 and 6.3
	N2	Improve and enhance water management	96	Integrated system of landscape, biodiversity and drainage.	Water management features identified as part of the drainage strategy. See also the landscape design	Section 6.7
			97	Flood design	See section 4 design development detailing design requirements for flooding	Section 4
	N3	Support rich and varied biodiversity	98	Biodiversity net gains	The site will result in biodiversity net gains- see landscape design, ecological design and also section 6.7	Section 6.7
PUBLIC SPACES	P1	Create well-located, high quality and attractive public spaces	101	Street design	Not applicable to a proposal of this scale	N/A
			102	Accessible streets	Not applicable to a proposal of this scale	N/A
			103	Natural elements in streets	Not applicable to a proposal of this scale	N/A
	P2	Provide well-designed spaces that are safe	104	Public and shared amenity spaces	Landscape design section 6.7	Section 6.7
			105	Feeling of safety	The proposal contributes to passive surveillance of the surrounding public spaces	Section 6.7
	P3	Make sure public spaces support social interaction	106	Public social meeting spaces	The proposal creates a sense of community for residents reducing loneliness- see social benefits section 1.4	Section 1.4
			107	Open space connected into the movement network	Not applicable to a proposal of this scale	N/A
USES	U1	A mix of uses	112	Range and variety of services	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1.3 and 1.8
			113	Mixed use development	The proposal is near a local centre and will help increase the activity and vibrancy of the place. A mixed use on a site of this scale is not appropriate.	
			114	Ground floor and upper floor arrangements	The access to and use of ground and upper floors has been carefully considered. See the applicant brief at section 1.8	Section 1.8
	U2	A mix of home tenures, types and sizes	115	Choice of homes	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1.3 and 1.8
			116	Different tenures	Not applicable to this proposal	N/A
			117	Older people's housing choice	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1.3 and 1.8
			118	Larger scale developments with a range of tenures	Not applicable to this proposal	N/A
	U3	Socially inclusive	119	Socially inclusive	The proposal is open to purchase for all who meet the age restrictions. This characteristic really applies to larger developments with a mix of uses and tenures.	
HOMES & BUILDING	H1	Healthy, comfortable and safe internal and external environment	124	Safety, security, amenity, privacy, accessibility and adaptability	See detailed design reviewed in section 6	Section 6
			125	Efficient, cost effective and sustainable	See section 1.5 and 6.4 on sustainable features and 1.3, 1.8 and 6.1 on efficient design of development and apartments	Section 1.5 and 6.4 and 1.8 and 6.1
			126	Space standards	Proposals are designed in line with the LPA requirements for space standards and include good floor to ceiling heights and storage. Apartment design sect	See section 6.1
			127	Local Plan space standards	Not applicable to a proposal of this scale	N/A
			128	Emergency services access and escape provision	The design has been developed in relation to Part B of the building regulations dealing with fire safety. See also section 6.3 on safety	Section 6.3
	H2	Well-related to external amenity and public spaces	129	External and amenity spaces	Space has been designed with the needs of residents in mind. See section 6.7	Section 6.7
			130	Landscape design	See section 6.7	Section 6.7
			131	Safe, secure and social amenity spaces	See section 6.7 and also 1.4 for the social benefits of retirement living and 1.8 on the typical arrangement of a development with secure amenity space.	Section 6.3, 6.7, 1.4 and 1.8
			132	Private amenity spaces enhance visual amenity	See section 6.7	Section 6.7
			133	Relationship to public spaces around	See section 2 on context, 4.8 on access and movement and sections 4 and 5 on the proposed design identity	Section 2, 4.7, 4 and 5
	H3	Attention to detail: storage, waste, servicing and utilities	134	Waste storage, management and collection	Refiuse and recycling store shown on plans	Section 6.2
				External utilities; lighting, water and electric		
				External details; drainpipes, meters and gutters		
				Cycle storage		

NATIONAL DESIGN GUIDE

	CHARACTERISTIC			SUMMARY	COMMENT	DAS SECTION
RESOURCES	R1	Follow the energy hierarchy	138	Reduce need, reduce use, generate	The proposal reduces need by being an efficient form of accommodation (see section 1.5 and 6.4)	Section 1.5 and 6.4
			139	Sun, ground, wind and vegetation	Photovoltaics, ground source heat pumps and increased vegetation are routinely used on developments depending on the site specific benefits.	Section 1.5 and 6.4
			140	Renewable energy infrastructure	Photovoltaics, ground source heat pumps and increased vegetation are routinely used on developments depending on the site specific benefits.	Section 1.5 and 6.4
			141	Whole life carbon assessment		Section 1.5 and 6.4
			142	Affordable running costs	Efficient design means low running costs of individual apartments and shared maintenance costs of communal areas keeping cost down and maintenance good.	
	R2	Careful selection of materials and construction techniques	143	Material selection; energy and carbon		Section 6.6
			144	Efficient or locally sourced or high performing materials		Section 6.6
			145	Re-use and adaptation of buildings	Not applicable to this proposal	N/A
			146	Off-site manufacturing		
	R3	Maximise resilience	147	Future climate proof	The proposal is designed to withstand future flood, storm and high and low temperature events.	
			148	Landscape design to mitigate local climate	See section 5.2 on the proposed landscape	
			149	Sustainable drainage	See accompanying drainage strategy design document	
			150	Passive design to minimise overheating	The layout and aspect of internal spaces has been considered to minimise overheating and achieve internal comfort	
LIFESPAN	L1	Well-managed and maintained	153	Good management	The applicant retains an interest in running and maintaining the develoopment and it is in their own interest to ensure good management. See section 6.6	Section 6.6
			154	Futire service charges	The design has been developed to be efficient with robust materials ensuring future service charges are kept to an affordable level.	Section 6.6
			155	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Section 1.3
			156	Tall building maintenance (eg cladding)	Not applicable to a proposal of this scale	N/A
	L2	Adaptable to changing needs and evolving technologies	157	Adaptable to changing health and mobility needs	The design ispecifically caters for older people and is designed to cater for their specialist needs	
			158	Data connectivity	Due to the town centre location high speed data connectivity is not anticipated to be an issue	
	L3	A sense of ownership	159	Community participation in design processess	See community consultation section 3 and design development section 4	Section 3 and 4
			160	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Section 1.3
			161	Boundaries to private, shared and public spaces	As shown on the site plan	
			162	Features that encourage users to care for spaces		

BUILDING FOR A HEALTHY LIFE

BUILDING FOR A HEALTHY LIFE ASSESSMENT

HEADING	CONSIDERATION		What 'Red' or 'Green' Look Like		COMMENT	ASSESSMENT	RATING
Integrated Neighbourhoods	Natural Connections	Green	Edge to Edge Connectivity	N/A		The proposed site is bounded by roads and therefore natural connections are necessarily limited. However the opportunities to connect the proposed scheme to both the existing town have been taken. The proposal responds to pedestrian and potential cyclist desire lines connecting into the existing streets. Overall the proposal preserves or enhances natural connections and is 'Green'.	1
			Respond to pedestrian and cyclist desire lines	PASS	Pedestrian and cycle desire line from west façade entrance directly to route to town		
			Connected street patterns	N/A			
			Filtered Permeability	N/A			
			Continuous streets	N/A			
			Connecting existing and new habitats	N/A			
			Hedgerows	N/A			
			Streets and routes that can be extended	N/A			
			Adoption to site boundaries	N/A			
		Red	Single or limited points of access for pedestrians and cyclists	PASS	Multiple access points		
			Extensive use of private drives	N/A			
			Pedestrian or cycle routes that are not well overlooked and lit	PASS	All overlooked and lit		
			Failing to respond to existing or future desire lines	PASS	Desire lines reviewed and allowed for		
			No opportunities to connect or extend streets and paths in future	PASS	Masterplan developed to show future connections		
			Internal streets and paths that are not well connected / indirect	PASS	Direct connections		
			Hedgerows	N/A			
			Ransom strips	PASS	None		
	Walking, cycling and public transport	Green	Share street space fairly between pedestrians, cyclists and motor vehicles	PASS	Within the car parking area	The proposal does not include any new streets and the design is limited to the parking area. This has been designed to be shared between pedestrians, cars, cyclists and mobility scooters. The accessible location encorages people to reduce car ownership and this is the strong experience of CRL on similar developments, hence the reduced parking provision compared to open market housing. The use of shared cars is under review by the applicant and may form part of the offer in the future. Overall the proposal preserves or enhances walking, cycling and public transport and is 'Green'.	2
			Cycle friendly streets with pedestrian and cycle priority and protection	N/A			
			Nudge people away from the car	PASS	Accessible location and low car ownership demographic		
			Provide scooter and cycle parking at schools	N/A			
			Design out school runs dependent on cars	N/A			
			Local Cycle and Walking Strategy Infrastructure Plan	PASS	Already exists		
			Zebra, parallel and signalised crossing	N/A			
			Tight corner radii (<3m) at street junctions and side streets	N/A			
			Concentrate new development around transport hubs	N/A			
			Demand Responsive transport car clubs and car shares	AMBER	Potential future offer by applicant for residents to reduce car ownership		
			Short and direct walking and cycling connections that make public transport an easy choice to make	PASS			
			New or improved Park and Ride schemes	N/A			
			20mph design speeds, designations and traffic calming	PASS	Low speed access to site.		
			Protected cycle ways along busy streets	N/A			
		Red	Travel packs that fail to influence people's travel choices	N/A			
			White line or undivided shared pavement/cycle ways	N/A			
			Pedestrians and cyclists losing priority at side junctions	N/A			
			Oversized radii corners on streets that are principally residential that allow motor vehicles to travel at hig	N/A			
			Streets that twist and turn unnaturally	N/A			
			Streets designed around waste collection vehicles	N/A			
			Overwide carriageways	N/A			
			Serviced parcel developments where ped. & cycle connections between phases of development are frust	N/A			
	Facilities and services	Green	Intensifying development in locations that benefit from good public transport accessibility (train and bus	PASS		The proposal provides a form of accommodation (retirement) where there are high occupancy rates for much of the time and apartments on all elevations. There is therefore good activity and passive surveillance on all sides. The principle community facility is the communal lounge and associated terrace which front onto the main elevation where the building can be appreciated from the public realm giving an active frontage. Within the site, external furniture will be frequently provided for sitting allowing pauses during walks. Overall the proposal preserves or enhances required facilities and services and is 'Green'.	3
			Reserving land in the right locations for non-residential uses	N/A			
			Active frontages	PASS			
			Clear windows along the ground floor of non-residential buildings (avoid obscure windows)	PASS			
			Mixing compatible uses vertically, such as placing supported accommodation above active ground floor u	N/A			
			Giving places where routes meet a human scale and create public squares	N/A			
			Frequent benches can help those with mobility difficulties to walk more easily between places	PASS			
		Red	Local centres that are not easily accessible and attractive to pedestrians and cyclists	PASS			
			Non-residential developments that are delivered as a series of individual parcels with their own surface level car parks set back from the street.	N/A			
			Where routes converge, avoid creating places that are of an inhuman scale and that frustrate pedestrian and cycle movement.	N/A			
			Inactive street edges, dead elevations, service yards next to the street and obscure ground floor	PASS			
			Play and other recreational facilities hidden away within developments rather than in located in more prominent locations that can help encourage new and existing residents to share a space	N/A			
			Not anticipating and responding to desire lines, such as between public transport stops and the entrances to buildings and other facilities.	PASS			
	Homes for everyone	Green	Designing homes and streets where it is difficult to determine the tenure of properties through architectural, landscape or other differences	PASS	All apartments identified the same	The proposed use is a single type providing much needed specialist accommodation to add to the choice available within the town. It therefore accords with the spirit of this section, even though mixed tenure/typology is not proposed specifically on this site. Overall the proposal preserves or enhances Homes for everyone and is 'Green'.	4
			Apartment buildings might separate tenure by core but each core must look exactly the same.	PASS			
			A range of housing typologies supported by local housing needs and policies to help create a broad-based community	PASS			
			Homes with the flexibility to meet changing needs	PASS	Homes are a specific accommodation type to meet a specific need. Changing needs are likely to mean a move is required.		
			Affordable homes that are distributed across a development.	N/A			
			Access to some outdoor space suitable for drying clothes for apartments and maisonettes	PASS			
			Consider providing apartments and maisonettes with some private outdoor amenity space such as semi-private garden spaces for ground floor homes; balconies and terraces for homes above ground floor	PASS	Balconies provided		
		Red	Grouping affordable homes in one place	PASS	Affordable proposed offsite		
			Dividing places and facilities such as play spaces by tenure	N/A	No tenure differentiation		
			Revealing the different tenure of homes through architecture, landscape, access, car parking, waste storage or other design features	PASS	No tenure differentiation		
			Not using the space around apartment buildings to best effect and where these could easily be used to create small, semi-private amenity spaces allocated to individual ground floor apartments	PASS			

BUILDING FOR A HEALTHY LIFE ASSESSMENT

HEADING	CONSIDERATION		What 'Red' or 'Green' Look Like		COMMENT	ASSESSMENT	RATING
Distinctive Places	Making the most of what's there	Green	Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as feature	PASS	See masterplan appraisal and DAS	A comprhensive assessment of the existing identity and character has been carried out. A sustainable drainage plan has been proposed and there will be net biodiversity gain on the site. Open views from the proposed buillding are maximised to the adjacent town and countryside. Overall the proposalmakes the most of the site and is 'Green'.	5
			Using existing assets as anchor features, such as mature trees and other existing features	PASS	Existing trees along boundary retained		
			Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character	PASS	See DAS for local context analysis		
			Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other	PASS			
			Remember the 'four pillars' of sustainable drainage systems	PASS	See drainage design		
			Protecting and enhancing existing habitats; creating new habitats	PASS	See landscape design		
			Interlocking back gardens between existing and new development	N/A	No back gardens adjoining site boundary		
		Red	Designing without walking the site first				
			Funnelling rainwater away in underground pipes as the default water management strategy	PASS			
			Unmanaged gaps between development used as privacy buffers to existing residents	PASS			
			Placing retained hedges between rear garden boundaries or into private ownership	PASS			
			Building orientations and designs that fail to capitalise on features such as open views	PASS			
			Not being sensitive to existing neighbouring properties by responding to layout arrangements, housing typologies and building heights	PASS			
	A memorable character	Green	A strong, hand drawn design concept.	PASS	See DAS	Overall the building has a strong presence and will sit assuredly at the confluence of the two rivers.	6
			Drawing inspiration from local architectural and/or landscape character	PASS			
			Reflecting character in either a traditional or contemporary style	PASS			
			Structural landscaping as a way to create places with a memorable character	PASS			
			Memorable spaces and building groupings	PASS			
			Place names	N/A	Applies to large developments		
		Red	Using a predetermined sequence of house types to dictate a layout	PASS	Bespoke flat types used extensively within a bespoke design		
			Attempting to create character through poor replication of architectural features or details.	PASS			
			Arranging buildings next to each other in a way that does not create a cohesive street scene.	PASS			
			Referencing generic or forgettable development nearby to justify more of the same	PASS			
	Well defined streets and spaces	Green	Streets with active frontages	PASS	Communal spaces face	The proposal has an active frontage with apartments facing all directions and well defined public and private spaces with legible front door access. Overall it is 'Green'	7
			spaces	PASS			
			Cohesive building compositions and building lines	PASS			
			Front doors that face streets and public spaces	PASS			
			Apartments that offer frequent front doors to the street	AMBER	Apartments front doors are to the communal space internally		
			Dual aspect homes on street corners with windows serving habitable rooms	PASS			
			Perimeter blocks	PASS			
			Well resolved internal vistas.	N/A			
			Building typologies that are designed to straddle narrow depth blocks.	AMBER			
		Red	Distributor roads and restricted frontage access	PASS			
			Broken or fragmented perimeter block structure	PASS			
			Presenting blank or largely blank elevations to streets and public spaces	PASS			
			Lack of front boundaries, street planting and trees	PASS			
			Apartment buildings with single or limited points of access	PASS			
			Apartment buildings accessed away from the street	AMBER	Site is set back from the adoptable road		
			Staggered and haphazard building lines that are often created by placing homes with a mix of front and side parking arrangements next to each other	PASS			
			Street corners with blank or largely blank sided buildings and/or driveways. Street edges with garages, back garden spaces enclosed by long stretches of fencing or wall	PASS			
			Buffers between new and existing development that create channels of movement between back gardens whether access is permitted or not	PASS			
			Single aspect homes on street corners	PASS			
			Bits of left over land between the blank flank walls of buildings	PASS			
	Easy to find your way around	Green	Designing for legibility when creating a concept plan for a place	PASS	Legible route to proposal	New streets are not proposed, but the proposal will be legible for access and finding your way around and is therefore 'Green'	8
			Using streets as the main way to help people find their way around a place	N/A	No new streets created		
			Navigable features for those with visual, mobility or other limitations	PASS	Level access or ramped access in compliance with Part M.		
			Frame views of features on or beyond a site	PASS	Yes		
			Create new legible elements or features on larger developments	N/A	Not a larger development		
			Simple street patterns based on formal or more relaxed grid patterns	N/A	No new streets created		
		Red	No meaningful variation between street types.	N/A			
			Disorientating curvilinear street patterns.	N/A			
			Disconnected streets, paths and routes.	N/A			
			Building typologies, uses, densities, landscaping or other physical features are not used to create places that are different to one another.	N/A			
			Cul de sac based street patterns.	N/A			

BUILDING FOR A HEALTHY LIFE ASSESSMENT

HEADING	CONSIDERATION		What 'Red' or 'Green' Look Like		COMMENT	ASSESSMENT	RATING
Streets For All	Healthy streets	Green	Streets for people	N/A		No streets proposed therefore this consideration is amber	9
			20mph (or lower) design speeds; 20mph designations	N/A			
			Tree lined streets. Make sure that trees have sufficient space to grow above and below ground, with long term management arrangements in place.	N/A			
			Tight corner radii (3m or less)	N/A			
			Places to sit, space to chat or play within the street	N/A			
			Pavements and cycleways that continue across side streets	N/A			
			Anticipating and responding to pedestrian and cycle 'desire lines' (the most direct routes between the places people will want to travel between)	N/A			
			Landscape layers that add sensory richness to a place – visual, scent and sound	N/A			
		Red	Roads for cars	N/A			
			Failure to adhere to the user hierarchy set out in Manual for Streets	N/A			
			Wide and sweeping corner radii (6m or more).	N/A			
			6m+ wide carriageways	N/A			
			Highways engineering details that make pedestrian and cycle movements more complex and difficult	N/A			
			Street trees conveyed to individual occupiers	N/A			
			Distributor roads with limited frontage access, served by private drives	N/A			
			Painted white line cycle routes on pavements or on carriageways	N/A			
			Speed control measures that rely on significant shifts in street alignment	N/A			
	Cycle and car parking	Green	At least storage for one cycle where it is as easy to access as the car	AMBER	Space within the buggy store to securely store cycles	Car and cycle parking carefully considered for the needs of the future residents and well integrated into the scheme - therefore is 'Green'	10
			Secure and overlooked cycle parking that is as close to (if not closer) than car parking spaces (or car drop off bays) to the entrances of schools, shops and other services and facilities	PASS	Space within the buggy store to securely store cycles- his is closer to the amenities than the car park		
			Shared and unallocated on street car parking	AMBER	Shared and unallocated parking but not on street		
			Landscaping to help settle parked cars into the street.	N/A	No street parking		
			Frontage parking where the space equivalent to a parking space is given over to green relief every four	N/A	No frontage parking		
			Anticipating and designing out (or controlling) anti-social car parking	N/A	Residents only parking		
			A range of parking solutions	N/A	Only one solution required, although car share is being considered		
			Small and overlooked parking courtyards, with properties within courtyard spaces w/ GF habitable rooms	PASS			
			Staying up to date with rapidly advancing electric car technology	AMBER	Electric spaces not currently proposed but could be incorporated if required		
			More creative cycle and car parking solutions	PASS			
		Red	Providing all cycle storage in garages and sheds	PASS	No garages or sheds proposed		
			Over reliance on integral garages with frontage driveways.	PASS	None proposed		
			Frontage car parking with little or no softening landscaping	PASS	Landscape planting to boundaries		
			Parking courtyards enclosed by fencing; poorly overlooked, poorly lit and poorly detailed	PASS			
			Over-reliance on tandem parking arrangements	PASS	None proposed		
			Failing to anticipate and respond to displaced and other anti-social parking	PASS			
			Views along streets that are dominated by parked cars, driveways or garages	N/A			
			Car parking spaces that are too narrow making it difficult for people to use them	PASS			
			Cycle parking that is located further away to the entrances to shops, schools and other facilities than car parking spaces and car drop off bays	PASS			
			Relying on garages being used for everyday car parking	PASS			
	Green and blue infrastructure	Green	Biodiversity net gain	PASS		Excellent landscape and blue infrastructure design for the site.	11
			Movement and feeding corridors for wildlife, such as hedgehog highways. Bird boxes, swift nesting bricks and bat bricks may be appropriate	PASS			
			Plans that identify the character of new spaces, such as 'parks', 'woodland', 'allotments', 'wildflower meadows' rather than 'P.O.S.'. Be more specific about the function and character of public open spaces	N/A			
			Create Park Run ready routes on larger developments and other ways to encourage physical activity and social interaction	N/A			
			Capturing and managing water creatively and close to where it falls using features such as rain gardens and permeable surfaces. Allow people to connect with water.	PASS			
			Create a habitat network providing residents with opportunities to interact with nature on a day to day basis. Wildlife does not flourish within disconnected back gardens, artificial lawns and tightly mown	PASS			
			Provide natural surveillance opportunities	PASS			
			A connected and accessible network of public open spaces with paths and other routes into and through	PASS			
			Species rich grasslands	PASS			
			Well considered management arrangements whether public or privately managed	PASS			
		Red	Surface water management by way of a large, steep sided and fenced holes in the ground	PASS			
			Small pieces of land (typically grassed over) that offer little or no public, private or biodiversity value that over time become neglected and forgotten	PASS			
			Large expanses of impervious surfaces	PASS			
			Not designing paths and routes through open spaces where it is difficult for people to create distance between themselves and other people when social distancing restrictions are in place	PASS			
			Buildings that turn away from open spaces	PASS			
			Poor quality finishing, detailing and maintenance.	PASS			
	Back of pavement, front of home	Green	Defensible space and strong boundary treatments	PASS		Whilst not onto a street, the principles are adhered to with the proposal	12
			Boundary treatments that add ecological value and/or reinforce distinctive local characteristics	PASS			
			Well integrated waste storage and utility boxes. If relying on rear garden storage solutions for terraces and townhouses, provide direct access to these from the street	PASS			
			Front garden spaces that create opportunities for social interaction	N/A			
			Ground floor apartments with their own front doors and semi-private amenity spaces help to enliven the street whilst also reducing the amount of people using communal areas	AMBER			
			Consider providing terraces or balconies to above ground floor apartments – these can also help to enliven the street, increase natural surveillance and provide residents with access to the open air	PASS			
			No left over spaces with no clear public or private function	PASS			
			Consider apartment buildings whose access is from a deck rather than a corridor, enabling cross ventilation of apartments while limiting shared common parts which are enclosed	AMBER	Considered		
		Red	Poorly considered spaces between the back of the pavement and the face of buildings that erode the quality of the street environment	PASS			
			Narrow and small grass frontage strips for space between the back of the street and the façades of buildings that are impractical to maintain	PASS			
			Waste storage solutions for terraced homes that rely on residents storing bins and crates in rear garden spaces and instead often sees bins and crates placed next to front doors	PASS			
			Slab on edge	PASS			
			Concrete screed with pebbles	PASS			
			Prominent external pipes, flues and utility boxes	PASS			
			Pieces of left over land between or to the side of buildings with no clear public or private function	PASS			
			Poorly resolved changes in level	PASS			