

5 PROPOSED DESIGN

“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

5.1 Proposed Site Plan



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5.2 Proposed Elevations



Castle Street Elevation



South facing Elevation

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5.2 Proposed Elevations



North Bar Street Elevation



Gable Elevation facing 42 North Bar Street



East facing Elevation



End Elevation facing Bolton Road

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5.3 Massing Model Views



View of model from the corner of Warwick Road and Southam Road, looking south east, as proposed



View of model from the North bar Street, looking north east, as proposed

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5.4 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

Planting Philosophy

On the road frontage of the north and western boundaries large formal compact canopy trees such as *Acer campestre* ‘Streetwise’ and *Pyrus communis* ‘Chanticleer’, are under planted with an evergreen hedge, creating a defensible boundary for the site. This also softens the visual impact of the vehicles when parked on site.

On the frontage to all elevations of the building a succession of planting beds break up the open space including formal topiary specimens and semi evergreen specimen shrubs to give an established and strong year round evergreen presence. Use of ornamental clipped hedging and topiary specimens will offer instant impact and cohesive structure to the planting beds. Large specimen shrubs chosen for their tone and texture will give an established appearance upon implementation. Flowering shrubs including fragrant perpetual flowering roses, grasses and topiary planting provides a visual aid toward the access points to the building. Geometrical and organic shaped planting beds filled with topiary, semi evergreen and herbaceous plants with seasonal interest to provide an attractive garden experience.

Smaller ornamental trees provide focal points at a small domestic scale whilst boundary tree planting provides screening and enclosure for the residents to screen views of buildings in the built up urban surroundings. This will include a variety of tree species to create a mix of seasonal interest and lessen the impact of the existing boundary walls. Pleached and espalier trees will be proposed to reduce the size of the canopy over shading the owners lounge patio area while providing visual impact and screening to the boundary wall behind.

To enhance areas under the existing trees, native bulbs and herbaceous planting will provide seasonal interest to the site and will include bee friendly flowering species. Climbers including clematis and honeysuckle will be proposed on boundary treatments.



Proposed Landscaping Plan

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5.5 Masterplan with Land Tyre Service

The 'Banbury Vision & Masterplan' SPD highlights a desire to masterplan the wider area either side of Bolton Road.

The site plan to the right illustrates one possible way of integrating the Land Tyre Services site within a larger area.

The proposal, a single building approximately 1m above the propose development site at three storeys due to level differences, could be for 9 apartments with some limited outdoor amenity space. Each apartment could have a dedicated parking space on the site.



Proposed Masterplan with Land Tyre Service

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5.6 Response to 'Banbury 8' Development Criteria

Section 3.5 noted the design principles that any design for 'Banbury 8' should be consistent with.

Points 1, 5, 7 & 8 apply directly to 'development area 1', and we believe the proposals comply as follows -

Point 1 -

'Bolton Street (sic) development area split into three development areas (1, 2 & 3) by the existing road network, with area 1 on the west to provide three / four storey mixed use development for residential and town centre use.

Point 5 -

Existing Listed Buildings fronting Parson's Street and North Bar Street to be retained as part of the comprehensive regeneration of the site. All development proposals within the Bolton Road developments area should seek to preserve and enhance listed buildings and the conservation area.'

Improved pedestrian linkages

Important frontages, as per the BV&M urban framework plan, p.62

Point 7-

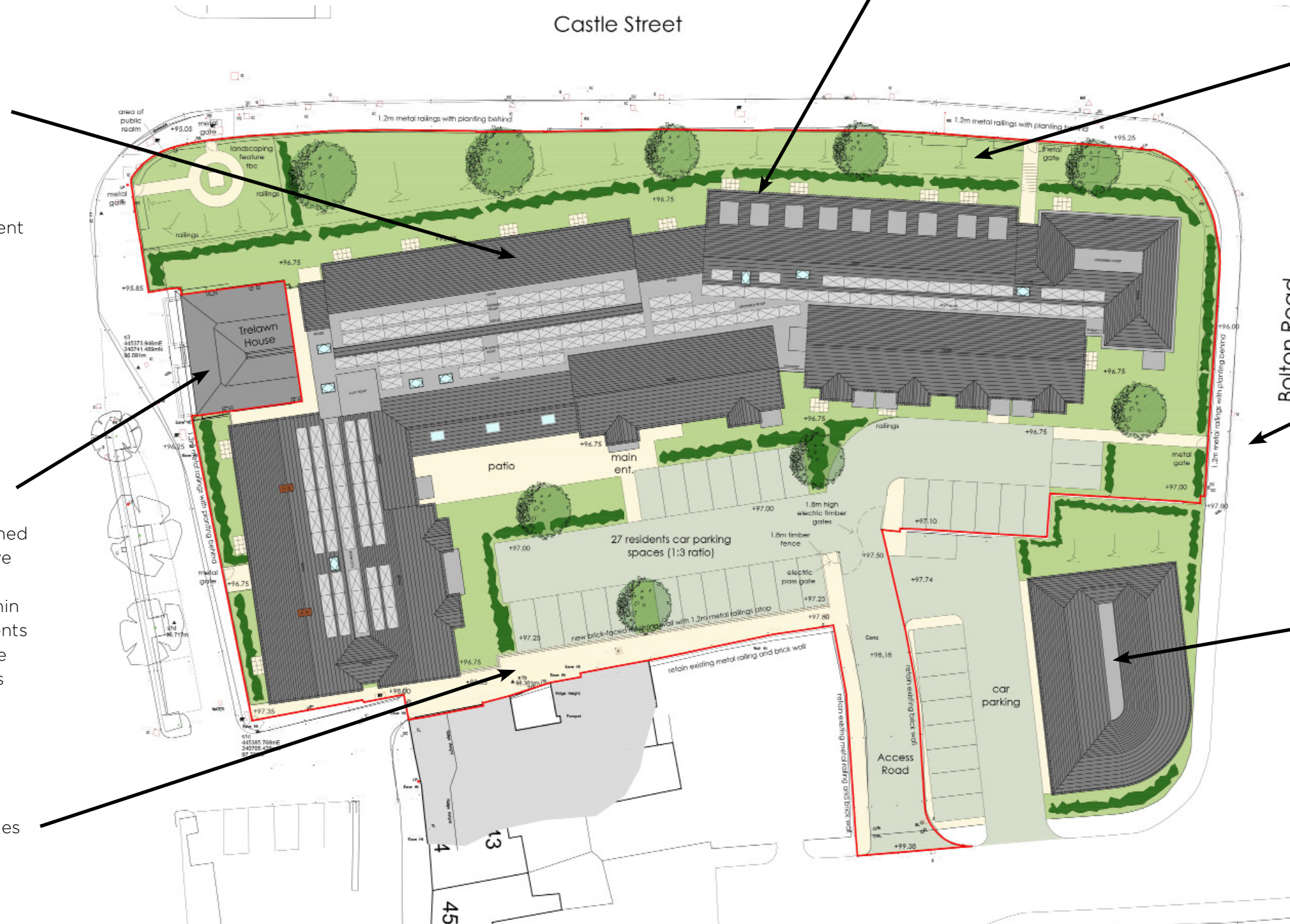
Improved frontage onto Castle Street with 'strategic landscaping.'

Point 8 -

Bolton Road to be retained for service access.

Point 1 -

Existing modern buildings will need to be removed if Area 1 comes forward for redevelopment'.



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5.7 Response to Cherwell District Council’s Comments

Section 3.9 noted several negative comments to the scheme presented at pre-application stage, and the scheme displayed in the online public consultation, by Cherwell District Council.

As the scheme has developed, we have aimed to address these comments in the following ways -

- Proposals do not address or encourage use or connectivity to existing or future masterplan.

The proposals retains Bolton Road and all the existing linkages noted on the Bolton Road urban framework plan diagram for ‘Banbury 8’ (refer to section 3.4 of this DAS). Increased connectivity has been provided to Castle Stree and North Bar.

Additionally, the scheme opens up the currently unsafe Public Ritght of Way to the southern boundary increasing the visibility into the site and making it a more attractive and usable pedestrian route.

- The scheme should be presented as part of a masterplan showing no prejudice of development of adjacent sites.

Refer to section 5.5 showing a possible scheme to bring Land Tyre Services into an enlarged site.

Barton Willmore architects have also prepared a masterplan for the rest of ‘Banbury 8’ which does not compromise the aspirations of the Vision SPD, included with the application.

- The footprint of the building is ‘far too big’, and ‘too deep’.

The expectation of the Banbury Vision & Masterplan SPD is to optimise the site to deliver 200+ homes in development zone ‘Banbury 8’.

To facilitate this desire the density of the site needs to be maximised; this is accomplished by either raising the height of any proposals or keeping any proposals in close proximity of one another.

The principle of our proposals is to create an efficient floor plan with flats either side of a central corridor. A recent appeal case [APP/B1740/W/20/3265937] identified this as the most logical and reasonable way to plan out a building designed to be Homes for Later Living’.

- Perception that any part of the development being 4-storeys is ‘too high’ to Castle Street.

Appendix 1, p. 40, point 1 of the BV&M SPD advising the design requirements for ‘Banbury 8’ states three/four storey development would be acceptable (refer to section. 3.5)

The proposed development is three storeys rising to four storeys to the corner of Bolton Road and Castle Street, in the manner in which the diagram in p.62 of the Bolton Road urban framework plan suggests.

There is around 33m separtaion distance btween the proposals and the north side of Castle Street.

- The proposals ‘fail to respect Trelawn House’, and the proposals also ‘failed to respect the Conservation Area’.

The proposed design demolishes the existing Bingo Hall and makes Trelawn House the feature corner of the site and one of two ‘end nodes’, integrating it fully within the Castle Street elevation. On this basis the proposals very much respect Trelawn House. The public landscaped and seating area gives it a garden setting, allowing passers-by to pause and gain a greater appreciation of the Grade-II listed building.

The proposed development is a context-led design that has analysed the surrounding townscape and integrated the appropriate scale, bulk, height, massing and architectural features into the proposals. On this basis the proposed development respects the adjacent conservation areas.

- Deemed that there would be no ‘active frontage’ (i.e. usable front doors) or permeability to Castle Street.

There are nine apartments with lounges facing Castle Street, each with full-height openable doors. Additionally, there is a long wide garden space in front of them. This generates active and passive use and surveillance over the garden, and to Castle Street.

A similar concern regarding this issue was raised at a recent appeal case [APP/B1740/W/20/3265937], however it was identified that the ground floor flats would very much provide ‘active frontage’.

With regards to permeability to Castle Street, a pedestrian access way from Castle Street is proposed. A vehicular access way is not proposed off Castle Street as it would diminish the proposed public realm, and be contrary to the p.62 diagram.

- Concern that the external amenity to Castle Street will be ‘very dark’ and patios won’t be used.

Churchill Retirement Living, and other developers specialising in ‘Homes for Later Living’, have undertaken developments in a variety of towns across the country, with apartments facing all aspects, with external patios, all of which have been purchased. The choice to use the patio is at the owner’s perogative. A south facing Owners Lounge is provided, available to all residents

Regarding the gardens, planting will be selected that thrives on not requiring direct sunlight.

- Concern that there was too little amenity, particularly to the internal courtyard.

As noted in section 6.7 “Constrained 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 Later Living housing”.

The scheme has an appropriate amount of amenity space for the size of development, and a large south-facing external patio area adjacent to a large indoor communal lounge.

- Concern that there was ‘no connectivity’ between the building and Castle Street and North Bar Street.

The current pedestrian connection between North Bar Street and Castle Street (via Bolton Road) is a narrow, dark Public Right Of Way with no active or passive surveillance. It is not well used.

The removal of the Bingo Hall will open up this alley way and the proposals will also widen this route. The proposed development will provide the active and passive surveillance required to police this route, increasing the use of this existing connection within Banbury. Direct connectivity to adjacent streets is provided.

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5.7 Response to Cherwell District Council's Comments (continued)

Section 3.9 noted several negative comments from the pre-application scheme and the scheme displayed in the online public consultation by Cherwell District Council.

As the scheme has developed, we have aimed to address these comments in the following ways -

- *The building elevation to Castle Street was not deemed to be sufficiently 'broken up'.*

As noted in sections 4.1 and 4.3, the Castle Street elevation has been broken up into 4 elements. The two terraces and been further broken up in terms of height and length by banding and changes in materials.

On this basis we believe that the elevation are an appropriate design solution in terms of concept, appearance, materiality and scale.

- *The buildings were deemed to be a 'Georgian pastiche'.*

The proposed development is a context-led design that has analysed the surrounding townscape and integrated the appropriate scale, bulk, height, massing and architectural features into the proposals.

The proposed development recognises the historical architecture adjacent to the site and integrates these proportions and themes into the design.

On this basis the proposed development is its own context-led contemporary building and not a Georgian pastiche.

- *The scheme failed to address the Bolton Road frontage.*

As noted in section 4.2, the building is an L-shape because increasing the frontage to Bolton Road represents over development and reduces the amount of central amenity space.

The proposals create a feature node to the corner of Castle Street and Bolton Road. On this basis, this part of the building does face Bolton Road, and is of an appropriate length.

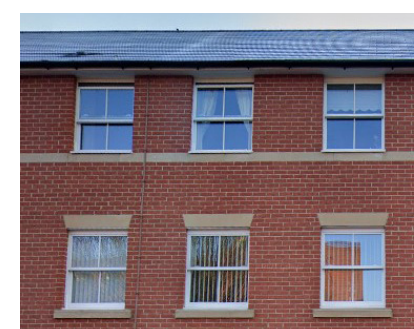
- *Deemed that dormers 'harm the conservation area'.*

Below are a series of images showing dormer windows within the Main Route zone of the conservation area, within sight of the proposed development site. On this basis dormer windows are very much a feature of this area of Banbury, and come in a variety of sizes and proportions. Additional dormer windows would not be out of place in the conservation area.



- *Square windows were not a design feature of the area.*

Below are a series of images showing square first and second floor windows within the Main Route and Castle Street zones of the conservation area, within sight of the proposed development site. On this basis square windows are very much a feature of the architecture of Banbury, and have been retained on the top floor; ground and first floor windows have been altered.



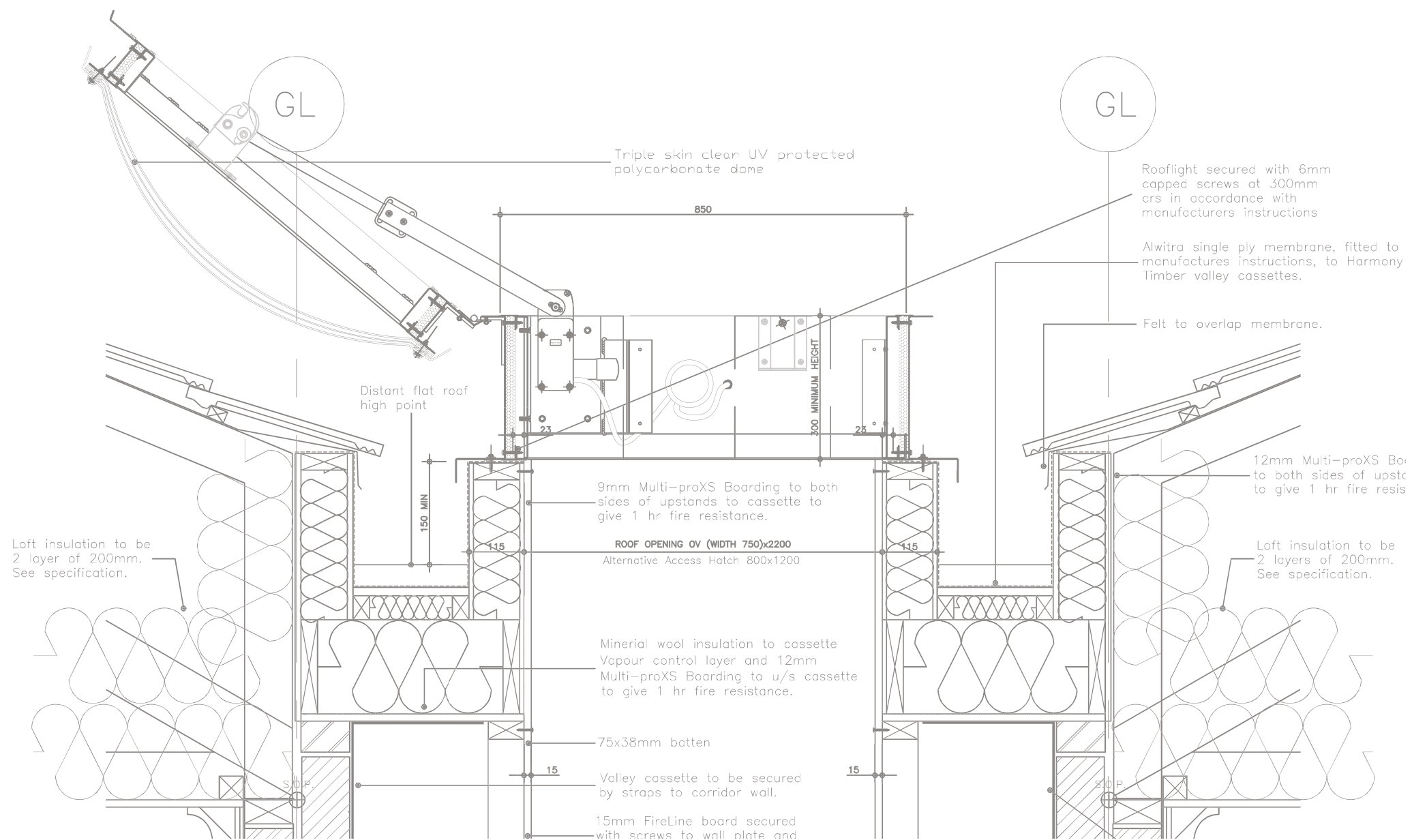
- *Balconies not a feature in Banbury.*

It is acknowledged that balconies are not a feature to the street frontages to Banbury and the one proposed facing Castle Street has been removed from the current design.

6 DETAILED DESIGN

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

Steve Jobs



6 DETAILED DESIGN

6.1 Typical Apartments

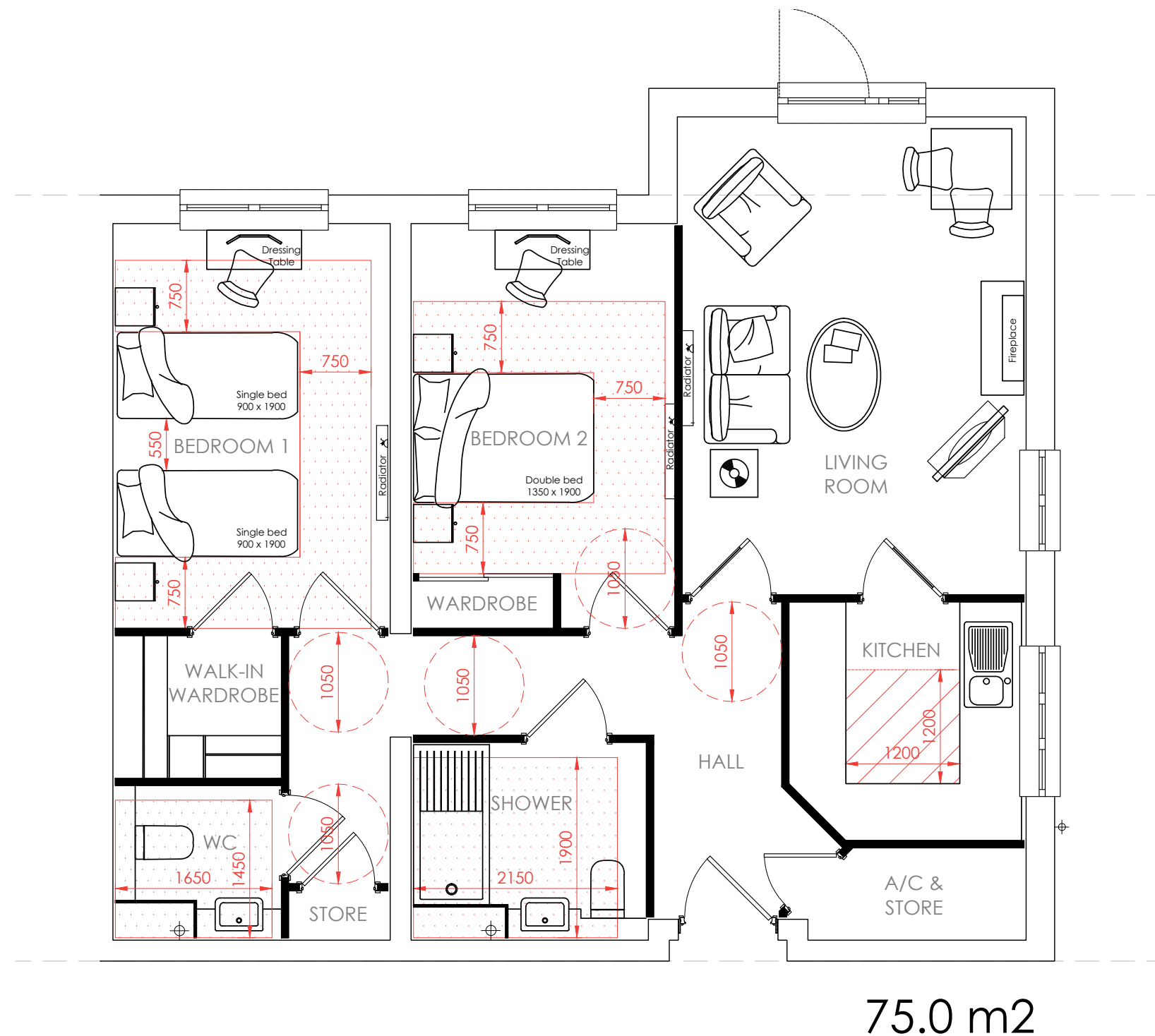
“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.” National Design Guide Paragraph 120

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 DETAILED DESIGN

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 Bolton Road. Trucks will collect the bins from within the car park.

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:

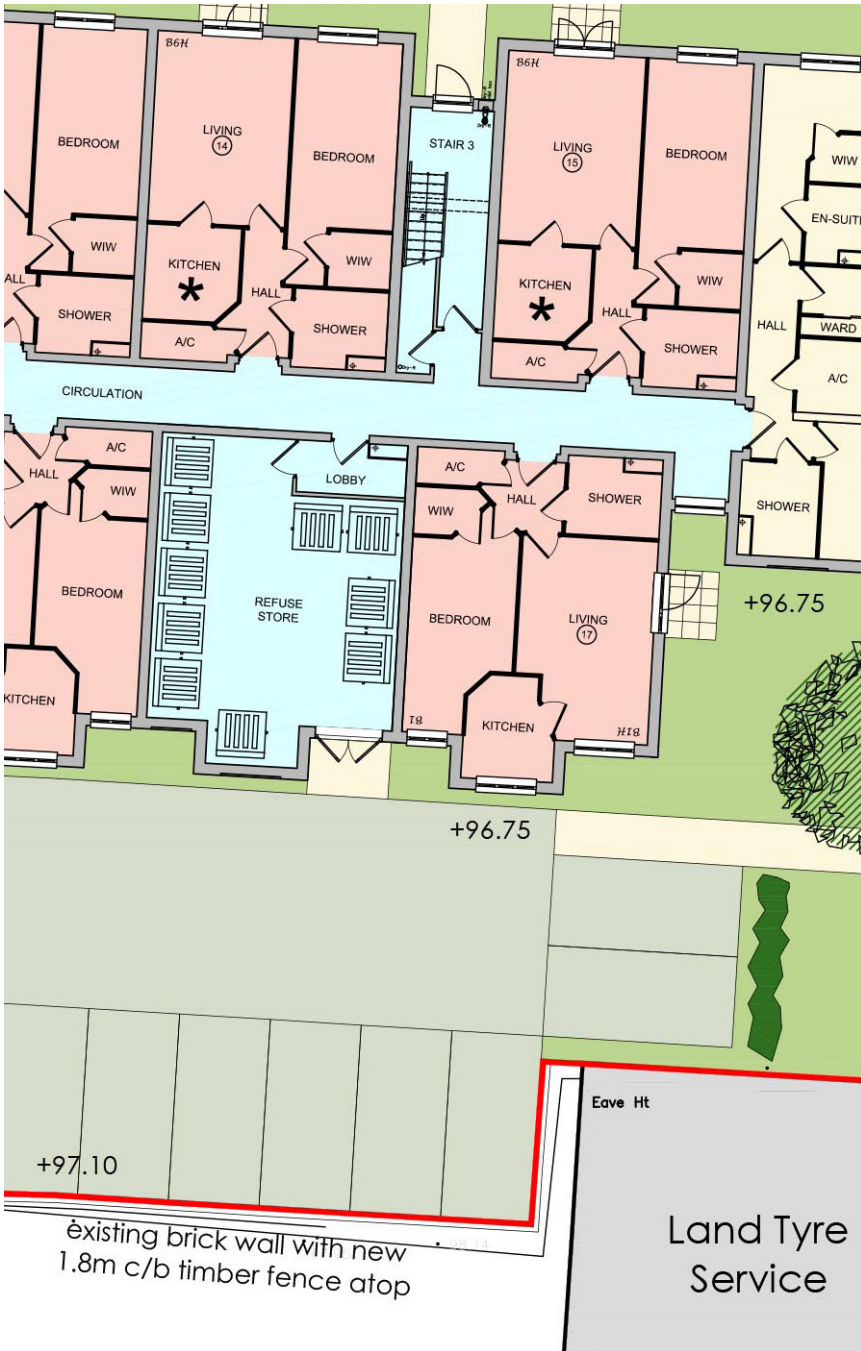
	Middlemarch	Andover	Bournemouth	Beaufort
No. of apartments	42	70	54	46
No. of bins (waste & recycling)	3 + 0 3300L total	6 + 6 7920L total	6 + 6 7920L total	2 + 2 4400L total
Collection frequency	Weekly	Alternative weeks	Weekly, but max 5 + 5 collected	Alternative weeks

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 -55 x 100L = 5,500L
- Total waste generation rate of 170 litres per week for two bed apartments - 25 x 170L = 4,250L
- The total capacity required would be 9,250L and therefore provision of 9 x 1100L bins or equivalent would be sufficient (9,900L capacity).

(note - the 100 litres per week and 170 litres per week per apartment include production of general and recyclable waste).

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 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.



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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 DETAILED DESIGN

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.

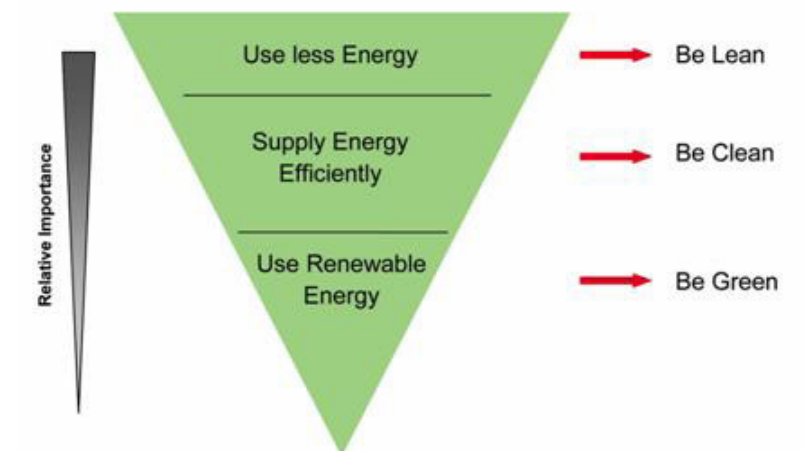
Finally appropriate building services design, efficiencies and controls and the incorporation of renewable and low carbon technologies are proposed. These include:

- 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 DETAILED DESIGN

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 this application.



1.



2.



3.



4.

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

6 DETAILED DESIGN

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 DETAILED DESIGN

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 Later 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. Constrained 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 Later 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 Later 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 Later 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 Later 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.



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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 sided 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 south-facing 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 location is at the corner of Castle Street and North Bar Street, the latter being a major thoroughfare into Banbury.

The immediate urban area is dense and comprised of mostly burgage plots. The neighbouring buildings are predominantly brick and render and are 2- to 4- storeys tall.

Identity and Built form

The proposed building is of traditional design and is the key corner of the proposed masterplan. Its design will use elements of neighbouring proposed buildings characteristics including similar materials and adopt a sympathetic grain and height.

The proposed built form is consistent with the footprint of development of the masterplan within the SPD, within this part of Banbury.

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, and will not compromise future development.

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 its 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 full potential.

Movement

The proposal is accessible and easy to move around.

Principal pedestrian access is gained from a shared access way from Bolton Road. Alternative secondary accesses are provided from Bolton Road and North Bar Street.

The main entrance is clearly identifiable from the car park and is marked by a distinctive traditional portico.

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 and optimised by the proposals. The site is approximately 0.50 hectares. The ground floor footprint of the building is 2,092 m2, therefore the building occupies approximately 42% of the site, allowing 58% to be used for patios, amenity areas, open space, parking 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. An outdoor public space with artwork is proposed to the north-western corner of the site.

Uses

The proposal is for a ‘Later Life’ apartment housing development of 80no. apartments in a single building, and associated communal facilities, landscaping, vehicular access and car parking. There are no other uses proposed.

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 (only a 4.7 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 address 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 and thus is at variance with Policy IMPL2 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 Banbury 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, were 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	Sections 2.10, 2.11
			43	Character of landscape, built form and architecture	See section 2 understanding of context	Section 2, 2.2-2.8
			44	Innovative and sustainable features	See sections 1.4 and 6.4 on sustainable features	Section 1.4 and 6.4
			45	How the proposed design relates to context and local character	See section 2 understanding of context and section 4 and 5 for the design response	Section 2.2, 2.3 and Sections 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	Sections 2.2 & 2.3
			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 2.2 & 2.3
			49	Today's 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	Sections 2.7 & 2.8
			53	Site context analysis revealing identity	See section 2	Section 2, 2.12 & 2.13
	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	Contribute to local distinctiveness	See section 4	Section 4
BUILT FORM	B1	Compact form of development	57	Materials, details and planting selected with care	See section 4.7 Materials and section 6.7 Landscape	Section 4.7 and 6.7
			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 environmental benefits, 1.8 applicant brief, 6.7 landscape and 6.4 sustainability	Sections 1.3, 1.4, 1.8, 6.4 and 6.7
			66	Appropriate built form		
	B2	Appropriate building types and forms	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 section 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 4.7, 6.4 and 6.5	Sections 2, 1.3, 1.8, 4.6, 6.4, 6.5
			69	Pattern of streets	See section 2.7	Section 2.7 & 2.8
	B3	Destinations	70	Tall buildings	Not applicable to this site	N/A
			71	Tall or large buildings design implications	Not applicable to this site	N/A
			72	Destinations	See movement section 4.9	Section 4.9
MOVEMENT	M1	A connected network of routes for all modes of transport	73	Destinations as local character, distinctiveness and community	See sections 2.2 & 2.3 on identity.	Section 2.2 & 2.3
			74	Local destinations as identity	See section 2 on identity and section 4.9 on movement	Section 2
			78	Public transport, walking, cycling and car	See movement section 4.8	Section 4.9
			79	Public realm design	Not applicable to this site	N/A
	M2	Active travel	80	Hierarchy of streets	Not applicable to this site	N/A
			81	Higher densities due to transport connections	See movement section 4.9	Section 4.9
			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 4.8
	M3	Well considered parking, servicing and utilities infrastructure for all users	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 1.4 talks about car ownership	Sections 1.3, 1.4, 1.8
			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 1.4 talks about car ownership. Parking policy in Sec	Sections 1.3, 1.4, 1.8 and Section 3
			85	Car and cycle provision	Well designed and placed to meet the needs of future residents including mobility scooter store	Section 4.9
			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 1.6, 5.1
			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 infrastructure	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	Sections 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	Sections 1.3 and 1.4
			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 1.6	Section 1.6
	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	Sections 1.3, 1.6 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	Sections 1.3, 1.6 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 6.4 on sustainable features and 1.3, 1.4 and 6.1 on efficient design of development and apartments	Section 1.4 and 6.4 and 1.3 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, 4.8, 4 and 5
	H3	Attention to detail: storage, waste, servicing and utilities	134	Waste storage, management and collection	Refuse 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 1.4 and 6.4)	Section 1.4 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 1.4 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 1.4 and 6.4
			141	Whole life carbon assessment		Section 1.4 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 4.7
			144	Efficient or locally sourced or high performing materials		Section 4.7
			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 development and it is in their own interest to ensure good management. See section 6.6	Section 6.6
			154	Future 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 is specifically 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	Pedestrian and cycle desire line from east façade entrance directly to route to town	The proposed site is bounded by two main roads and several secondary and tertiary vehicular and presedtrain links, which will be maintained / strengthened. However the opportunities to connect the proposed scheme to both the existing town and the future masterplan development have been taken.	1	
			Respond to pedestrian and cyclist desire lines	PASS				
			Connected street patterns	N/A				
			Filtered Permeability	N/A				
			Continuous streets	N/A				
			Connecting existing and new habitats	PASS				The proposed amenity landscaping is connected to the riverside walk.
			Hedgerows	N/A				
			Streets and routes that can be extended	PASS				The proposed masterplan shows future connection to the whole of the masterplan area
			Adoption to site boundaries	N/A				The site boundary access is via shared access across third party land and therefore adoption to the site boundary is not p
		Red	Single or limited points of access for pedestrians and cyclists	PASS	Multiple access points	Overall the proposal preserves or enhances natural connections and is 'Green'.		
			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 encourages 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.	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			
		Red	Short and direct walking and cycling connections that make public transport an easy choice to make	PASS	Low speed access to site.	The scheme does not contribute to a Local Cycling and Walking Strategy Infrastructure Plan. There are short and direct connections to local amenities making public transport an easy option.		
			New or improved Park and Ride schemes	N/A				
			20mph design speeds, designations and traffic calming	PASS				
			Protected cycle ways along busy streets	N/A				
			Travel packs that fail to influence people's travel choices	N/A				
			White line or undivided shared pavement/cycle ways	N/A				
	Facilities and services	Green	Pedestrians and cyclists losing priority at side junctions	N/A	Overall the proposal preserves or enhances walking, cycling and public transport and is 'Green'.			
			Oversized radii corners on streets that are principally residential that allow motor vehicles to travel at high speeds	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 frustrated	N/A				
		Red	Intensifying development in locations that benefit from good public transport accessibility (train and bus stops)	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.		
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					
Homes for everyone	Green	Mixing compatible uses vertically, such as placing supported accommodation above active ground floor uses	N/A	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.				
		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					
		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					
		Red	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	Overall the proposal preserves or enhances Homes for everyone and is 'Green'.	
	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		AMBER	Due to flooding and the raised floor slab requirement this is not possible				
	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	AMBER	Due to flooding and the raised floor slab requirement this is not possible					

B APPENDIX

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 comprehensive assessment of the existing identity and character has been carried out. The proposed materials and forms are to be found locally. The masterplan ensures sensitive transitions in scale will occur. A sustainable drainage plan has been proposed and there will be net biodiversity gain on the site. Open views from the proposed building are maximised to the adjacent rivers, 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 flood defense wall 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	See masterplan for review of scale, heights and typologies		
			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 corner of the streetscene.	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 frontages to Castle Street and North Bar Street 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	The main access points are facing streets and public squares		
			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	Not sure what this means		
		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			
	Easy to find your way around	Green	Single aspect homes on street corners	PASS			
			Bits of left over land between the blank flank walls of buildings	PASS			
			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 room	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.	PASS			
			Bird boxes, swift nesting bricks and bat bricks may be appropriate				
			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			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	PASS			
			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	N/A			
		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			