


**Building for Life – Informal Assessment for  
A residential development on Parcel E, Longford  
Park, Banbury**


Project	40256	
Date of assessment	March 2015	
Informal Building for Life Assessment for Barratt West Midlands		

<b>Section Summary</b>	<b>Number of Red</b>	<b>Number of Amber</b>	<b>Number of Green</b>
Integrating into the neighbourhood	0	0	4
Creating a place	0	0	4
Street and home	0	0	4
<b>Total score under Informal Assessment</b>	<b>0</b>	<b>0</b>	<b>12</b>

<b>Building for Life 12 Diamond status (✓)</b>	
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<b>Score Summary</b>				
<b>No.</b>	<b>Subject</b>	<b>Red</b>	<b>Amber</b>	<b>Green</b>
1	Connections			✓
2	Facilities and services			✓
3	Public transport			✓
4	Meeting local housing requirements			✓
5	Character			✓
6	Working with the site and its context			✓
7	Creating well defined streets and spaces			✓
8	Easy to find your way around			✓
9	Streets for all			✓
10	Car parking			✓
11	Public and private spaces			✓
12	External storage and amenity space			✓

For more information about the scoring system, please click [here](#)

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## ***Integrating into the neighbourhood***

### **1. Connections**

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

*1a. Where should vehicles come in and out of the development?*

*1b. Should there be pedestrian and cycle only routes into and through the development*

*1c. Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood?*

*1d. How should the new development relate to existing development? What should happen at the edges of the development?*

### **Assessment**

**The development is accessed via a new road off Bankside which will also connect to the adjacent new development on the south-east boundary, which has allowed for vehicular and pedestrian links to surrounding new residential developments.**

**The south boundary of the site fronts onto the main spine road and addresses this frontage with minimal car parking to the front. The north and east boundary looks onto open fields and address this with low density housing, garages to all plots to break the street scene. The western boundary abuts the playing fields, where the housing turns the corner to front the play fields.**


**The development will be to the south of the town and will provide connections to existing & proposed vehicular and pedestrian routes.**

### **Evidence**

#### **Site Layout**

### **Award (✓)**

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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### ***Integrating into the neighbourhood***

#### **2. Facilities and services**

Does the development provide (or is it close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs or cafes?

*2a. Are there enough facilities and services in the local area to support the development? If not, what is needed?*

*Where new facilities are proposed:*

*2b. Are these new facilities what the area needs?*

*2c. Are these new facilities located in the right place? If not, where should they go?*

#### **Assessment**

**The local primary school is located on White Post Road, approximately 0.3 miles from the new road junction of the site.**

**Local shops, opticians, dentist and post office are within a 10-15 minute walk away from the site. The doctor's surgery is roughly a 20 minute walk from the site.**

**Further facilities are available in the town centre which is approximately a 10 minute drive from the site.**

**The primary school will be very close to the development and most facilities are within walking distance.**


**New facilities are provided by the proposed village centre including a nursery, surgery, shops and apartments over. A new community building is proposed along with the adjacent country park and sports pitches.**

#### **Evidence**

**DAS**

#### **Award (✓)**

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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### ***Integrating into the neighbourhood***

#### **3. Public Transport**

Does the scheme have good access to public transport to help reduce car dependency?

*3a. What can the development do to encourage more people (both existing and new residents) to use public transport more often?*

*3b. Where should new public transport stops be located?*

#### **Assessment**

**The site is within 5 minutes walking distance of local bus services. On Chatsworth Drive (adjacent to Elton Road) service B2 operates every 30 minutes to Banbury town Centre, whilst on Oxford Road a bus service operates toward both Banbury Town Centre and Oxford City Centre.**

**There is also a train station in Banbury town centre, approximately 1.5 miles from the site, which is less than a 10 minute drive.**


**The scheme does have access to public transport via buses and the train station is roughly a 30 minute walk away or a 15mins by bus.**

#### **Evidence**

**DAS**

#### **Award (✓)**

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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### ***Integrating into the neighbourhood***

#### **4. Meeting local housing requirements**

Does the development have a mix of housing types and tenures that suit local requirements?

*4a. What types of homes, tenure and price ranges are needed in the area (for example, starter homes, family homes or homes for those downsizing)?*

*4b. Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?*

#### **Assessment**

**The tenure of the homes will be both Private (70%) and Affordable Rent (30%).**

**The site comprises a mix of dwelling sizes including 2, 3 & 4 bedroom houses, 1 & 2 bedroom flats.**

**This mix will provide dwellings for a variety of households helping to create an inclusive and sustainable community.**


**The scheme therefore offers a mix of housing types and tenures.**

#### **Evidence**

**Site Plan & Accommodation schedule**

#### **Award (✓)**

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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## Creating a place

### 5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

*5a. How can the development be designed to have a local or distinctive identity?*

*5b. Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?*

### Assessment

**Barratt's aim is to create housing which will reflect the identity of the Town but be of its time to provide its own identity for both this and future developments.**

**The new housing will reflect three different character areas, consisting of spine road, rural and tertiary, which will have different architectural detailing but the materials will be consistent palette of materials comprising of red brick with brick/stone detail window surrounds, render with brick/stone detail window surrounds and stone with stone detail window surrounds.**

**The proposed site layout is in compliance with the site specific design code approved under the outline consent, which adds to the character of the development.**

**The material palette used is reflective of the current materials in the area. The scheme also echoes the proposed development adjacent to the site.**

### Evidence


**House type drawings**

**Street Scene**

**Materials Plan**

### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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## Creating a place

### 6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

*6a. Are there any views into or from the site that need to be carefully considered?*

*6b. Are there any existing trees, hedgerows or other features such as streams that need to be carefully designed into the development?*

*6c. Should the development keep any existing building(s) on the site? If so, how could they be used?*

#### Assessment

**The site is flat with extensive views to the surrounding landscape on the north and north-east. The site has been laid out to take advantage of these views with properties addressing the landscape beyond. The edge of the site abutting the open space will be carefully landscaped to blend into the view beyond and to provide a buffer for wildlife. The layout of the site has an open feel with space around and between the dwellings.**

**The scheme is fully utilising the site features with rural style to reflect the open park area and the tertiary style to reflect the inner parts of the site.**

#### Evidence


**Site Plan**

**Landscape Design Plan**

#### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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## Creating a place

### 7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to defined and enhance streets and spaces and are buildings designed to turn street corners well?

*7a. Good streets and spaces are created by enclosing them with buildings and a strong landscaping scheme. Are buildings used to create enclosed streets and spaces?*

*7b. Good buildings "turn" corners. Do buildings turn corners well?*

*7c. Do all fronts of buildings, including front doors, face the street?*

#### Assessment

**Buildings are positioned in such a way that they help to define routes through and around the development. Focal point buildings are provided and elevations are carefully considered as many of the dwellings are seen from several sides. L shaped and angled units have been used to turn corners and a variety of parking arrangements has been used to avoid car dominance, especially parking courts. Extensive landscaping throughout the scheme helps to define public and private spaces.**

**Front doors face onto primary routes, both road and footpaths.**

**Buildings have therefore been positioned to enhance the urban design along with landscape details to signify public and private areas.**

#### Evidence


**Site Plan**

**Landscape design plan**

**DAS**

#### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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### ***Creating a place***

#### **8. Easy to find your way around**

Is the development designed to make it easy to find your way around?

*8a. Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?*

#### **Assessment**

**The majority of the dwellings are accessed from the road which forms a loop running through the site. Those dwellings that are not accessed directly from the road have parking that is accessed from the road.**

**Focal point buildings and distinctive corner plots will help people to navigate the site.**


**As the houses are outward facing the site has required road/private drive access around the site, while accessing the site primarily from the main spine road, however, permeability is provided through the site and to adjacent land parcels. The design variations of the spine road, rural and tertiary areas provide character and make the different buildings and areas distinguishable for navigation.**

#### **Evidence**

#### **Site Plan**

#### **Award (✓)**

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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## Street and home

### 9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

*9a. Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?*

*9b. Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?*

#### Assessment

**The road has been designed to encourage low vehicle speeds through incorporating a number of bends within the layout. Accesses to private drives are positioned to ensure good visibility of oncoming vehicles. Extensive areas of landscaping should also help to encourage use of the street as social space.**


**The streets are designed with curves and turns to encourage low vehicle speeds and act to serve as social spaces between residents.**

#### Evidence

**Site Plan  
DAS**

#### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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### Street and home

#### 10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

*10a. Is there enough parking for residents and visitors?*

*10b. Is parking positioned close to people's homes?*

*10c. Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?*

*10d. Are garages well positioned so that they do not dominate the street scene?*

#### Assessment

**Parking is located close to the associated dwellings with a variety of styles (i.e. between plots, to the front of plots, parking courts and garages) to avoid the parking dominating the street scene.**

**Five parking courts have been included, which are located close to the properties they serve.**

**The parking is arranged to create a courtyard feel central to the proposed flats.**

**Parking on the site has been designed to integrate with the design, as explained above and does not dominate the street.**


#### Evidence

**Site Plan**

**DAS**

#### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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## Street and home

### 11. Public & private spaces

Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

*11a. What types of open space should be provided within this development?*

*11b. Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?*

#### Assessment

**Carefully positioned areas of planting help to define public and private areas within the site. Dwellings have front gardens that will have planting to restrict access and give definition.**

**An area of informal public open space has been included within the site, in the north corner; this area will also be maintained by the local authority.**


#### Evidence

**Site Plan**

**Landscape Design Plan**

#### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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## Street and home

### 12. External storage and amenity space

Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

*12a. Is there enough storage space for bins and recycling, as well as vehicles and cycles*

#### Assessment

**Storage facilities for cycles and an area for bin and recycling storage be provided to all the dwellings. The dwellings have been designed to meet these requirements with both adequate sized kitchens to aid the sorting and recycling of waste and gardens large enough to accommodate a shed for secure cycle storage and space for the necessary refuse bins. The flats will be provided with cycle storage and bin stores of an adequate size.**

**There will be adequate external storage via the garden sheds and recycling spaces provided for in the kitchens.**

#### Evidence

#### Award (✓)

<b>Red</b>		<b>Amber</b>		<b>Green</b>	✓
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