BUILDING FOR LIFE ASSESSMENT

OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT FOR LAND AT HALLSTEADS, DOVE HOLES, DERBYSHIRE

PREPARED ON BEHALF OF JALO ENTERPRISES CO. LTD

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The following document provides a summary of the evaluation against the 20 Building For Life Questions:

1. **Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?**

The development is within 400 metres of a range of facilities within Dove Holes. Facilities within Dove Holes include a public house, a local shop and a village hall. There is also a sports ground with football pitches and a cricket pitch within the village for community use. There are a number of small businesses providing employment opportunities within the village and public transport facilities via bus and train provide a link to employment opportunities within Buxton. Dove Holes Primary School is located within 250m of the site. Chapel-en-le-Frith High School is situated 4km to the north-west of the site.

2. **Is there an accommodation mix that reflects the needs and aspirations of the local community?**

The accommodation mix would reflect the needs of the local community through providing much needed family housing. Dwellings sizes will range from 3 bedroom units to 4 bedroom units. The accommodation mix will therefore reflect the needs and aspirations of the local community and will enhance the availability of property already on offer within the village.

3. **Is there a tenure mix that reflects the needs of the local community?**

The tenure mix would reflect the needs of the local community. Discussions regarding affordable housing provision will take place during the application process.

4. **Does the development have easy access to public transport?**

The development site is well located for access to bus services with two bus stops on Hallsteads near Beelow Close, within 300 metres of the development site. Service Number 199 provides a frequent service to Buxton to the south and to Manchester Airport to the north. A railway station is located approximately 1.1km from the site. From the railway station there are frequent train services to Manchester and Buxton. The extensive public transport facilities will provide access to local and national infrastructure giving access to extensive retail, leisure and employment opportunities in Buxton, Manchester and further afield.

5. **Does the development have any features that reduce its environmental impact?**

The development has features that reduce its environmental impact. The development will seek to use renewable resources and the provision of renewable energy systems where feasible. To promote a high standard of build and construction for the development, sustainable construction methods and

energy efficiency will be incorporated in the detailed design stage. Existing hedgerows will be maintained and together with new planting within the scheme will increase the bio-diversity on site and provide environmental and ecological gain. The proposed development will where possible maximise opportunities for the re-use and recycling of waste and aim to reduce the volume of waste produced and landfilled as part of the development works. The new homes will have an adequate utility space and bin areas outside for the storage of segregated waste in accordance Local Authority requirements.

6. **Is the design specific to the scheme?**

The illustrative masterplan has been developed in response to the sites current greenfield status. The local landscape character will be maintained through careful planting of native trees and shrubs within the site and along settlement boundaries. The layout has also been specially designed to reflect the design of the existing adjacent housing development at the Meadows. The design will be further developed at the Reserved Matters stage.

7. **Does the scheme exploit existing buildings, landscape or topography?**

The site is located with a predominately residential area, with existing housing development located to the east and to the south of the application site. The proposed scheme respects amenity of existing dwellings to Hallsteads and those located within the Meadows housing development. Separation distances are in excess of the statutory minimum to ensure the new scheme sits comfortably in terms of scale and location with houses existing by the site. The development will provide an extension to the Meadows resulting in a comprehensive residential scheme. The scheme will therefore complement the existing surroundings. Appropriate scale and massing will also be used. The existing site is predominately flat so there are no opportunities to exploit the existing topography across the site.

8. **Does the scheme feel like a place with distinctive character?**

The proposed layout shows a high quality, attractive development can be delivered on the site. At a detailed level features will be included in the design to develop local distinctiveness, including the selected use of traditional materials in key locations. Whilst not seeking to replicate existing designs, the new housing will reference key characteristics. The soft landscaping to the scheme will provide a sense of maturity, and an opportunity to enhance wildlife and nature conservation as part of the development.

9. **Do the buildings and layout make it easy to find your way around?**

The layout has been carefully designed to have a clear identity with a variety of legible areas within it. This includes the potential to enhance the existing pedestrian link from Beelow Close to the west of the site. The siting of specifically designed gateway house types terminating important vistas provide legibility to the scheme, pedestrian and private vehicular access points emphasised by differing hard

landscaping proposals. Prioritising pedestrian safety within the development through strong building form and passive surveillance of public spaces is also a key design principle within the proposal.

10. **Are streets defined by a well-structured building layout?**

The development blocks have been carefully sited to ensure that neighbouring properties are not overlooked and that there is no detrimental impact on residents' amenities. The well-structured building layout will enhance the public realm, provide adequate passive surveillance of private and public spaces and define the boundary between them clearly. The layout ensures that all properties will benefit from private gardens and private off street parking. Development blocks will also be defined by a range of boundary treatments including walls, bollards, fencing and hedging.

11. **Does the building layout take priority over the streets and car parking so that the highways do not dominate?**

The building layout and surface treatments have defined the street network so that highways and car parking do not dominate. Shared surfaces for pedestrians and vehicles on minor routes and traffic calming measures can be incorporated into the development. Car parking is provided on plot to ensure highway movement is safe for all users. The soft landscaping scheme through the site will further limit the impact of hard areas and provide a pleasant environment for pedestrians to move through the site.

12. **Is the car parking well integrated and situated so it supports the street scene?**

Car parking would be integrated into the overall layout and design. Car parking spaces will be provided within the curtilage of individual dwellings however landscaping will ensure that parked vehicles do not dominate the street scene. .

13. **Are the streets pedestrian, cycle and vehicle friendly?**

The streets would be designed for a variety of users. A well-connected network of streets and spaces will be incorporated into the development including shared surfaces for pedestrians and vehicles on minor routes and traffic calming features in key locations. The relationship of dwellings to the private drives and adopted street ensure dwellings dominate, providing natural surveillance and will keep vehicular speeds to a minimum.

14. **Does the scheme integrate with existing streets, paths and surrounding development?**

The scheme integrates with Walker Brow, an existing street within the Meadows development. This street was designed specifically with capacity to provide access to any future development on the site. This will provide access to the adjacent surrounding development, shops, public houses, schools,

public transport and recreation spaces by the development. The scheme will reflect the built forms and urban design principles already evident in the locality.

15. **Are public spaces and pedestrian routes overlooked and do they feel safe?**

Pedestrian routes through the site will be overlooked by adjacent dwellings allowing informal surveillance and safe routes. Dark spots and blind corners would be avoided. All open spaces within the development will also be overlooked. Doors and windows that open onto the private drive areas, footpaths and social spaces will create activity and in turn provide surveillance and improve safety.

16. **Is public space well designed and does it have suitable management arrangements in place?**

Changes between public and private spaces within the proposed development will be demarcated by changes in the surface finish of the street or courtyard. Landscaping is proposed throughout the site to soften hard landscaping. All front and rear garden areas will be conveyed to individual plots. This will ensure that all areas within the scheme adequately maintained in the future. The illustrative layout shows that public open space could be adequately provided in the south eastern and north western corners of the site.

17. **Do the buildings exhibit architectural quality?**

Architectural quality would arise through the overall layout and through the detailing of individual buildings. At this stage of scheme and design individual detailed building designs are not available.

18. **Do internal spaces and layout allow for adaption, conversion or extension?**

At outline stage, detailed building designs are not available for evaluation but the principle of allowing for conversion and extension is to be followed in the detail design.

19. **Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?**

As the application is at outline stage, detailed building designs are not available for evaluation but the development would use sustainable materials which reflect the character of houses within the locality. Buildings will also be constructed to modern regulations with high levels of insulation, draught proofing and double glazing.

20. **Do buildings or spaces outperform statutory minima, such as building regulations?**

The development would comply with the statutory building regulations and would achieve the required Code for Sustainable Homes Level.