

Building for Life 12 Assessment

Proposed Housing Scheme
Cottage Lane, Gamesley

22-559



Integrating into the neighbourhood

1 Connections

Green

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

The layout observes sufficient separation distances to existing residences to the west of the site. The eastern and southern edges of the site are bounded by open green space.

2 Facilities and services

Green

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

The local community is served by small parade of shops on Grindleford Gardens, within a tenminute walk of Cottage Lane. Gamesley Library and Community School are on the same site.

Glossop town centre is less than a mile away. It hosts Tesco and Aldi supermarkets and various other large retail outlets.

3 Public transport

Green

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

Frequent bus services operate within walking distance of the site, providing access to and from Glossop centre. Glossop train station is a less than ten-minute drive away.

4 Meeting local housing requirements

Green

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

The local housing need has been examined by the provider, and a detailed site appraisal was undertaken to assess the mix of accommodation. The proposed tenure and mix were deemed appropriate given the area's current requirements.

Creating a place

5 Character

Green

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

In keeping with the local typology, the new houses will be in a mix of semi-detached and terraced arrangements. They are faced with buff brickwork, referencing the predominant material palette of local buff stone. Grey concrete roof tiles also echo the area's grey slate roofs.

Decorative brickwork is used to add interest and to give pattern and rhythm to the main elevations. Teamed with a restrictive approach to the massing and window sizes, this gives the scheme a legible homogeneity and clear design language.

6 Working with the site and its context

Green

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

The site slopes steeply in places. Sympathetic retaining wall structures will be employed to overcome the various topographical challenges.

7 Creating well defined streets and spaces

Green

Are buildings designed and positioned to define and enhance streets and spaces and are buildings designed to turn street corners well?

Dual aspect houses will be placed at the scheme's prominent corners. The amount of rear garden boundary will be minimised, therefore maximising the extent of active elevation facing the street.

8 Easy to find your way around

Green

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

Similar houses are grouped to give the proposed built edges distinctive character and to aid legibility.



Street and home

9 Streets for all

Green

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

The scheme will have short runs of estate road, with a large proportion of the dwellings accessed via private drives.

10 Car parking

Green

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

Much of the parking is in side driveways, and trees will be used to lessen the visual impact of any long stretches of frontage parking.

11 Public and private spaces

Green

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?

Public and private spaces to the individual dwellings will be clearly defined.

12 External storage and amenity space

Green

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

The blocks of flats will have designated bin stores, easily accessed from the street. The rear garden of each house will have a shed for storing bicycles, as well as an area of hard standing to stow bins.

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