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## ASSESSMENT EXERCISE

# BUILDING FOR LIFE

### SCHEME NAME

**Proposed Development at Lairds Way,  
off Sheffield Road, Penistone,  
Barnsley**

### GRAND TOTAL

**15.5**

[www.buildingforlife.org](http://www.buildingforlife.org)

## BUILDING FOR LIFE IS THE NATIONAL STANDARD FOR WELL-DESIGNED HOMES AND NEIGHBOURHOODS.

It is led by CABI and the Home Builders Federation and backed by the Housing Corporation, English Partnerships, Design for Homes and the Civic Trust.

Building for Life is informed by 20 criteria that embody the partners' vision of what housing developments should be: attractive, functional and sustainable. These principles are founded on government policy and on guidance developed by CABI in partnership with Design for Homes.

The Building for Life criteria are used to evaluate the quality of both proposed and completed schemes. Accredited assessors conduct formal assessments of housing schemes and report their findings back to the Building for Life partnership.

This assessment exercise gives you a chance to try your hand at a Building for Life assessment. It sets out the 20 criteria and asks you to score each one. Why not try it to see how a scheme in your area might fare in a full assessment?

### More about Building for Life

To find out more about Building for Life assessments, please visit [www.buildingforlife.org](http://www.buildingforlife.org). You will also find information about the Building for Life awards and exemplar housing schemes.

## TRY IT FOR YOURSELF

Score: each criterion is scored either as 1, 0.5 or 0. Fill in the scorecard following these instructions.

### SCORE OF 1

Awarded where there is sufficient evidence that the proposed design will meet this criterion.

### SCORE OF 0.5

Awarded where there are specific areas where the proposed design performs well against the criterion but there are also others where it fails to do so. This option is not to be used as a fallback where the design is generally unclear or unconvincing. If there is uncertainty about the scheme's ability to meet the criterion, it should be awarded a score of 0.

### SCORE OF 0

Awarded where it is unclear whether the proposed design will meet the criterion or if you're certain it will fail to meet the criterion.

Enter your grand total on the front of this scorecard.

You should provide evidence to support the score you award. There is space under each criterion to list the relevant information. If you are assessing a proposed scheme, refer to plans and drawings. If you are assessing a completed scheme, you could also refer to photographs and include observations. Remember, this exercise will not form part of the formal assessment scheme – it is simply to help you understand how assessments will work and how you can incorporate design thinking from the start.

# ENVIRONMENT & COMMUNITY

|  | SCORE |
|--|-------|
| <p>1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?</p> <p>WITHIN HALF A MILE OF THE SITE EXISTS A PRIMARY SCHOOL, A NURSERY, SHOPS AND A TRAIN STATION.</p> | 1     |
| <p>2. Is there an accommodation mix that reflects the needs and aspirations of the local community?</p> <p>THE MIXTURE OF ACCOMODATION TYPE COMPRISES OF 2 BEDROOM TERRACED, 3 BEDROOM SEMI-DETACHED AND 4 BEDROOM DETACHED DWELLINGS</p>        | 1     |
| <p>3. Is there a tenure mix that reflects the needs of the local community?</p> <p>THE TENURE MIX WILL ULTIMATELY BE DETERMINED BY THE DEVELOPER, THE MIX OF UNIT TYPE WILL SUIT VARIOUS TENURE OPTIONS.</p>                                     | 0.5   |
| <p>4. Does the development have easy access to public transport?</p> <p>THERE IS A BUS STOP AND TRAIN STATION VERY CLOSE TO THE SITE.</p>  | 1     |
| <p>5. Does the development have any features that reduce its environmental impact?</p> <p>THE PROPERTIES WILL BE CONSTRUCTED TO A MINIMUM OF LEVEL 3 FOR CODE FOR SUSTAINABLE HOMES.</p>   | 0.5   |
| <p>SUB-TOTAL</p>   | 4     |

# CHARACTER

|  | SCORE |
|--|-------|
| <p>6. Is the design specific to the scheme?</p> <p>THE DESIGN IS SPECIFIC TO THE SITE AND WILL MAKE USE OF THE EXISTING ROAD AND SITE LEVELS. THE PALETTE OF MATERIALS WILL COMPLIMENT THE SURROUNDING AREA.</p>   | 1     |
| <p>7. Does the scheme exploit existing buildings, landscape or topography?</p> <p>THE DEVELOPMENT WILL MAKE USE OF THE SITE TOPOGRAPHY AND USE THE EXISTING ACCESS ROAD.</p>   | 0.5   |
| <p>8. Does the scheme feel like a place with distinctive character?</p> <p>DUE TO THE DESIGN OF THE SITE LAYOUT AND PALETTE OF MATERIALS PROPOSED WILL BE VERY DISTINCTIVE.</p>  | 1     |
| <p>9. Do the buildings and layout make it easy to find your way around?</p> <p>THE SWEEPING CURVED ACCESS ROAD WITH CROSS ROAD AT THE END WILL MAKE IT VERY EASY TO NEGOTIATE. THE DWELLINGS WILL ALSO BE EASY TO NAVIGATE WITH GROUND FLOOR COMPRISING OF LIVING AREA, DINING AREA, TOILET AND KITCHEN. AT FIRST WILL BE BEDROOMS AND BATHROOM.</p> | 1     |
| <p>10. Are streets defined by a well-structured building layout?</p> <p>THE DWELLING INITIALLY ON ENTRY TO THE SITE WILL ONLY BE ON ONE SIDE, ONCE THE ROAD STARTS TO CURVE DWELLINGS WILL BE ERECTED TO BOTH SIDES CREATING A FAIRLY WELL STRUCTURED SITE.</p>  | 0.5   |
| SUB-TOTAL  | 4     |

# STREETS, PARKING & PEDESTRIANISATION

|   | SCORE |
|---|-------|
| <p>11. Does the building layout take priority over the streets and car parking, so that the highways do not dominate?</p> <p>THE DWELLINGS WILL NATURALLY CATCH THE EYE DUE TO THE SWEEPING ACCESS ROAD, THIS ALONG WITH PLOT LAYOUTS, LAWNED FRONTS AND LINE OF TREES ALONGSIDE THE ROAD WILL PREVENT THE HIGHWAYS AND PARKING FROM DOMINATING</p> | 1     |
| <p>12. Is the car parking well integrated and situated so it supports the street scene?</p> <p>YES THE PARKING IS INTEGRATED AS MUCH AS THE SITE TOPOGRAPHY ALLOWS.</p>   | 1     |
| <p>13. Are the streets pedestrian, cycle and vehicle friendly?</p> <p>A TWO METRE WIDE FOOTPATH WILL BE PROVIDED TO BOTH SIDES OF THE ROAD</p>  | 0.5   |
| <p>14. Does the scheme integrate with existing streets, paths and surrounding development?</p> <p>THE PROPOSED DEVELOPMENT INTEGRATES VERY WELL AS THE NEW ROAD WILL BE A EXTENSION FROM THE END OF THE EXISTING ROAD.</p>  | 1     |
| <p>15. Are public spaces and pedestrian routes overlooked and do they feel safe?</p> <p>A MAJORITY OF THE PEDESTRIAN ROUTES ARE OVERLOOKED, ALL THE CAR PARKING IS ALONGSIDE OR INFRONT OF THE DWELLINGS AND THE OPEN SPACE WILL BE OVERLOOKED BY THE NEW DWELLINGS</p>   | 0.5   |
| SUB-TOTAL   | 4     |

# DESIGN & CONSTRUCTION

|  | SCORE |
|--|-------|
| <p>16. Is public space well designed and does it have suitable management arrangements in place?</p> <p>THE PUBLIC SPACE IS WELL DESIGNED TO INTEEBRATE WITHIN THE SITE LAYOUT.. MANAGEMENT OF THE AREA WILL NEED TO BE AGREED BETWEEN THE DEULOPER AND THE LOCAL AUTHORITY.</p> | 0.5.  |
| <p>17. Do the buildings exhibit architectural quality?</p> <p>THE BUILDINGS WILL EXHIBIT ARCHITECTURAL QUALITY WHILS BEING FUNCTIONAL AND COMPLYING WITH THE CLIENTS REQUIREMENTS AND CODE FOR SUSTAINABLE HOMES.</p>  | 1     |
| <p>18. Do internal spaces and layout allow for adaptation, conversion or extension?</p> <p>THE INTERNAL SPACES AND LAYOUT WILL ALLOW FOR ADAPTATION CONVERSION AND EXTENSION</p>   | 0.5   |
| <p>19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?</p> <p>THE SCHEME WILL MAKE USE OF ADVANCES IN CONSTRUCTION TO ENHANCE ITS PERFORMANCE TO COMPLY WITH CODE FOR SUSTAINABLE HOMES</p>          | 0.5   |
| <p>20. Do buildings or spaces outperform statutory minima, such as building regulations?</p> <p>YES THE DWELLINGS WILL OUTPERFORM BUILDING REGULATIONS BY APPROXIMATELY 20% TO ACHIEUE CODE FOR SUSTAINABLE HOMES LEVEL 3, COMPLY WITH SECURE BY DESIGN AND NHBC OR SIMILAR.</p> | 1     |
| SUB-TOTAL  | 3.5   |