**Newsome Avenue, Wombwell, Barnsley**

**Building For Life Assessment**

**05th November 2012**

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

Within 100m of the proposed development site are located a primary school and a nursery.
Within 1000m of the proposed development site on Wombwell High Street are located an infant school, junior school, secondary school, post office, newsagents, food stores, library, doctors surgery, dispensing chemist, pubs and cafes.

Score: 1

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

The accommodation mix meets the needs identified in BMBC's Housing Needs Survey. BMBC have identified the requirement for supported housing for older people in the area but want to stay away from the extra care model believing this can increase dependency of people living in the scheme. This scheme has been designed exactly with that in mind –independent living with small number of communal facilities.

Score: 1

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

The scheme meets BMBC's identified demand for 1bed and 2 bed supported housing for older people in the area.

Score: 1

**04 Does the development have easy access to public transport?**

The site is within 100metres of bus stops for both directions along Newsome Avenue, and the time table is as follows:-

N Bound Newsome Avenue (Kitchin Road)

| | |
|---|---|
| 67 and 67a to Great Houghton - | Mon to Sat 06:47, every 60mins until 00:05. |
| 203 and 202 to Doncaster- | Mon to Fri 08:33, every 60mins until 18:23. |
| | Sat 8:33, every 60mins until 17:23. |

SE Bound Newsome Avenue (Kitchin Road)

| | |
|---|---|
| 67 and 67a to Barnsley - | Mon to Sat 05:10, every 60mins until 23:21. |
| | Sun 10:30, every 60mins until 23:21. |
| 203 and 202 to Barnsley- | Mon to Fri 07:23, every 60mins until 17:37. |
| | Sat 8:43, every 60mins until 17:33. |

Score: 1

**05 Does the development have any features that reduce its environmental impacts?**

The scheme is designed to meet the Code for Sustainable Homes level 3 where the overall design and specification is scored against a range of environmental measures including low water use fittings, low energy use, additional recycling facilities, features that encourage wildlife, etc.

Score: 1

**06 Is the design specific to the scheme?**

This is a bespoke design which combines themes of the surrounding properties with contemporary materials and form to raise the image of the neighbourhood.

Score: 1

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

The building sits into the site on the footprint of the previously demolished school, has been designed to complement the recently constructed school and give a football pitch and improved access to the adjacent youth club.

Score: 0.5

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

The building has been designed to fit between the youth club and school and the flats form a courtyard.

Score: 1

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

There is one road into the site leading to the main entrance of the building and site parking. The route of the footpath on to the site also directs pedestrians to the main entrance.

Score: 1

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

There are no public highways in the scheme. The building is served by a single access road which leads to the main entrance and parking facilities. This layout allows for greater private communal garden areas away from the car park and entrance areas.

Score: 1

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

The building layout does take priority since the highway and parking have been confined to the south west of the site only. A provision of fire tender access has been allowed for to the rear of the building using a grass reinforcement system to enable the track to blend in with the surrounding grass.

Score: 1

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

Car parking spaces are located close to the main entrance and are partially obscured from view by low level shrub planting.

Score: 0.5

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

Pedestrian access is kept separate from the highway. The new access road is short (90m) consisting of large radius curves that should limit vehicle speeds significantly.

Score: 1

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

The scheme is served from Newsome Avenue and there are no other linking routes to the site.

Score: 0

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

There are no public open spaces adjacent to the property.

Score: 0

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

There is no public space in the scheme. All the open spaces will be maintained by the Association under a management agreement.

Score: 0

**17 Do buildings exhibit architectural quality?**

The building's plan form is a central corridor arranged around a quiet courtyard; flats have a variety of views, both into it and out to a variety of active views.

Score: 0.5

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

The plan can be extended

Score: 0.5

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

The building employs traditional building materials.

Score: 0

**20 Do buildings or spaces out perform statutory minima, such as Building Regulations?**

The scheme will meet the Code for Sustainable Homes level 3 and the external wall U-value of 0.20w/$m^2$/k easily surpasses the 0.35 w/$m^2$/k requirement for Building Regs.

Score: 1

**Total Score 14/20**