

INFORMAL ASSESSMENT

BUILDING FOR LIFE

scheme name

Bamburgh Lane, Goldthorpe
Gleeson Regeneration Ltd

grand total

16 1/2

ENVIRONMENT AND COMMUNITY

	score
1 Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes? We have assessed the local vicinity and a wide range of community facilities can be found within an 800m walk from the centre of the site.	1
2 Is there an accommodation mix that reflects the needs and aspirations of the local community? The proposals show a mixture of 2, 3 and bedroom dwellings either semi detached or detached.	1
3 Is there a tenure mix that reflects the needs of the local community? It is proposed that a mixture of open market, affordable and shared equity tenures are available across the different house types as derived from discussions with Local Authority Housing Officer	1
4 Does the development have easy access to public transport? Local bus routes can be found directly outside of the site entrance on Bambrugh Lane	1
5 Does the development have any features that reduce its environmental impact? A new landscaping strategy for the whole site which will increase the site's biodiversity.	1/2
sub total	4 1/2

CHARACTER

6 Is the design specific to the scheme? The proposed scheme is specific to the site and is designed to reflect the surrounding features. There are 2 character areas, Country Lane and Urban Core.	1
7 Does the scheme exploit existing buildings, landscape or topography? The proposed design complements the local landscape, an example of this adjacent the canal, where the building density is low and the building design is contemporary.	0.5
8 Does the scheme feel like a place with distinctive character? There are 2 character areas, Country Lane and Urban Core, that provide each area of the scheme with a distinct feel. A centrally located area of public open space will provide a focal point within the site	1
9 Do the buildings and layout make it easy to find your way around? The site layout and character areas make moving around the site very simple, coupled with this is the centrally located public open space which provides an easily identifiable area as you work your way through the site.	1
10 Are the streets defined by a well-structured building layout? The buildings define the street scene and are orientated to suit the road geometry	1
sub total	4 1/2

STREETS, PARKING & PEDESTRIANISATION

11 Does the building layout take priority over the streets and car parking, so that the highways do not dominate? The scheme embraces the principles of 'Manual for Streets' with buildings defining spaces	1/2
12 Is the car parking well integrated and situated so it supports the street scene? All car parking is integrated 'on plot' and meets the need of the Local Authorities parking standards	1
13 Are the streets pedestrian, cycle and vehicle friendly? The scheme creates a hierarchy of streets and spaces and provides a range of pedestrian and cycle access points	1/2
14 Does the scheme integrate with existing streets, paths and surrounding development? Yes, the scheme links up with Bambrugh Lane and provides a future link to adjacent allocated land.	1
15 Are the public spaces and pedestrian routes overlooked and do they feel safe? All areas of public open space and pedestrian routes are well overlooked and feel safe	1
sub total	4

DESIGN & CONSTRUCTION

16 Is the public space well designed and does it have suitable management arrangements in place? The scheme provides extensive hard and soft landscaping throughout the site, with an areas designated as 'usable' public open sapce and meets the Local Authorties. Provision for a childrens play area has been Included. The client will instigate a landscape mainatanance strategy	1
17 Do the buildings exhibit archectural quality? The scheme reflects the locality and the principles of the indivudal character areas ensure that the buildings are well porportioned and appropriately detailed.	1
18 Do internal spaces and layout allow for adaptation, conversion or extension? Many dwelling types proposed for the site have the capacity to be extended and can be adaptable and have potential to achieve many 'Buildings for Life' criteria	1/2
19 Has the scheme made use of advances in construction or technology that enhances its performance, quality and attractiveness?	0
20 Do buildings or spaces outperform statutory minima, such as building regulations? The propsoed dwellings are to achieve level 3, code for sustainable homes	1/2
sub total	3 1/2