
Building for Life 12 (2012)

1.1 Published in 2012 by the Building for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation), this document identifies twelve design questions which should be considered in designing a new resident development.

1.2 Each of these questions are discussed in detail hereunder:

1. Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

1.3 **Yes** - The development has carefully designed to create two active frontages, one to Wellthorne Lane to the north and the other to Annat Royd Lane to the west.

1.4 Wellthorne Lane has been retained as the site's principal frontage. Like the properties to the immediate east of the site, the plots at this point have been designed with shallow front setbacks, low lying boundary treatments, generous landscaping and main habitable room windows towards Wellthorne Lane.

1.5 Annat Royd Lane has been retained as the site's secondary frontage. Reflecting the roads more rural setting, these dwellings have been laid out in a more informal, low density layout. Despite their less regimented configurations, these properties are none the less engaged with each property again supporting low-lying boundary treatments, generous landscaping and habitable room windows which directly address Annat Royd Lane.

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

1.6 **Yes** - There are a number of facilities within close proximity to the application site.

- The site lies directly opposite The Fountain Inn, a local public house. The Fountain Inn's conference room is a popular location for community events;
- Beyond The Fountain Inn, is the Village's public playing field;
- The local shop is located approximately 300 metres east of the site, along Wellthorne Lane. This shop is accessed via an existing footpath on Wellthorne Lane;
- The site also lies directly opposite the entrance to the Ingbirchworth Reservoir Walk, a popular recreational walk;
- Beyond the shop, approximately 350 metres from the site on Wellthorne Avenue, is the local children's playground; and

- In the wider area approximately 1500m from the site is Falledge First School.

3. Public transport - Does the scheme have good access to public transport to help reduce car dependency?

1.7 **Yes** - There two bus stops at the junction of Wellthorne Lane and Huddersfield Road, approximately 350m east of the site.

1.8 These stops are served by the 24 and 29 bus services, which serve Denby Dale Rail Station and Falledge First School, Upper Denby (to the north) and Barnsley and Sheffield Centre (to the east and south –east).

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

1.9 **Yes** - The development comprises a total of 8 house types, ranging in size (118sqm to 229 sqm), internal layout and garden sizes.

1.10 Consistent with the identified shortfall specified in the Economic Strategy and the emerging Development Sites and Places DPD, these properties are 'larger homes' ranging from 4 to 5 beds.

5. Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?

1.11 **Yes** – The architectural treatments chosen for this scheme have been directly influenced by those already in place in the surrounding area. This design response ensures that the development will sit comfortably within the existing built landscape and will continue to protect the existing character of Ingbirchworth.

6. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

1.12 **Yes** - The development takes full advantage of site's topography, utilising where possible the existing contours on site.

1.13 The sites natural ground levels also mean that the dwellings will sit comfortably within the existing streetscene and read as one to one and half storeys in height when viewed from Wellthorne Lane.

1.14 The proposed design response protects also the existing copse of trees to the south of the site. Instead of following the line of Policy LD9, the proposal omits the south-eastern corner of the site and retains these important trees in-situ.

7. Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

- 1.15 **Yes** – As noted above, the scheme has been designed to protect and contribute to the existing built environment along Wellthorne Lane. The dwellings to Wellthorne Lane have each been designed using attractive and active front elevations and low lying front boundary treatments, ensuring a direct visual connection between the site and Wellthorne Lane is maintained.
- 1.16 Attractive front entrance walls have been introduced at the entrance to the development, visually connecting the site with the Wellthorne Lane residential area to the north and creating a readily recognisable and attractive entrance point to the site.
- 1.17 Each property has been designed to turn corners and to ensure the scheme is active and attractive throughout.

8. Easy to find your way around - Is the scheme designed to make it easy to find your way around?

- 1.18 **Yes** - The scheme will be easy to navigate, with visitors and residents alike required to follow a single centrally-located internal access road. Private driveways have also been finished with a different surface finish, ensuring these area are readily differentiated by users.

9. Streets for all - Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

- 1.19 **Yes** - The internal access road has been designed as a shared surface area. The concrete black paving will encourage vehicles to reduce their speed and to be conscious of non-motorists users.

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

- 1.20 **Yes** - Each house has a minimum of two car parking spaces, in line with the Councils requirements. The development also provides a further five public car parking spaces on Wellthorne Lane.

11. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

- 1.21 **Yes** - The main carriageway will be surface dressed with concrete black paving. The estate road will terminate to the west of the site, where the driveways for plot 7, 8 and 9 all diverge to their respective garages.
- 1.22 The drives themselves will be tarmac with block edging, making a clear definition between private drive access to the individual dwellings on the site.

1.23

These features add distinctive character and attractiveness to the overall development.

12. External storage and amenity space - Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

1.24

Yes - Each house has been designed with appropriate storage, waste, private amenity and waste facilities.