



Land off Barnsley Road, Wombwell  
Building for Life Assessment  
Persimmon Homes (West Yorkshire)

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3 Hepton Court  
York Road  
Leeds  
LS9 6PW  
Tel: 0113 240 9726



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Graduate Planner	Gareth Lloyd	Signed: 
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### Approved By:

Development Planner	Paul Thornton MRTPI	
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## 1.0 Introduction

- 1.1 This Building for Life Assessment has been produced to support a full planning application for:

**Detailed planning application for the erection of 236 residential units, public open space, landscaping, access, parking and ancillary works.**

- 1.2 The site comprises approximately 6.75 hectares of land, situated to the north of Barnsley Road, Wombwell.
- 1.3 As required by Building for Life 2012, a review of the scheme has been undertaken against the 12 questions within the document and this is set out in Chapter 2. The building for Life Assessment is based on a traffic light system with the intention of making developments score as many 'greens' as possible.

## Building for Life Assessment

- 1.4 This following section provides an assessment of the proposed residential development against the 12 questions identified within the Building for Life Assessment 2012.

### 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?**

- 1.5 The development has been designed to allow easy access throughout the site for all users. The main access to the site will be via a new singular entrance point from Barnsley Road.
- 1.6 The layout submitted with the application shows the arrangement of streets within the development and it is evident a safe and inclusive layout can be provided to reduce the risk of vehicle and pedestrian conflict.
- 1.7 The development would therefore achieve a green score for this question.

### 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?**

- 1.8 The site is located approximately 0.5km west of Wombwell Centre where local shops, including a Coop Supermarket, banks, health services and employment opportunities are located.
- 1.9 The development would therefore achieve a green score for this question.

### Public Transport

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

- 1.10 The bus services on Barnsley Road provide the site with a regular and convenient bus service, which connects the Site to Barnsley, Doncaster and Rotherham. A multitude of services and employment opportunities can be accessed at these locations as well as the opportunity for longer distance travel from Barnsley, Rotherham and Doncaster Rail Stations.
- 1.11 The development would therefore achieve a green score for this question.

## **Meeting Local Housing Requirements**

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

- 1.12 The proposed development will provide 2, 3 and 4 bed dwellings which will be terraced, detached and semi – detached.
- 1.13 In accordance with local planning policy, 36 affordable dwellings will be provided (15% of the total). The exact tenure of this provision will be discussed with the Council during the application process.
- 1.14 The development would therefore achieve a green score for this question.

## **Character**

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

- 1.15 The proposed development provides 240 which will have 2, 3 and 4 bedrooms with dedicated off street parking and private gardens. A mixture of house types will be provided. There are a number of parcels of open space throughout the development equating to 15% across the site in line with planning policy.
- 1.16 The surrounding area is characterised by a variety of uses. This includes but is not limited to residential, commercial, retail, open space, educational facilities and leisure and recreational uses. The proposed development will be well designed and built to modern standards ensuring an efficient use of the site without compromising the quality of the local environment.
- 1.17 The development would therefore achieve a green score for this question.

## **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?**

- 1.18 The design of the layout has taken into account the existing topography and landscape features. A comprehensive list of design constraints and opportunities was produced. Following this a robust design prepared ensuring that the development makes an efficient use of the site without having to compromise the quality of the local environment.
- 1.19 The applicant is committed to ensuring the proposed development is sustainable and through building design will ensure an energy efficient development.



- 1.20 The development would therefore achieve a green score for this question.

### **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?**

- 1.21 The layout submitted with this application shows the arrangement of streets within the development and it is apparent an inclusive layout can be provided.
- 1.22 The streets, buildings, gardens and parking have been designed to define blocks of housing and open spaces. Throughout the development there is a clear definition of the public and private realm which has been achieved by arranging buildings to follow a continuous built line.
- 1.23 The layout includes clear areas of amenity space for residents. The open space has been carefully situated to make an efficient use of the site.
- 1.24 The development would therefore achieve a green score for this question.

### **Easy to Find Your Way Around**

#### **Is the scheme designed to make it easy to find your way around?**

- 1.25 The proposed development has a well defined network of primary and secondary streets which makes it clear for residents and visitors to navigate their way around the development. Pedestrian routes will be clearly defined with the key route dissecting through the middle of the site.
- 1.26 The development would therefore achieve a green score for this question.

### **Streets for All**

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

- 1.27 The proposed development has a street layout which seeks to reduce the speed of vehicles through a number of initiatives. The layout looks to creating streets that control vehicle speeds naturally rather than having to rely on unsympathetic traffic-calming measures.
- 1.28 The layout has looked to create streets that are overlooked by the proposed dwellings which will increase natural surveillance and encourage drivers to take additional care.

## **Car Parking**

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

- 1.29 The proposed parking level is in line with Barnsley Metropolitan Borough Council's 'Supplementary Planning Document' – Parking which was adopted in March 2012.
- 1.30 Car parking has been positioned in sensible locations throughout the site with a number of dwellings having private drives. Parking will not be a dominant feature of the development.

## **Public and Private Spaces**

### **Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?**

- 1.31 To the north west of the site is a proposed area of public open space which has been designed to be accessible to all. The area will be grassed to provide space for children to play. The public open space has been positioned to be overlooked by a number of dwellings which will provide natural surveillance of this area.
- 1.32 All proposed dwellings will have private amenity space and rear gardens.
- 1.33 The development would therefore achieve a green score for this question.

## **External Storage and Amenity Space**

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

- 1.34 The proposed development makes provision for the storage of general and recyclable waste in accordance with local standards.
- 1.35 Each property will be serviced by Barnsley Council's kerbside recyclable waste collection system.
- 1.36 In addition each property is provided with an accessible location for the storage of LA waste bins.
- 1.37 The development would therefore achieve a green score for this question.



## 2.0 Conclusion

- 2.1 This building for Life Assessment has been produced to support a full planning application.
- 2.2 As required by the Building for Life Assessment a review of the scheme has been undertaken against the 12 questions within the document. Overall the proposals would score 'green' in every topic and it is therefore considered the proposals are in accordance with the requirements of the assessment.