Client:	**Chevin Housing Group**
Address:	Harrison Street, Wakefield, WF1 1PS.
Project:	New housing development.
Location:	Lidget Lane, Thurnscoe
Project no.	11025
Date:	June 2013.

The design proposals for the above development have been assessed and scored against each of the twenty Building for Life criteria in accordance with the standard scoring system applied in BfL assessment as shown below, and within the scope and context of the development, ie:

The Lidget Lane housing development comprises 22 no. small and medium sized family houses and 1 no. bungalow, the latter of which is designed to wheelchair housing design standards. The development is classified as a 100% affordable housing scheme within the context of two street-fronted infill sites (HCA).

Building For Life assessment standard scoring system:	**Points**
"If sufficient evidence is available to indicate that the proposed design will respond positively to the question"	**1.0**
"If there are specific, identifiable areas of positive response but also parts of the scheme where it is clear that there will not be a positive response"	**0.5**
"If it is certain that the proposed design will not respond positively to the question, or not possible to make a judgement through absence of information"	**0.0**

CABE criteria

A score of 70% (14 points) indicates the potential for CABE 'silver standard' consideration. A score of 80% (16 points) indicates the potential for CABE 'gold standard' consideration under the BFL design quality assessment.

Homes and Communities Agency criteria

The HCA *'minimum commitment'* is a score of 50% for a street-fronted housing development scheme (HC Design & Quality Standards April 2007).

	CHARACTER	Score
1	**Does the scheme feel like a place with a distinctive character?**	**0.5**

The site layout, the scale, massing and architectural design of the scheme all respond well to the site opportunities and constraints, the surrounding built environment and wider local and regional influences. The project is considered to present an appropriate architectural solution of distinctive local character.

2	**Do buildings exhibit architectural quality?**	**0.5**

The design, building form and use of materials create an architectural composition which has been influenced by its location within the village of Thurnscoe.

The selection of external materials, architectural design and detailing is intended to be deliberately traditional in response to the surrounding traditional built environment, with particular reference to Hickleton Terrace opposite.

3	**Are streets defined by a well structured building layout?**	**1.0**

The existing street patterns and close development frontages are a dominant feature in this location. The new development housing layout and boundary treatments provide traditional, close active frontage to Lidget Lane and Stuart Street, providing enclosure and definition to the existing street pattern.

4	**Do the building and layout make it easy to find your way around?**	**0.5**

The compact development layout supports and reinforces the existing street pattern and pedestrian and vehicular routes.

5	**Does the scheme exploit existing buildings, landscapes or topography?**	**0.5**

The development is situated in the heart of Thurnscoe village and responds to the traditional built environment in the immediate location. The design is influenced by the predominantly terraced traditional housing stock with close active frontage and clear relationship to the existing roads and footways.

Architectural design, massing and scale, use of materials and architectural detailing are all

reminiscent of the local tradition and the overall design is intended to create continuity and linkage to the surrounding established residential development.

ROADS, PARKING AND PEDESTRIANISATION

6 Does the building layout take priority over the roads and car parking, so that the highways do not dominate? **1.0**

The design exhibits close, two storey active frontage to all street elevations with shallow front yards to all properties. The scheme entirely avoids the use of frontage car parking to ensure that the street scene is dominated and reinforced by the built development.

The car parking arrangements are well integrated within the overall site layout and building design using traditional side drives and rear parking zones such that the buildings will take priority over the external access and parking areas.

7 Are the streets pedestrian, cycle and vehicle friendly? **0.5**

The existing Lidget Lane main road is a traditional highway design with generous footways, pedestrian crossings, speed management ramps and parallel parking bays, and is outside the scope of the new development.

The only new highway included in the scheme, to the rear of the development, follows the line of the previous rear lane but will be improved to provide a new shared surface access road with speed calming and tree planting to provide a new route which is pedestrian, cycle and vehicle friendly.

8 Is the car parking well integrated and situated so it supports the street scene? **1.0**

The design entirely avoids the use of frontage car parking to ensure that the street scene is dominated by the close frontage built development.

A range of car parking solutions are used in the scheme including side drives, small mews court car parking zones, rear on-plot parking and a carport to the bungalow. The majority (74%) of new dwellings will have private, secure, in-curtilage car parking with the mews court designed to give good enclosure and close natural surveillance of the shared, allocated car parking area.

9 Does the scheme integrate with existing roads, paths and surrounding development? **1.0**

The development site plan relates directly to the existing roads and footpaths and the surrounding

built environment to reinforce the existing street scene and traditional block layout.

The architectural design, massing and scale, use of materials and architectural detailing are all reminiscent of the local tradition and the overall design is intended to create continuity and linkage to the surrounding established residential development.

The new development therefore is sympathetic to the local built environment and will integrate well with its surroundings.

10 Are public spaces and pedestrian routes overlooked and do they feel safe? 1.0

The design exhibits continuous close active frontage to all street elevations with shallow front yards to all properties and good, direct natural surveillance over all of the surrounding pedestrian routes.

The development includes a small section of mews court which is enclosed on both sides and also has the benefit of direct natural surveillance over the court from all of the surrounding properties.

DESIGN AND CONSTRUCTION

11 Is the design specific to the scheme? 0.5

The development is situated in the heart of Thurnscoe village and the design responds to the traditional built environment in this immediate location. The design is influenced by the predominantly terraced traditional housing stock with close active frontage and clear relationship to the existing roads and footways.

Architectural design, massing and scale, use of materials and architectural detailing are all reminiscent of the local tradition and the overall design is intended to create continuity and linkage to the surrounding established residential development in this specific location.

12 Is public space well designed and does it have suitable management arrangements in place? 0.0

The development includes a small section only of mews court which is enclosed on both sides and also has the benefit of direct natural surveillance over the court from all of the surrounding properties.

The mews court will provide car parking and modest amenity to the six adjacent properties and suitable maintainance arrangements will be provided by the Applicant.

13 Do buildings or spaces outperform statutory minima, such as Building Regulations? 0.5

The new development will be designed and specified to achieve compliance with Code Level 3 of the *Code for Sustainable Homes* and will therefore outperform the minimum standards of the Building Regulations.

14 Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness? 0.0

The scheme is largely designed in traditional construction.

15 Do internal spaces and layout allow for adaptation, conversion or extension? 0.0

The design relies largely on the use of traditional, compact, small family housing to address the local housing needs priorities.

ENVIRONMENT AND COMMUNITY

16 Does the development have easy access to public transport? 1.0

The site is very well located for good access to local and regional public transport facilities. Regular local bus services are available along Stuart Street and Lidget Lane. The site is also within convenient walking distance of Thurnscoe Railway Station which provides access to the local, regional and national rail network.

17 Does the development have any features which reduce its environmental impact? 0.5

The new development will be designed and specified to achieve compliance with Code Level 3 of the *Code for Sustainable Homes.* The Code covers all aspects of environmental performance and measures the sustainability of a residential development against specific targets within environmental design categories, rating the overall environmental performance of the development as a whole. The design categories included within the Code are:

Energy and CO2 emissions
Pollution control
Water consumption
Health and well-being
Sustainable materials
Building management

Surface water run-off
Ecology factors
Waste management

Appropriate solutions to all of these issues will be developed during the technical design of the project to ensure good environmental performance in accordance with the requirements and aspirations of the Code.

18	**Is there a tenure mix that reflects the needs of the local community?**	**1.0**

The Applicant has worked closely with the Council's strategic housing team to ensure that the development meets the housing needs priorities of the local community in terms of both accommodation and tenure.

19	**Is there an accommodation mix that reflects the needs and aspirations of the local community?**	**1.0**

The Applicant has worked closely with the Council's strategic housing team to ensure that the development meets the housing needs priorities of the local community in terms of both accommodation and tenure.

20	**Does the development provide for (or is it close to) community facilities such as schools, parks, play areas, shops, pubs or cafes?**	**1.0**

The development is situated in the heart of Thurnscoe village and is well located for convenient access to all local facilities and amenities including retail, health, education, recreation, transport and employment.

Total *'Building for Life'* assessment score	**13.0**