

4 DESIGN DEVELOPMENT

4.3 Initial massing and street elevation concept

For functional reasons to meet Churchill Retirement Living's design brief the proposed retirement development needs to comprise one singular building, comprising a block of flats, accessed from within the main building, rather than singular houses with distinct individual identities.

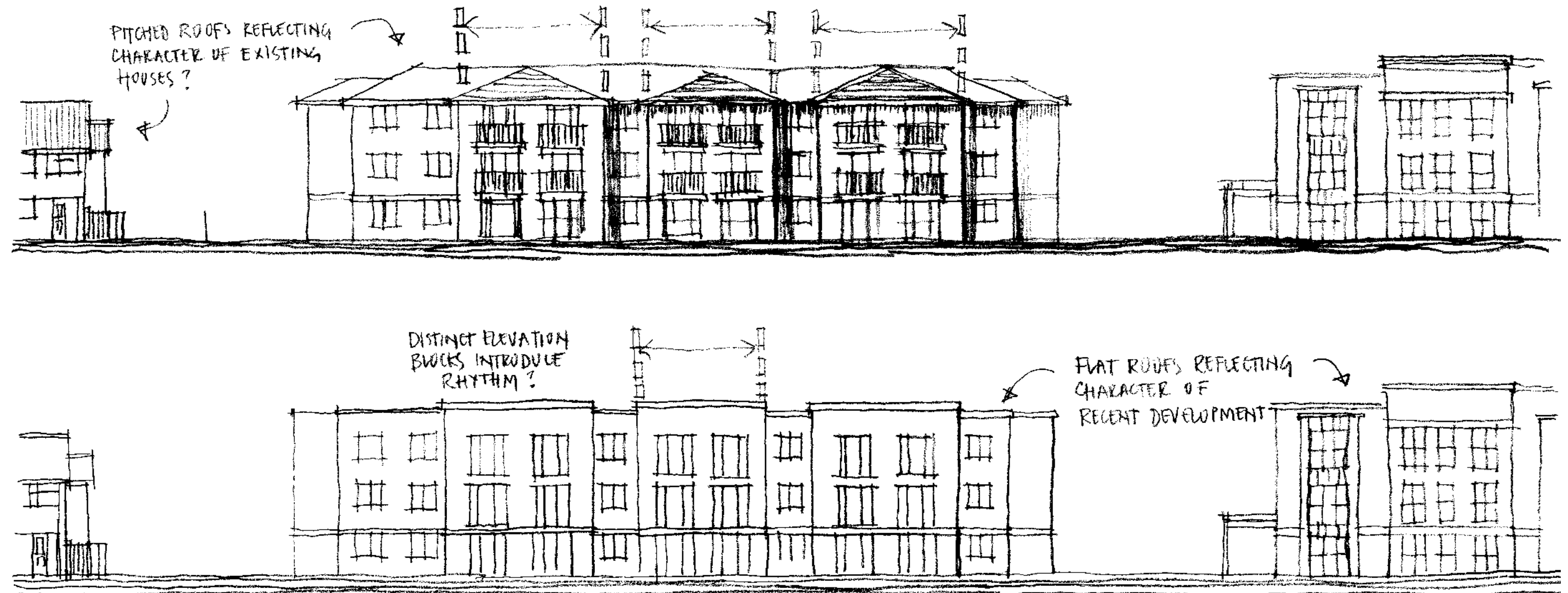
As noted earlier in this statement the site is located within the Renaissance Quarter where more contemporary designs are common, but is also adjacent to more traditional style domestic housing built in the mid and late 20th Century.

Initial sketch elevations were produced with a pitched roof design to reference a traditional domestic design style, in order to explore a transition between the modern building design of Canada Court to the south and the older houses to the north of the site.

Whilst there is possibly some merit to this approach, the more modern approach employed within the Renaissance Quarter has effectively changed the character of the area, and has already produced many examples where there is a distinct change in both height and style between new buildings and adjacent older domestic houses.

The application site itself is a case in point whereby the recently constructed block of flats at Canada Court is directly next to No. 1 Toynbee Road and apart from its main material being brick, has a markedly different design ethos and scale to the existing residential houses on the street.

Further sketch elevations explored a flat roof design more in keeping with recent Renaissance Quarter developments, with variations in height along the roof line used to break the elevation into a series of defined blocks suggesting the rhythm of the semi-detached houses further to the north.



Early main street elevation concept sketches.

4 DESIGN DEVELOPMENT

4.4 Initial massing and street elevation concept

Further variations were explored with wider recesses between the blocks and also the introduction of differing colours of brickwork to break up the elevations with plinth and band details, and panels of grey brick at high level to further accentuate the projecting bay elements.

The introduction of balconies was explored at various stages in the design process. As well as providing external amenity for the dwellings, they also add visual interest to the elevations.



Evolving main street elevation concept sketches.

4 DESIGN DEVELOPMENT

4.5 Initial massing and elevations - continued

Given the relative size of the proposed scheme, the use of a traditional design style with pitched roofs was considered by Churchill Retirement Living to result in an unsuccessful attempt to assimilate with the smaller residential dwellings further to the north on Toynbee Road.

A flat roof contemporary design, more in keeping with the recent developments within the Renaissance Quarter was therefore progressed.

Using the rhythmic massing described in earlier sketches the evolving design explored the addition of a set back top floor to maximise the development potential of the site.

A top floor addition would inevitably add extra height, and whilst this might be apparent in flat elevations, but in reality once built, the set back top floor behind parapets would not be intrusive when viewed from ground level, both in close and far views of the building.

Whilst higher than 2 storey houses further along Toynbee Road, it is still very much of a scale and height seen in recent developments nearby, and where the positioning of high buildings adjacent to two storey houses is relatively common.

The additional height also visually centres the elevation, adding more weight and effectively reduces the perceived length of the frontage.

This general design concept of a set-back top floor was extended into the site along the other elevations.

At the internal North elevation to the courtyard and the East elevation facing Romsey Close, given the increased distances from the more traditional character of Toynbee Road, a full 4 storey building height was explored, and considered appropriate in terms of the parameters outlined in the concepts of the Renaissance Quarter, with taller, high density buildings being encouraged.



Sketch elevation - exploring additional set back top storey.

4 DESIGN DEVELOPMENT

4.6 Initial massing and elevations - continued

The earliest designs featuring a set back top floor explored a similar approach to the overall building and included structural brickwork walls with a generally flush parapetted eaves.

This top floor was initially proposed in a dark grey brick finish, reflecting grey brick details used on lower elements.

On reflection this proposal produced a rather top heavy effect, so further iterations explored a low pitched roof on the set backs, with deep overhanging eaves.

A further revision introduced a panelled wall treatment to replace the brickwork at the set backs, resulting in a lighter visual appearance, as shown in the comparison drawings below.



Sketch elevation - original design of set back top storey with dark masonry walls and high parapet eaves.



Sketch elevation - later iteration of set back top storey with low pitch, projecting eaves and lighter panelled walls.

4 DESIGN DEVELOPMENT

4.7 Appearance and Elevational Treatment

The appearance and elevational treatment of the proposed development has been considered in response to the surrounding context.

Whilst much of the existing local housing is of a traditional domestic design with pitched tiled roofs, the proposed development will use a more contemporary flat roof design in keeping with recent larger buildings constructed in the Reaissance Quarter.

Grey UPVC Windows and doors will be of conventional domestic scale and size, although many living room windows will feature wider and deeper windows, similar to recent nearby developments. Casement windows are proposed for ease of use by the future owners.

The windows will have simple minimal detailing with contrasting brick heads and cills.

Roofs will be a low pitched single ply flat roof membrane. many of the highest level roofs will not be visible from the public realm, being consealed behind low parapet upstands, which will feature a simply detailed minimal capping. The roofs on the set back element will be of a similar single ply finish, but the eaves here will project over the walls and feature a simple box gutter eaves.

Whilst the majority of walls will be in red brick, there will be some contrasting grey brickwork used on some lower bays and for various horizontal brick band courses, and other details and plinths.

The main building entrance on the north elevation facing the car park, and a secondary entrance facing Romsey Close will feature simple cantilever canopies supported on angled suspension wires.

The photos on this page illustrate elevational treatments on existing Churchill Retirement Living developments, similar to those proposed in this application

- 1 Parapet detail - simple minimal detail + roof not visible from ground
- 2 High level flat roof detail at top floor- single ply membrane and projecting eaves
- 3 Entrance Canopies - contemporary cantilevered / suspended steel and glass
- 4 Window openings - simple openings without head or cill details
- 5 Flat roof with parapet edge detail
- 6 Typical terrace balcony at top floor set back



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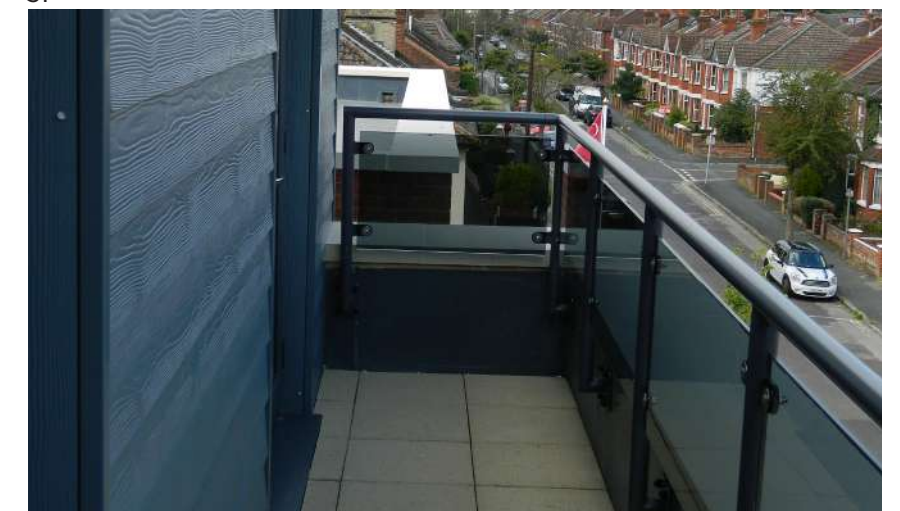
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4 DESIGN DEVELOPMENT

4.7 Materials

"The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings."

National Design Guide Paragraph 30

The proposed development will feature materials commonly seen on many existing buildings in close proximity to the site and within the wider townscape of Eastleigh.

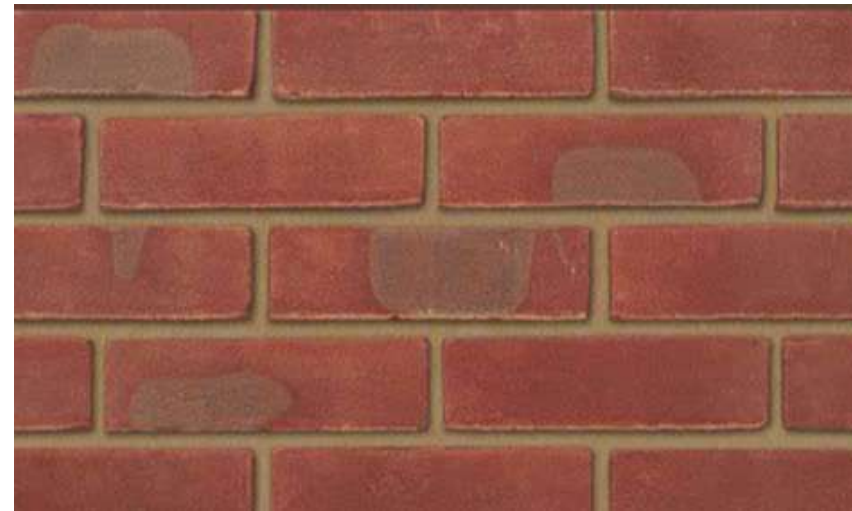
The principal wall material will be a red facing brick.

Other walls will feature a grey brick, and this brick will also be used for various feature bands, plinths and other details.

All roofs will have a single ply flat roof membrane, with simple metal trims at the external eaves.

The top floor set back walls will feature aluminium standing seam panels.

The photos on this page suggest an indicative palette of specific brick and roof materials which may be subject to future planning conditions or supply issues.



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- 1 Facing Brick - Ibstock Dorset Red Multi
- 2 Facing Brick - Ibstock Himley Ebony
- 3. Dark Grey metal Juliet Balcony
- 4 Typical single ply membrane flat roof
- 5. Typical steel and glass canopy
- 6. Typical aluminium standing seam panel

4 DESIGN DEVELOPMENT

4.8 Landscape and External Amenity

The quantum of landscaping around retirement living developments is less than that required by general needs housing.

Given the older age profile of the owners and users, large flat areas for active recreational use are not generally required.

The visual amenity, together with biodiversity are more important factors than usable areas.

A Churchill Retirement Living development will therefore contain a range of small informal grassed areas, with border planting of flowers and shrubs, together with a range of other feature plants and small trees are usually provided to give an attractive outlook with all-year interest and colour.

Where possible ground floor flats are generally provided with a small external patio outside the living room door.

Care is taken to provide a larger communal patio or terrace area, usually directly accessed from the shared Owners Lounge to allow large social gatherings outside.

This communal space is often located on an enclosed internal courtyard, and may have a pergola, bench seating or raised planter beds. Given individual site layout constraints, the location of the courtyard, entrance and owners lounge will not, as in this case, always enjoy a southerly aspect, with the concept of a welcoming approach into the building considered the most important factor in the overall layout.

The landscaped grounds are maintained by the management company, but at some developments Owners may join gardening clubs should they wish.



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- 1. Railings - 10mm dia. black polyester powder coated hoop-topped metal railings
- 2. Patio
- 3. Border
- 4. Pergola
- 5. Planting edge border
- 6. Apartment patios and paths

4 DESIGN DEVELOPMENT

4.9 Access and Movement

“In well-designed places, people should not need to rely on the car for everyday journeys including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment.” National Design Guide Paragraph 83

The planning application is supported by a Transport Statement which discusses the site location, traffic safety and movements, and connections to the wider transport network.

In terms of access and movement in and around the site, as mentioned previously in this document vehicular access onto the site is proposed from a new access from Toynbee Road at the north western corner of the site. where a driveway leads to

the central car park. It is envisaged that this will be the principal vehicular access and most traffic will enter and leave at this point.

The main entrance doors into the development are situated on the northern courtyard elevation, with other secondary entrances located on the Romsey Close frontage, near to where a buggy store is located at the south east of the site.

There is a secondary vehicular access available onto Romsey Close to the east of the site and this would allow fire vehicles to enter and leave the site in forward gear without the need for on-site manoeuvres. It is important to note that the development will be overseen by a management company and there is no right of way for members of the public to drive through the site.

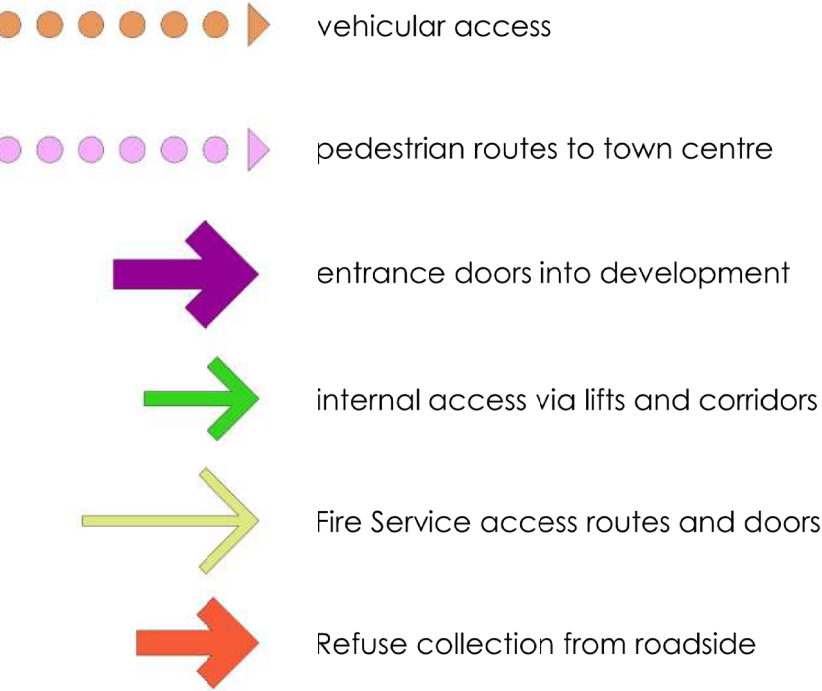
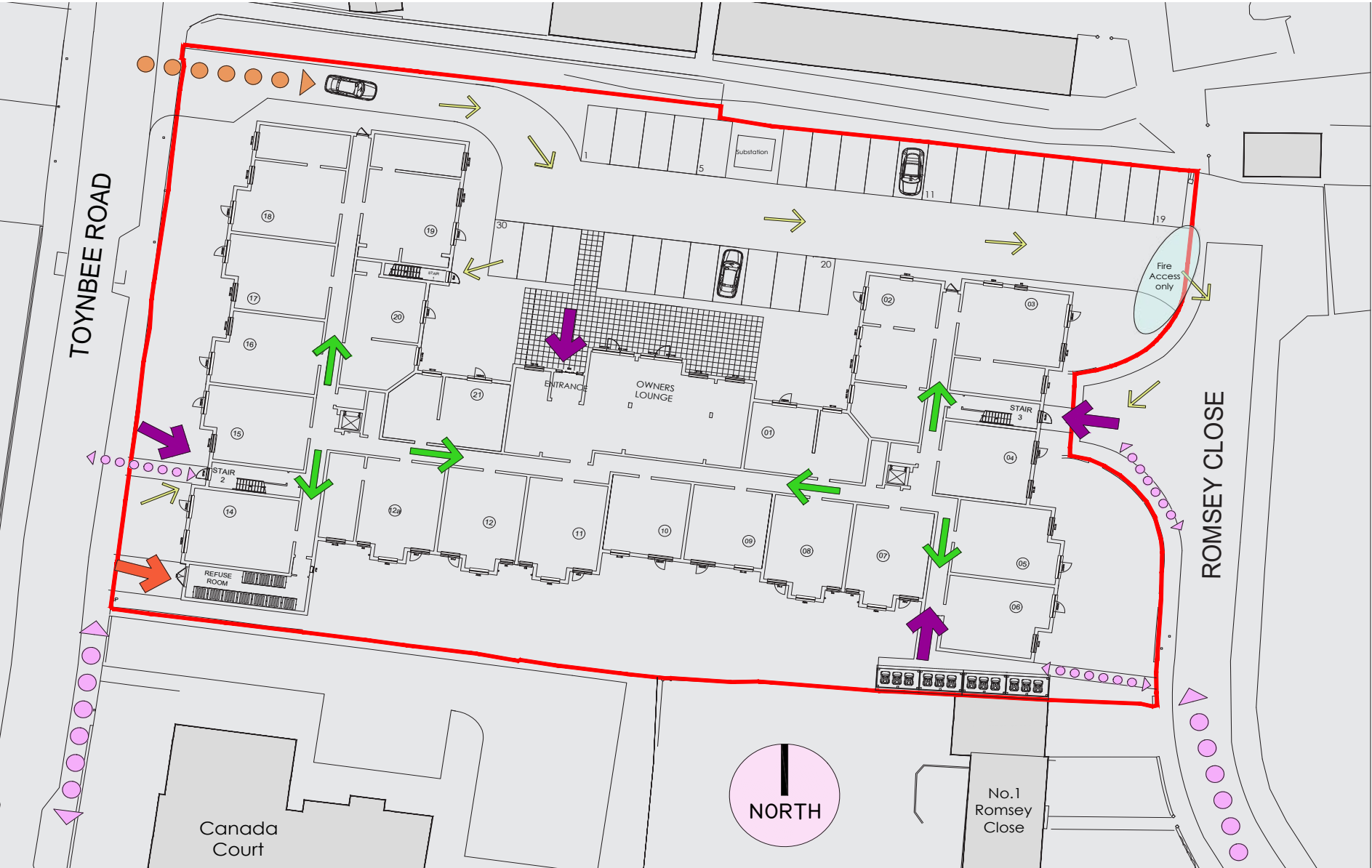
Within the building all floors are served by a lift, and all flats and

facilities are connected by shared corridors.

Ground floor flats will have access to patios directly outside each dwelling and any access requirements for maintenance and gardening by the building management company can be gained around the outside perimeter.

The proposed refuse room is located within the building adjacent to Toynbee Road and road side collection and servicing will be use a gate and path at the south west of the site.

Eastleigh Town Centre is located nearby to the east and south of the site, which is close to public transport links, with Eastleigh Bus Station approximately 300m away and Eastleigh Railway Station at approximately 500m, both are easily accessed by pedestrian routes and footpaths.



Plan showing general access concept

KEY

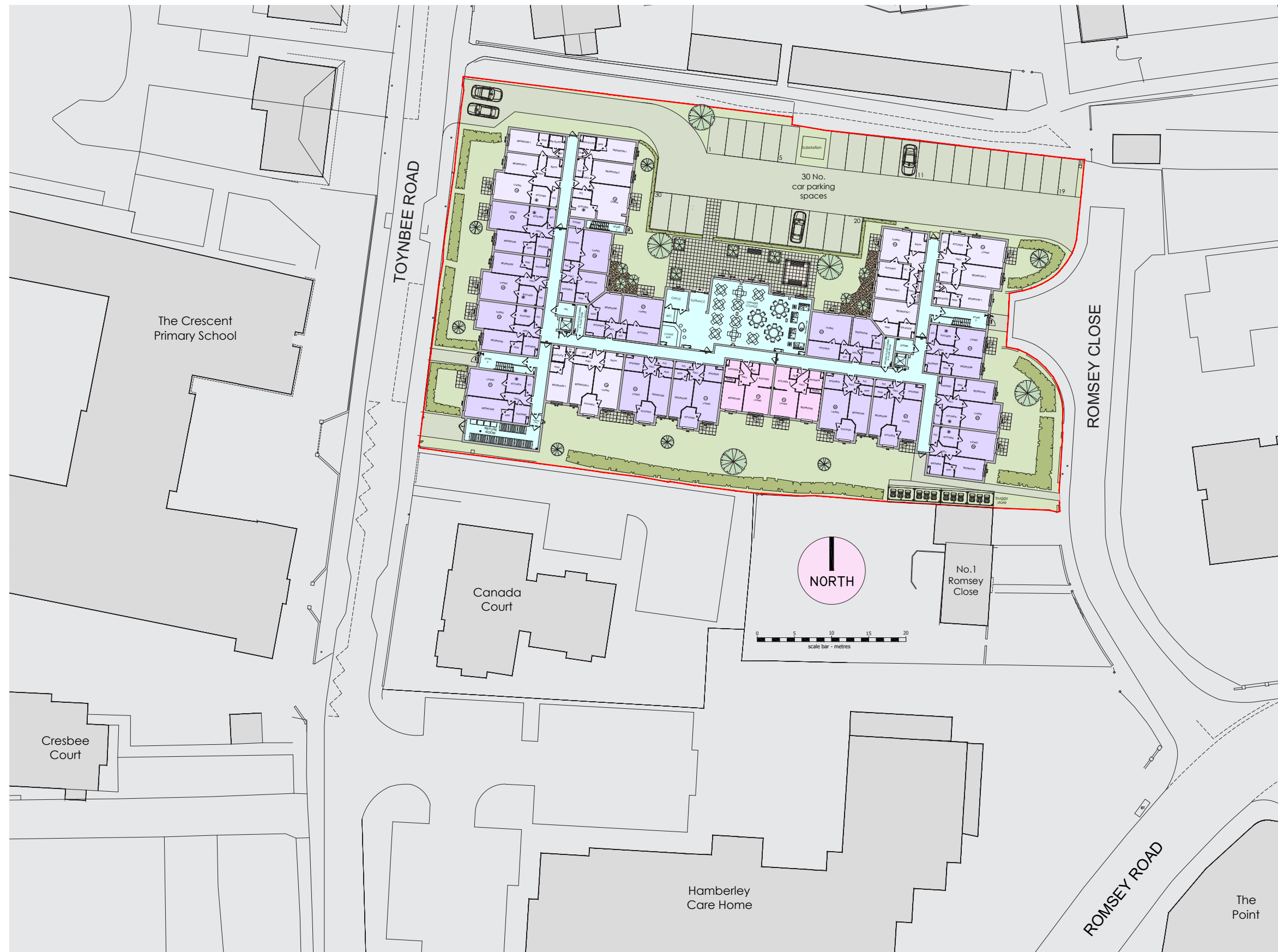
5 PROPOSED DESIGN

“Well-designed places and buildings are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.”

National Design Guide Paragraph 54

5 PROPOSED DESIGN

5.1 Proposed Site Plan

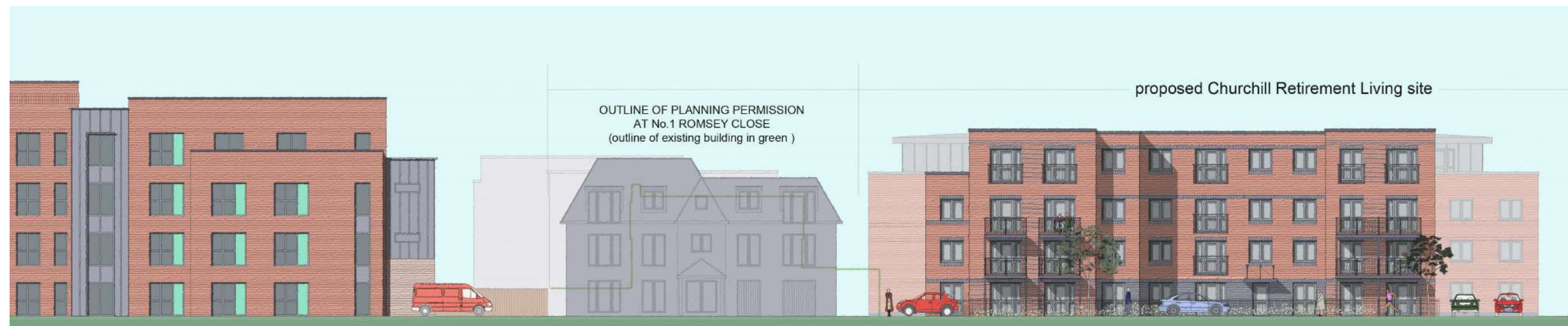


5 PROPOSED DESIGN

5.2 Proposed Elevations



Context elevation - from Toynbee Road to the west of the site



Context elevation - from Romsey Close to the east - the outline of existing house at No.1 Romsey Close is shown with a simplified grey overlay of the proposed redevelopment

5 PROPOSED DESIGN

5.3 Proposed Elevations



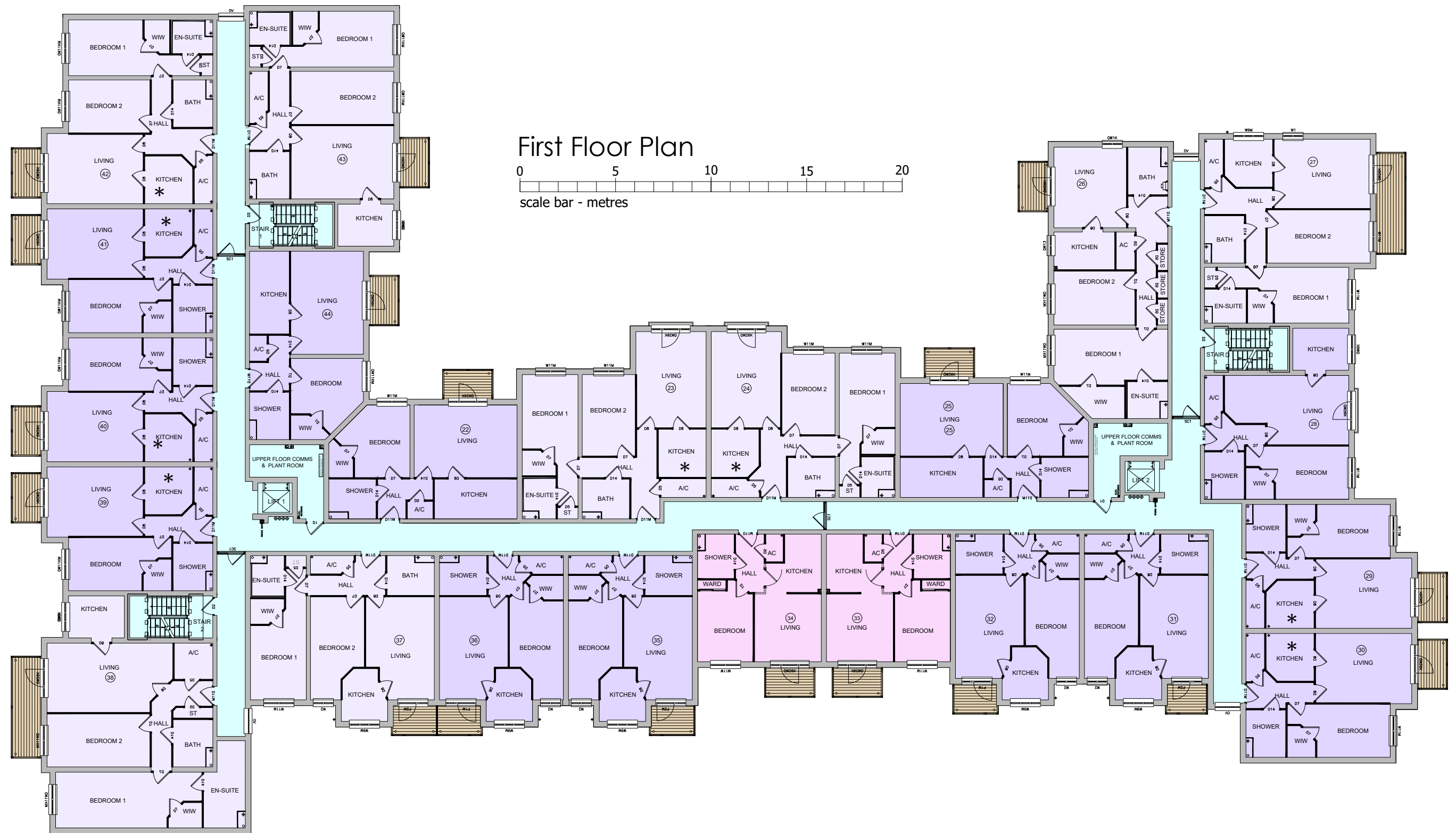
North elevation - from within the site boundary across the central car park courtyard.



South elevation facing Canada Court - from within the site boundary.

5 PROPOSED DESIGN

5.4 Typical Floor Plan



5 PROPOSED DESIGN

5.5 Proposed Landscape

“Well-designed developments include site-specific enhancements to achieve biodiversity net gains at neighbourhood, street and household level.” National Design Guide Paragraph 98

A full Landscape Strategy Proposal prepared by James Blake Associates accompanies the Planning Application.

This includes high quality planting to enhance visual amenity and biodiversity, providing green infrastructure throughout all seasons of the year.

SOFT LANDSCAPE

Existing Trees

Proposed native tree

Proposed evergreen tree

Proposed small ornamental tree

Proposed street/ boundary tree

Topiary specimens. *Ilex crenata* or *Laurus nobilis* cones

Large specimen shrubs. *Thuja 'Smaragd'*, *Phormium 'Jester'*, *Hydrangea* of various varieties

Ornamental shrub, herbaceous and groundcover planting

Native hedging

Evergreen hedge

Amenity grass areas

Hedgerow Wildflower grass corridor creating ecological networks

Drift of spring flowering bulbs



TREE PLANTING STRATEGY

Entrance Trees are planted on the entrance of the site, chosen for their compact canopy and seasonal leaf colour.

Native trees on the boundary will provide visual mitigation and support local biodiversity.

Evergreen trees will provide year round visual mitigation and support local biodiversity.

Ornamental trees within the amenity areas will add vertical seasonal interest to the shrub beds throughout the development.

Acer campestre 'Streetwise'

Cornus alba

Buxus sempervirens

Pinus sylvestris

Magnolia stellata 'Royal Star'

Cornus controversa 'Variegata'

DESIGN PARAMETERS

The Site is currently a collection of residential properties. They are proposed to be demolished and redeveloped into retirement living apartments. The main entrance to the building is from the parking courtyard to the north. The Site is relatively flat with slight level changes around existing trees in localised areas. Existing boundary treatments are to be retained and or enhanced; additional planting screening to be added behind. The additional planting on the boundaries has been strategically placed to address overlooking and views out to neighbouring properties. Raised timber sleeper planters proposed are designed to delineate the parking courtyard from Owners Lounge patio area and allow accessible height gardens in a sheltered location should they be required. The Owners' Lounge and associated patio is on the north elevation of the proposed building. A pergola has been added to this space to create vertical interest and provide a welcoming 'spill out' space. Smaller patio areas associated with individual apartments have been provided throughout. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest.

PLANTING PALETTE - PLANTING PHILOSOPHY

Vegetation beyond the northern boundary provides a vegetated setting to the entrance road and into the car park. Planting within the car park aims to reinforce this boundary and help to delineate the access road and parking area. Compact canopy street trees such as *Acer campestre* 'Streetwise' provide a vertical interest without overshadowing the car park with broad canopy. These are under planted with ornamental shrub planting and groundcover. Proposed planting on the northern elevation of the building will be chosen for their shade tolerance and shadow cast by the building. On the southern, northern and eastern boundary, hedging (both ornamental and native), boundary trees and shrub planting are proposed with a wildflower turf strip and swathe of native bulbs in front to create layers of attractive vegetation that will help to screen and filter views beyond. Specifically, specimens and native trees such as *Carpinus betulus*, *Pinus sylvestris* and *Ilex aquifolium* provide visual screening to infill any inward looking views. The planting style for the amenity spaces will be more formal with seasonal interest and a strong year round evergreen presence to ensure structure and a 'green' landscape setting is maintained. Use of ornamental hedging and topiary specimens will offer instant impact and cohesive structure to the planting beds. Large specimen shrubs chosen for their tone and texture will give an established appearance upon implementation. Flowering shrubs and herbaceous planting add colour, seasonal interest and ecological value. Climbers including clematis and honeysuckle will be proposed as part of the screening treatment for the sub-station. Proposed small ornamental trees aim to add colour and vertical structure to the scheme as well as improve connectivity and biodiversity across the Site. A diverse selection of proposed plant species will provide an overall enhancement to biodiversity, with the site having the potential to attract a greater range of invertebrates and therefore providing longlasting habitat for notable urban species.

Berberis cordifolia 'Purpurea'

Hemerocallis 'Stella d'Oro'

Anemone x hybrida 'Honorine Jobert'

Aucuba japonica 'Variegata'

Erica carnea 'Springwood white'

Cornus sanguinea 'Dogwood'

Phormium varieties

Hebe 'Matra'

Cistus 'Sunset'

Hydrangea arborescens 'Annabelle'

Ilex crenata or *Laurus nobilis* 'topiary cone'

Low Evergreen hedge

Narcissus 'February Gold'

Chioysa ternata 'Aztec Pearl'

Nandina domestica 'Fire Power'

Wildflower Turf Mix

Rosemarinus officinalis

Native Buffer

planningissues
TOWN PLANNING AND ARCHITECTURE

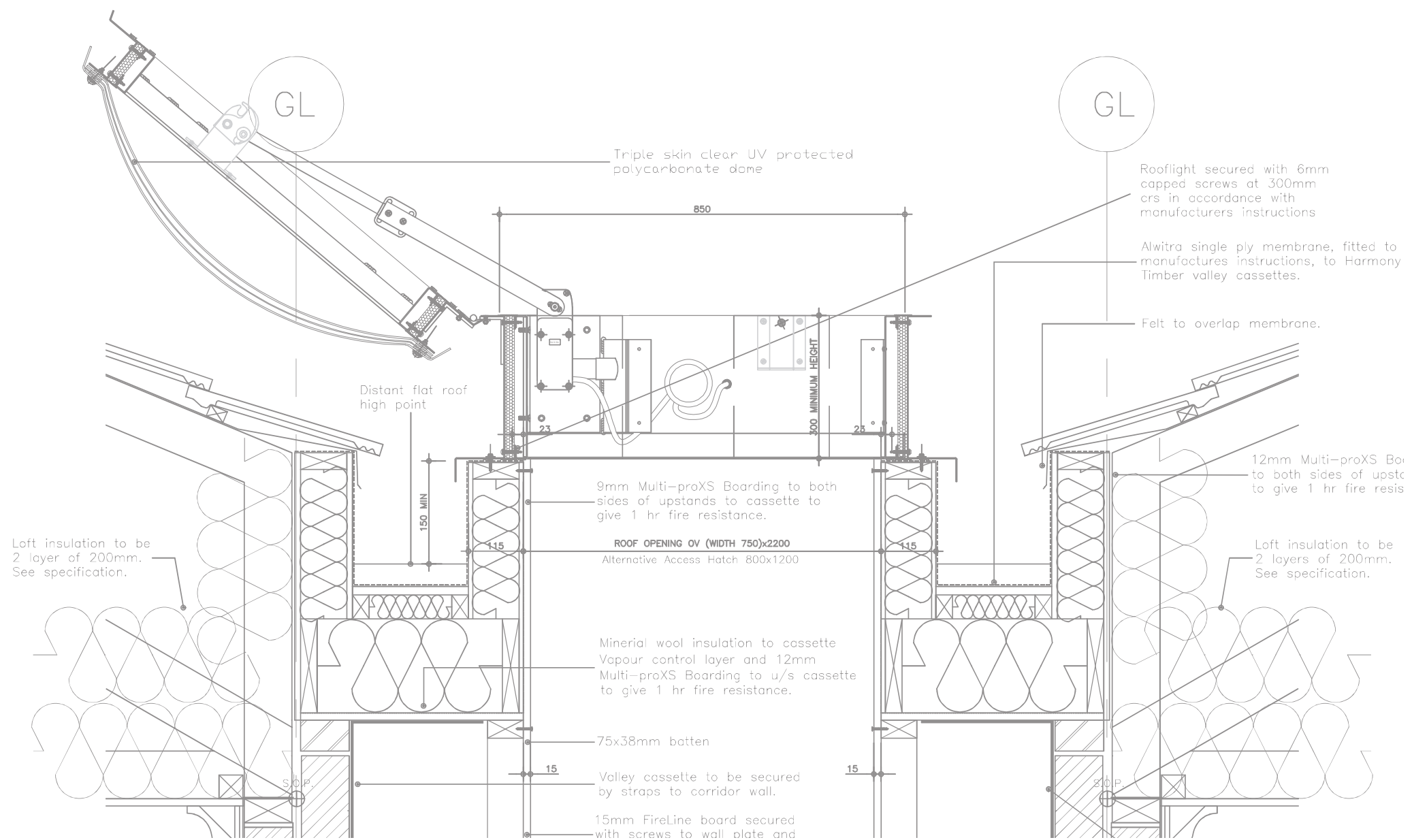
LAND AT TOYNBEE ROAD AND ROMSEY CLOSE, EASTLEIGH SO50 9DP

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6 DETAILED DESIGN

“Design is not just what it looks and feels like. Design is how it works”

Steve Jobs



6 DETAILED DESIGN

6.1 Typical Apartments

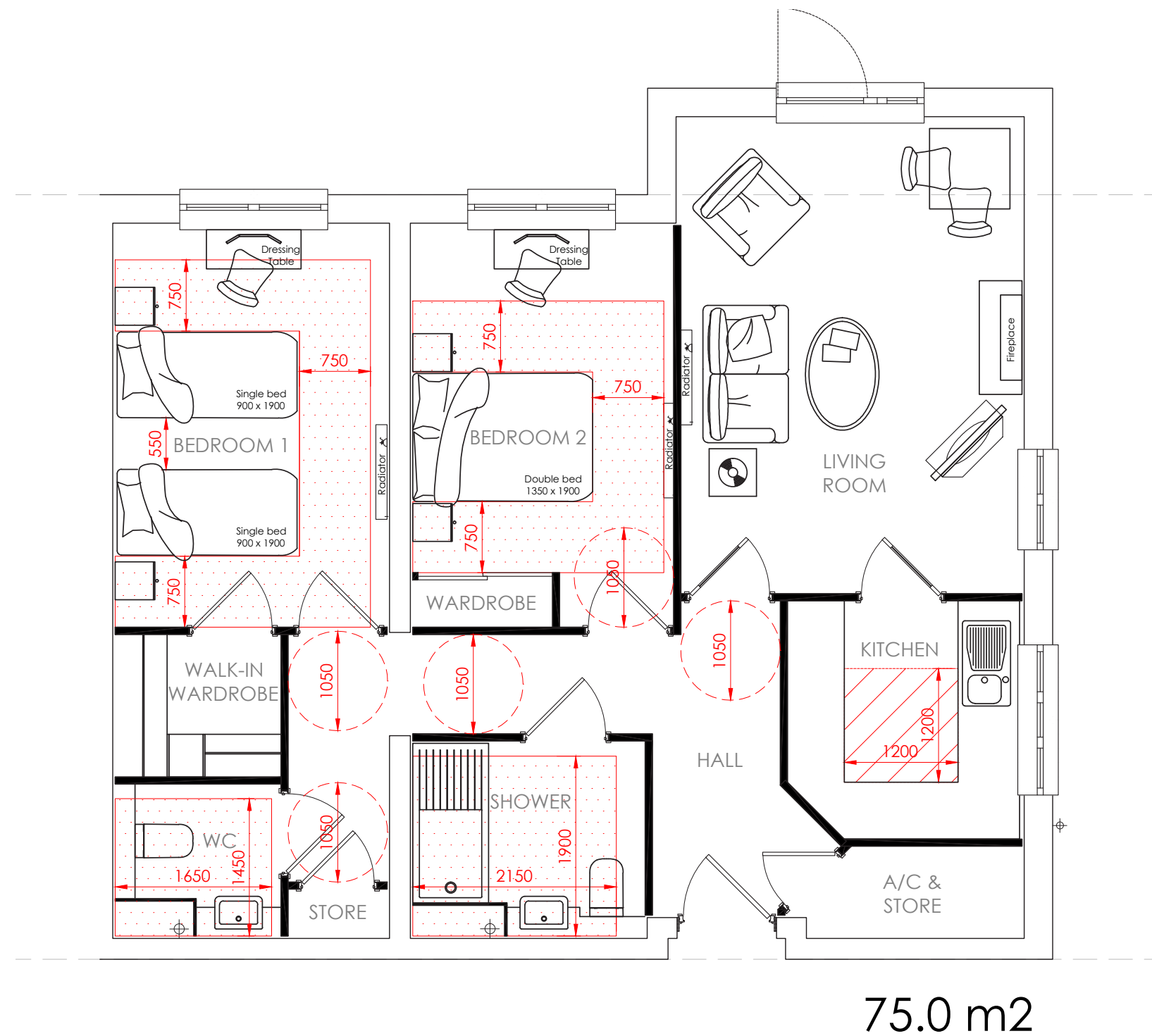
“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.” National Design Guide Paragraph 120

The retirement living accommodation the subject of this planning application meets the requirements of ‘Accessible and adaptable dwellings’¹. This provides features that accommodate a wide range of people, including older and disabled people. The internal apartment layouts have been designed to meet residents’ specific needs. CRL’s internal design team continually receives feedback from residents and managers at other CRL developments; thus allowing for periodic review as required. The use of tried and tested standardised apartment designs ensures the needs of owners are met.

The apartment designs include:

- Entrance door is at least 850mm clear width
- Entrance Hallway with sufficient turning space
- All hallways are a minimum of 900mm wide and any localised obstruction, such as a radiator, is located where possible to not occur opposite a doorway or at a change of direction
- All internal doors to habitable rooms have a minimum clear opening of 775mm
- The master bedroom allows 750mm around the bed
- All switches, sockets and other controls are set at easily accessible heights and light switches are illuminated
- Window handles at an accessible height between 450mm and 1200mm above floor level. All windows have safety restrictors
- Storage space that is easily accessible
- All habitable spaces have been designed to have good size windows ensuring a good amount of natural light
- WCs and showers are designed to be easily accessible and with emergency call points to each space. All have easy turn mixer taps. Shower trays are low level for easy access
- Waist height oven within the kitchen
- Slip resistant flooring in kitchen and bathroom
- Energy efficient, low carbon, economical heating

¹ Building Regulations Part M(4)



Typical apartment

6 DETAILED DESIGN

6.2 Servicing and Refuse

“Well-designed places include a clear attention to detail. This considers how buildings operate in practice and how people access and use them on a day-to-day basis, both now and in future.” National Design Guide Paragraph 134

Access for refuse trucks will be from Toynbee Road, with a gate and pathway leading to the Refuse Room’s external doors.

The Local Plan sets out a requirement for the provision of waste and recycling capacity per dwelling. The same ratio applies for all residential types and sizes, from large, multiple bedroom house for families to a small studio flat for an elderly person.

It is worth noting that in Churchill Retirement schemes and in retirement housing schemes in general the occupancy rates are typically 50% lower than open market housing (i.e. a one bed will generally be occupied by 1 person compared with up to 2 in open market and a two bed will only ever be occupied by a maximum of 2 people compared to 4 in open market housing).

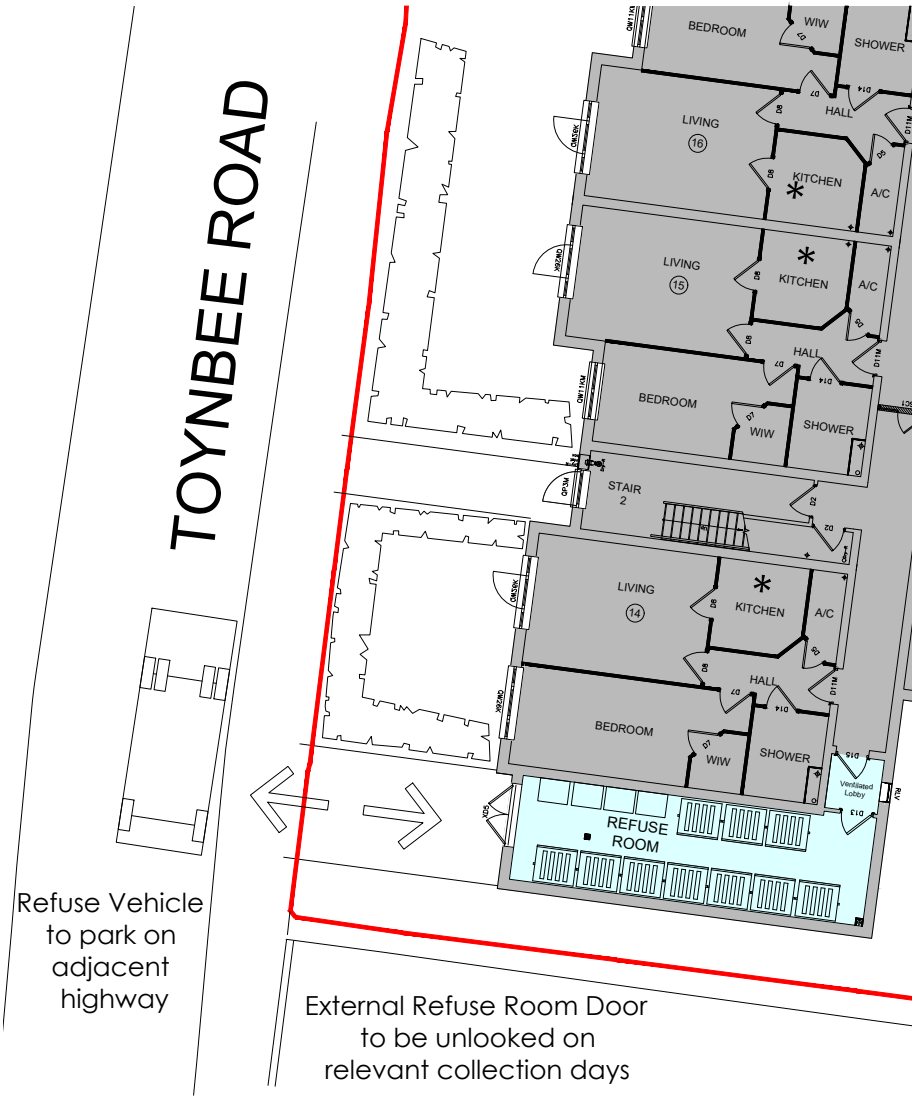
Churchill Retirement have developed a detailed understanding of the typical waste requirements attributed to their schemes based on research carried out from operational Churchill lodges across country. The below table below shows waste output and collection details for a number of our lodges of a similar size:

	Middlemarch	Andover	Bournemouth	Beaufort
No. of apartments	42	70	54	46
No. of bins (waste & recycling)	3 + 0 3300L total	6 + 6 7920L total	6 + 6 7920L total	2 + 2 4400L total
Collection frequency	Weekly	Alternative weeks	Weekly, but max 5 + 5 collected	Alternative weeks

Due to the nature of Churchill schemes and its target demographic, the guidance given is far in excess of our typical requirements and this capacity would not be used. The majority of flats are single occupancy and the owners are daily basket shoppers with a low carbon footprint who generate small amounts of waste. Past negotiations with other Local Authorities have found a reduction on guidance figures to be acceptable upon investigation of other C3 retirement schemes in their districts. Based on our experience and BS5906 we apply a ratio of:

- Total waste generation rate of 100 litres per week for one bed apartments - 52 x 100L = 5200L
- Total waste generation rate of 170 litres per week for two bed apartments - 31 x 170L = 5270L
- The total capacity required would be 10470L and therefore provision of 10 x 1100L bins would be sufficient (11000L capacity).

The proposed building, in common with all Churchill Retirement Living developments, will have a communal refuse room. This is located internally within the main building on the ground floor at the south west corner facing Toynbee Road. The room is accessed by residents internally via a ventilated lobby off the Ground Floor corridor area. Within the refuse room small bags of household waste and recycling material from each individual flat can be decanted into larger shared wheeled bins, clearly designated for specific storage. The room has external doors opening onto an adjacent pathway. The Lodge Manager is responsible for the security of the building and these doors are to be locked at all times when not in use. The Lodge Manager will be responsible for unlocking the relevant doors on collection days, when the refuse vehicle will be able to park on Toynbee Road and operatives able to enter the site and access the refuse room via a gate and pathway..



Indicative sketch plan - Refuse collection.

6 DETAILED DESIGN

6.3 Safety and Security

“Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability.”

National Design Guide Paragraph 124

Safety and Security is paramount for the occupant demographic. People are usually living alone and are often vulnerable. The presence of a Lodge Manager provides reassurance and support as well as monitoring visitors and residents.

Development Security

Developments are secured at the boundary with the use of fencing and railings as well as defensible landscaping making clear the public realm beyond and private space that is part of the apartments.

Adequate external security lighting will be provided to illuminate the external doors, car park, driveway and paths and will be controlled by time switches or photo electric cells as appropriate.

Windows from apartments are located on all sides of the proposed development and these will provide passive surveillance from the occupants, many of whom are home for the majority of the day.

The access into the lodge is kept to a single point where possible and this is usually from the car park. The access door is adjacent to the Lodge Manager's office and the reception allowing passive monitoring of the entrance.

Apartment Security

All apartments will have a Careline support system. This is connected to 24-hour support so, in the event of an emergency, residents have direct contact with either the Lodge Manager or a member of a call-centre team 24 hours a day, 365 days a year.

The system provides video door entry with a standard TV, allowing owners to view any visitors on the apartment TV before choosing to let them into the main entrance. An intruder alarm is

fitted protecting the front door of the apartments, while ground floor apartments have additional sensors fitted, giving that extra level of security and peace of mind.

Doors and Windows

All windows and doors will comply with Part Q and the Disability Discrimination Act requirements.

The main doors are power assisted sliding opening. Access will normally be from a keypad, or opened from within the building.

All ground floor apartments, and any others that might be easily accessible by external means will be fitted with PIR sensors connected to a master intruder alarm panel. Patio and French doors are provided with an external handle, but, to prevent residents from using these as main doors to the apartments, no external means of locking is provided.

Flat entrance doors will be of a solid construction to an enhanced security standard and comply with a 30-minute fire rating. Doors will have intruder alarm contacts, and can be fitted with a security device for visual checking prior to opening.

Safety

In addition to the 24 hour careline system, and the Lodge Manager's presence, fire and smoke detectors are fitted in communal areas and within all apartments for residents safety.



6 DETAILED DESIGN

6.4 Sustainability

“A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO2 absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.” National Design Guide Paragraph 136

In terms of planning, addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. It recognises that planning plays a key role in minimising vulnerability, providing resilience and managing the risks associated with climate change.

An effective approach to reducing greenhouse gas emissions from new development is the use of efficient designs and insulation products to achieve high levels of thermal efficiency – the ‘fabric first’ approach. New homes and buildings that benefit from the latest heating systems, very high levels of thermal insulation of walls, floors, ceilings, windows and doors can achieve a substantial reduction of CO2 emissions.

The focus of the design will limit the energy consumption and CO2 emissions through optimising the building performance together with energy efficiency measures following the steps of the energy hierarchy, as set out below. It will meet the requirements of Part L1A and 2A of UK Building Regulations by:

- Using less energy / demand reduction;
- Supplying energy efficiently; and,
- Using renewable energy.

The scheme has been designed to exceed Building Regulation Part L 2013 requirements with respect to the thermal properties of building fabric. The efficiency of the building fabric is the second consideration in the Energy Hierarchy. Materials will be specified to target an A or A+ rating under the Green Guide to Specification, where possible.

The building itself has appropriately sized windows to provide good daylight and natural ventilation whilst minimising overheating from excessive glazing.

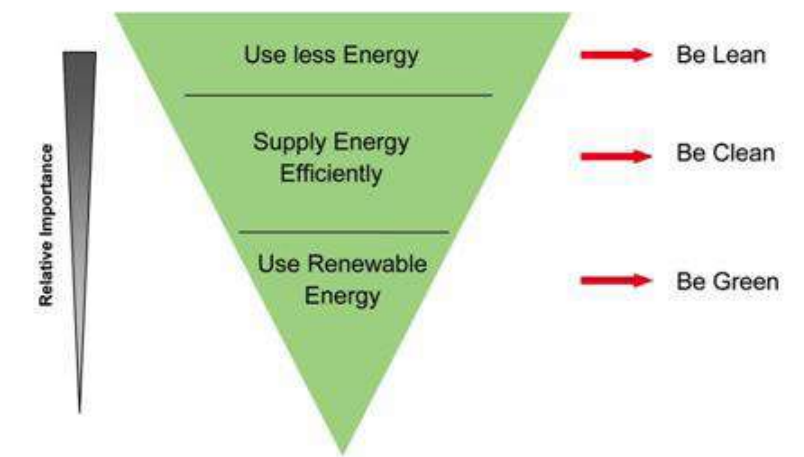
Finally appropriate building services design, efficiencies and controls and the incorporation of renewable and low carbon technologies are proposed. These include:

- Solar photovoltaic systems (PV’s) will be installed on the roof. Electricity produced by solar cells is clean and silent and solar energy is the most appropriate locally available renewable resource
- Energy efficient appliances, fixtures and fittings will be installed to reduce the life cycle energy impact of the building
- Thermostatic heating controls
- All areas of the building internally and externally will be lit using low energy lighting and where appropriate will utilise appropriate daylight and movement sensor controls, reducing energy consumption and light pollution.
- Efficient electric heaters

Other sustainable characteristics proposed are:

- All apartments are fitted with water flow restrictors, aerated taps and dual flush WCs to reduce potable water usage. Typically water efficiency standards are in excess of 22% less water than average UK households
- On-site communal recycling facilities are provided
- Sustainable means of travel are promoted, including a mobility scooter store with electric charging points, cycle store & reduced level of car parking provision compared with open market housing
- ‘Home Shopping’ scheme, which allows residents to order their food shopping collectively and have it delivered, reduces the carbon footprint of the residents by combining deliveries and cutting down on individual shopping trips
- The majority of construction waste is recycled.

Churchill Retirement Living uses Sustainable Drainage Systems if viable following necessary ground investigations at site clearance and demolition. Paths and other hard standings will be constructed in permeable materials and specification as shown on the landscape strategy. Water butts are routinely installed to collect rainwater for gardening use.



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- 1 Energy hierarchy
- 2 Electric mobility scooter store
- 3 Photovoltaic panel array

6 DETAILED DESIGN

6.5 Biodiversity

The existing site contributes very little to the biodiversity of the area, due to the site being dominated by buildings and hard standing parking.

Existing trees will be retained as shown on the arboricultural and landscape plans.

The proposed scheme incorporates a number of green / planted areas, which will enhance the biodiversity in the locality and promote habitats:

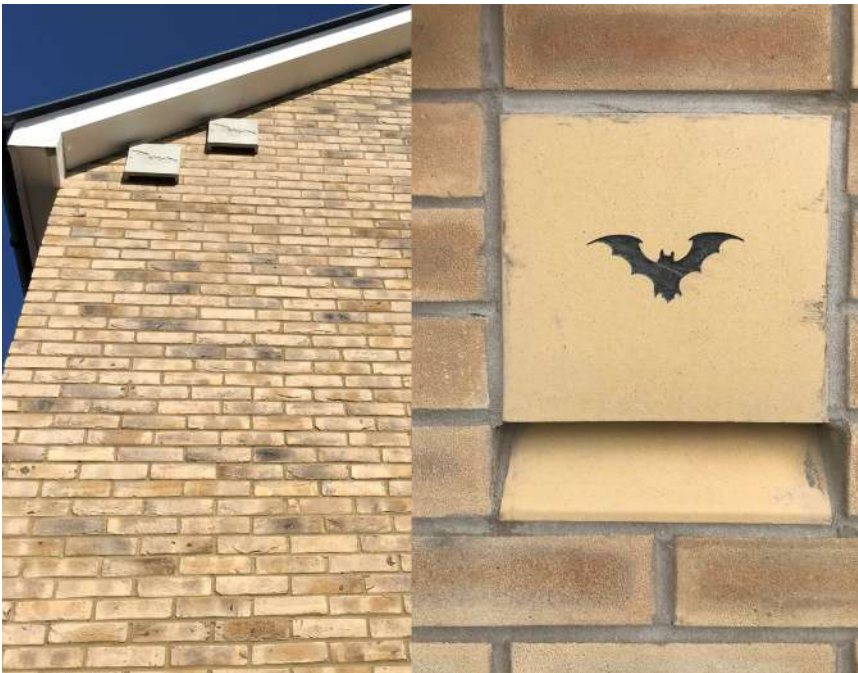
- Landscaped approach to the main entrance
- Soft landscaping to the curtilage of the site at ground floor
- The rear communal courtyard will provide a range of plant life in the proposed soft landscaping
- Bat roosts/bird boxes/Swift boxes are routinely provided
- Planting to encourage pollinators
- Berry rich planting for birds
- Native plant species where possible
- Residents often set up gardening and wildlife clubs.

The proposed scheme will enrich biodiversity by implementing a new green space in the local town centre and result in a net biodiversity gain.

More details are provided within the supporting Ecological Appraisal included with the application.



1.



2.



3.



4.

- 1 Swift bricks routinely used
- 2 Bat boxes
- 3 Biodiverse landscaping
- 4. Pollinators

6 DETAILED DESIGN

6.6 Materials, Resources and Lifespan

“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.” National Design Guide Paragraph 135

Well Managed and Maintained

Unlike the case with mainstream house builders, Churchill Retirement Living maintains an interest in the long term success of projects through its sister company, Millstream Management. Ensuring developments are fit for purpose and built for longevity is therefore in the applicant’s interest. Both buildings and landscape are designed from the outset to minimise future maintenance requirements and continue to look good and work well in the long term. As and when maintenance is required this is promptly carried out by the management company.

Materials

Materials are selected for their value and appropriateness. By value we mean a balance between their longevity, periods of maintenance, initial cost and aesthetic qualities. Typically construction is traditional load bearing cavity wall with concrete slabs which have proven to be tried and tested robust forms of construction. Bricks are usually selected to be appropriate for the local area. Render is sometimes proposed where appropriate. Windows are typically uPVC because of their low maintenance and high Green Guide rating.

At the end of their life most developments materials will be able to be reused or recycled.

A Sense of Ownership

Developments are owner-occupied. Owners contribute towards an annual service charge which ensures communal areas, the building fabric and the landscape are all well maintained. By contributing to the communal upkeep both apartment owners and the freeholder have an interest in maintaining the development to as a high a standard as possible.



1



2



3



4

- 1 Robust materials
- 2 Well managed and maintained
- 3 Owners' Lounge
- 4 Communal Amenity Space

6 DETAILED DESIGN

6.7 Landscape and External Amenity

“Well-designed buildings are carefully integrated with their surrounding external space. All private and shared external spaces including parking are high quality, convenient and function well. Amenity spaces have a reasonable degree of privacy.” National Design Guide Paragraph 129

Homes for Retirement Living developments are located within or very close to town and local centres, where due to the size of the site it is not always possible to provide extensive external amenity space. Constraint amenity space is a feature of many town or city centre developments, and it should also be borne in mind that conventional housing is unlikely to have the communal facilities inside the building which are a feature of Homes for Retirement Living housing. The extent of amenity space provision on site derives from the need to provide adequate and attractive external space for residents but also to provide a building with an appropriate townscape response.

There is no specific government guidance as to the appropriate level of amenity space to be provided within a Homes for Retirement Living development. Notwithstanding this, Local Planning Authority design policies should be aimed at promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes, rather than applying strict space area standards.

Access to amenity space is a matter to consider when assessing the overall design quality of a proposed development. Churchill Retirement Living is well experienced in providing for the recreational needs of the elderly owners within its developments. The company employs a qualified Landscape Architect to design every development and prides itself on the quality of its landscaped treatment.

The most important amenity space for the older owners is not in fact found to be outside the building but is the Owners' Lounge. In developments where there are large garden areas, the residents tend to use the area immediately outside their patio door if they live on the ground floor or outside the Owners' Lounge. Even on hot summer days, when people might be

expected to sit out enjoying the sun, one finds the occupants rarely taking advantage of an extended communal garden. Active use of external amenity space tends to be relatively limited and mainly involves sitting out for those few owners who occasionally choose to do so.

The proposed design includes sufficient space around the building for residents to sit outside at ground floor level. Should owners seek other space for sitting out, they are likely to make use of the patio areas adjacent to the Owners' Lounge, and this is the location which the residents of upper floors are most likely to utilise. There is, of course, nothing to prevent owners of upper floors making use of any area of amenity space, all areas of garden being in communal control.

As owners of Homes for Retirement Living tend to spend relatively more time in their homes than traditional houses, it is appropriate that wherever possible, lively and interesting views should be available from the principal habitable rooms. Owners prefer an apartment to enjoy an interesting view rather than to set aside large open areas for active recreation and it is those apartments with views that often sell first. The most favoured apartments are often those on the busiest road frontages or those facing the main entrance and car parking area serving the development. It is the experience of CRL that, to a great extent, this is the way that amenity space in Homes for Retirement Living developments is utilised – that is, in a passive manner, with the landscaped area providing some degree of privacy but at the same time allowing substantial opportunity to view daily life in the surrounding area. It is therefore of primary importance when designing schemes that amenity space provides residents with attractive views. The quality of amenity space provided is an important factor for residents when considering whether to purchase an apartment.

Neither the quantity nor quality of amenity space provided is a matter which residents who have purchased a CRL apartment have concerns about. There is no evidence that prospective purchasers are dissuaded from buying an apartment for this reason, and when residents are asked if there is a need for more amenity space, the most common response is no.



6 DETAILED DESIGN

6.8 Sunlight and Daylight

The BRE guide *'Site Layout Planning for Daylight and Sunlight: a good practice guide'* by P J Littlefair 2011 recommends that where possible each dwelling should have at least one main living room window that faces within 90 degrees of due south. However the guide acknowledges that this is not always possible when it comes to flats. Whilst the aim is usually to maximise the number of south facing living rooms within domestic dwellings, the BRE guide does not give mandatory sunlight requirements for flats. The guide states that for larger developments, especially those with site constraints, it may not be possible to have every living room facing within 90 degrees of due south.

The BRE guidance BR209 states at paragraph 3.1.7 *"The aim should be to minimise the number of dwellings whose living rooms face solely north.... unless there is some compensating factor such as an appealing view."*

The commercial viability and appropriate density of a site depends on a typical design using double loaded corridors. This leads inevitably to the inclusion within developments of some single aspect apartments, although apartments are always designed to be dual aspect where possible, for example at corners. Ideally single aspect apartments are orientated east or west, but inevitably some north facing flats may be required, although these are minimised.

North facing single aspect apartments are found in almost all retirement living flatted developments and these flats consistently sell well. In fact, the choice of aspect is something potential purchaser's value. It would not be viable for developers to build these apartments if they did not consistently sell well.

North facing rooms are the optimum for design and art studios as they provide a consistent and even light with a constant cool

value favoured by artists. Tone and warmth is more consistent than with direct sunlight and this is favoured by some residents.

All flats with north facing single aspect have access to the shared communal lounge and garden. They therefore have the choice to sit in sunlight only a very short distance from their apartment. This is a significant difference to standard open market flats or apartments where no communal space is provided.

In summary the number of single aspect flats facing with their main living space window greater than 90 degrees from south has been minimised, but even where these are required they prove popular to prospective residents.



“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.”

National Design Guide Paragraph 1

7 SUMMARY

7.1 Conclusion

This Design and Access Statement has explained the design decisions behind the planning application demonstrates how the applicant has carefully thought about how the development will function. The National Design Guide lists **ten characteristics of a well-designed place**.

Context.

The proposal will create an attractive development that will respect and enhance the character of both the immediate vicinity and the wider area.

Identity.

The proposed buildings are of contemporary modern design, and reflect the architectural style of many recent buildings in the Renaissance Quarter, using similar materials, with sympathetic massing and height, producing an attractive and distinctive development.

Built Form.

The proposed built forms are consistent with existing patterns of development within this area of Eastleigh,

Movement.

The proposed development is easily accessible to both pedestrians and vehicles. The internal layouts, specification and details will allow safe and convenient use, and fully meet Part M of the Building Regulations.

Nature.

The biodiversity will be enhanced by the proposal which will introduce attractive landscaped garden areas within and around the new development.

Public Spaces.

The proposal is well connected with public spaces and local amenities, and the communal spaces within the development are safe and inclusive encouraging interaction amongst the owners.

Uses.

The site will provide retirement housing in 83 flats.



Verified View 1 - looking south along Toynbee Road

7 SUMMARY

7.2 Conclusion continued.

Homes and buildings.

The proposed building is functional, healthy and sustainable. It provides an age friendly environment that helps to address the on-set or increase of mobility problems.

The companionship and community spirit in Retirement Housing can help reduce feelings of isolation, loneliness and depression.

Resources.

The proposed development will reuse a previously developed site. This sustainable site is located within walking distance of Eastleigh town centre with its range of shops and other commercial and social facilities. Local transport links are nearby and the excellent location will reduce reliance on the use of motor vehicles for many future owners.

A well organised building layout, use of energy and water efficient fittings, together with an efficient building fabric create a sustainable development, resilient to future demands.

Lifespan

The proposed materials are chosen for both visual quality and also longevity, minimising maintenance requirements, and ensuring the building is made to last.

On-site support : there is a range of organised on-site facilities and services. Should owners require home visits, doctors and other health care professionals can co-ordinate visits to several patients or customers within one location rather than travelling to a number of separate destinations.

Consequently many owners are better able to maintain health and general well-being.

Conclusion

This Design and Access Statement has demonstrated how the application proposes an attractive development which respects and enhances the character of both the immediate vicinity and the wider area.

The sensitive design, appropriate massing, scale, materials and detailing, together with an attractive landscaping scheme will improve the urban fabric and provide a high quality building of much needed retirement housing on this prominent site in Eastleigh.



Verified View 2 - looking north along Toynbee Road

NATIONAL DESIGN GUIDE

National Design Guide						
	Characteristic			Summary	Comment	DAS Section
Context	C1	Understand and relate well to the site, its local and wider context	41	Respond positively to features of the site and context	See section 4 on design response	Section 2.1 & Section 4 Section 2.11 Section 2 Section 2.8, 2.9 and 6.4 Section 2.7 and Section 4 and 5
			42	Understanding of context, opportunities and constraints	See section 2 understanding of context	
			43	Character of landscape, built form and architecture	See section 2 understanding of context	
			44	Innovative and sustainable features	See sections 2.8, 2.9 and 6.4 on sustainable features	
			45	How the proposd design relates to context and local character	See section 2 understanding of context and section 4 and 5 for the design response	
	C2	Value heritage, local history and culture	46	History of place and evolution of site	See section 2.7 on contextual history	Section 2.7
			47	Reuse or adaptation of existing	Not applicable to this site	N/A
			48	Influenced local heritage assets	Not applicable to this site	N/A
			49	Today's developments will be the quality development of the future.	High quality design is at the heart of the proposal - see Section 7 Summary.	Section 7.1
	Identity	I1	Respond to existing local character and identity	52	Special features, housing pattern	Use activity and social and cultural importance reviewed in section 2
53				Site context analysis revealing identity	See section 2	Section 2
I2		Well-designed, high quality and attractive places and buildings	54	Visually attractive and range of residents	User type in section 1.3 and final visually attractive design shown in section 5. See also CGIs where available.	Sections 5 and 1.3 Section 4 Section 4.6, 4.7 and 5.5
			55	Appeals to all senses - look, smell, feel, sound.		
			56	Contribute to local distinctiveness	See section 4	
Built Form	B1	Compact form of development	64	Compact form of development to support local public transport	Proximity to facilities and local services is key to the typology site selection. See sections 1.3, 1.7	Sections 1.3, 1.7
			65	Efficient use of land and appropriate density	Specific typology is efficient use of land. See section 1.3 Typology, 1.5 environmental benefits, 1.8 applicant brief, 6.7 landscape and 6.4 sustainability	Sections 1.3, 1.5, 1.8, 6.4 and 6.7
			66	Appropriate built form		
			67	Right mix of building types, form and scale, parking and amenity	Building type section 1.3 and 1.8, Form and scale section 4.3, parking and amenity section 6.7	Sections 1.3, 1.8, 4.3 and 6.7
			68	Built form relationship to context, identity, occupants and resources	For site and context and identity and character see section 2, for occupants lifestyle see section 1.3 and 1.8 and resources see 1.5, 4.6, 6.4 and 6.5	Sections 2, 1.3, 1.8, 1.5, 4.6, 6.4, 6.5
	B2	Appropriate building types and forms	69	Pattern of streets	See section 2.7	Section 2.7
			70	Tall buildings	Not applicable to this site	N/A
			71	Tall or large buildings design implications	Not applicable to this site	N/A
	B3	Destinations	72	Destinations	See movement section 4.9	Section 4.9
			73	Destinations as local character, distinctiveness and community	See section 2.7 on identity,	Section 2.7
74			Local destinations as identity	See section 2 on identity and section 4.9 on movement	Section 2	
Movement	M1	A connected network of routes for all modes of transport	78	Public transport, walking, cycling and car	See movement section 4.9	Section 4.9
			79	Public realm design	Not applicable to this site	N/A
			80	Hierarchy of streets	Not applicable to this site	N/A
			81	Higher densities due to transport connections	See movement section 4.9	Section 4.9
	M2	Active travel	82	Priority to pedestrian and cycle movements	The routes for pedestrians, cyclists and those using mobility scooters are prioritised over the use of the private motor car	Section 4.8
			83	Design to reduce reliance on the car	Proximity to facilities and local services is key to the typology site selection. See sections 1.3, 1.8. Section 1.7 talks about car ownership	Sections 1.3, 1.8, 1.7
	M3	Well considered parking, servicing and utilities infrastructure for all users	84	Parking standards and arrangement	Proximity to facilities and local services is key to the typology site selection. See sections 1.3, 1.8. Section 1.7 talks about car ownership. Parking policy in Sect	Sections 1.3, 1.8, 1.57and Section 3
			85	Car and cycle provision	Well designed and placed to meet the needs of future residents including mobility scooter store	Section 4.9
			86	Well designed parking	The proposal arrangement and positioning relative to the building limits its impact, whilst ensuring it is secure and overlooked. See the site plan and applica	Section 1.7
			87	Electric vehicle spaces	Spaces can be provided in line with LPA requirements	
88			Access for servicing and bin store provision considered	See section 6.2	Section 6.2	
89	Utilities and infrastructure	These have been carefully considered as part of the overall design. An accompanying drainage strategy is submitted with the application				

National Design Guide						
	Characteristic			Summary	Comment	DAS Section
Nature	N1	Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play	92	Usable green spaces	See amenity section 6.7	Section 6.7
			93	Open spaces high quality, robust, adaptable and maintained	See amenity section 6.7	Section 6.7
			94	Types of open spaces	See amenity section 6.7	Section 6.7
			95	Open to all	See amenity section 6.7 and security section 6.3	Section 6.7 and 6.3
	N2	Improve and enhance water management	96	Integrated system of landscape, biodiversity and drainage.	Water management features identified as part of the drainage strategy. See also the landscape design	Section 6.7
			97	Flood design	See section 4 design development detailing design requirements for flooding	Section 4
	N3	Support rich and varied biodiversity	98	Biodiversity net gains	The site will result in biodiversity net gains- see landscape design, ecological design and also section 6.7	Section 6.7
Public Spaces	P1	Create well-located, high quality and attractive public spaces	101	Street design	Not applicable to a proposal of this scale	N/A
			102	Accessible streets	Not applicable to a proposal of this scale	N/A
			103	Natural elements in streets	Not applicable to a proposal of this scale	N/A
	P2	Provide well-designed spaces that are safe	104	Public and shared amenity spaces	Landscape design section 5.6	Section 5.6
			105	Feeling of safety	The proposal contributes to passive surveillance of the surrounding public spaces	Section 6.7
	P3	Make sure public spaces support social interaction	106	Public social meeting spaces	The proposal creates a sense of community for residents reducing loneliness- see social benefits section 1.4	Section 1.4
			107	Open space connected into the movement network	Not applicable to a proposal of this scale	N/A
Uses	U1	A mix of uses	112	Range and variety of services	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1.3 and 1.8
			113	Mixed use development	The proposal is near a local centre and will help increase the activity and vibrancy of the place. A mixed use on a site of this scale is not appropriate.	
			114	Ground floor and upper floor arrangements	The access to and use of ground and upper floors has been carefully considered. See the applicant brief at section 1.8	Section 1.8
	U2	A mix of home tenures, types and sizes	115	Choice of homes	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1.3 and 1.7
			116	Different tenures	Not applicable to this proposal	N/A
			117	Older people’s housing choice	The proposal is for Homes for Later Living which are another type of residential housing provision to offer to the local community	Section 1.3 and 1.7
			118	Larger scale developments with a range of tenures	Not applicable to this proposal	N/A
U3	Socially inclusive	119	Socially inclusive	The proposal is open to purchase for all who meet the age restrictions. This characteristic really applies to larger developments with a mix of uses and tenures.		
Homes & Building	H1	Healthy, comfortable and safe internal and external environment	124	Safety, security, amenity, privacy, accessibility and adaptability	See detailed design reviewed in section 6	Section 6
			125	Efficient, cost effective and sustainable	See section 1.5 and 6.4 on sustainable features and 1.3, 1.8 and 6.1 on efficient design of development and apartments	Section 1.5 and 6.4 and 1.8 and 6.1
			126	Space standards	Proposals are designed in line with the LPA requirements for space standards and include good floor to ceiling heights and storage. Apartment design section 6.1	See section 6.1
			127	Local Plan space standards	Not applicable to a proposal of this scale	N/A
			128	Emergency services access and escape provision	The design has been developed in relation to Part B of the building regulations dealing with fire safety. See also section 6.3 on safety	Section 6.3
	H2	Well-related to external amenity and public spaces	129	External and amenity spaces	Space has been designed with the needs of residents in mind. See section 6.7	Section 6.7
			130	Landscape design	See section 6.7	Section 6.7
			131	Safe, secure and social amenity spaces	See section 6.7 and also 1.4 for the social benefits of retirement living and 1.8 on the typical arrangement of a development with secure amenity space.	Section 6.3, 6.7, 1.4 and 1.8
			132	Private amenity spaces enhance visual amenity	See section 6.7	Section 6.7
			133	Relationship to public spaces around	See section 2 on context, 4.8 on access and movement and sections 4 and 5 on the proposed design identity	Section 2, 4.8, 4 and 5
	H3	Attention to detail: storage, waste, servicing and utilities	134	Waste storage, management and collection	Refuse and recycling store shown on plans	Section 6.2
				External utilities; lighting, water and electric		
				External details; drainpipes, meters and gutters		
			Cycle storage			

NATIONAL DESIGN GUIDE						
	CHARACTERISTIC			SUMMARY	COMMENT	DAS SECTION
RESOURCES	R1	Follow the energy hierarchy	138	Reduce need, reduce use, generate	The proposal reduces need by being an efficient form of accommodation (see section 1.4 and 6.4)	Section 1.4 and 6.4
			139	Sun, ground, wind and vegetation	Photovoltaics, ground source heat pumps and increased vegetation are routinely used on developments depending on the site specific benefits.	Section 1.4 and 6.4
			140	Renewable energy infrastructure	Photovoltaics, ground source heat pumps and increased vegetation are routinely used on developments depending on the site specific benefits.	Section 1.4 and 6.4
			141	Whole life carbon assessment		
			142	Affordable running costs	Efficient design means low running costs of individual apartments and shared maintenance costs of communal areas keeping cost down and maintenance g	Section 1.4 and 6.4
	R2	Careful selection of materials and construction techniques	143	Material selection; energy and carbon		Section 4.6 and 4.7
			144	Efficient or locally sourced or high performing materials		Section 4.6
			145	Re-use and adaptation of buildings	Not applicable to this proposal	N/A
			146	Off-site manufacturing		
	R3	Maximise resilience	147	Future climate proof	The proposal is designed to withstand future flood, storm and high and low temperature events.	
			148	Landscape design to mitigate local climate	See section 5.2 on the proposed landscape	
			149	Sustainable drainage	See accompanying drainage strategy design document	
			150	Passive design to minimise overheating	The layout and aspect of internal spaces has been considered to minimise overheating and achieve internal comfort	
LIFESPAN	L1	Well-managed and maintained	153	Good management	The applicant retains an interest in running and maintaining the developooment and it is in their own interest to ensure good management. See section 6.6	Section 6.6
			154	Future service charges	The design has been developed to be efficient with robust materials ensuring future service charges are kept to an affordable level.	Section 6.6
			155	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Section 1.3
			156	Tall building maintenance (eg cladding)	Not applicable to a proposal of this scale	N/A
	L2	Adaptable to changing needs and evolving technologies	157	Adaptable to changing health and mobility needs	The design ispecifically caters for older people and is designed to cater for their specialist needs	
			158	Data connectivity	Due to the town centre location high speed data connectivity is not anticipated to be an issue	
	L3	A sense of ownership	159	Community participation in design processess	See community consultation section 3 and design development section 4	Section 3 and 4
			160	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Section 1.3
			161	Boundaries to private, shared and public spaces	As shown on the site plan	
			162	Features that encourage users to care for spaces		

BUILDING FOR A HEALTHY LIFE

BUILDING FOR A HEALTHY LIFE ASSESSMENT										
HEADING	CONSIDERATION		What 'Red' or 'Green' Look Like		COMMENT	ASSESSMENT	RATING			
Integrated Neighbourhoods	Natural Connections	Green	Edge to Edge Connectivity	N/A	the site provides east accesse directly to pedestrian and cycle routes to Eastleigh town center	The proposed site is a redevelopment within an established urban resodental area, opportunities to connect the proposed scheme to both the existing town have been taken.	1			
			Respond to pedestrian and cyclist desire lines	PASS						
			Connected street patterns	N/A		The proposal responds to pedestrian and potential cyclist desire lines connecting into the existing streets.				
			Filtered Permeability	N/A						
			Continuous streets	N/A	The proposed amenity landscaping is connected to the riverside walk.	Overall the proposal preserves or enhances natural connections and is 'Green'.				
			Connecting existing and new habitats	PASS						
			Hedgerows	N/A	The proposed masterplan shows future connection to the whole of the masterplan area					
		Red	Streets and routes that can be extended	PASS						
			Adoption to site boundaries	N/A	The site boundary access is via shared access across third party land and therefore adoption to the site boundary is not po					
			Single or limited points of access for pedestrians and cyclists	PASS						
			Extensive use of private drives	N/A	Multiple access points					
			Pedestrian or cycle routes that are not well overlooked and lit	PASS	All overlooked and lit					
			Failing to respond to existing or future desire lines	PASS	Desire lines reviewed and allowed for					
			No opportunities to connect or extend streets and paths in future	N/A	Direct connections					
			Internal streets and paths that are not well connected / indirect	PASS						
			Hedgerows	N/A				None		
			Ransom strips	PASS						
	Walking, cycling and public transport	Green	Share street space fairly between pedestrians, cyclists and motor vehicles	PASS	Within the car parking area	The proposal does not include any new streets and the design is limited to the parking area. This has been designed to be shared between pedestrians, cars, cyclists and mobility scooters. The accessible location encorages people to reduce car ownership and this is the strong experience of CRL on similar developments, hence the reduced parking provision compared to open market housing.	2			
			Cycle friendly streets with pedestrian and cycle priority and protection	N/A	Accessible location and low car ownership demographic					
			Nudge people away from the car	PASS	The scheme does not contribute to a Local Cycling and Walking Strategy Infrastructure Plan, but there are short and direct connections to local amenities making public transport an easy option.					
			Provide scooter and cycle parking at schools	N/A				Already exists		
			Design out school runs dependent on cars	N/A	The use of shared cars is under review by the applicant and may form part of the offer in the future.					
			Local Cycle and Walking Strategy Infrastructure Plan	PASS	Overall the proposal preserves or enhances walking, cycling and public transport and is 'Green'.					
			Zebra, parallel and signalised crossing	N/A				Potential future offer by applicant		
			Tight corner radii (<3m) at street junctions and side streets	N/A						
			Concentrate new development around transport hubs	N/A				Low speed access to site.		
			Demand Responsive transport car clubs and car shares	AMBER						
		Red	Short and direct walking and cycling connections that make public transport an easy choice to make	PASS						
			New or improved Park and Ride schemes	N/A						
			20mph design speeds, designations and traffic calming	PASS						
			Protected cycle ways along busy streets	N/A						
			Travel packs that fail to influence people's travel choices	N/A						
			White line or undivided shared pavement/cycle ways	N/A						
	Facilities and services	Green	Pedestrians and cyclists losing priority at side junctions	N/A		The proposal provides a form of accommodation (retirement) where there are high occupancy rates for much of the time and apartments on all elevations. There is therefore good activity and passive surveillance on all sides.				
			Oversized radii corners on streets that are principally residential that allow motor vehicles to travel at high	N/A						
			Streets that twist and turn unnaturally	N/A		Within the site, external furniture will be frequently provided for sitting allowig pauses during walks.				
			Streets designed around waste collection vehicles	N/A						
			Overwide carriageways	N/A		Overall the proposal preserves or enhances required facilities and services and is 'Green'.				
		Red	Serviced parcel developments where ped. & cycle connections between phases of development are frustr	N/A						
			Intensifying development in locations that benefit from good public transport accessibility (train and bus)	PASS						
Reserving land in the right locations for non-residential uses			N/A							
Active frontages			PASS							
Clear windows along the ground floor of non-residential buildings (avoid obscure windows)			PASS							
Homes for everyone	Green	Mixing compatible uses vertically, such as placing supported accommodation above active ground floor u	N/A		The proposed use is a single type providing much needed specialist accommodation to addd to the choice available within the town. It therefore accords with the spirit of this section, even though mixed tenure/typology is not proposed specifically on this site.	4				
		Giving places where routes meet a human scale and create public squares	N/A							
		Frequent benches can help those with mobility difficulties to walk more easily between places	PASS		Overall the proposal preserves or enhances Homes for everyone and is 'Green'.					
		Red	Local centres that are not easily accessible and attractive to pedestrians and cyclists				PASS			
			Non-residential developments that are delivered as a series of individual parcels with their own surface	N/A			Homes are a specific accommodation type to meet a specific need. Changing needs are likely to mean a move is required.			
			level car parks set back from the street.	N/A						
			Where routes converge, avoid creating places that are of an inhuman scale and that frustrate pedestrian	N/A						
	and cycle movement.		N/A							
	Inactive street edges, dead elevations, service yards next to the street and obscure ground floor	PASS								
	Play and other recreational facilities hidden away within developments rather than in located in more	N/A								
	Green	prominent locations that can help encourage new and existing residents to share a space	N/A							
		Not anticipating and responding to desire lines, such as between public transport stops and the	PASS							
		entrances to buildings and other facilities.	PASS							
		Designing homes and streets where it is difficult to determine the tenure of properties through	PASS							
		architectural, landscape or other differences	N/A							
	Red	Apartment buildings might separate tenure by core but each core must look exactly the same.	N/A							
A range of housing typologies supported by local housing needs and policies to help create a broad-based community		PASS								
Homes with the flexibility to meet changing needs		PASS								
Affordable homes that are distributed across a development.		N/A	Homes are a specific accommodation type to meet a specific need. Changing needs are likely to mean a move is required.							
Access to some outdoor space suitable for drying clothes for apartments and maisonettes		PASS								
Consider providing apartments and maisonettes with some private outdoor amenity space such as semi-private garden spaces for ground floor homes; balconies and terraces for homes above ground floor	PASS	Ground Floor flats have small private patios								

BUILDING FOR A HEALTHY LIFE ASSESSMENT							
HEADING	CONSIDERATION		What 'Red' or 'Green' Look Like		COMMENT	ASSESSMENT	RATING
Distinctive Places	Making the most of what's there	Green	Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as feature	PASS	See appraisal within the DAS	A comprehensive assessment of the existing identity and character has been carried out . . The proposed materials and forms are to be found locally. A sustainable drainage plan has been proposed and there will be net biodiversity gain on the site.	5
			Using existing assets as anchor features, such as mature trees and other existing features	PASS	Mature trees along boundaries will be retained		
			Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character	PASS	See DAS for local context analysis		
			Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other	PASS	See review of scale, heights and typologies		
			Remember the 'four pillars' of sustainable drainage systems	PASS	See drainage design		
			Protecting and enhancing existing habitats; creating new habitats	PASS	See landscape design		
			Interlocking back gardens between existing and new development	N/A	No back gardens adjoining site boundary		
		Red	Designing without walking the site first				
			Funnelling rainwater away in underground pipes as the default water management strategy	PASS			
			Unmanaged gaps between development used as privacy buffers to existing residents	PASS			
			Placing retained hedges between rear garden boundaries or into private ownership	PASS			
			Building orientations and designs that fail to capitalise on features such as open views	PASS			
			Not being sensitive to existing neighbouring properties by responding to layout arrangements, housing typologies and building heights	PASS			
	A memorable character	Green	A strong, hand drawn design concept.	PASS	See DAS	Whilst being somewhat screened by boundary trees, the proposed development will have a presence in the local area and will reflect prevailing local architectural character.	6
			Drawing inspiration from local architectural and/or landscape character	PASS			
			Reflecting character in either a traditional or contemporary style	PASS			
			Structural landscaping as a way to create places with a memorable character	PASS			
			Memorable spaces and building groupings	PASS			
			Place names	N/A	Applies to large developments		
		Red	Using a predetermined sequence of house types to dictate a layout	PASS	Bespoke flat types used extensively within a bespoke design		
			Attempting to create character through poor replication of architectural features or details.	PASS			
	Well defined streets and spaces	Green	Arranging buildings next to each other in a way that does not create a cohesive street scene.	PASS		The proposal has an active frontage with apartments facing all directions and well defined public and private spaces with legible front door access. Overall it is 'Green'	7
			Referencing generic or forgettable development nearby to justify more of the same	PASS			
			Streets with active frontages	PASS			
			Well defined streets and spaces, using buildings, landscaping and/or water to enclose and define spaces	PASS			
			Cohesive building compositions and building lines	PASS			
			Front doors that face streets and public spaces	PASS			
			Apartments that offer frequent front doors to the street	AMBER	Apartments front doors are to the communal space internally		
			Dual aspect homes on street corners with windows serving habitable rooms	PASS			
			Perimeter blocks	PASS			
		Red	Well resolved internal vistas	N/A			
			Building typologies that are designed to straddle narrow depth blocks.	N/A			
			Distributor roads and restricted frontage access	PASS			
			Broken or fragmented perimeter block structure	PASS			
			Presenting blank or largely blank elevations to streets and public spaces	PASS			
			Lack of front boundaries, street planting and trees	PASS			
			Apartment buildings with single or limited points of access	PASS			
			Apartment buildings accessed away from the street	PASS			
			Staggered and haphazard building lines that are often created by placing homes with a mix of front and side parking arrangements next to each other	N/A			
	Easy to find your way around	Green	Street corners with blank or largely blank sided buildings and/or driveways. Street edges with garages, back garden spaces enclosed by long stretches of fencing or wall	PASS			
			Buffers between new and existing development that create channels of movement between back gardens whether access is permitted or not	N/A			
			Single aspect homes on street corners	N/A			
			Bits of left over land between the blank flank walls of buildings	N/A			
			Designing for legibility when creating a concept plan for a place	PASS	Legible route to proposal	New streets are not proposed, but the proposal will be legible for access and finding your way around and is therefore 'Green'	8
			Using streets as the main way to help people find their way around a place	N/A	No new streets created		
			Navigable features for those with visual, mobility or other limitations	PASS	Level access or ramped access in compliance with Part M.		
			Frame views of features on or beyond a site	PASS	Yes		
			Create new legible elements or features on larger developments	N/A	Not a larger development		
			Simple street patterns based on formal or more relaxed grid patterns	N/A	No new streets created		
		Red	No meaningful variation between street types.	N/A			
			Disorientating curvilinear street patterns.	N/A			
			Disconnected streets, paths and routes.	N/A			
			Building typologies, uses, densities, landscaping or other physical features are not used to create places that are different to one another.	N/A			
			Cul de sac based street patterns.	N/A			

BUILDING FOR A HEALTHY LIFE ASSESSMENT							
HEADING	CONSIDERATION		What 'Red' or 'Green' Look Like		COMMENT	ASSESSMENT	RATING
Streets For All	Healthy streets	Green	Streets for people	N/A		No streets proposed therefore this consideration is amber	9
			20mph (or lower) design speeds; 20mph designations	N/A			
			Tree lined streets. Make sure that trees have sufficient space to grow above and below ground, with long term management arrangements in place.	N/A			
			Tight corner radii (3m or less)	N/A			
			Places to sit, space to chat or play within the street	N/A			
			Pavements and cycleways that continue across side streets	N/A			
			Anticipating and responding to pedestrian and cycle 'desire lines' (the most direct routes between the places people will want to travel between)	N/A			
		Red	Landscape layers that add sensory richness to a place - visual, scent and sound	N/A			
			Roads for cars	N/A			
			Failure to adhere to the user hierarchy set out in Manual for Streets	N/A			
			Wide and sweeping corner radii (6m or more).	N/A			
			6m+ wide carriageways	N/A			
			Highways engineering details that make pedestrian and cycle movements more complex and difficult	N/A			
			Street trees conveyed to individual occupiers	N/A			
			Distributor roads with limited frontage access, served by private drives	N/A			
	Cycle and car parking	Green	Painted white line cycle routes on pavements or on carriageways	N/A		Car and cycle parking carefully considered for the needs of the future residents and well integrated into the scheme - therefore is 'Green'	10
			Speed control measures that rely on significant shifts in street alignment	N/A			
			At least storage for one cycle where it is as easy to access as the car	AMBER	Space within the buggy store to securely store cycles		
			Secure and overlooked cycle parking that is as close to (if not closer) than car parking spaces (or car drop off bays) to the entrances of schools, shops and other services and facilities	PASS	Space within the buggy store to securely store cycles- his is closer to the amenities than the car park		
			Shared and unallocated on street car parking	AMBER	Shared and unallocated parking but not on street		
			Landscaping to help settle parked cars into the street.	N/A	No street parking		
			Frontage parking where the space equivalent to a parking space is given over to green relief every four	N/A	No frontage parking		
			Anticipating and designing out (or controlling) anti-social car parking	N/A	Residents only parking		
			A range of parking solutions	N/A	Only one solution required, although car share is being considered		
			Small and overlooked parking courtyards, with properties within courtyard spaces w/ GF habitable room	PASS			
		Red	Staying up to date with rapidly advancing electric car technology	AMBER	Electric spaces not currently proposed but could be incorporated if required		
			More creative cycle and car parking solutions	PASS			
			Providing all cycle storage in garages and sheds	PASS	No garages or sheds proposed		
			Over reliance on integral garages with frontage driveways.	PASS	None proposed		
			Frontage car parking with little or no softening landscaping	PASS	Landscape planting to boundaries		
			Parking courtyards enclosed by fencing: poorly overlooked, poorly lit and poorly detailed	PASS			
			Over-reliance on tandem parking arrangements	PASS	None proposed		
			Failing to anticipate and respond to displaced and other anti-social parking	PASS			
			Views along streets that are dominated by parked cars, driveways or garages	N/A			
			Car parking spaces that are too narrow making it difficult for people to use them	PASS			
	Green and blue infrastructure	Green	Cycle parking that is located further away to the entrances to shops, schools and other facilities than car parking spaces and car drop off bays	PASS		Excellent landscape and blue infrastructure design for the site.	11
			Relying on garages being used for everyday car parking	PASS			
			Biodiversity net gain	PASS			
			Movement and feeding corridors for wildlife, such as hedgehog highways.	PASS			
			Bird boxes, swift nesting bricks and bat bricks may be appropriate				
			Plans that identify the character of new spaces, such as 'parks', 'woodland', 'allotments', 'wildflower meadows' rather than 'P.O.S.'. Be more specific about the function and character of public open spaces	N/A			
			Create Park Run ready routes on larger developments and other ways to encourage physical activity and social interaction	N/A			
			Capturing and managing water creatively and close to where it falls using features such as rain gardens and permeable surfaces. Allow people to connect with water.	PASS			
			Create a habitat network providing residents with opportunities to interact with nature on a day to day basis. Wildlife does not flourish within disconnected back gardens, artificial lawns and tightly mown	PASS			
			Provide natural surveillance opportunities	PASS			
		Red	A connected and accessible network of public open spaces with paths and other routes into and through	PASS			
			Species rich grasslands	PASS			
			Well considered management arrangements whether public or privately managed	PASS			
			Surface water management by way of a large, steep sided and fenced holes in the ground	PASS			
	Back of pavement, front of home	Green	Small pieces of land (typically grassed over) that offer little or no public, private or biodiversity value that over time become neglected and forgotten	PASS		Whilst not onto a street, the principles are adhered to with the proposal	12
			Large expanses of impervious surfaces	PASS			
			Not designing paths and routes through open spaces where it is difficult for people to create distance between themselves and other people when social distancing restrictions are in place	PASS			
			Buildings that turn away from open spaces	PASS			
			Poor quality finishing, detailing and maintenance.	PASS			
			Defensible space and strong boundary treatments	PASS			
			Boundary treatments that add ecological value and/or reinforce distinctive local characteristics	PASS			
			Well integrated waste storage and utility boxes. If relying on rear garden storage solutions for terraces and townhouses, provide direct access to these from the street	PASS			
			Front garden spaces that create opportunities for social interaction	N/A			
			Ground floor apartments with their own front doors and semi-private amenity spaces help to enliven the street whilst also reducing the amount of people using communal areas	AMBER	Not possible due to raised slab for flooding		
		Red	Consider providing terraces or balconies to above ground floor apartments - these can also help to enliven the street, increase natural surveillance and provide residents with access to the open air	PASS			
			No left over spaces with no clear public or private function	PASS			
			Consider apartment buildings whose access is from a deck rather than a corridor, enabling cross ventilation of apartments while limiting shared common parts which are enclosed	AMBER	Considered		
			Poorly considered spaces between the back of the pavement and the face of buildings that erode the quality of the street environment	PASS			
		Red	Narrow and small grass frontage strips for space between the back of the street and the façades of buildings that are impractical to maintain	PASS			
			Waste storage solutions for terraced homes that rely on residents storing bins and crates in rear garden spaces and instead often sees bins and crates placed next to front doors	PASS			
			Slab on edge	PASS			
			Concrete screed with pebbles	PASS			
			Prominent external pipes, flues and utility boxes	PASS			
			Pieces of left over land between or to the side of buildings with no clear public or private function	PASS			
			Poorly resolved changes in level	PASS			