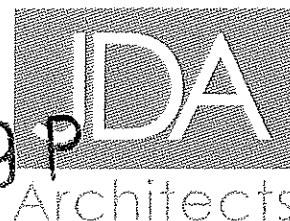


320130169P



Pendle Garage, Barrow
BUILDINGS FOR LIFE
INFORMAL ASSESSMENT.

Submitted 20 Nov 2012

Criteria	Score	Evidence
Environment and community		
01. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	0	Whilst some facilities such as the public house and parks in the immediate area, community facilities such as shops are further afield
02. Is there an accommodation mix that reflects the needs and aspirations of the local community?	1	Accommodation specifically discussed with Ribble Valley Housing Strategy who have evidenced need for Bungalows along with two and three bedroom units.
03. Is there a tenure mix that reflects the needs of the local community?	1	The suggested mix of socially rented and shared ownership will be agreed with Housing Strategy
04. Does the development have easy access to public transport?	1	Site within walking distance to bus stops and the local train station is less than 1 mile away. Please refer to HQI section 1 score
05. Does the development have any features that reduce its environmental impact?	1	All dwellings to achieve Code for Sustainable Homes Level 3. Please refer to design assessment as provided by approved assessor
Character		
06. Is the design specific to the scheme?	1	Dwelling types have been specifically designed to meet the challenges of both the street-scape and the end user. Please refer to Design and Access Statement
07. Does the scheme exploit existing buildings, landscape or topography?	0.5	Whilst the existing garage is lost to demolition, the existing topography is extensively utilized with mature trees retained on the site and protected.
08. Does the scheme feel like a place with distinctive character?	1	With a distinctive design and a mix of scale the development will certainly deliver its own character which will be heightened with the landscape proposals and creation of place etc.
09. Do the buildings and layout make it easy to find your way around?	1	The buildings and layout create a legible scheme with the main street running from West to East and connecting the various Homezones which offer access to the dwellings themselves.
10. Are streets defined by a well-structured building layout?	0.5	The dwellings are well structured and create small courts/homezones which led the street design



Streets, parking and pedestrianisation

11. Does the building layout take priority over the streets and car parking, so that the highways do not dominate?	0.5	The highways have been designed to soften their impact with more informal turning areas that have been led by the location of the dwellings. Car parking is again softened where possible with all units benefitting from 100%
12. Is the car parking well integrated and situated so it supports the street scene?	0.5	New areas of highways are restricted to the rear court which has been designed as a shared surface for use of vehicles, cycles and pedestrian. Car parking supports the street scene with all housing benefitting from 100% parking. The parking to the apartments is broken up and appropriately distributed to ensure a lack of dominance.
13. Are the streets pedestrian, cycle and vehicle friendly?	1	The main street is of adoptable standard ensuring safety for all users with the lower standard streets being softened with suitable traffic calming measures and shared surfaces where appropriate.
14. Does the scheme integrate with existing streets, paths and surrounding development?	0	Scheme offers single access to a cul-de-sac which offers little opportunity to integrate.
15. Are public spaces and pedestrian routes overlooked and do they feel safe?	1	All streets and public spaces are overlooked with feature gabled windows also included to ensure greater levels of passive surveillance. Full Secured by Design

Design and construction

16. Is public space well designed and does it have suitable management arrangements in place?	1	Public space to rear has been designed to create a "homezone" type arrangement overlooked by all residents who will use shared space as part of development. Registered provider to have suitable management arrangement in place.
17. Do the buildings exhibit architectural quality?	0	Whilst dwellings have been specifically designed to meet the aspirations of the Housing Association and End Users, the dwellings are traditional in appearance with few architectural features
18. Do internal spaces and layout allow for adaptation, conversion or extension?	0	Bungalows are fully Lifetime Homes compliant although houses and apartments have not been designed to LTH at this stage.
19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?	1	Modern Methods of construction utilised in addition technologies used for CfSH Level 3
20. Do buildings or spaces outperform statutory minima, such as building regulations?	1	CfSH Level 3 to be achieved, which outperforms statutory minima
Totals for INFORMAL ASSESSMENT	13.5	Subject to accreditation by Approved Assessor

