

6 DETAILED DESIGN

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

Steve Jobs



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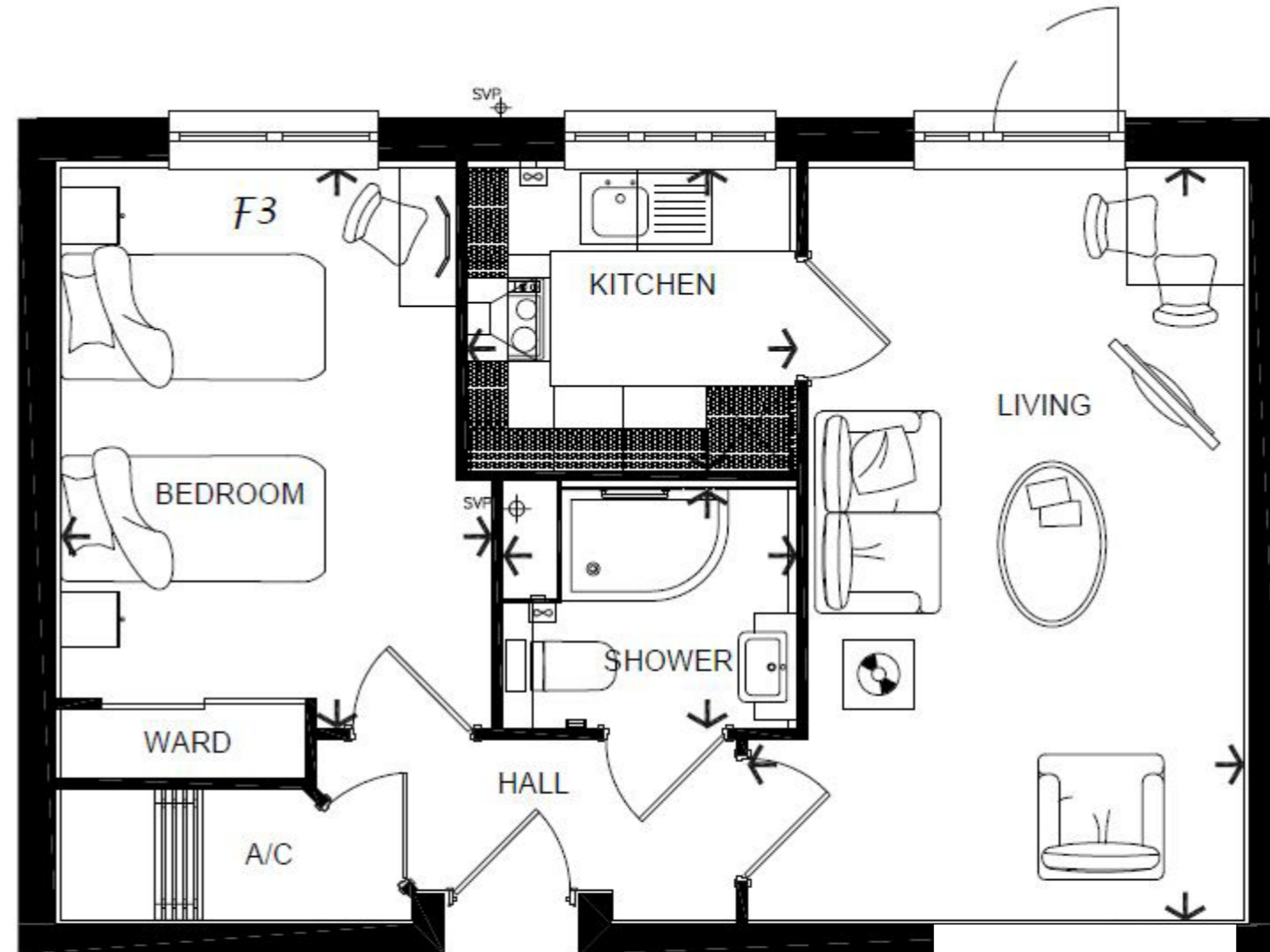
6.1 Typical Apartments

“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 internal apartment layouts have been developed to meet specific needs of residents. The design team continually receives feedback on the internal layouts from residents and managers at other Churchill Retirement Living 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:

- Entrances to all dwellings are recessed to define the entrance
- 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 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



Typical apartment

SALES

Living	Width	11'-9" [3570] max	Length	17'-9" [5420] max
Kitchen	Width	7'-2" [2180] max	Length	7'-10" [2380] max
Shower Room	Width	5'-8" [1715] max	Length	6'-11" [2120] max
Bedroom	Width	10'-2" [3100] max	Length	13'-3" [4035] max
		← 7'-8" [2325]	→ Arrows denote measurement distances	

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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 Station Road. Trucks will collect the bins from the residential car park, either by reversing into the site or stopping on Station Road.

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 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

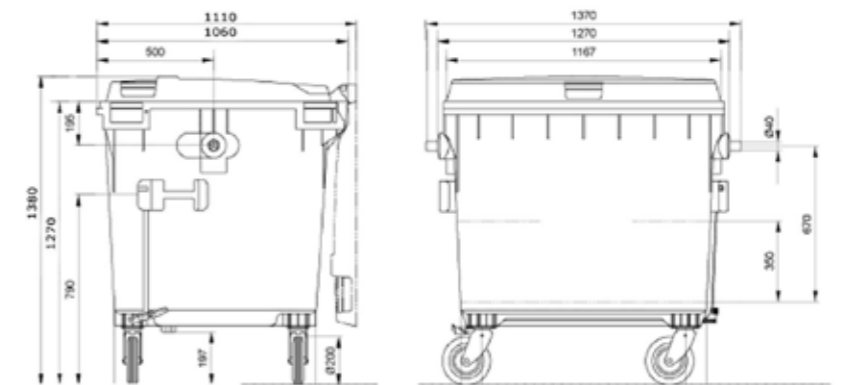
schemes in their districts. Based on our experience and BS5906 we apply a ratio of:

- Total waste generation rate of 100 litres per week for one bed apartments - 24 x 100L = 2700L
- Total waste generation rate of 170 litres per week for two bed apartments - 15 x 170 L = 2040L
- The total capacity required would be 4950L and therefore provision of 5 x 1100L bins would be sufficient (5500L 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 at close to the driveway/ car park entrance. 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 monitoring the refuse and for arranging moving the bins to the refuse collection area on relevant collection days and for arranging moving them back inside shortly after emptying, minimizing the length of time that bins will be left outside.



Refuse Room



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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.



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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.

In addition to the benefits identified in section 1.5, 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 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
- 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
- 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

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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6.5 Biodiversity

The existing site contributes very little to the biodiversity of the area, due to the site being dominated by hardstanding/parking areas and existing buildings on three boundaries.

There are no existing trees or landscaping on site to be retained.

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
- Sprawling amenity surrounding the building will provide a range of plant life in the proposed soft landscaping
- Planting to encourage pollinators
- Native plant species where possible

The proposed scheme will enrich biodiversity by implementing a new green space where previously a brownfield site existed and will result in a net biodiversity gain.



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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. Brick



2. Grey Roof Tiles



3. Stone Detailing



4. Render



5. Standing Seam Cladding



6. Photovoltaic Panels

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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 Later 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. Minimal 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 Later 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 Later 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 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 Later 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 Later 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.



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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 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 clients.



“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

The design team have carried out extensive site analysis and research, to understand the character and identity of the current site. We have developed the design with regard to comments and advice from the Council Planning Officers and local residents of Great Shelford as well as the Great Shelford Parish Council through the design process, along with the specific brief requirements of our client, Churchill Retirement Living.

This application responds to the pre-application response and public consultation in the following ways;

- Develops a previously brownfield and under-utilised site
- Relates to the character of the contemporary neighbouring properties, whilst also respecting the character of the adjacent Conservation Area
- Enhances the street frontage of the site by pushing the building line back to respect the neighbours and providing a softer building frontage through the use of boundary treatments and landscaping
- Pulls the proposed building away from the railway line and provides an opportunity to provide a landscaping buffer to the eastern section of the site
- Uses high quality 'self-finished' materials for honesty and longevity
- Includes within the inner valleys of the roof and flat roof areas photovoltaic panels to generate renewable energy on site

We have incorporated changes where possible and appropriate, and where changes have not been incorporated justification is provided for the approach and design response as explained in this document. The result is an attractive development of retirement apartments through a building design which respects and enhances the character of the immediate vicinity and wider area, and which also responds to the site constraints and opportunities as identified earlier in this document.

The considered design, appropriate massing, materials and detailing of the building, together with a high quality landscape scheme will provide a desirable contribution to the village character of Great Shelford.



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	Uses features of the neighbouring properties and wider context to inform the design response	Section 2
			42	Understanding of context, opportunities and constraints	Extensive contextual analysis undertaken, understanding of conservation area, opportunities and constraints considered	Section 2
			43	Character of landscape, built form and architecture	As above - extensive contextual analysis undertaken	Section 2
			44	Innovative and sustainable features	Sustainable features considered for the development, specifically through use of photovoltaics, energy efficient fixtures/fittings	Section 6
			45	How the proposed design relates to context and local character	Local context and character analysed (section 2) and then applied (Section 4/5)	Section 2/4-5
	C2	Value heritage, local history and culture	46	History of place and evolution of site	Section 2 - Historic Maps of the site to show how the site has evolved over time	Section 2
			47	Reuse or adaptation of existing	Not applicable to this site	N/A
			48	Influenced local heritage assets	Proximity to conservation area considered, as well as key views and listed building character	Section 2
			49	Today's developments will be the quality development of the future.	See Section 6- Sustainability	Section 6
IDENTITY	I1	Respond to existing local character and identity	52	Special features, housing pattern	Special features and character of the local area considered in Section 2	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	See final visually attractive design shown in section 5 and also Section 1 - Introduction to Churchill Retirement Living shows example developments	Sections 1 & 5
			55	Appeals to all senses - look, smell, feel, sound.		
			56	Contribute to local distinctiveness	Consideration of local character informs a design which fits with and enhances the context	Sections 2&5
57	Materials, details and planting selected with care	See Section 2&5 on Materials and Material Palette and separate landscaping scheme provided	Section 5			
BUILT FORM	B1	Compact form of development	64	Compact form of development to support local public transport	Development in close proximity to railway station and local amenity - see Site Location and Description (Section 2) and Access and Movement (Section 4)	Section 2&4
			65	Efficient use of land and appropriate density	Specific typology is efficient use of land. See Section 4 - Concept, Layout	Section 4
			66	Appropriate built form	The built form fits with the scale and mass of the neighbouring properties	Section 4
			67	Right mix of building types, form and scale, parking and amenity	See Section 4	Section 4
			68	Built form relationship to context, identity, occupants and resources	See Section 4	Section 4
	B2	Appropriate building types and forms	69	Pattern of streets	See Section 2 - Urban Grain	Section 2
			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 Section 2 - Site Location and Description, Section 4 - Access and Movement	Section 2&4
			73	Destinations as local character, distinctiveness and community	See Section 2 - Site Location and Description, Section 4 - Access and Movement	Section 2&4
74	Local destinations as identity	See Section 2 - Site Location and Description, Section 4 - Access and Movement	Section 2&4			
MOVEMENT	M1	A connected network of routes for all modes of transport	78	Public transport, walking, cycling and car	National Rail station located very close to site, town centre easily walkable.	Section 2&4
			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	National Rail station located very close to site, town centre easily walkable.	Section 2&4
	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
			83	Design to reduce reliance on the car	Proximity to facilities and local services is key to the typology site selection. See Section 4.7 - Access and Movement	Section 4
	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 Section 4.7 - Access and Movement	Section 4
			85	Car and cycle provision	Well designed and placed to meet the needs of future residents including mobility scooter store	Section 6
			86	Well designed parking	The location of the parking in the most impacted part of the site (near the railway line) provides a good solution for the spaces on the site	Sections 4&5
87			Electric vehicle spaces	Spaces can be provided in line with LPA requirements		
88	Access for servicing and bin store provision considered	Bin collection point has been provided in line with LPA requirements, more detail in Section 6 - Servicing and Refuse	Section 6			
89	Utilities and infrastructure	These have been carefully considered as part of the overall design. An accompanying drainage strategy is submitted with the application				

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	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	High quality landscaping provided for the scheme, significantly enhancing the existing condition	Sections 5 & 6
			93	Open spaces high quality, robust, adaptable and maintained	High quality landscaping provided for the scheme, significantly enhancing the existing condition	Sections 5 & 6
			94	Types of open spaces	Public and Private Open Spaces provided within the development	Section 5 & 6
			95	Open to all	See Section 6 - Safety and Security - Open to All N/A to this type of development	Section 6
	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 5
			97	Flood design	N/A	
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 6.4 Sustainability and Section 6.5 Biodiversity	Section 6	
PUBLIC SPACES	P1	Create well-located, high quality and attractive public spaces	101	Street design	N/A for this scheme	N/A
			102	Accessible streets	N/A for this scheme	N/A
			103	Natural elements in streets	N/A for this scheme	N/A
	P2	Provide well-designed spaces that are safe	104	Public and shared amenity spaces	Gardens which surround building are communal and fully overlooked to provide good surveillance	Section 5 & 6
			105	Feeling of safety	Safety and security considered through use of intercoms etc. - See Section 6 - Safety and Security	Section 6
	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 Section 1 - Introduction to Churchill Retirement Living	Section 1
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
			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.	Section 2
			114	Ground floor and upper floor arrangements	The access to and use of ground and upper floors has been carefully considered.	Section 5
	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
			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
U3	Socially inclusive	118	Larger scale developments with a range of tenures	Not applicable to this proposal	N/A	
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 tenu	Section 1			
HOMES & BUILDING	H1	Healthy, comfortable and safe internal and external environment	124	Safety, security, amenity, privacy, accessibility and adaptability	These elements are detailed in Section 6 of the DAS	Section 6
			125	Efficient, cost effective and sustainable	Materials and fixtures and fittings chosen to provide cost-efficiency, longevity and sustainability	Section 6
			126	Space standards	Proposals are designed in line with the LPA requirements for space standards and include good floor to ceiling heights and storage.	See Section 6
			127	Local Plan space standards	Not applicable to a proposal of this scale	N/A
	H2	Well-related to external amenity and public spaces	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 - Detailed Design	Section 6
			129	External and amenity spaces		
			130	Landscape design	See separate landscape design document	
			131	Safe, secure and social amenity spaces	See Section 6 - Safety and Security	Section 6
	H3	Attention to detail: storage, waste, servicing and utilities	132	Private amenity spaces enhance visual amenity	Amenity space will significantly improve the appearance of the site	Section 5 & 6
			133	Relationship to public spaces around	Public spaces are accessible on foot	Sections 2 & 4
			134	Waste storage, management and collection	Waste storage facilities integrated into building for ease of use by residents. Bin collection point provided in line with LPA policy	Section 6
				External utilities; lighting, water and electric	External utilities to connect with an improve existing condition	
	External details; drainpipes, meters and gutters	Details for gutters and downpipes considered with material selection	Sections 2 & 4			
	Cycle storage	Could be incorporated within buggy store				

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	CHARACTERISTIC		SUMMARY	COMMENT	DAS SECTION	
RESOURCES	R1	Follow the energy hierarchy	138	Reduce need, reduce use, generate	See Section 6	Section 6
			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 6
			140	Renewable energy infrastructure	Photovoltaics, ground source heat pumps and increased vegetation are routinely used on developments depending on the site specific benefits.	Section 6
			141	Whole life carbon assessment		Section 6
			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 good.	
	R2	Careful selection of materials and construction techniques	143	Material selection; energy and carbon	Explanation of the approach to material selection and lifespan contained within section 6	Section 6
			144	Efficient or locally sourced or high performing materials	Explanation of the approach to material selection and lifespan contained within section 6	Section 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 accompanying landscaping design proposal	
			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	Sections 4 & 5	
LIFESPAN	L1	Well-managed and maintained	153	Good management	The applicant retains an interest in running and maintaining the development and it is in their own interest to ensure good management. See section 6.6	Section 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
			155	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Sections 1 & 6
			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 specifically caters for older people and is designed to cater for their specialist needs	Sections 1 & 6
			158	Data connectivity	Data connection points within proximity of the site boundary	
	L3	A sense of ownership	159	Community participation in design processes	See Section 3 - Planning - specifically in relation to the Pre-Application and Public Consultation	Section 3
			160	Community management systems	Shared management of the communal spaces is part of the offer for this type of development.	Section 5
161			Boundaries to private, shared and public spaces	As shown on the site plan		
162			Features that encourage users to care for spaces	Gardens are communal and encouraged to be maintained by residents	Sections 1 & 6	

BUILDING FOR A HEALTHY LIFE

B APPENDIX

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 proposed site is well located between local amenity in the village centre, and wider amenity accessible by travel, due to its proximity to the railway station. The proposal also provides landscaping on a site previously covered entirely with hardstanding, providing an opportunity to enhance the habitats and ecosystem of the area. Overall the proposal preserves or enhances natural connections and is 'Green'.	1
			Respond to pedestrian and cyclist desire lines	PASS	Pedestrian and cycle desire line from the western part of the site south to village centre and north to railway station		
			Connected street patterns	N/A			
			Filtered Permeability	N/A			
			Continuous streets	N/A			
			Connecting existing and new habitats	PASS	The proposed Amenity Space provides new habitats where previously none could be accommodated		
		Hedgerows	N/A				
		Streets and routes that can be extended	N/A				
		Adoption to site boundaries	N/A				
		Red	Single or limited points of access for pedestrians and cyclists	N/A			
			Extensive use of private drives	N/A			
			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				
	Internal streets and paths that are not well connected / indirect		N/A				
	Walking, cycling and public transport	Green	Share street space fairly between pedestrians, cyclists and motor vehicles	N/A		The site is in a very sustainable location, with the village centre being less than a mile walk from the proposal and the railway station being 400ft away. The existing footpath in front of the site will be widened to accommodate pedestrians walking past the site more comfortably than the existing, narrow footpath. Overall the proposal preserves or enhances walking, cycling and public transport and is 'Green'.	2
			Cycle friendly streets with pedestrian and cycle priority and protection	N/A			
			Nudge people away from the car	PASS	Accessible location and low car ownership demographic		
			Provide scooter and cycle parking at schools	N/A			
			Design out school runs dependent on cars	N/A			
			Local Cycle and Walking Strategy Infrastructure Plan	N/A			
			Zebra, parallel and signalised crossing	PASS	Signal Controlled Crossing at the end of Station Road towards village centre		
			Tight corner radii (<3m) at street junctions and side streets	N/A			
			Concentrate new development around transport hubs	N/A			
Demand Responsive transport car clubs and car shares			AMBER	Potential future offer by applicant			
Short and direct walking and cycling connections that make public transport an easy choice to make			PASS	Great Shelford Train Station 400ft walk			
New or improved Park and Ride schemes			N/A				
20mph design speeds, designations and traffic calming	PASS	Low speed access to site.					
Protected cycle ways along busy streets	N/A						
Facilities and services	Green	Travel packs that fail to influence people's travel choices	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. Within the site, external furniture will be frequently provided for sitting allowing pauses during walks. Overall the proposal preserves or enhances required facilities and services and is 'Green'.	3	
		White line or undivided shared pavement/cycle ways	N/A				
		Pedestrians and cyclists losing priority at side junctions	N/A				
		Oversized radii corners on streets that are principally residential that allow motor vehicles to travel at high speeds	N/A				
		Streets that twist and turn unnaturally	N/A				
		Streets designed around waste collection vehicles	N/A				
	Red	Overwide carriageways	N/A				
		Serviced parcel developments where ped. & cycle connections between phases of development are frustrated	N/A				
		Intensifying development in locations that benefit from good public transport accessibility (train and bus)	PASS	Great Shelford Train Station 400ft walk - Connections to London and Cambridge			
		Reserving land in the right locations for non-residential uses	N/A				
		Active frontages	PASS	High daytime occupancy development creates passive and active surveillance			
		Clear windows along the ground floor of non-residential buildings (avoid obscure windows)	PASS	All front facing windows to habitable spaces and/or living spaces			
Homes for everyone	Green	Mixing compatible uses vertically, such as placing supported accommodation above active ground floor	N/A		The proposed use is a single type providing much needed specialist accommodation to add 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. Good quality amenity spaces are provided across the site, and are accessible to all residents of the development. Overall the proposal preserves or enhances Homes for Everyone and is 'Green'.	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	Benches provided within the development			
		Local centres that are not easily accessible and attractive to pedestrians and cyclists	PASS	Village Centre within easy walking distance			
		Non-residential developments that are delivered as a series of individual parcels with their own surface 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 and cycle movement.	N/A				
	Red	windows.	PASS	None proposed			
		Play and other recreational facilities hidden away within developments rather than in located in more 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 entrances to buildings and other facilities.	PASS				
		Designing homes and streets where it is difficult to determine the tenure of properties through architectural, landscape or other differences	PASS	All units identified the same tenure - apartments for retirement-age occupants			
		Apartment buildings might separate tenure by core but each core must look exactly the same.	PASS	All units identified the same tenure - apartments for retirement-age occupants			
		A range of housing typologies supported by local housing needs and policies to help create a broad-based community	PASS	Mix of 1 and 2 bedroom units to allow residents a choice. Range of flat layouts to suit owner's needs			
Homes for everyone	Green	Homes with the flexibility to meet changing needs	PASS	Homes are a specific accommodation type to meet a specific need. Changing needs are likely to mean a move is required			
		Affordable homes that are distributed across a development.	N/A				
		Access to some outdoor space suitable for drying clothes for apartments and maisonettes	PASS	All units have access to communal amenity spaces.			
		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	Some units provided with full balconies, others with Juliet balconies			
		Grouping affordable homes in one place	PASS	Affordable proposed offsite			
		Dividing places and facilities such as play spaces by tenure	N/A	No tenure differentiation			
Homes for everyone	Red	Revealing the different tenure of homes through architecture, landscape, access, car parking, waste storage or other design features	N/A	No tenure differentiation			
		Not using the space around apartment buildings to best effect and where these could easily be used to create small, semi-private amenity spaces allocated to individual ground floor apartments	PASS	Ground floor units provided with private patios within the larger communal amenity spaces			

B APPENDIX

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 DAS for local context analysis	A comprehensive assessment of the existing identity and character has been carried out. The proposed materials and forms are to be found locally. The assessment of the site highlights the important of the existing location on the proposed design. A sustainable drainage plan has been proposed and there will be net biodiversity gain on the site, as currently the site is hardstanding and has no existing landscaping. Overall the proposal makes the most of the site and is 'Green'.	5
			Using existing assets as anchor features, such as mature trees and other existing features	N/A	No existing Trees		
			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 DAS for local context analysis and how that has been incorporated into the final design		
			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			
			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	The proposed building takes its cues from the surrounding context, informing material choice as well as architectural style. It provides an enhancement on the original condition by way of creating a better relationship with the surrounding building lines, as well as providing a better relationship between the buildings presentation to the street. Overall it enhances the character of the site and is therefore 'Green'.	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		
			Using a predetermined sequence of house types to dictate a layout	PASS	Bespoke flat types used extensively within a bespoke design. The layout of the building makes efficient use of the shape of the site		
			Attempting to create character through poor replication of architectural features or details.	PASS			
			Arranging buildings next to each other in a way that does not create a cohesive street scene.	PASS			
			Referencing generic or forgettable development nearby to justify more of the same	PASS			
	Well defined streets and spaces	Green	Streets with active frontages	PASS	The façade of the building facing onto the proposed new street provides good fenestration and casual surveillance	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
			spaces	PASS			
			Cohesive building compositions and building lines	PASS	The proposed building line more closely respects the predominant building line on the street		
			Front doors that face streets and public spaces	AMBER	The main access points is internal to the site, however there are doors on the front façade which connect out onto the site and street beyond		
			Apartments that offer frequent front doors to the street	AMBER	Apartments front doors are to the communal space internally, although ground floor flats have secondary doors accessing private amenity		
Dual aspect homes on street corners with windows serving habitable rooms			PASS	Corner apartments are dual aspect			
Perimeter blocks			PASS				
Well resolved internal vistas			N/A				
Building typologies that are designed to straddle narrow depth blocks.			AMBER	Not sure what this means			
Red		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	AMBER	The main access to the building is internal to the site, however it is directly off the proposed car parking and is overlooked by internal and external communal amenity.			
		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	PASS				
		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	PASS				
Easy to find your way around	Green	Designing for legibility when creating a concept plan for a place	PASS	Legible route to proposal	The proposal is easily viewed from the street, maintains a good street presence, and does not propose any internal roads - therefore, 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				
		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					
	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 are proposed for this development.	
			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			
			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					
	Painted white line cycle routes on pavements or on carriageways	N/A					
	Speed control measures that rely on significant shifts in street alignment	N/A					
	Cycle and car parking	Green	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	The location of parking and cycle/buggy spaces within the development provides level and direct access for residents. All parking spaces proposed are well overlooked by the proposed apartments, and the area of the site allocated for parking is as minimal as it can be. Overall the cycle and car parking create a positive impact on the site and are therefore 'Green'.	10
			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	AMBER	Space within the buggy store to securely store cycles- this is in the same location as the parking bays. Separate cycles could be considered		
			Shared and unallocated on street car parking	N/A	No new streets are being created		
Landscape to help settle parked cars into the street.			N/A	No street parking			
bays or so			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 rooms			PASS				
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				
Green and blue infrastructure	Red	Providing all cycle storage in garages and sheds	N/A	None proposed	As the existing site has no landscaping it is likely there will be a biodiversity net gain on the site. The proposed landscaping surrounding the new building will provide residents with an opportunity to interact with nature. Impervious surfaces have been kept to a minimum and all outdoor spaces are overlooked by apartments. The reduction in hardstanding from the existing condition should also produce a positive impact on surface water drainage. Overall the proposal has a positive impact on Green and Blue infrastructure and therefore is 'Green'.	11	
		Over reliance on integral garages with frontage driveways.	N/A	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	Parking area fully overlooked by proposed apartments			
		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	No Streets Proposed			
		Car parking spaces that are too narrow making it difficult for people to use them	PASS				
		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				
		Relying on garages being used for everyday car parking	N/A	None proposed			
Back of pavement, front of home	Green	Biodiversity net gain	PASS	Existing site has no opportunity for biodiversity, so net gain likely	The proposed building is fully landscaped around, with good connections between apartments and amenity space at ground floor level - both public and private in nature. Waste storage is integral to the building, ensuring the bins are only visible on collection days. The building makes efficient use of the site with a building shape which reflects the shape of the site, whilst also directly addressing the street. Overall, the proposal positively addresses Back of Pavement, Front of Home, and is therefore 'Green'.	12	
		Movement and feeding corridors for wildlife, such as hedgehog highways.	PASS	The site doesn't necessarily provide movement corridors, however the proposed landscaping will provide a vast improvement on the existing condition of the site, as there is currently no landscaping on the site at all.			
		Bird boxes, swift nesting bricks and bat bricks may be appropriate	N/A				
		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.	AMBER	Considered			
		basis. Wildlife does not flourish within disconnected back gardens, artificial lawns and tightly mown grass	PASS				
		Provide natural surveillance opportunities	PASS				
		A connected and accessible network of public open spaces with paths and other routes into and through	N/A	No paths through the site			
		Species rich grasslands	PASS				
Back of pavement, front of home	Red	Well considered management arrangements whether public or privately managed	PASS		The proposed building is fully landscaped around, with good connections between apartments and amenity space at ground floor level - both public and private in nature. Waste storage is integral to the building, ensuring the bins are only visible on collection days. The building makes efficient use of the site with a building shape which reflects the shape of the site, whilst also directly addressing the street. Overall, the proposal positively addresses Back of Pavement, Front of Home, and is therefore 'Green'.	12	
		Surface water management by way of a large, steep sided and fenced holes in the ground	PASS				
		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	All landscaping on the site has a direct relationship with the building, with no spaces left over unprogrammed.			
		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	N/A	No garden storage provided			
Back of pavement, front of home	Green	Front garden spaces that create opportunities for social interaction	N/A		The proposed building is fully landscaped around, with good connections between apartments and amenity space at ground floor level - both public and private in nature. Waste storage is integral to the building, ensuring the bins are only visible on collection days. The building makes efficient use of the site with a building shape which reflects the shape of the site, whilst also directly addressing the street. Overall, the proposal positively addresses Back of Pavement, Front of Home, and is therefore 'Green'.	12	
		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	PASS	Ground floor private patios provided, connected with communal amenity beyond			
		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	First floor terraces provided for some apartments			
		No left over spaces with no clear public or private function	PASS	Building makes efficient use of the site			
		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				
		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	Good separation between street and fronts of buildings			
		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	Bin storage accessible from the internal communal corridor and integral to the building			
		Slab on edge	PASS				
		Concrete screed with pebbles	PASS	None proposed			
Back of pavement, front of home	Red	Prominent external pipes, flues and utility boxes	PASS		The proposed building is fully landscaped around, with good connections between apartments and amenity space at ground floor level - both public and private in nature. Waste storage is integral to the building, ensuring the bins are only visible on collection days. The building makes efficient use of the site with a building shape which reflects the shape of the site, whilst also directly addressing the street. Overall, the proposal positively addresses Back of Pavement, Front of Home, and is therefore 'Green'.	12	
		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				