

Proposed 'Homes for Later Life' Apartments Design & Access Statement



Station Road
Great Shelford
Cambridge
CB22 5LR

OCTOBER 2021

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1 INTRODUCTION

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

National Planning Policy Framework Paragraph 124

1 INTRODUCTION

1.1 Scope and Purpose

“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes people who use a place for various purposes(and).....also includes people at different stages of life and with different abilities – children, young people, adults, families and older people, both able-bodied and disabled.” National Design Guide Paragraph 8

This Design and Access Statement has been prepared by Planning Issues Ltd. on behalf of the applicant, Churchill Retirement Living, in support of a detailed planning application for the comprehensive redevelopment of the vacant building and associated land that comprises Station Road, Great Shelford (The Site). **Matters relating to planning policies and other material considerations will be covered in a separate Planning Statement included with the application.**

The existing demographic of this area together with the Site’s location, adjacent to transport amenities, the centre of the town and close to a number of existing facilities, make the Site ideally suitable for retirement living.

The applicant’s vision for the Site is for ‘Homes for Later Living’, a development of 39 one and two bedroom apartments together with associated communal facilities, vehicular access, parking and landscaping.

This statement concentrates solely on the rationale for the proposed design. The purpose of this document is to explain the context, character and identity of the Site and its surroundings; factors that have influenced the design evolution; and the component parts of the development proposals and how they relate to the prevailing planning policy framework relating to design.

The vision is to create a high quality development that responds to the specific site conditions – physical context, surrounding character, constraints and opportunities – with a design which responds to the local vernacular, embraces sustainable design and delivers much needed specialised housing for local older people in a safe and enjoyable environment.



1 INTRODUCTION

1.2 Requirements of an Ageing Population

The fact that we are all living longer should be a cause for celebration, as more people are able to enjoy a long and fulfilling retirement. Current average life expectancy in the UK is 83 for women and 79 for men. In 1901 it was 49 and 45 respectively¹. The number of UK citizens expected to be 65 or over is projected to rise to 15 million by 2030².

We would all wish to live well as we live longer. We want to remain active, useful members of a community and retain as much control over our lives as possible.

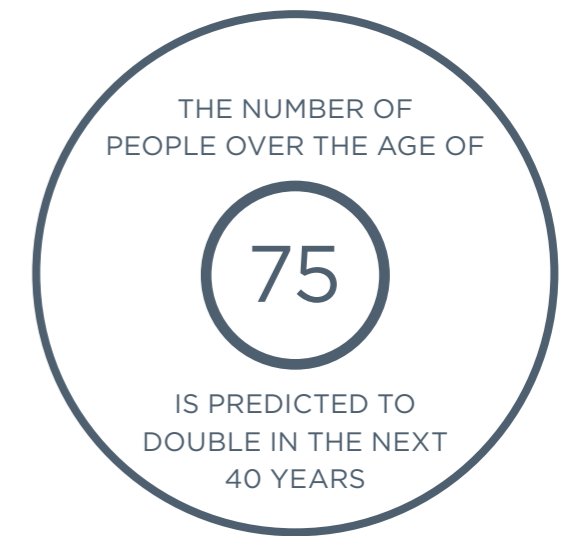
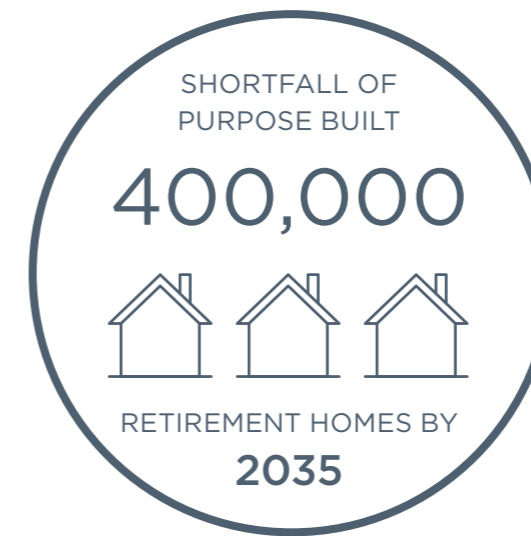
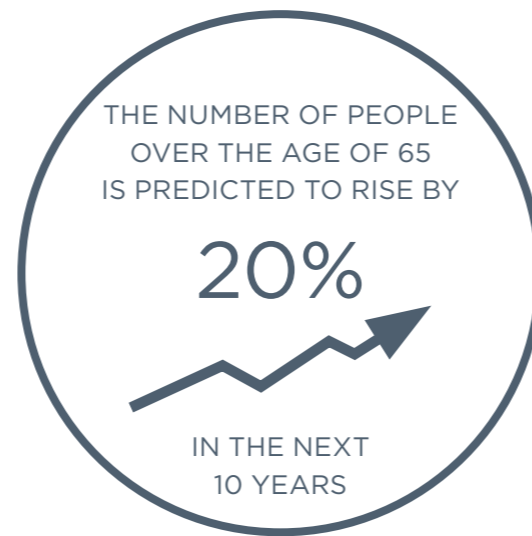
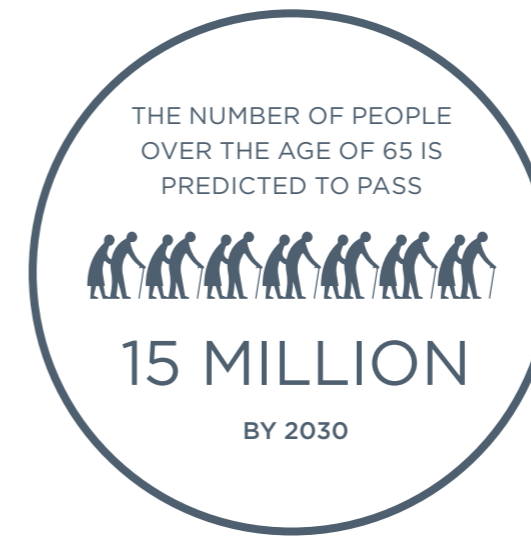
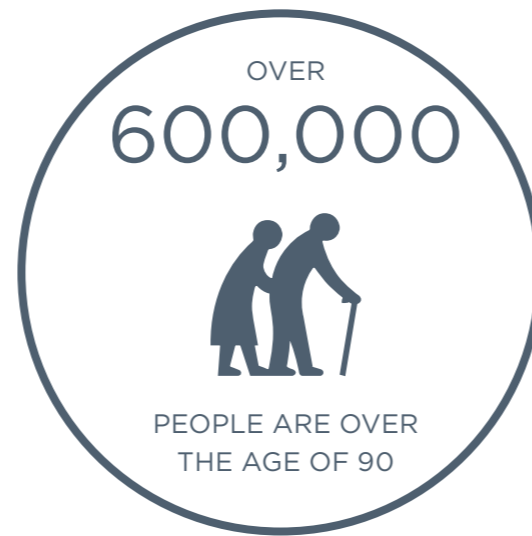
However the vast majority of our housing stock is not built with the needs of older people in mind. There are still far too few suitable new homes being delivered, and many older people are living in homes which are unable to meet their changing needs.

It is estimated that there will be a shortfall of 400,000 purpose-built homes for older people by 2035³.

With insufficient supply and choice most people remain in their existing unsuitable homes for too long, often struggling with maintenance, upkeep and loneliness. Building more specialist homes to meet their needs works better for them but also frees housing stock for younger people; building more retirement homes benefits all age groups.

For far too many people the decision to move home in later life is precipitated by a crisis in their existing home. This is the case despite strong evidence that those who are able to think proactively about the type of home that will meet their changing needs, and who move before they are too frail to play an active part in their new community, have better outcomes than those who move later.

Housing has a fundamental role to play in helping us live well for longer. Given that for most people mobility, sociability and income decrease in old age, it is not just about the home we occupy, but also about the place in which we live, who we live with and who we live close to. The right kind of housing can help people to stay healthy and support them to live independently for longer.



¹ The King's Fund, 'Demography: Future Trends', part of the Time to Think Differently programme, 2018

² Age UK, Older People as Volunteers Evidence Review, 2011

³ Ian Copeman and Jeremy Porteus, Housing Our Ageing Population: Learning from councils meeting the needs of our Ageing Population Local Government Association, 2017

1 INTRODUCTION

1.3 Owner Occupied Retirement Living Typology

“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.” National Design Guide Paragraph 117

‘Homes for Later Living’¹ means specially designed housing suitable for older people who want to maintain the independence and privacy that comes with having a home of their own but no longer want or need a family sized house.

This proposal is for age-restricted one and two bedroom apartments designed to help people remain independent, safe, secure and sociable for as long as possible. In planning terms these are C3 (Dwellings) developments and not care homes, nursing homes, extra-care or other needs based accommodation. Owner’s homes are their own and they can furnish and decorate as they wish.

Key differences to mainstream housing are:

- The provision of extensive communal areas where neighbours can socialise, host visitors and be part of a friendly, like-minded community. This is centred on the ‘Owner’s Lounge’ which is the heart of the community and where owner’s often organise social events. There is usually a coffee or tea bar associated with the Owner’s Lounge. Taken together, communal areas usually amount to 30% of the internal area.
- The presence of a Lodge Manager to look out for people’s welfare, be a point of call if help is needed, make sure the communal areas are well maintained and to be a reassuring, friendly presence. Lodge Managers also create the community; organising events and trips.
- A limited number of entrances, usually one, that is close to the Lodge Manager. This keeps the community secure and allows passive surveillance of the entrance area.

- A lift to all floors with level access throughout
- Each apartment with its own front door giving privacy whenever desired.
- A guest room which can be booked by residents for visitors
- A digital ‘Careline’ support system in all apartments for emergency support 24 hours a day, 365 days a year.
- Communal grounds with well landscaped external space available to all.
- Communal upkeep and maintenance including the exterior of the building landscaping.
- Reduced reliance on cars due to sustainable locations close to amenities.
- Buggy store
- Communal areas usually amount to 30% of the internal area.



¹ Homes for Later Living, *Healthier and Happier*, September 2019



1 INTRODUCTION

1.4 Social Benefits of Homes for Later Living

The issues that people face staying in their own home are the problems they are looking to solve with a move to a Home for Later Living.

By moving to an age-friendly environment with a community of like-minded people isolation and loneliness are reduced. There are huge benefits from new found friends and companions. Loneliness is linked with damaging health impacts such as heart disease, strokes, depression and Alzheimer's. Loneliness and isolation have become even more apparent in older generations through the lockdowns faced during the COVID 19 pandemic. However residents within existing Churchill Retirement Living schemes have expressed huge praise for their Lodge Managers in looking after them and helping, for example with food shopping.

The location close to local amenities also increases access to these, lowering social isolation. Individuals can remain independent for longer and have better health outcomes¹ and the safe and secure environment provides peace of mind which leads to better well-being.

Specifically designed housing for older people offers significant opportunities to enable residents to be as independent as possible in a safe and warm environment. Older homes are typically in a poorer state of repair, are often colder, damper, have more risk of fire and fall hazards. They lack in adaptations such as handrails, wider internal doors, stair lifts and walk in showers. Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.

Prior to the pandemic, and hopefully in the not too distant future, Churchill developments offer a formal coffee morning as well as a number of informal coffee gatherings. Residents often organise bridge clubs, gardening clubs and weekly film nights in the communal lounge. There are also group trips into town centres for coffee and shopping, and to theatres, public gardens and other places of interest. Even just saying hello to neighbours in the corridor or a quick conversation with the Lodge Manager can significantly help. Churchill also organise a number of events each year such as summer garden parties, cheese and wine nights, musical nights with tribute acts.

¹ Homes for Later Living, *Healthier and Happier*, September 2019
² Homes for Later Living, *Healthier and Happier*, September 2019

Homes for Later Living have found that an average person aged 80 feels as good as someone 10 years younger² (based on the nationally recognised general well-being criteria such as happiness and life satisfaction) after moving from mainstream housing into housing specifically designed for later living. Poor housing is closely linked to poor health, increasing the strain on the NHS and social care system.

For the local community a new Homes for Later Living development means a group of like-minded independent retirees who often want to contribute to the local community by volunteering or getting involved with community projects. Whilst at home, residents provide 'eyes on the street' with passive surveillance contributing to the perception of safer public spaces.

For society as a whole social benefits include expanding choice for older people, freeing up of housing for younger people and often grandparents moving closer to children to provide 'grandparental childcare'. Living in a community that can form a bubble has also proved very successful in mutual support during the Covid-19 pandemic.



1 INTRODUCTION

1.5 Environmental Benefits of Homes for Later Living

Homes for Later Living sites are very carefully selected to be close to local amenities- a maximum of 0.5 miles from a centre via a level walk. They are also usually close to good public transport connections. Providing housing in close proximity to services and shops which can be easily accessed on foot reduces the need for travel by means which consume energy and create emissions. Many owners find that the cost of continuing to own a car does not outweigh the benefits and many owners decide to go 'car-free', typically within six months after occupying. Car ownership levels are lower than open market housing, and mobility scooters are often used by residents, hence provision of space and charging facilities for these is part of the proposal.

Development close to amenities or a town centre is usually on Brownfield land. Sites are often derelict or vacant 'problem' sites that are currently an eye-sore. Efficient use of land with appropriate density on Brownfield sites reduces pressure elsewhere to release more land for housing, for example from Greenfield land. Providing shared facilities for a large number of residents in a single building makes most efficient use of material and energy resources.

The proposed Homes for Later Living and associated landscaping enhance the local townscape and provide additional visual amenity as well as net biodiversity gains. Boundary and mature trees are typically maintained to ensure existing habitats are protected. Churchill developments further enhance the habitat features and deliver a biodiversity net gain. Bird boxes, swift boxes and bat roosts are often provided. High quality landscaping is an essential feature, delivering native and berry rich species for birds and wildflower planting to encourage pollinators. Residents often set up gardening and wildlife clubs.

Apartments are in themselves a very energy efficient form of accommodation. Rather than a detached house which as a minimum would have four walls, a roof and a floor to the outside all of which lose heat, a typical apartment in a development would have a single wall facing the outside. The building fabric is also built to the latest statutory requirements meaning they are more energy efficient than buildings have ever been required to be before. This reduces to a low level the required energy to heat a dwelling.

All developments provide on-site renewable energy generation,

typically photovoltaic cells (PV) or ground source heat pumps which generate electricity for use on site.

Electric vehicle charging will be provided on site, encouraging uptake of electric vehicle use with associated environmental benefits.

All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls, reducing consumption and light pollution.

Flow restrictors and aerated taps as well as typically the inclusion of showers rather than baths ensure low water consumption from apartments.

During construction, efficient forms of construction are prioritised and the majority of necessary construction waste is recycled.



1 INTRODUCTION

1.6 Economic Benefits of Homes for Later Living

Silver Saviours for the High Street

Published in February 2021, a new report¹ commissioned by Homes for Later Living explores how building more specialist housing for older people would not only help an ageing population move into the home they desire and benefit the housing market, it would also help local economies grow more effectively in the wake of the pandemic.

The research was undertaken, evaluated and written by a former HM Treasury economist, Chris Walker, and finds:

- 1. Retirement properties create more local economic value and more local jobs than any other type of residential development.**
- 2. For just one retirement development, a local authority could expect to see benefits of 85 construction jobs for the duration of the build, as well as six permanent jobs and £13m in Gross Value Added over the lifetime of the development, as opposed to not developing a site.**
- 3. People living in each retirement development generate £550,000 of spending per year, £347,000 of which is spent on the local high street. Some £225,000 of this is new spending in the local authority, directly contributing to keeping local shops open.**
- 4. From these figures, we estimate that a typical retirement housing development has the potential to support more than three local retail jobs.**

Chain Reaction

A second paper², published in August 2020, explores how building more specialist housing for older people would not only help an ageing population move into the home they desire, it would also help first-time buyers join the housing ladder through the new chains that are created. The main findings of the report found:

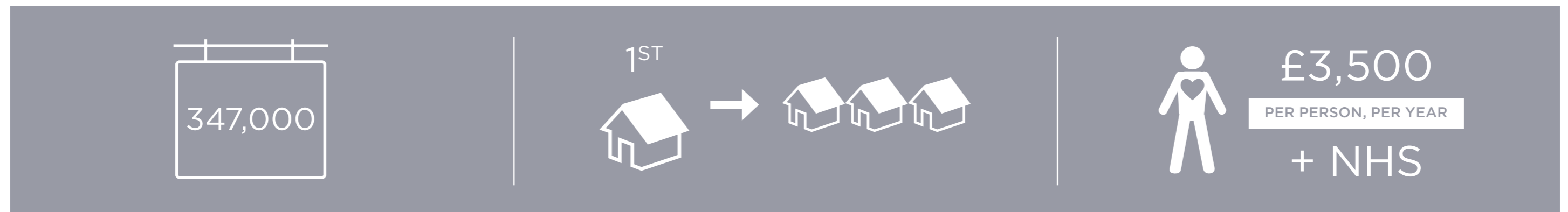
- 1. c.3m older people in the UK aged 65+ want to downsize.**
- 2. If, overtime, all of those aged 65+ who want to move were able to do so, it would free up nearly two million spare bedrooms, predominantly in three bedroom homes with gardens, ideally suited for young families with children.**
- 3. The chain impact would be a major boost for first time buyers, with roughly two in every three retirement properties built releasing a home suitable for a first-time buyer in the housing chains created.**
- 4. Overall, every Homes for Later Living property sold generates two moves further down the housing chain, and in certain circumstances this may be more. If 30,000 later living properties were built per year (10% of the Government's overall housing target) this would mean at least 60,000 or more additional house moves are facilitated each year.**

Healthier and Happier

Healthier and Happier³, was published in September 2019 and explored the wellbeing benefits that residents gain from living in specialist retirement housing and the significant fiscal savings they can deliver to the NHS and social care system.

It found that:

- 1. People living in a property of this type typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c.£3,500 per person per year.**
- 2. Building 30,000 more retirement housing dwellings every year for the next 10 years could generate fiscal savings across the NHS and social services worth £2.1bn per year.**



¹ Homes for later Living, *Silver Saviours for the High Street*, February 2021

² Homes for later Living, *Chain Reaction* August 2020

³ Homes for later Living, *Healthier and Happier* September 2019

1 INTRODUCTION

1.7 The Applicant – Churchill Retirement Living

Churchill Retirement Living Ltd is an award-winning, family run company specialising in both building and managing Homes for Later Living. The company was established in 2003 and is a market leader in the provision of private retirement apartments. They are purpose built exclusively for sale to the elderly (specifically over 60s with the average age of purchasers being 80) with a package of estate management services. A typical owner is an 80 year old widow.

Churchill have consistently (2019, 2020, 2021) been awarded a 5 star rating in customer satisfaction surveys carried out by the Home Builders Federation (HBF). Over 90% of owners would recommend Churchill Retirement Living to friends or family.

Churchill were awarded the WhatHouse? Housebuilder of the year in 2016, the first retirement specialist ever to win this recognition. This was followed by 2019 WhatHouse? Gold Award for “Best Medium Housebuilder”.

Churchill Retirement Living was named Retirement Living Operator of the Year at the RESI Awards 2017.

Churchill Retirement Living now has over 160 retirement developments across the UK, with more than eight thousand people choosing the lifestyle offered by Churchill developments.

Churchill Retirement Living now has over 160 retirement developments across the UK, with a Head Office in Ringwood and Regional Offices in Byfleet, St Albans, Bromsgrove, Exeter and Warrington.



1 INTRODUCTION

1.8 Applicant Brief

Site selection close to amenities and in an area with identified need is key in the first instance. In designing the development the subject of this planning application, Planning Issues have had a clear brief on the specific requirements of Churchill Retirement Living in order for the design to be successful.

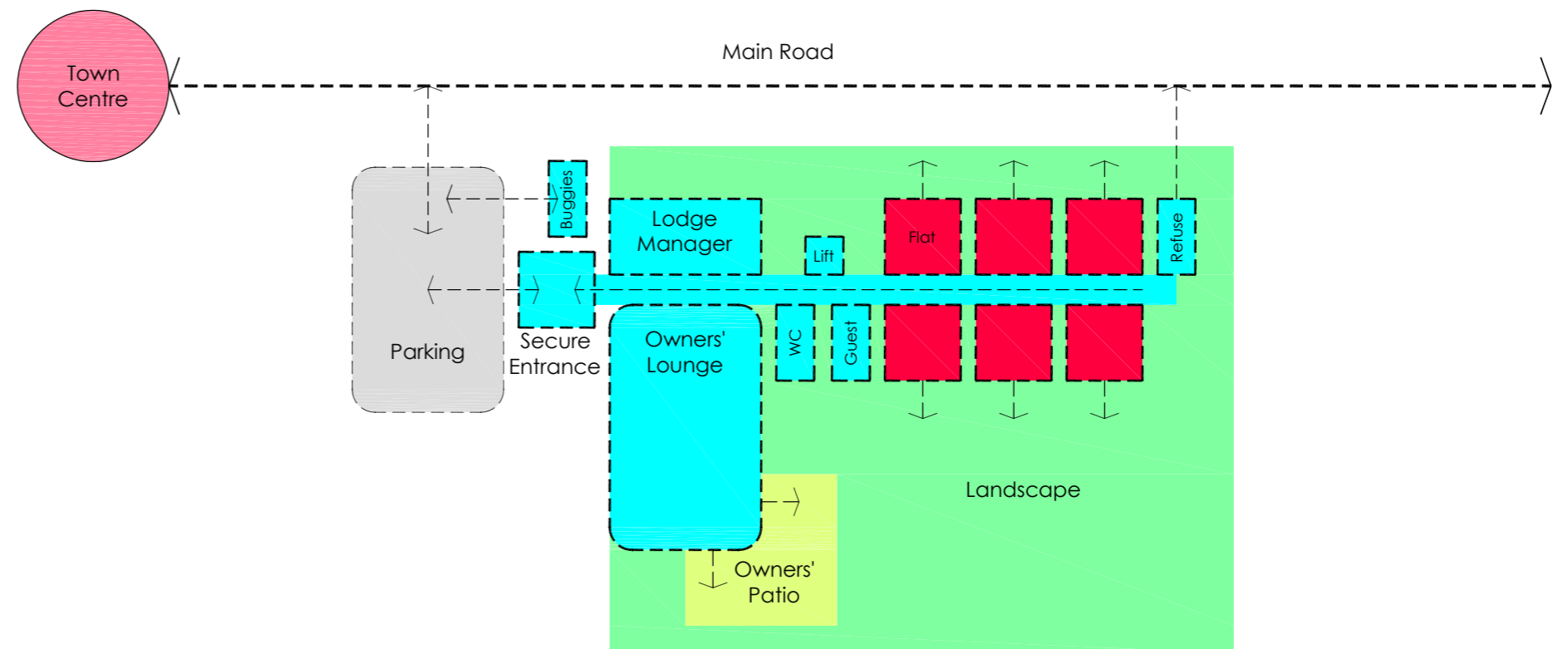
Key client requirements for the architectural design are:

- A **single building**, allowing secure access to all communal facilities, which necessitates a large footprint
- **Apartment numbers** - a minimum of 25 apartments so that the shared service charge for future owners remains affordable.
- Internal **level access** throughout
- Single **secure entrance** from the car park area to maintain passive security from the Lodge Manager over the parking area and ease of entrance for residents. There needs to be 'progressive privacy' from the public realm to one's apartment. A video link from the entrance intercom to owner's apartments allows owners to see who is requesting entry, responding to the particular need for safety and security for this demographic
- Concierge **reception** (staffed by a Lodge Manager with their own office)
- **Owners' Lounge** (communal), coffee bar
- Accessible toilet
- **Guest suite** (for use by friends and family)
- A central **lift** serving all floors
- Apartments, double **aspect** where possible but single aspect typically due to the requirement for double loaded corridors

necessitated by the need to optimise the development potential of sites and to ensure efficiencies in design and build costs. Churchill's experience shows that there is a wide variety of preferences from customers in terms of aspect, with some preferring sunny aspects and others shaded positions, some busy streets and others more private locations. Therefore a range of choice of aspect for apartments is desirable

- Apartments with external doors to living spaces, with balconies where possible and external access at ground floor, typically providing a very '**active frontage**'
- Landscaped communal **gardens** where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required
- **Waste** management store appropriately sized and located based on previous experience of operating these type of developments

- **Parking** with an appropriate ratio of 1 space per 3 apartments, based on extensive experience of operating these type of developments, research and appeal decisions, as well as how accessible the site specific location is. This is because the sustainable location and average age of purchasers at 79 years old means a lower average car ownership requirement than mainstream housing
- Provision for **mobility scooters** within a 'Buggy Store' at a ratio of 1 per 7 to 8 apartments
- Low maintenance, long lasting **materials** and detailing which respond to the local context



1 INTRODUCTION

1.9 Precedent Developments



Aylesbury



Chelmsford



Pinner



Bury St Edmunds



Witham



Hitchin

2 CONTEXT

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities.”

National Design Guide Paragraph 39

2 CONTEXT

2.1 Site Location and Description

The Site at Station Road, Great Shelford has an approximate area of 0.29 hectares, of slightly irregular shape. The site is level and currently comprises a mixture of 1 and 2 storey buildings with varying roof pitches, which are located on the east, west and south boundaries of the site. The remainder of the site area is tarmac and hardstanding for vehicle parking. There is currently no soft landscaping or vegetation evident on the plot, aside from a couple of small trees to the eastern boundary. The site is currently only partially occupied, with existing commercial tenants located in the building on the eastern part of the site.

The site fronts Station Road to the west, with the railway line running along the eastern boundary of the site. To the north is a contemporary development of townhouses and flats, set over three floors of accommodation, with the top floor sitting within a mansard roof featuring full height dormer windows. Elevated gardens also feature as part of this development, providing undercroft parking spaces at ground floor level.

To the south of the site, consent has been granted for a 2-3 storey, 63 unit Care Home, on former employment land (ref S/3809/19/FL). It is expected that this development will soon be constructed, with enabling demolition works already underway.

The site is located 0.2 miles from local amenities, and 400ft from the railway station, which runs services to Cambridge every 30mins.

The wider surrounding area comprises a combination of detached and semi-detached residential dwellings. The site sits adjacent to the Great Shelford Conservation Area, but does not lie within it, on traditionally brownfield land.



SITE LOCATION

2 CONTEXT

2.2 Contextual History

Great Shelford is a village located approximately 4 miles south of Cambridge. It is likely settlement dates back to Saxon times, around 400AD. The village takes its name from a crossing in the River Cam; a 'shallow ford' which was used by travellers en route to Cambridge.

By 1000AD, a new settlement had sprung up which effectively created two Shelfords. These present as the modern day Great and Little Shelford.

Great Shelford continued to grow during the middle ages, centred around the church, which is thought to have existed by the 12th century, although it was substantially rebuilt in the 15th century. It was around this time that a bridge linking Great and Little Shelford came into existence.

During the 16th & 17th centuries, many dwellings in the village were rebuilt to conform with the standards of the time. A number of these are still visible today. The 19th century brought the railway, and with it an increase in both population and buildings. By the turn of the 20th century, the population of Great Shelford was just under 2000 people.

Presently, the population of the village is around 4000 residents. The village consists of a short run of local amenities along Woollard's Lane, and is characterised by mostly residential development with a distinctly suburban feel.



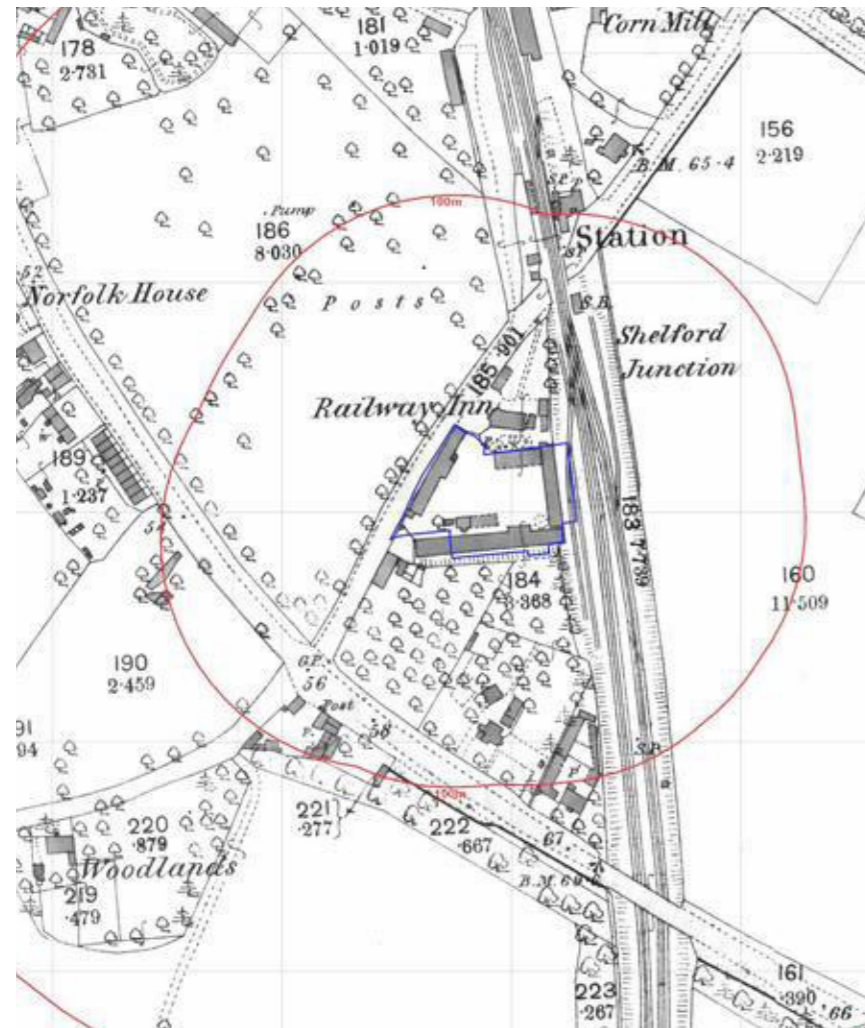
Shelford Station circa 1920 (top) and present day (bottom)

Reed House circa 1992 (top) and present day (bottom)

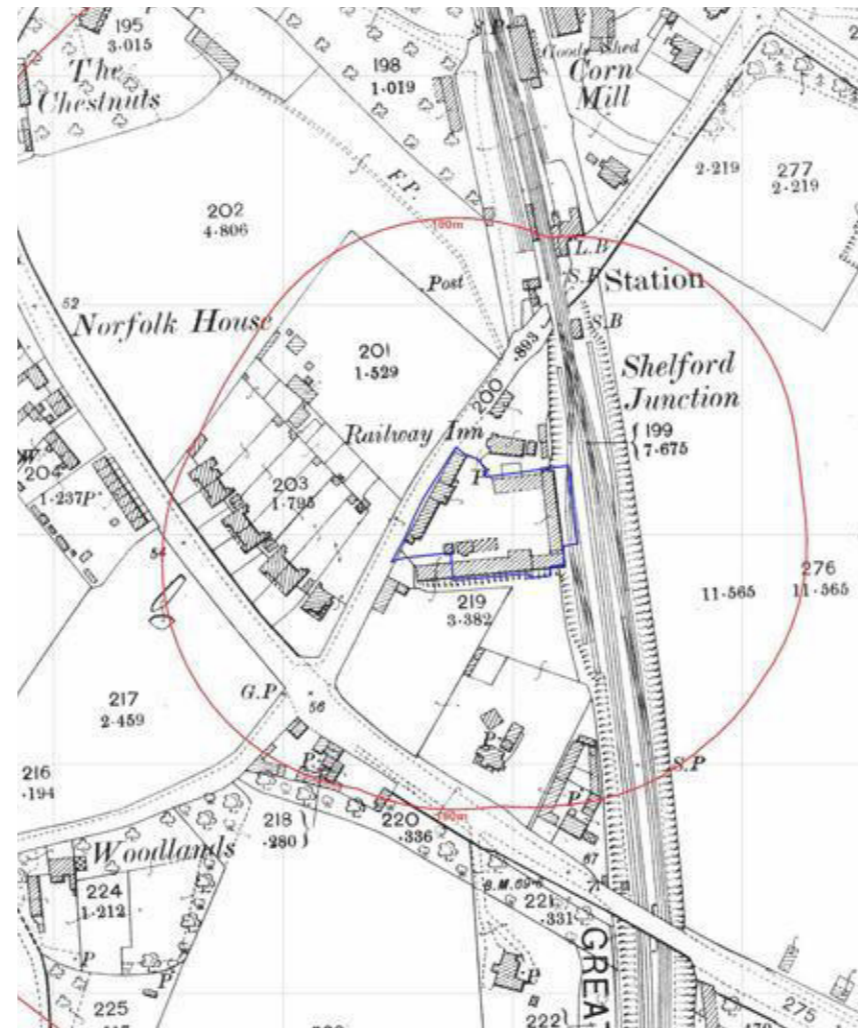
2 CONTEXT

2.3 Site History, current use and ownership

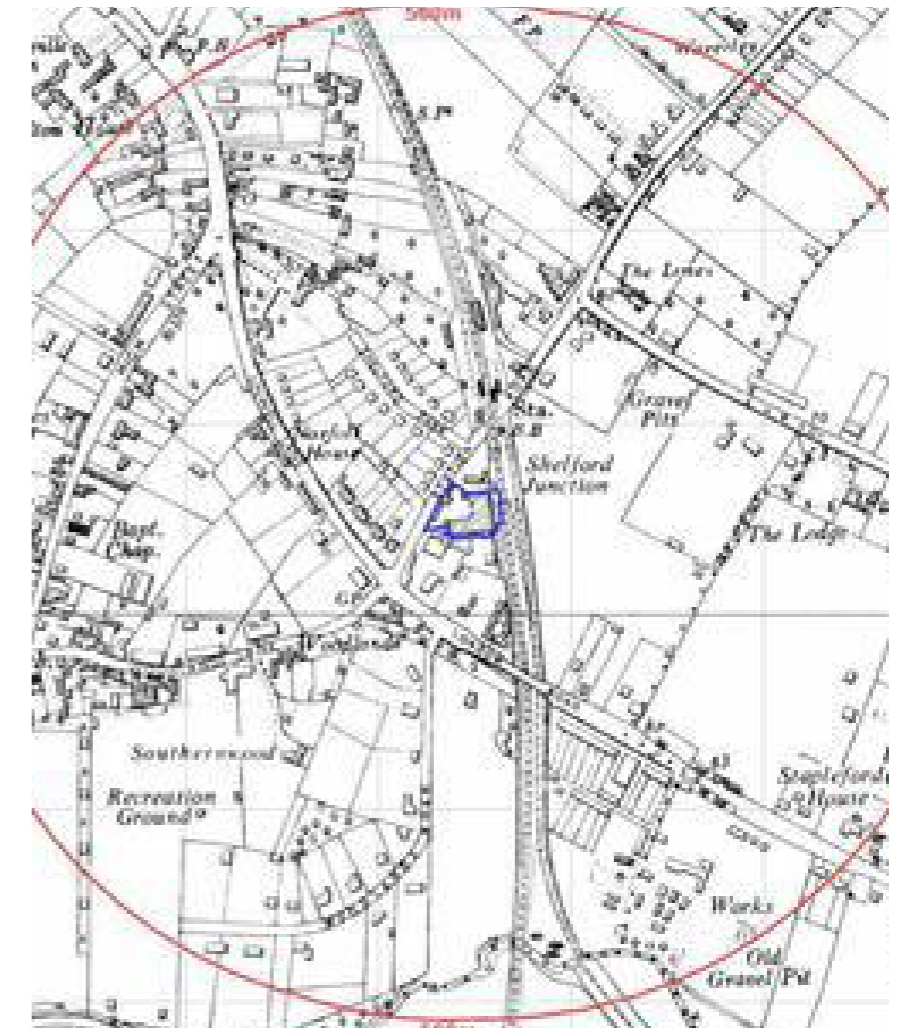
The earliest available plan, dated 1886, shows that the site was occupied by several linear buildings, positioned around the perimeter of the site. A pump is recorded immediately beyond the northern site boundary. Railway lines are present in a shallow cutting immediately to the east of the site, with two sidings extending within the eastern margin of the site.



1886



1897



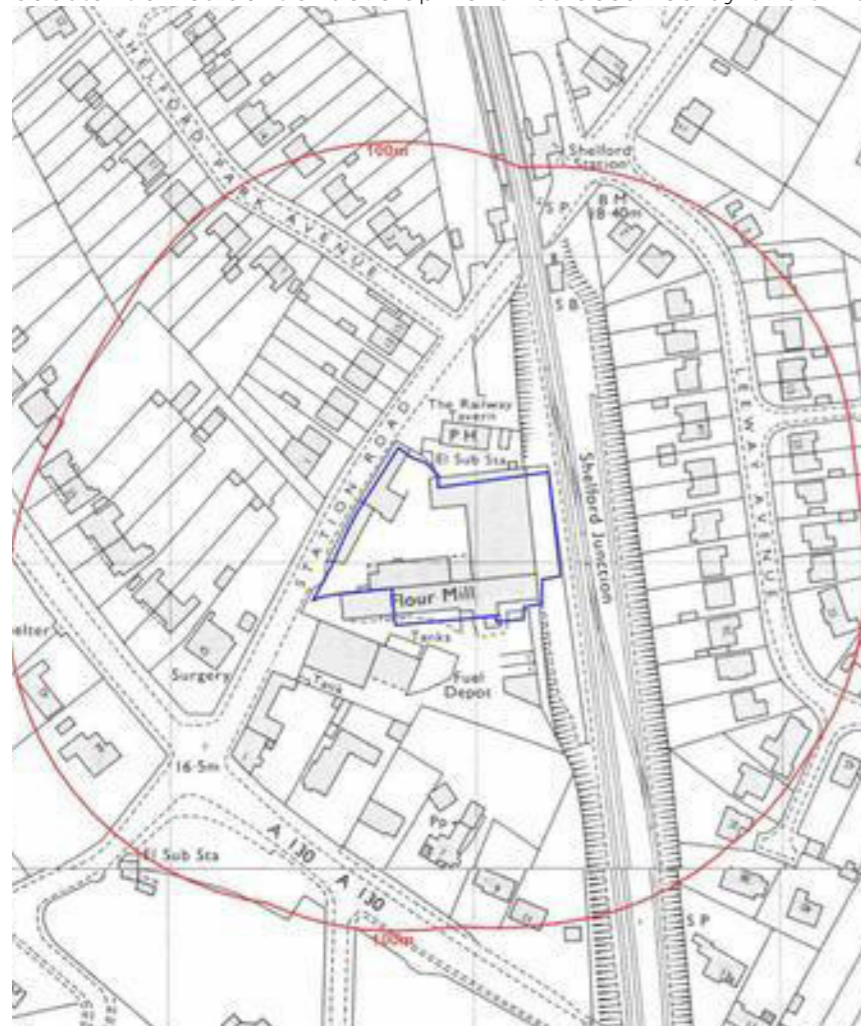
1959

By 1903, some residential development had occurred to the west. The seven large dwellings at Nos 33 - 45 Tunwells Lane are evident. Two small gravel pits were recorded approximately 200m to the northeast of the site and beyond the railway.

In 1959, additional structures were present to the south of the site. The site itself appears largely unchanged.

2 CONTEXT

The 1970 National Grid plan shows a larger building within the eastern part of the site and the buildings within the southern part of the site were associated with a flour mill. Within the eastern margin of the site, the railway sidings had been removed by this date. South of the site, a fuel depot is recorded and included large above-ground tanks. A substation is indicated immediately north of the site. Substantial residential development has occurred by this time



1970

The 1992 National Grid plan shows the site as being occupied by a depot and some smaller buildings towards the centre of the site.



1992

There are no significant changes shown on the site on the 2003 map. However, between 2003 and 2007, the depot building had been demolished and replaced by a small office building, as now present. Since 2008, the Railway Inn and associated car park was redeveloped with housing.



2003

2 CONTEXT

2.4 Existing Site Photographs



Photo A



Photo B



Photo C



Photo D



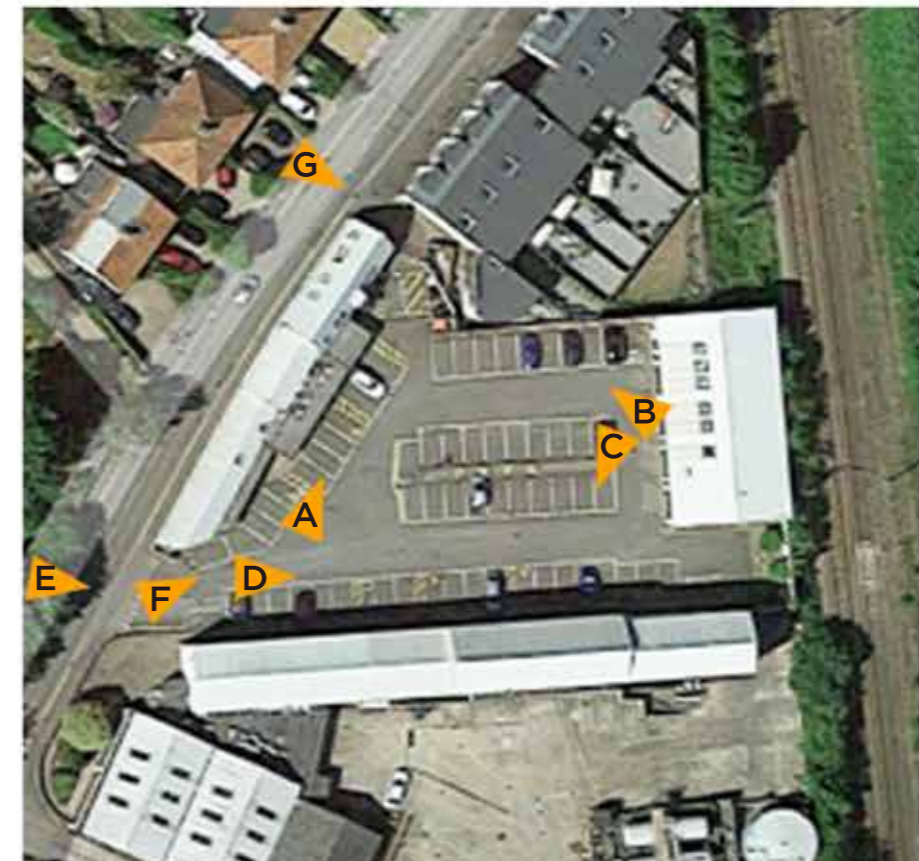
Photo E



Photo F



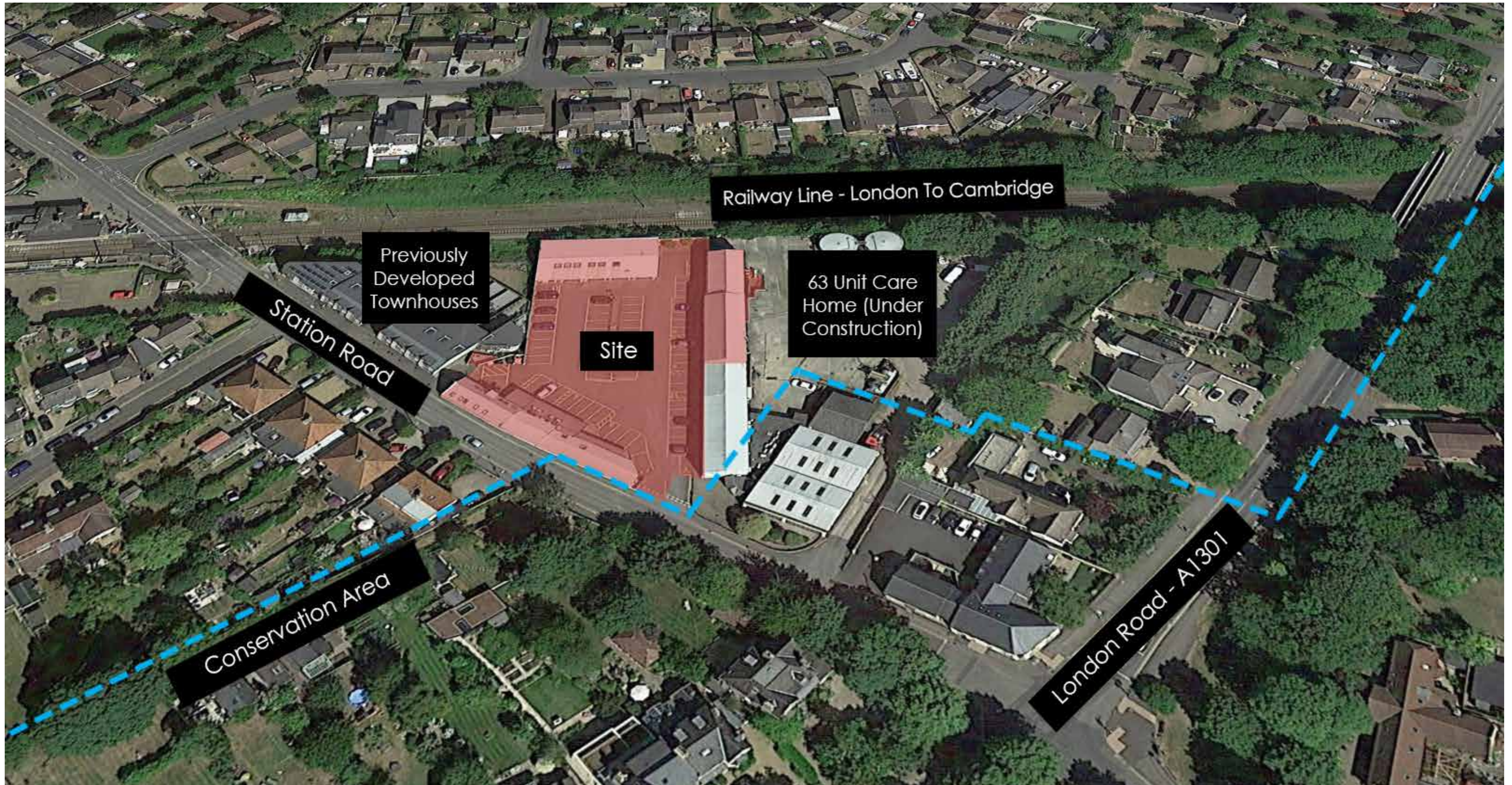
Photo G



KEY PLAN

2 CONTEXT

2.5 Immediate Context Map



2 CONTEXT

2.6 Immediate Context Photos

Station Road - The road runs along the western boundary of the site and leading to the village centre to the south and Great Shelford Railway Station to the North. Presently, it comprises a mix of residential and commercial properties, varying in height from 1 storey to 3 stories. There is a wide variety of building and architectural styles along the road with a mixture of different materials ranging from white and buff brick, as well as light renders. There are examples of dormer and mansard roofs, as well as zinc, clay and slate roof tiles.

The existing buildings on the subject site disrupt the building line of this section of Station Road. Primarily, the existing buildings to the north and south of the site are built to the front boundary with no setback from the road other than the pedestrian footpath. The existing buildings on the subject site sit further forward and reduce the footpath width in front of the site.

London Road/Tunwells Lane (A1301) - Running perpendicular to Station Road, this busy road cuts a path between the part of the village which contains local amenity and the subject site. The road contains a mixture of architectural styles and ages of properties - from imposing turn-of-the-century semi-detached and detached dwellings, to 18th century cottages and later 20th century dwellings.

Material use varies widely here too - with walls being a mixture of buff brick, stone, render and timber cladding. Roofs are typically of slate and tile, however there are also examples of thatched dwellings along the northern part of this stretch, towards the junction with High Street/High Green.

As depicted in the graphic on the previous page, the site borders the conservation area to both the west and south of the site, however does not fall within it. It is important to note the existence of the modern townhouse development to the north, and the recently consented Care Home scheme to the south as crucial informants of architectural design, as although the building must fit within the wider village context, it must also not be incongruous with its direct neighbours.



Station Road (towards the Site)



Tunwells Lane (A1301 North)

2 CONTEXT

2.6 Immediate Context Photographs



A - To the north of the site is Shelford Railway Station, erected circa. 1845. This building is traditional in design, using a mixture of bricks, a shallow hipped roof and retains many of its original features.



B - To the west of the site, are four pairs of semi-detached dwellings, built in the 1950s.



Key Plan



C - To the north of the site - a row of modern townhouses with under-croft parking, completed late 2017. Formerly the site of The Railway Tavern PH.



D - No. 45 Tunwells Lane - one of a row of 7 imposing brick, stone and cast iron houses, built around 1900. Some of the best examples of turn-of-the-century architecture in the village.



E - Reed House, formerly Frestones Bakery - On the corner of Station Road and London Road; previously commercial, extended and converted into flats in 2014/15, original part of building constructed in 1901.

2 CONTEXT

2.7 Conservation Area & Listed Buildings Character

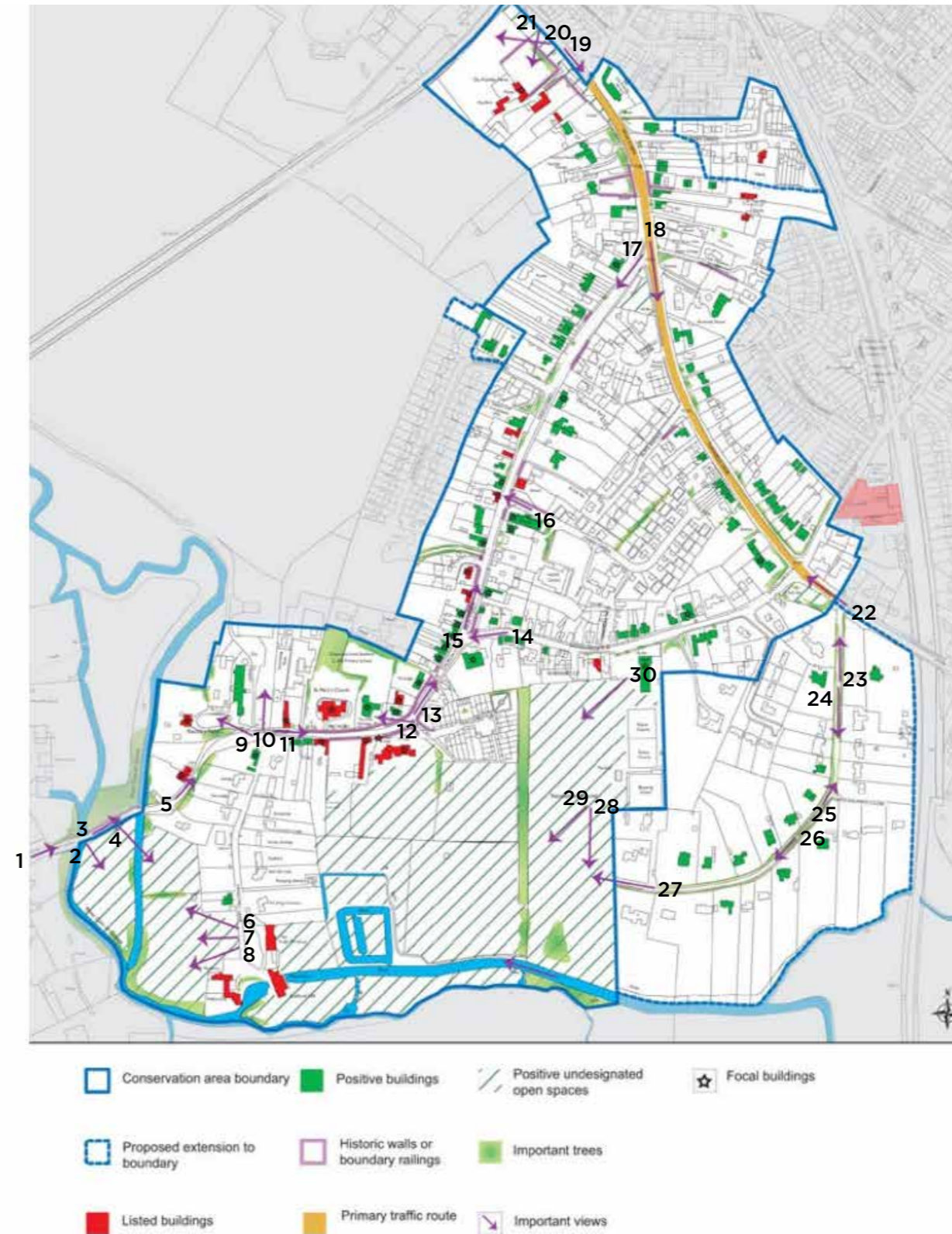
Although the Site does not fall within the Great Shelford Conservation Area, it is directly adjacent to it, and shares a boundary with the edge of this designated zone. As such, it is important to consider the Conservation Area and the features of it.

As acknowledged in the South Cambs District Council Draft Conservation Area Policy, the focus of this zone is around the land to the west of the A1301, as these east-west routes of High Street, Woollards Lane and Church Street are historically older paths through the village than the north-south London Road.

The conservation area incorporates a number of listed buildings, although these are clustered to the south-west end of Church Street and the middle section of High Street. Many of these are farmhouses and farm buildings, as well as single dwellings of varying sizes and ages. There are no listed buildings in the vicinity of the Site.

There are a number of 'positive buildings' in close proximity to the site, namely those dwellings which front Tunwell's Lane, and there is also an important view which looks north towards these buildings from London Road. However, the subject site is not visible from any of these important views; as suggested above, the majority of the focus of the Conservation Area is around Church and High Streets. The following page provides images of some of these key views.

Redevelopment affords an opportunity to improve the Site's contribution to the Conservation Area.



Great Shelford Conservation Area, with subject site shown in light red.

2 CONTEXT

2.8 Wider Context - Conservation Area Key Views



Key View 14/15 - Church/ High Street Panorama



Key View 1 - Approach to Village Across Bridges



Key View 18 - View from High Green to Tunwells Ln.



Key View 12 - View West on Church Street



Key View 13 - View East on Church Street



Key View 20/21 - De Freville Farmhouse



Key View 6-8 - Fields at the end of Kings Mill Lane



Key View 16 - 68 High Street, viewed from Ashen Green



Key View 27 - End of Woodlands Road towards park

2 CONTEXT

2.8 Wider Context Photographs - Varying Architectural Styles



No 68 High Street - an example of a mid-18 century cottage with later doors and windows



No 18 Church Street - despite its thatched roof, this dwelling dates from the 1950s in a 'rustic' style.



12 Church St/The Vicarage - early 20th Century 'Neo Georgian' dwelling, with a porch reputedly from elsewhere.



15 Tunwells Lane - 20th Century detached dwelling, modernised



Telstar - Tunwells Lane - mid 20th century, unusual, contemporary design in the former gardens of earlier 20th century Browning House.



No 4 Woollards Lane - mid - 20th century, substantially altered around 2018 to current appearance.

2 CONTEXT

2.8 Wider Context - Historic Buildings

On the North side of Church Street stands the Church of St Mary. The Church is Grade I listed, and is a fine example of an early 15th Century structure. However, it is likely that there was an earlier, Norman Church on the site, remnants of which are still visible in the niche and the piscina. The Church originally had a 14m spire which was blown down in 1708 - the present tower was constructed around 1800. Contained within are some fine wall paintings and timber carvings within the chancel and the nave, respectively.



Oak Cottage stands on the north side of High Street, and is a small, Grade II listed dwelling dating from the 16th century. Likely once thatched, the cottage features two rooms on either side of a central chimney stack. The first floor projects and features a timber leaf ornament detail.



The Grange is the site of the original Manor House belonging to the Abbey of Ely. As it stands, the building is largely a result of reconstruction during the late 1800s, however the east wing is likely 16th or early 17th century. The Grange is surrounded by various 17th century farm and out-buildings.



2 CONTEXT

2.9 Design Precedents - Features

Given the wide variety of architectural styles in the area, and the context of the new townhouse development and approved care home, careful selection of design precedents informs a considered design response for the Site.

Given all of the contextual analysis outlined above, a simple, yet timeless design response has been proposed. Picking up architectural features, such as dormer windows, provides the building with a connection to its immediate, modern neighbours, as well as the historic properties found across the village.

Incorporating a gable-ended frontage that emphasises clean lines and relates the proposal well to its modern neighbour to the north, and the addition of stone detailing provides an essential connection with the wider village context.

The selection of these two elements as a basis for the design response result in a building which does not look like it is trying to simply be a mimicry of its historic precedents. Rather, it results in one which fits comfortably within its context, whilst also providing visual interest and enhancement of the streetscape.



Dormer Windows, seen here on the neighbouring modern development (top) and historic properties (bottom)



Simple Façades feature on No 1 London Road (Reed House - Top) and Faith and Hope Cottages (Bottom)

2 CONTEXT

2.10 Material Palette - Buff Brick, Stone Detailing, Grey Tiled Roof

Along with the choice of design precedents for the appearance of the proposal, material palette selection is also crucial. A survey of the wider context of Great Shelford revealed a great number of properties with buff/light coloured brick façades, many with stone or brick window detailing, many of which also featured grey tiled roofs. This material palette is evident on both historic properties and newer builds.



20 High Green



40 Woollards Lane - Cambridge Building Society



43 Tunwells Lane



Faith and Hope Cottages - 8 and 10 Church Street



45 and 47 Tunwells Lane



Old School Court - Fronting Woollards Lane



St Mary's Cottage - 23 Church Street



Dandys - Kings Mill Lane - New Build

2 CONTEXT

2.11 Urban Grain Analysis

“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.” National Design Guide Paragraph 50

It is evident from the figure ground diagram, the existing pattern of development in the immediate context is of large footprint buildings which make efficient use of their site area. To the north, the townhouse development fills the site to the boundaries, and even features elevated gardens which further bring the structure above ground level. To the south, the consented care home provides a large footprint, ‘L’ shaped building which responds to the shape of the site. The existing structures on the subject site are not successful in addressing or completing this pattern of development, being a series of separate buildings spread to each boundary of the plot.

Redevelopment of the site offers an opportunity to create a scheme that relates positively to its context in terms of massing, scale, style and layout. In particular, it affords an opportunity to relate closely to the recently consented care home to the south and the townhouses to the north - infilling and making more efficient use of a site which has been previously under-utilised.



Existing urban grain plan

2 CONTEXT

2.12 Constraints

- Separation distance must be maintained to from townhouses to the north and consented care home to the south to prevent potential overlooking
- Potential for train noise from railway track adjacent to eastern boundary
- Adjacent to Great Shelford Conservation Area, potential impact on this area.
- Existing building line on site sits forward of adjacent building lines - new building to respect neighbouring building lines.



2 CONTEXT

2.13 Opportunities

- Provide a building that enhances the adjacent Conservation Area.
- Replace a group of buildings that have a negative impact on the street scene.
- To redevelop a brownfield site.
- To improve planting along the railway line.
- To set the building back to the existing building line.
- To improve the outlook of the building to the south by setting the proposal back into the site.



3 PLANNING

“.....where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”

National Planning Policy Framework Paragraph 130

3 PLANNING

3.1 Planning policy

Planning Applications are required to be determined in accordance with the development plan unless material consideration indicates otherwise.

Material considerations include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

National Planning Policy

The revised NPPF was updated on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

The Government's policy, as set out in the NPPF, is to boost significantly, the supply of housing. Paragraph 60 reads:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

In June 2019 the PPG was updated to include a section on Housing for Older and Disabled People, recognising its importance. Paragraph 001 states:

"The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking"

Paragraph 003 recognises that "the health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support." Thus a range of provision needs to be planned for.

Local Development Plan

The relevant Development Plan Documents to be considered in the proposal are:

- South Cambridgeshire Local Plan 2018

Below are the key policies that can be considered as relevant to the proposal.

Policy S/2 - Objectives of the Local Plan

Policy S/7 - Development Frameworks

Policy S/8 - Rural Centres

Policy CC/1 - Mitigation and Adaptation to Climate Change

Policy H/9 - Housing Mix

Policy H/10 - Affordable Housing

NH/14 - Heritage Assets

Additionally, the following supplementary planning documents should be considered:

Affordable Housing SPD

District Design SPD

Sustainable Design and Construction SPD

Great Shelford Village Design Statement]

Great Shelford Conservation Area Appraisal

Development affecting Conservation Areas SPD

Biodiversity SPD

The Redevelopment Principle

The principle of residential use on the site is considered acceptable. The proposal will make efficient use of land in a sustainable location. It will provide much needed 1 and 2 bed apartments and help free up family housing elsewhere. The principle is considered acceptable.



3 PLANNING

3.2 Local Model Design Codes

“...other businesses, such as residential homes for the elderly... fit into the residential areas without attracting attention...” (Great Shelford VDS, Page 8)

The Great Shelford Village Design Statement (2004) outlines the principles and guidelines of the village for consideration in new developments proposed in the locality. Key to the document are the following themes; history, economic and commercial development, landscape, wildlife, character areas, buildings and spaces, transport, highways and byways, and community. It comes to 17 main conclusions, of which the following have been considered with respect to the proposed redevelopment of the Site.

1) Landscape Setting of the village and separation from neighbouring conurbation should be maintained.

The placement of the proposed building on the site, with ample gardens surrounding it, affords an opportunity to improve upon the existing condition of the Site with respect to landscape amenity.

2) Historic Heritage of the village must be maintained

The proposal sits outside of the main historic part of the town, on the edge of the Conservation area on previously commercial land. Redevelopment provides an opportunity to improve upon the existing condition through considered building design.

3) New development should employ a mixture of use and types of building in scale with the existing development in the local village, and should reflect regional and local character in a meaningful way

Considered use of materials and cues from surrounding buildings allow the proposal to sit comfortably within the street scene whilst also positively contributing to the neighbourhood

6) Future development should mirror existing domestic scale and diversity of style.

The site is uniquely placed between two recent developments; the contemporary townhouse development to the north and the approved care home to the south. As such, the proposed building must relate to both in scale and appearance, whilst taking further cues from the wider context.

7) New development should embody good design of its kind and relate intelligently to the character and context of the village

An opportunity is presented to improve the character of the village by regenerating a site which now sits incongruous with its surroundings. The replacement building should improve the street scene, whilst further providing housing to service the ageing population of the surrounding area.

3 PLANNING

3.3 Local Land Supply and Need

Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The supply of specific deliverable sites should in addition include a buffer of 5%. A failure to be able to demonstrate such a level of supply will deem the local planning authorities' policies regarding housing supply to be out of date. Paragraph 75 of the NPPF introduces the Housing Delivery Test which is referenced in footnote 7 of paragraph 11 advising that a local planning authority's policies which are most important for determining the application will be out of date if the delivery of housing was substantially below the housing requirement over the previous three years.

It is well documented that the UK faces an ageing population, and life expectancy is increasing. The Homes for Later Living Report notes the need to deliver 30,000 retirement and extra care houses a year in the UK to keep pace with demand (September 2019), however currently in the UK, we build around 8,000 retirement properties a year. This is distinctly below the level of demand and need.

Based on the 2018 sub national population projections (released June 2020) the percentage of people aged 65 and over is 16.6% in South Cambridgeshire compared to the England average of 18.2%. There is a projected increase to 22.9% in 2030 and 25.6% in 2040.

The age profile of the population can be drawn from Census data. South Cambridgeshire, as set out in Figure 1 identifies an age profile with a mean age of 40.1 and a median age of 41. However, the figures identify that 34,458 are over the age of 60, equating to 23.2% of the current population of the district.

The Local Plan at Paragraph 7.3 starts to identify the growing need for accommodation to suit the needs of older persons. It

advises that the District has 'an ageing population with growth forecasts between 2001 to 2021 of 95% for the 60-74 age group and 108% for those over 75.' Paragraph 7.38 recognises that older people will need or prefer smaller or specialised accommodation which is easier to manage than the family home.

The Cambridgeshire Older People Strategy states that 'In Cambridgeshire, we expect to see the number of people over 65 grow by around a third over the next ten years, with a clear expectation that this will put pressure on services. The number of older people will grow faster than the population as a whole.'

The Strategy sets out a vision that includes; 'Older people remain independent, living in homes that are appropriate to their needs and actively engaged in their communities for as long as possible.'

The Greater Cambridge Housing Strategy 2019-2023 contains on Page 19 'Building for an Ageing Population' where the Councils are looking to promote a range of housing options for older persons to enable safe and independent living for as long as possible. The strategy includes the provision of 'downsizer' accommodation to provide more housing choice for older people to move into smaller and more suitable accommodation but remain in their local community. The strategy acknowledges the role that specialist housing for older persons can have in tackling isolation and loneliness in later years. The strategy specifically states in respect to sheltered and extra care housing;

'There are a number of sheltered housing and extra care schemes for older people in the Greater Cambridge area, which enable older people to remain in the community, whilst at the same time having the opportunity to mix more with people of their own age where they choose to do so. Both councils are interested in exploring options for more housing specifically for older people.'

From the local research paper by Sheffield Hallam University the Council's housing strategy is looking to deliver 7% of all new housing provision as specialist accommodation for older people.

Date	2011
Geography South Cambridgeshire	
	value
All usual residents	148,755
Age 0 to 4	9,300
Age 5 to 7	5,483
Age 8 to 9	3,578
Age 10 to 14	9,106
Age 15	1,946
Age 16 to 17	3,789
Age 18 to 19	2,999
Age 20 to 24	7,148
Age 25 to 29	8,083
Age 30 to 44	31,957
Age 45 to 59	30,908
Age 60 to 64	9,756
Age 65 to 74	13,139
Age 75 to 84	8,166
Age 85 to 89	2,244
Age 90 and over	1,153
Mean Age	40.1
Median Age	41.0

Figure 1

3 PLANNING

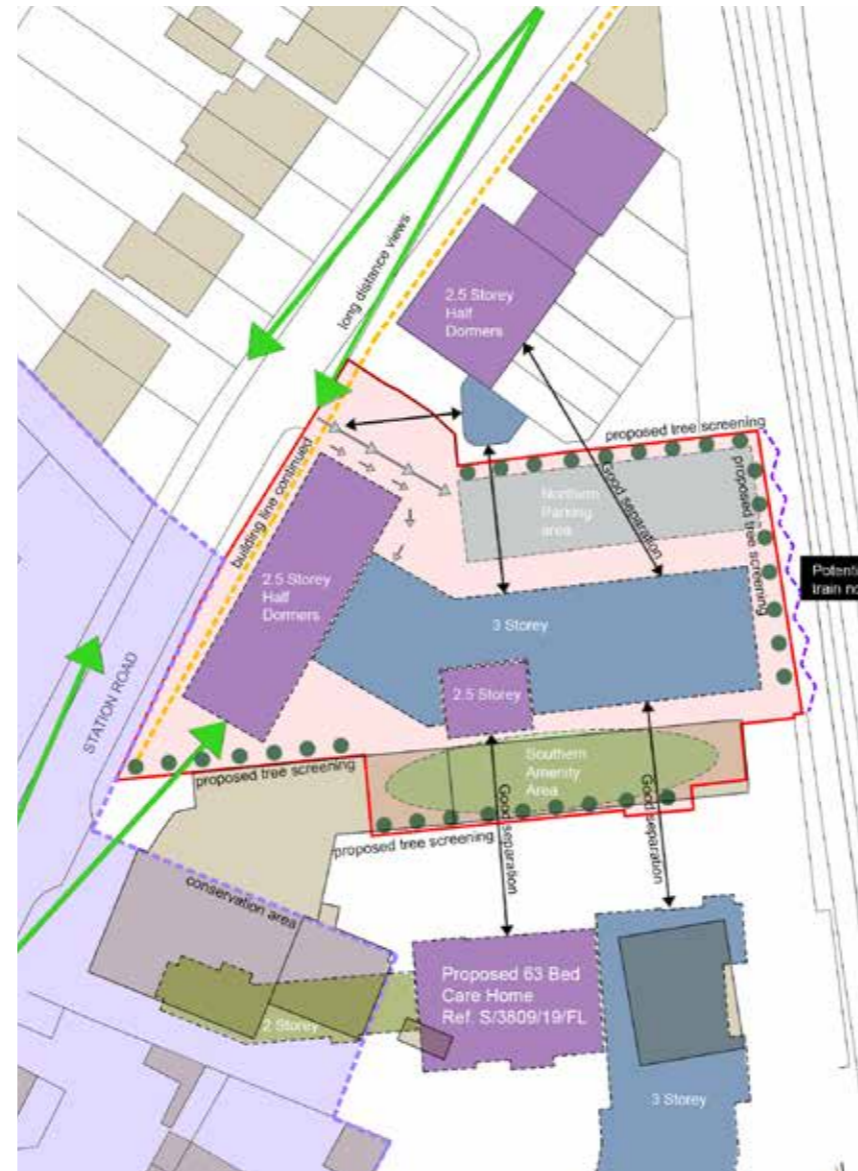
3.4 Pre-Application

Planning Issues on behalf of Churchill Retirement Living issued, under cover of a detailed letter, a Pre-Application document to South Cambs District Council for their consideration. Information in the pre application document included:

- Introduction to Churchill Retirement Living.
- Site context and history.
- Photographs and location plan.
- Photographic survey of materials and detailing.
- Constraints and opportunities information.
- Sketch floor plan
- Materials Palette Consideration
- Sketch 3D model views.

A pre application meeting was subsequently held on the 14th April 2021 where representatives from Churchill Retirement Living and Planning Issues discussed the plans with local councillors and South Cambs planning officers. The key outcomes from the Pre-Application Response were:

- Loss of employment land was acceptable in principle with the correct and comprehensive marketing evidence
- Height of the building a concern particularly with its relationship to the townhouse development to the north - height should be reduced to respect this
- Proposed setback of building line from the existing building line strongly supported
- Adjacency to Conservation Area should be considered in design and material choice; positive contribution likely over existing condition
- Noise impact from railway line should be considered



Examples of Information submitted with the Pre-Application Package



3 PLANNING

3.5 Public consultation and Town Council Meeting

“Design quality should be considered throughout the evolution and assessment of individual proposals. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.” National Planning Policy Framework Paragraph 128

Public Consultation

Public Consultation was held by way of an on-line, interactive website, made accessible to the public, during October 2021. Access to a project phone line and email address were also made available to participants, so that relevant stakeholders had an opportunity to be able to answer queries.

Respondents reacted positively to:

- the principle of development - provision of specialist housing for older persons in are would be a positive contribution
- the perceived health and social care benefits of retirement housing to the local area
- the potential positive economic impact to the local area through increased expenditure in local businesses

The main concerns were:

- the width of the footway to the front of the site
- the parking provision

Overall, the response was fairly positive towards the proposed development

Great Shelford Town Council Meeting

The proposed design was presented to the Great Shelford Town Council on the 20th September 2021. The review consisted of

a presentation from Planning Issues and Churchill Retirement Living.

Overall, the response from the Town Council was positive. The main concerns raised were as follows:

Lack of Car Parking

Members were concerned by the perceived under-provision of parking spaces for the development. As the target market for the proposal is for older persons, the level of car ownership is likely to be much less than that of traditional C3 market housing. Also, the proximity of the development to Shelford Railway Station results in a very sustainable location for development - and with trains to Cambridge/London every 30mins (with the trip length being 5 minutes), it is highly likely residents will see less need for car ownership overall.

New Access Point

Some concerns were raised regarding the creation of a new access point off a 'congested road', with a suggestion that maybe a branch off the new access point created for the Care Home could be utilised instead.

When compared with the existing condition on site, far fewer parking spaces are being provided, and these are for residential use, rather than the existing commercial use. It is possible that fewer trips will be generated by the residents when compared with the turnover of customers from a commercial unit.

Need

The Town Council also questioned the need for another development for older persons in the vicinity, given the consented Care Home on the neighbouring plot, and three other developments in nearby towns.

It was discussed that these other developments are for assisted living/care, and not for independent living flats. Most of these developments also fall outside town centre locations, and with far fewer amenities/services within close proximity. There was a consensus that the site was a better location for such a development.

Proposed Site Plan



Proposed Retirement Housing site at the former Colchester Institute, Church Road, Clacton-on-Sea, CO15 6JQ Churchill Retirement Living | Planning Issues

Next Steps

Thank you for taking the time to review our initial proposal for the redevelopment of No. 2 Station Road, Great Shelford, your time is much appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have into an email. Please include the words "Great Shelford Consultation" within the email subject title and send it to:

info@planningissues.co.uk

Feedback received online will be considered by Churchill Retirement Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Local Planning Authority, with the potential submission of a planning application in September 2021

Once again, thank you for your time.



Proposed Retirement Housing - Great Shelford Churchill Retirement Living | Planning Issues

Examples of Information available for Public Consultation

4 DESIGN DEVELOPMENT

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing.”

National Design Guide Paragraph 21

4 DESIGN DEVELOPMENT

4.1 Concept

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.”

National Design Guide Paragraph 16

The design concept developed through the testing of various shapes for the proposed building to find the best fit relationship of the building on the site.

The concept started with the basic ‘L’ shaped block, which sat awkwardly within the site boundaries, with the longer leg of the ‘L’ sitting too close to the southern boundary and the consented Care Home. The ‘L’ shape was also an inefficient use of the site, creating awkward amenity spaces separated from one another.

The kinked ‘L’ shape footprint provided a slightly better relationship with the site to the south, but resulted in development in very close proximity to the railway line to the east. The length of the facade facing directly towards the amenity spaces of the townhouses to the north would also have created potential overlooking issues.

The kinked ‘T’ shape footprint was submitted as part of the Pre-Application, and decreases the depth of the building’s frontage onto Station Road, whilst also improving the relationship to the townhouses to the north. This design also allowed more area to be provided for parking, however inherited the same challenge as the kinked ‘L’, as the building still extended too close to the eastern boundary.

The kinked ‘I’ shape improves on all of the downfalls of the previous building shapes. Principally, it improves the relationship of the building with the railway line, by pulling the face of the building back into the site. The result of this shape also allows for the parking to be pushed back into the eastern part of the site, and amenity areas can be provided to wrap around the eastern and southern parts of the site. The number of north facing apartments are also reduced with this building shape.



1. ‘L’ Shaped footprint fronting Station Road

- Creates awkward relationship with the site to the south
- Inefficient use of site.



2. Kinked ‘L’ Shaped footprint

- Improved relationship with the site to the south
- Close proximity to Railway line
- Large number of north facing apartments
- Potential overlooking to No. 4 of development to the north



3. Kinked ‘T’ Shaped footprint

- Improved relationship with No. 4 of development to the north
- Close proximity to Railway line
- Large number of north facing apartments
- Reduced depth and extension of road frontage to improve streetscape
- Increased area available for parking.



4. Kinked ‘I’ Shaped footprint

- Improved relationship with the railway line
- Reduced number of apartments facing the care home to the south
- Reduced number of north facing apartments
- Improved amenity areas and separation from site boundaries
- Parking area moved further to the rear of the site

4 DESIGN DEVELOPMENT

4.2 Layout

“Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.” National Design Guide Paragraph 65

Following initial concept investigations, various feasibility options were produced for the Site, the first of which tested an undercroft entrance to parking on the side of the site in the ‘T’ shape building shape. It was deemed that the addition of building mass so close to the townhouse development would be detrimental to the existing occupiers.

The layout evolved from here with an extension of the ‘T’ shape towards the Eastern boundary, and it was this layout which was submitted as part of the Pre-Application package.

Following the Pre-Application meeting and written advice, the layout was further refined to the kinked ‘I’ shape as represented below.



Feasibility Sketch O1



Feasibility Sketch O2



Final Layout

4 DESIGN DEVELOPMENT

4.3 Scale and Massing

In order to gain an understanding of the most appropriate level of scale for the proposed development, a survey was undertaken of the existing condition in and around the site. The diagram to the right shows the result of this.

It is evident from this diagram, and the corresponding massing

model images, that the application site falls between two large-scale development sites. The proposed Care Home to the south of the Site will result in a building at 2.5 - 3 stories.

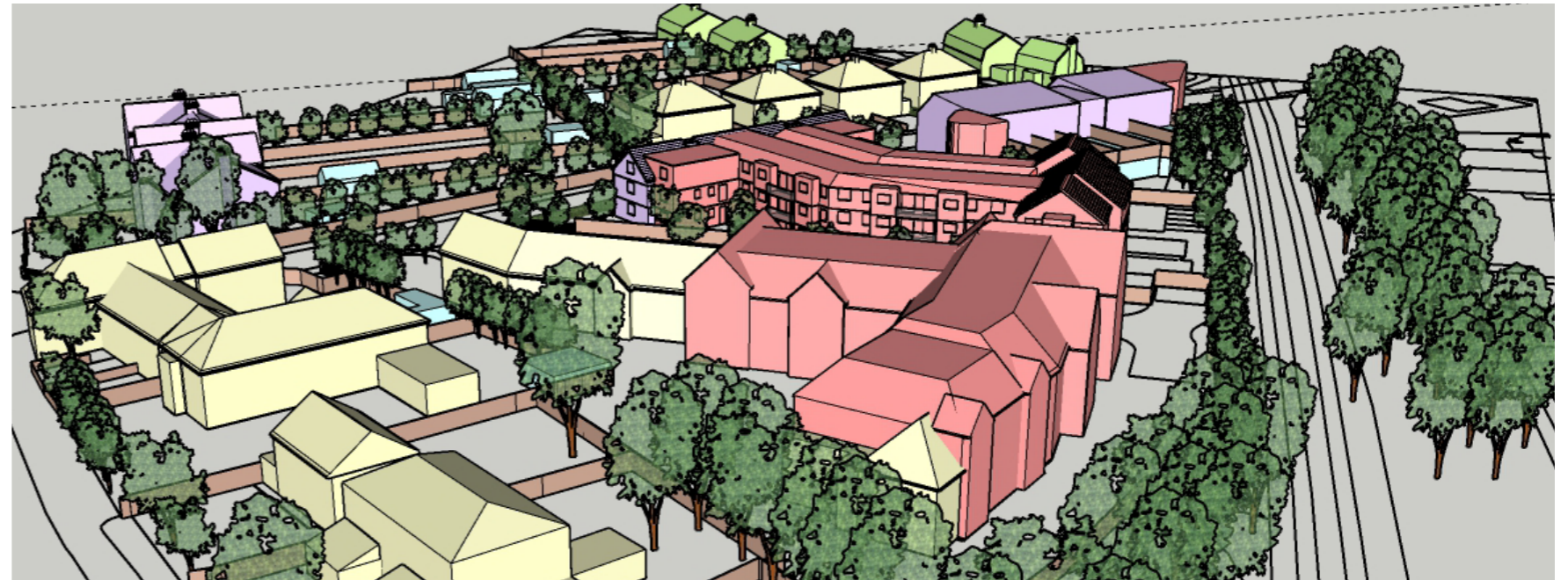
The townhouse site to the north also has elements of 3 stories included in the design. As such, a 2.5 - 3 storey proposal fits within

the streetscape and provides an appropriate level of development in a sustainable location in the village.

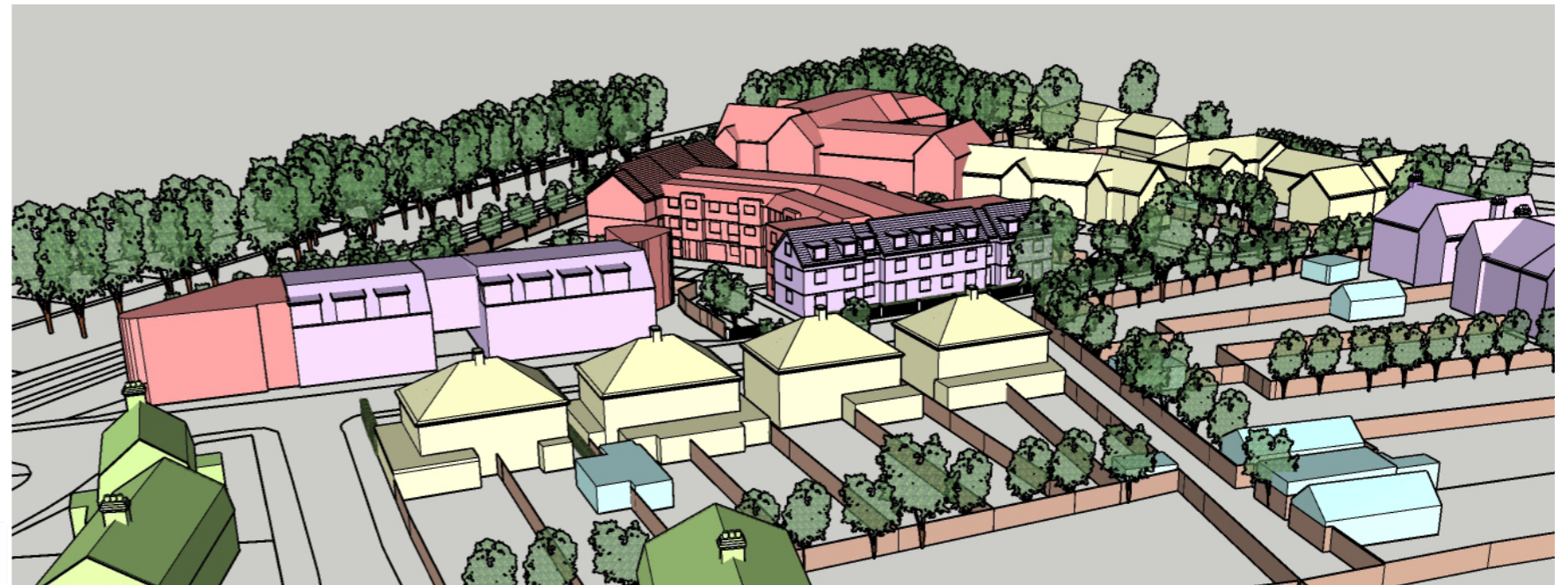
The development of a 3D massing model to accompany both the pre-application and the final application drawings provides an immediate visual indication of the proportion of the proposed building in relation to both its immediate surroundings and the wider street scene.



OS Map and storey height diagram



Massing Model - Looking North West



Massing Model - Looking South East

4 DESIGN DEVELOPMENT

4.4 Views

At street level, the proposed building can be seen to respect the established building lines of both the townhouses to the north, and Reed House to the south. The side profile of the gable/dormer detail can also be observed here; with this mimicking both that of the townhouses and Reed House beyond to the south. The building appears comfortable within the street scene and provides the Site with a better relationship with the street than the existing building. The townhouses to the north also sit in similar scale to the proposed building - with the dormer features evident. Overall, the proposed building fits comfortably within the street scene in both scale and style.



4 DESIGN DEVELOPMENT

4.5 Appearance and Elevational Treatment

As has been mentioned in previous sections of this statement, an opportunity has been presented on the site to improve the relationship of the site overall, as well as allow it to make a positive contribution to Great Shelford. The proposed appearance of the building has been informed by both the historic context of the village, as well as the immediate neighbours of the site.

Key features of the elevational treatment are as follows:

The Stepping Facade

The stepping in and out of the building form help to create depth. The stepping in the facade also allows for breaks in the roof form, which provides visual interest. The use of light coloured render to the recessed sections against the brick which clads the remainder of the facade assists in emphasising the changes in depth. The stepping facade helps to reinforce the rhythm of development on this side of the road, established by the townhouses.

Sensitive Material Choice and Choice of Detail Elements

On the internal elevations, the three storey, flat-roofed elements that lie directly behind the 2.5 storey, street facing flats, standing seam cladding in a colour similar to the roof tiles allows these elements of the building to blend into the roof beyond, and also give them a close relationship to the roofs of the townhouses to the north.

The internal elevations also feature stepping in the facade which creates depth and visual interest from the amenity areas and parking area.

Window Proportion

The choice of casement windows provides a practical solution, whilst also respecting the context of the casement windows present on the properties across Station Road from the subject site, but also those used extensively throughout the Conservation Area and the village as a whole.



4 DESIGN DEVELOPMENT

4.6 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

As has been discussed in earlier sections of this statement, material selection for the proposal has been informed by a careful survey of the neighbouring properties, as well as those in the wider village landscape. The proposed building is infilling between two contemporary schemes, however its proximity to the conservation area must inform the material palette. As such, a combination of render, buff brick, grey slate tiles and stone/brick features have been chosen to provide the building with a modern appearance, whilst also fitting seamlessly within the street scene

and village beyond.

Flush frame and grey casement windows are proposed. These would be uPVC for low maintenance and high Green Guide rating.

Walk-out and Juliet balconies and railings will be grey painted metal, similar in appearance.



1. Brick

The Mayfair Vintage buff brick is proposed as the most appropriate material for the bulk of the external appearance. This brick will also be used as a header course above many of the windows and doors on all elevations.

2. Grey Roof Tile

The use of grey tile roofing is evident in and around the site, as well as across the village. The choice of a roof tile allows the building to tie in with the colour of the roof in the townhouses to the north, whilst also remaining conscious of the proximity to the Conservation Area.

3. Stone Detailing

Stone is used in a variety of applications in Great Shelford. It can be observed on Station Road on Reed House, both on the original 1901 section of the building, and the more recent residential redevelopment of the site.



4. Render

The use of render is common within Great Shelford and the proposal is to use this to create depth in the recessed sections of the front elevation, and also on some of the ground floor sections of the building. This reflects the use of various coloured renders evident on buildings across the village.



5. Standing Seam Cladding

Standing seam cladding is proposed on some internal elevation areas of the building, which ties into the roofing on the adjacent townhouses.

6. Photovoltaic Panels

To flat roof areas a grey membrane roof will be covered with PV panels.

4 DESIGN DEVELOPMENT

4.7 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

Location

The site sits within walking distance of key facilities for residents. The village centre, which provides services such as a bank, health centre and community hall. Further travel is possible without car use from Shelford Train Station, located 400ft to the north of the site.

The site location is therefore ideal to respond to the 'Movement' section of the National Design Guide.

Accessibility

Principal vehicular access to the site is gained via a modified vehicular access from Station Road. The existing site accesses will be removed and replaced with footpaths, and the new site access will provide a 4.5m access road and 1.5m path for pedestrians.

The main entrance to the building is clearly marked by a recessed structure and a canopy on a principal elevation from the access road leading to the car park. The highly glazed ground floor allows views to the main communal area located next to the entrance, and external amenity area beyond.

The proposed vehicular access and car parking arrangements easily accommodate the day to day needs of both owners and visitors to the development.

Servicing

Refuse will be collected from the Station Road boundary, via a bin collection point. Emergency services vehicles will be able to pull into the site, and fire appliances will be able to cover the site via dry risers located in the stairwells.



Local Amenities Map

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 Plans and Elevations

Layout

In terms of layout, revisions have been made following the pre-application response from the council. Principally, the building form has been changed from a kinked 'T' shape to a kinked 'I' shape. This has allowed a significant setback from the rear eastern boundary, which allows for a greater noise buffer to protect residents from the noise of the railway. The position of the Owner's Lounge and the parking has also been amended, with the majority of the parking being pushed to the back of the site, allowing a greater amenity space in front of the proposed Owner's Lounge.

Massing and Form

In terms of massing and form, the design has been further refined following the Pre-Application, in particular the overall height of the building has been lowered to ensure the main ridge height is equal to that of the townhouses to the north. The shape of the building has also changed as described above; however the proposal still comprises a maximum of three stories for a section of the scheme.

Facade Treatment

The facade has been refined to pick up further cues from the surrounding area, and allow a contemporary appearance that selects elements of the historic fabric of the conservation area to call back to. Specifically, the dormer windows have been regularised to one box dormer appearance, and rendered bay windows have been added to enhance the presence of the building. The relative symmetry of the facade and simplicity of its form gives the building a good relationship to the contemporary townhouses to the north of the site.



5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations



Street/West Elevation



South Elevation

5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations



North Elevation



East Elevation

5 PROPOSED DESIGN

5.1 Proposed Plans and Elevations



Internal Elevation A



Internal Elevation B

5 PROPOSED DESIGN

5.2 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

The proposed landscaping for the scheme provides the building with high quality amenity space which surrounds the apartments and provides a good visual break to the neighbouring properties.

Large boundary trees have been provided to those boundaries where overlooking could be a concern, and species have been considered particularly with relation to the railway line with respect to National Rail guidelines. To the Station Road boundary, hedges provide privacy to ground floor flats whilst also softening the appearance of the Site from the street.

Ornamental flower and shrub beds are also provided around the building and parking areas, with wide lawns comprising the remainder of the soft landscaping.

The landscaping strategy offers a significant improvement on the existing condition, where no soft landscaping is present and hardstanding dominates the whole site. Overall, the proposed landscaping compliments the architectural design of the building and enhances the setting of the proposal, whilst also contributing positively to the streetscape.



Landscaping Plan (by external consultants)

6 DETAILED DESIGN

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

Steve Jobs



6 DETAILED DESIGN

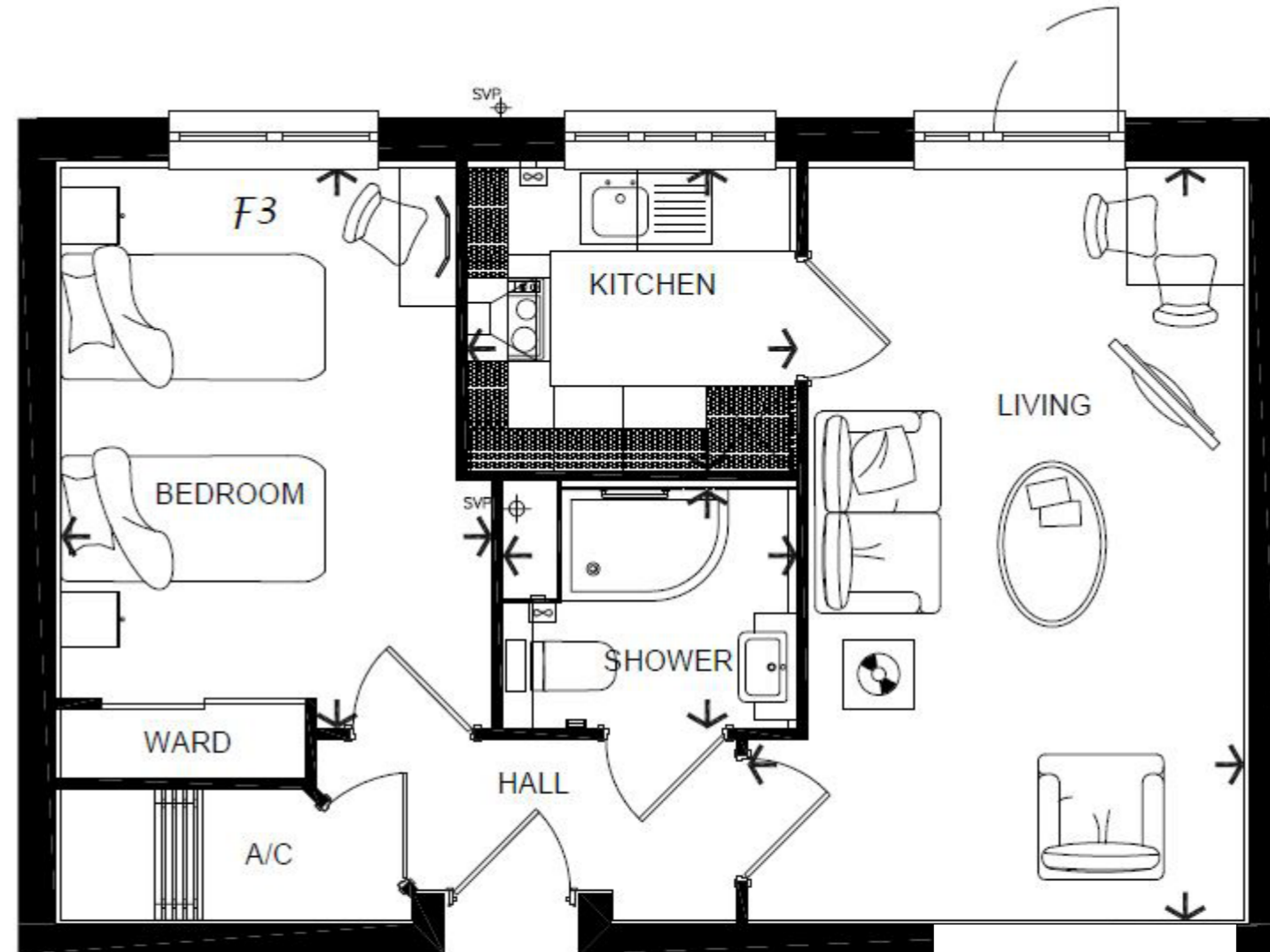
6.1 Typical Apartments

“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 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	

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.

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.



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 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.



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. Brick



2. Grey Roof Tiles



3. Stone Detailing



4. Render



5. Standing Seam Cladding



6. Photovoltaic Panels

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 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.



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 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				

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	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
		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 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
			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
	H2	Well-related to external amenity and public spaces	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
			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
	H3	Attention to detail: storage, waste, servicing and utilities	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		

NATIONAL DESIGN GUIDE						
	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				
		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					
	Hedgerows	N/A					
	Ransom strips	PASS	None				
	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				
		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					
Mixing compatible uses vertically, such as placing supported accommodation above active ground floor	N/A						
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						
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						
Homes for everyone	Green	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	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	
		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 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			
		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			
	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 proposal 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			
	Red	Simple street patterns based on formal or more relaxed grid patterns	N/A				
		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				