

Proposed Retirement Living Development
Serpentine Road, Cleckheaton, Bradford
Design Access and Sustainability Statement

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Introduction

This Design and Access Statement has been prepared in support of a planning application for Category II type sheltered housing scheme for older people by McCarthy and Stone who are Britain's leading retirement accommodation provider. Typically they provide self-contained apartments with level access and a range of communal facilities.

This statement is submitted in accordance with national requirements.

Every effort has been made to ensure that the advice given is accurate as far as can be reasonably ascertained at this time. All proposals shown are subject to all Local Authority approvals including the approvals and agreements of all statutory authorities and undertakers for all supplies, way leaves and diversions etc.

The purpose of this statement is to communicate to the Local Planning Authority and other interested parties the process that has led to the development proposals and the design principles in a structured manner within the local physical, economic and social context. This statement will also serve to demonstrate an integrated approach that will deliver inclusive design, and address a full range of access requirements throughout the design process.

The proposed scheme involves the redevelopment of a brownfield site part of which formally housed industrial buildings.

This proposal will provide a high quality scheme providing the area with much needed accommodation for older people.



Client's Brief

Our client, McCarthy and Stone Retirement Lifestyles Ltd, has instructed that the site should be developed in accordance with government policy and design guidance, having due consideration to relevant planning policies, design guides and subject to the applicant's specific brief for provision of Category II type sheltered housing.

The success of Category II type sheltered accommodation is dependent upon a range of specific building-type requirements which have evolved as a result of the years of experience gained by McCarthy and Stone in the provision of this specialist form of housing.

The most important functional requirement relates to the ease of movement throughout any development and therefore building of single mass and footprint is required by the client. The building should accommodate self-contained apartments linked by heated corridors accessed from a secure entrance. Communal facilities in the form of a homeowner's lounge, guest suite and refuse room, must be located at the heart of the scheme, all accessible without residents having to leave the building.

In addition to the functional requirements the proposal must also respond to the specific site conditions including; its physical context, the surrounding character, constraints and opportunities and neighbour's privacy and amenity are equally to be respected.

Illustrated opposite are a number of recent examples of McCarthy and Stone schemes which demonstrate successful and inclusive design responses to the relevant contextual considerations of differing locations.



Assessment – Physical Context

Site location

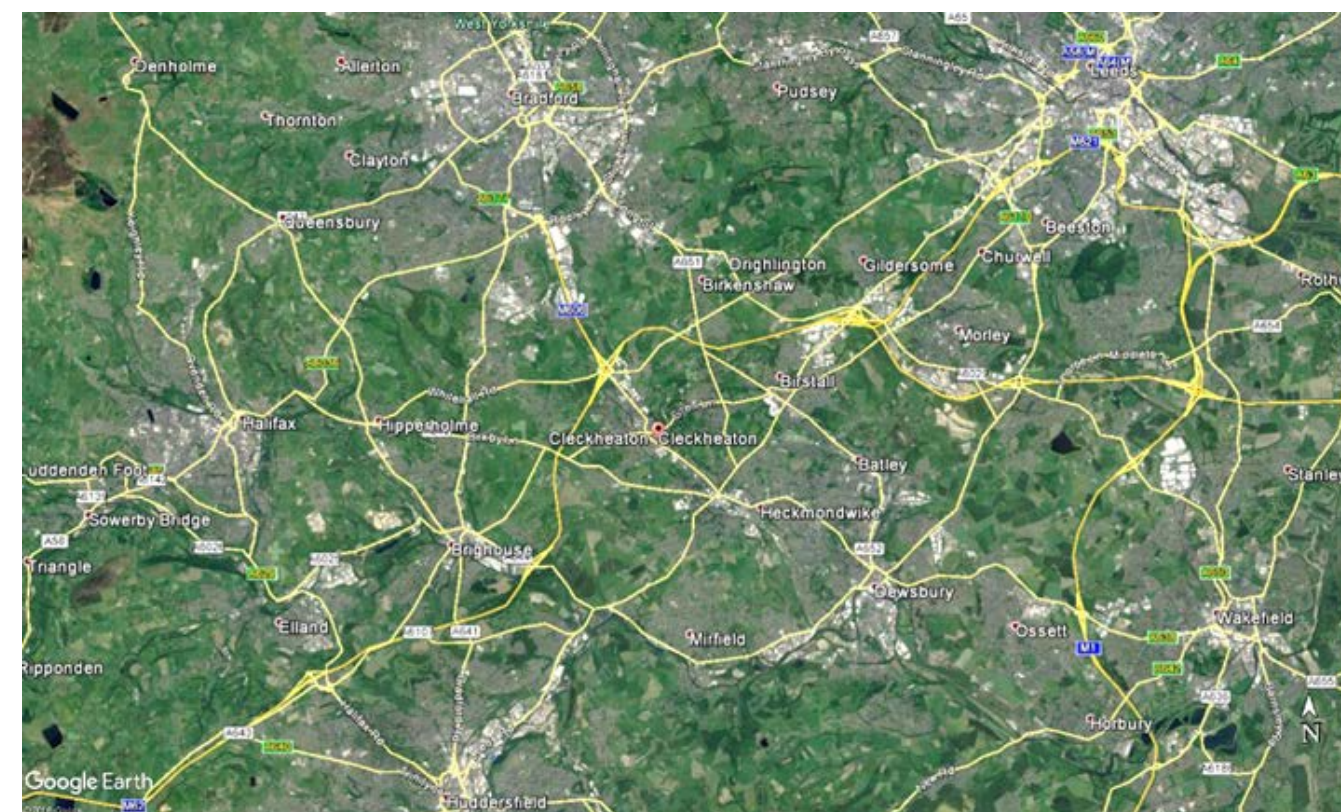
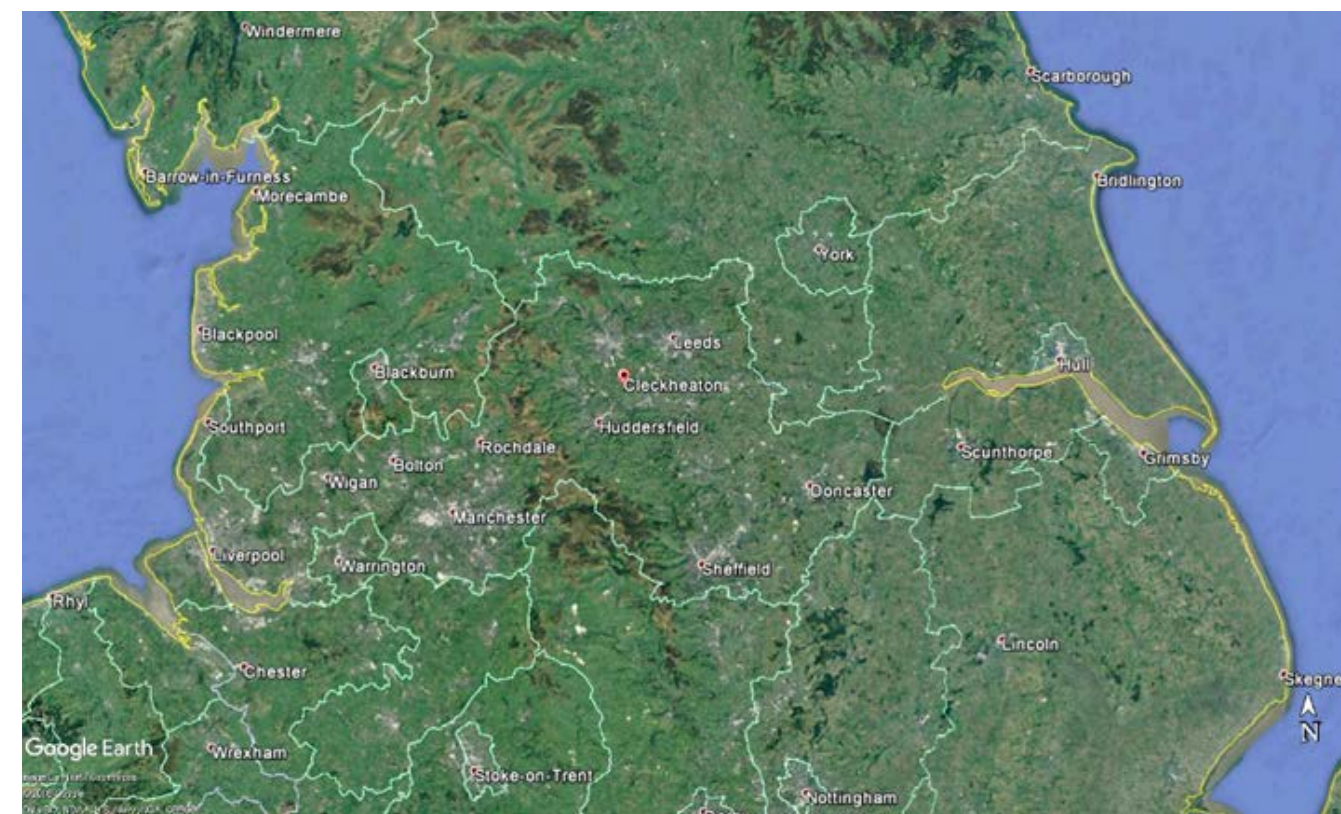
Cleckheaton is a small town in the Metropolitan borough of Kirklees, in West Yorkshire, England. Historically part of the West Riding of Yorkshire, it is situated south of Bradford, east of Brighouse, west of Batley and south-west of Leeds. It is at the centre of the Spen Valley and was the major town in the former borough of Spenborough. Cleckheaton has a history as a mill town, although this industry has now all but vanished.

Cleckheaton is at the centre of a number of villages which together form the Spen Valley: Oakenshaw, East Bierley, Hunsworth, Birkenshaw, Drub, Gomersal, Little Gomersal, Littletown, Millsbridge, Liversedge, Roberttown, Hartshead, Clifton, Hightown, Heckmondwike and Scholes.

The town itself is made up of areas such as Moorend, Whitechapel, Whitcliffe, Moorbottom, Moorside, the Marsh and Rawfolds.

The site is located to the north of the town centre, and spans between Serpentine Road, Whitcliffe Road and Northgate. The site is to be split into 3 separate pockets for their respective land use. The affordable homes are to front Northgate, with the retirement apartments addressing both Whitcliffe Road and Serpentine Road, and the care home sat between, directly across from the existing Tesco Supermarket.

The brownfield site is within a 5 minute walk of the town centre, and is currently under consultation as part of the local plan as PDLP Allocations for a housing development of circa 44 homes.



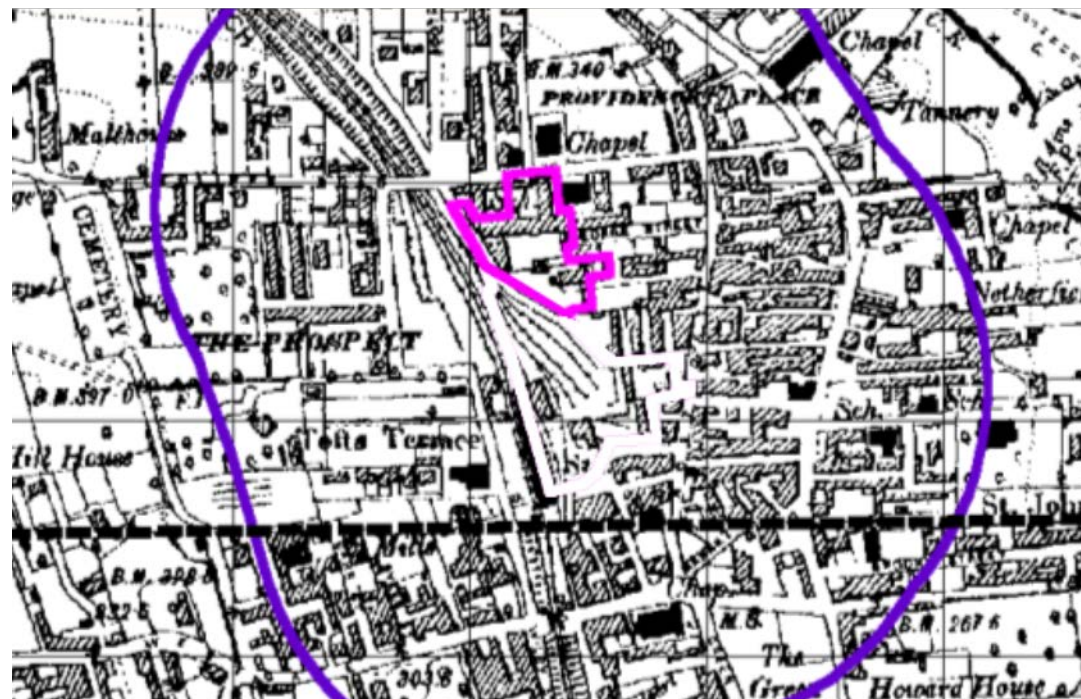
Assessment – Physical Context

History

Historically a mill town, Cleckheaton's history can be traced back beyond the Roman times when Cleckheaton was a staging post on the journeys between York and Chester.

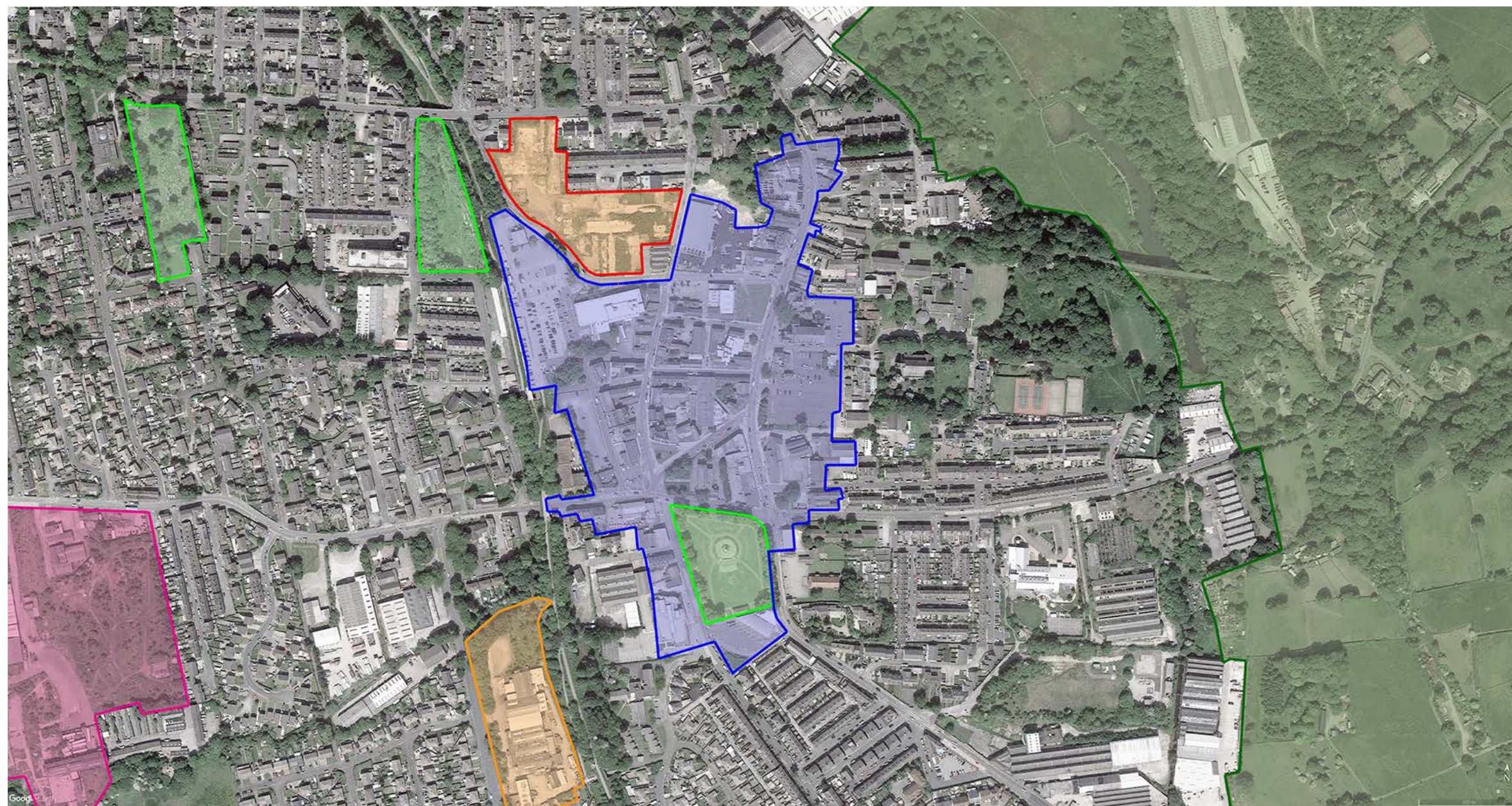
In the middle ages Cleckheaton started to develop as an industrial area centred around the textile industry, and following the discovery of coal in the 19th Century, industry and wealth further increased with Lion Confectionary manufacturing 'midget gems' here, the opening of motorcycle and car factories etc. until the 1920's when the Pit's began to close and trade waned.

The site itself used to previously be home to several buildings known as Tofts Mill, Albion Works and part of Northgate Mill Buildings, that are known to have been home to Albion Brass Works from 1891 to 1908, and in 1890 part of the Northgate Mill Buildings were also partially let for the production of animal feeds that were mixed with shovels on the floor, by 1919 all of the Mill buildings were utilised by the feed business who installed silos and grinding plant and other new machinery through time. In 1967 the mill building suffered a vast fire, which led to the construction of a single new building by 1968. The Animal feed company vacated to the site in 2007, with the buildings themselves finally demolished in 2013.



Assessment – Physical Context

Local Development Framework



- Key
- Proposed Site
 - Designated Town Centre
 - Urban Green Space
 - Land Allocations - Housing
 - Land Allocations - Mixed Use
 - Green Belt

Assessment – Physical Context

Figure and Ground/ Building Heights

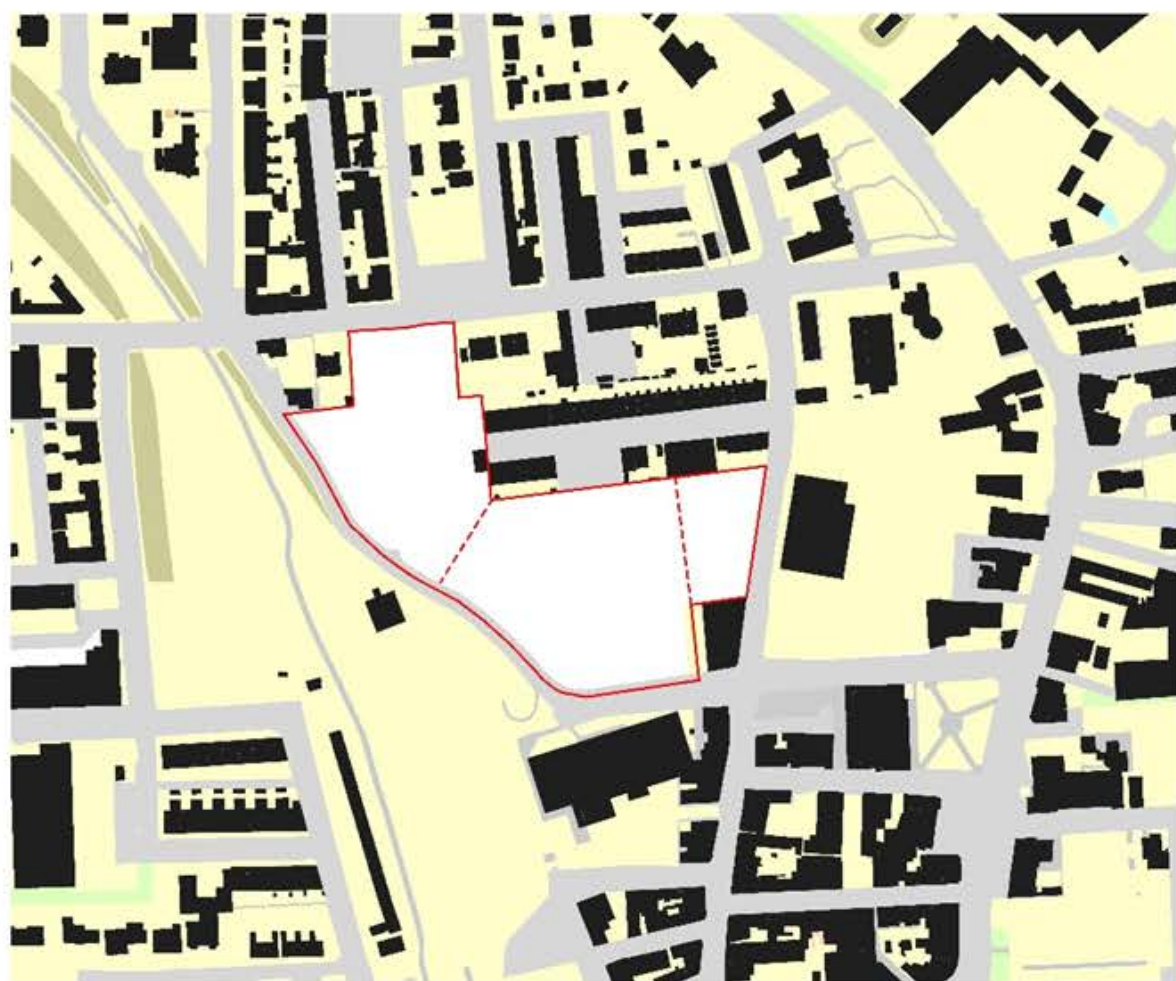
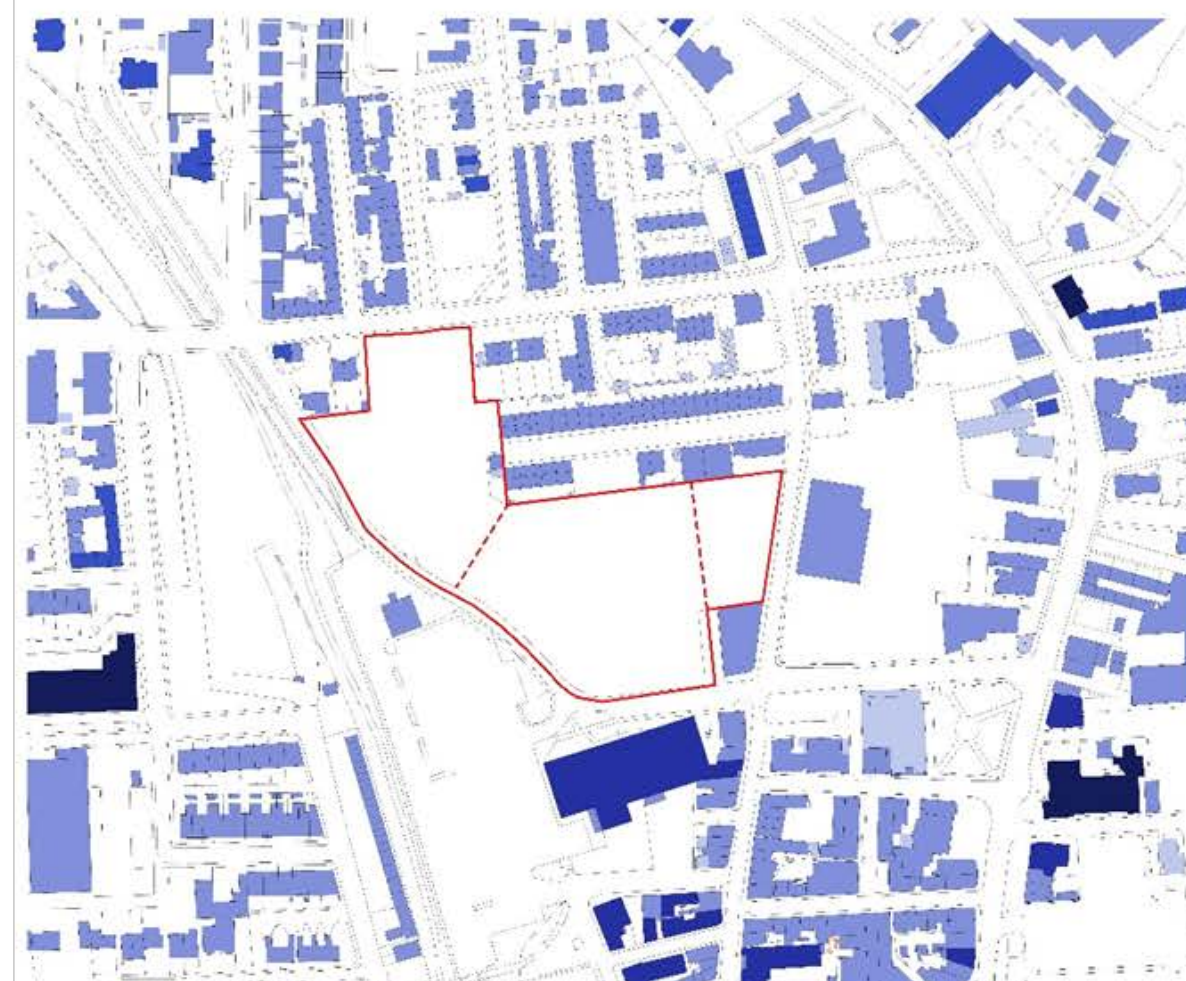
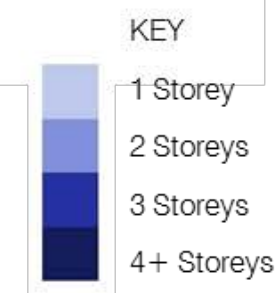


Figure and Ground



Building Heights



Assessment – Physical Context

Local Character

Stone early 19th Century Georgian house on the corner of Whitcliffe Road and York Place: Horizontal feature banding, stone door and window surrounds, low stone wall and hedgerow to demarcate areas.



Stone and brick back-to-back terraced homes on Whitcliffe Road/Whitcliffe Square (above) and George Street (left), originally built for the Mill workers, were constructed with a grander stone facade to the main street/public realm, and a locally fired red clay brick to the rear of the properties.

This cost saving technique can also be seen on the original Northgate Buildings (below) which also utilises parapets to give a sense of importance to the main road of Northgate and Serpentine Road.



Stone early 19th Century Georgian house on the corner of Whitcliffe Road and Serpentine Road: Stone dentils, stone door and window dressings, façade to rear is much more ordered than that facing Whitcliffe Road (Below).



Cleckheaton Town Hall, left, was constructed in 1892, in the Queen Anne Period style, and contains some fine stone masonry and interesting architectural detail work.

The town centre itself (below) is predominantly stone faced and was mainly constructed during the 19th Century, in a variety of Georgian and Victorian styles with the later addition of some post war buildings



Assessment – Physical Context

Site Photographs

Whilst the centre of the site generally offers a level plateau, the levels at the site perimeter vary greatly, and can be seen on the photographs on this page.

The original Mill buildings were demolished in 2015, however there are several floor slabs still remaining on the site, along with some structures that are in close proximity to site boundaries and/or supporting party walls. These structures will carefully be removed and the party walls reinstated and effectively refurbished.



A : View outwards, to the North East of the site



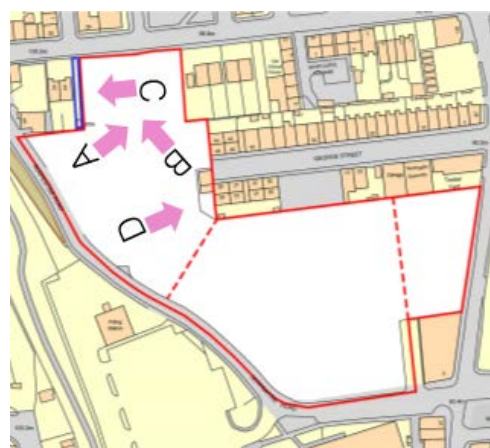
B : View outwards, to the North West of the site



C : View outwards, to the West of the site



D : View outwards, to the East of the site



Assessment – Physical Context

Site Photographs

The site sits in an elevated position to the North of the town centre and affords views of the Town Hall and green belt beyond.

Existing Fence to Whitcliffe Road

Existing exposed structure supporting wall at end of George Street



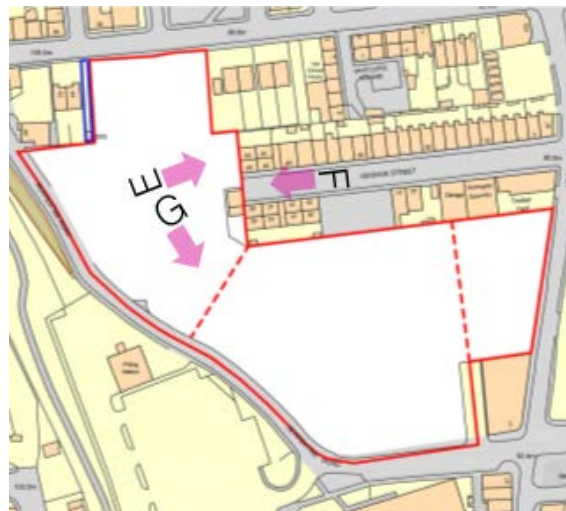
E : View outwards, of structure to the North East of the site

House to end of George Street

Existing wall supported by exposed structure as seen on Photograph E



F : View of end of George Street, to the North East of the site



Netto Building

Old Northgate Mill Buildings

Cleckheaton Town Hall

Tesco Supermarket

Existing Hoarding to Serpentine Road



G : View outwards, to the South of the Site

Assessment – Physical Context

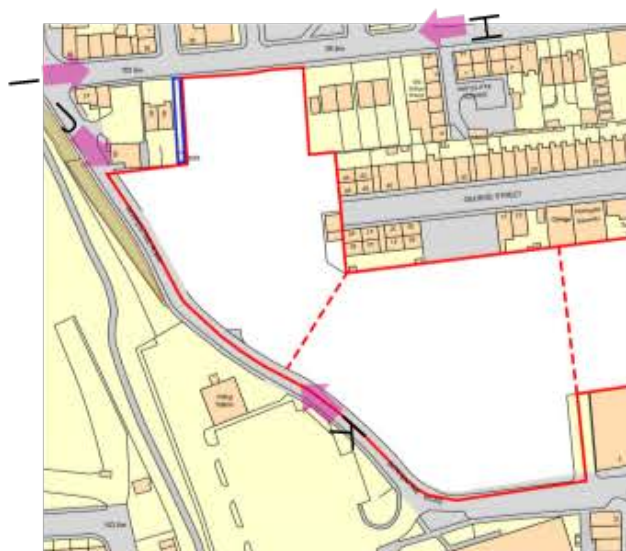
Site Photographs



H : View up Whitcliffe Road from the East, with the site to the South



I : View down Whitcliffe Road, to the North West of the site

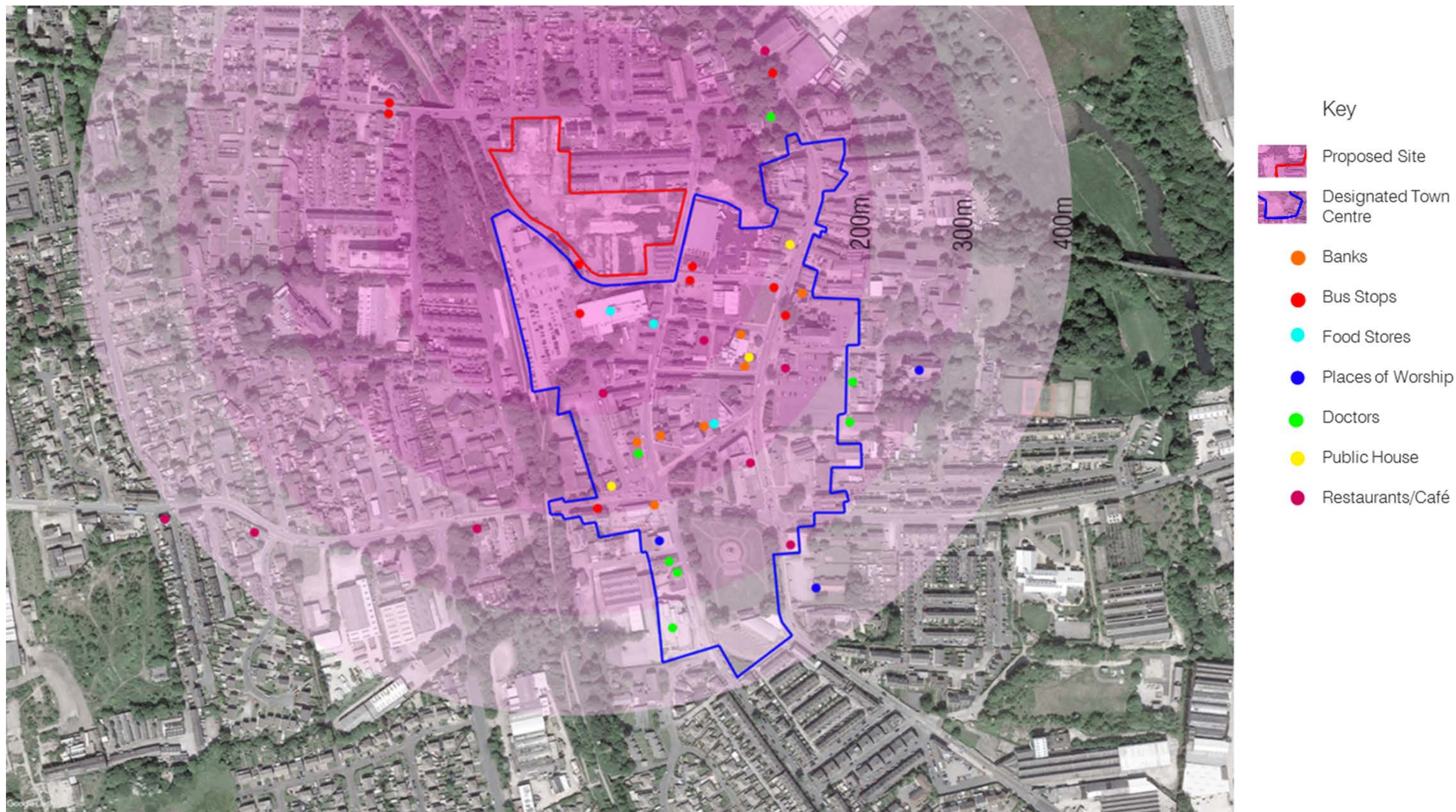


J : View down from the Top (North) of Serpentine Road



K : View from the South, up Serpentine Road

Assessment – Local Facilities and Amenities



Assessment – Social & Economic Context

Social Context

Maintaining independence is a great benefit with the proposed development being so close to the shops and amenities, residents are able to satisfy their everyday needs without the need for transport. With less maintenance to worry about, the upkeep of the apartment is kept to a minimum. Being able to socialise within the development itself enables residents to meet other people without leaving their property.

By moving into a McCarthy and Stone sheltered housing scheme, older people are freeing up a substantial amount of housing stock which can then be used by families, young couples and first time buyers seeking to enter the housing market and as a consequence relieves pressure on the Green Belt. Furthermore, the decision to downsize frees up family-sized housing, flats and bungalows, creating a better use of housing space within the locality.

Comprehensive research has shown that the residents of private sheltered housing are healthier, live longer and have less call on the state than those who remain in ordinary housing.

Economic Context

Private sheltered housing schemes play a vital part in the life of the local communities. The proposed site is located within easy walking distance of the local town shops and facilities and this will contribute significantly to retail viability providing additional expenditure within the local community, shops and businesses.

The survey carried out in 'A Better Life: Private Sheltered Housing and Independent Living for Older People' states that over sixty percent of residents prefer to shop locally and just over a third do so on a daily basis. The benefit to local business of the arrival of a private sheltered housing scheme is therefore significant. Just under half of all residents buy the bulk of their shopping within one mile of their scheme. Just under two thirds travel no further than two miles to shop.

See attached 'A Better Life: Private Sheltered Housing and Independent Living for Older People' accompanying this application.



Assessment – Policies & Design Guidance Context

In preparing design proposals for this site, due account has been taken of the following design guidance:

- NPPF National Planning Policy Framework
- 'By Design' Urban design in the planning system - CABI
- Design Statements How to read and write them – CABI
- Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice – Second Edition – BRE Press 2011

In accordance with NPPF the design takes the opportunities available for improving the character and quality of an area and the way it functions. Particular attention has been paid to ensuring that the development will function well and add to the overall character and quality of the area in which it is located, not just in the short term but for its whole lifetime. The scheme responds to its local context and will help to reinforce local distinctiveness and be visually attractive as a result of its architecture and appropriate landscaping.

"By Design", sets out to promote and guide higher standards of urban design. The first objective of urban design is defined as character – a place with its own identity. By Design outlines six requirements of development to deliver this objective which are considered to be particularly appropriate to these proposals.

- Consider the site's land form and character.
- Integrate new development into its landscaping setting.
- Respond to the existing layout of buildings, streets and spaces.
- Responding to local building forms and local patterns of development in the details, layout and design helps to reinforce a sense of place.
- Consider the use of local materials.
- Consider the scale, massing and height of proposed development in relation to that of adjoining buildings; the topography; the general pattern of heights in the area; and views, and landmarks.


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 CABI


Assessment

Site Analysis

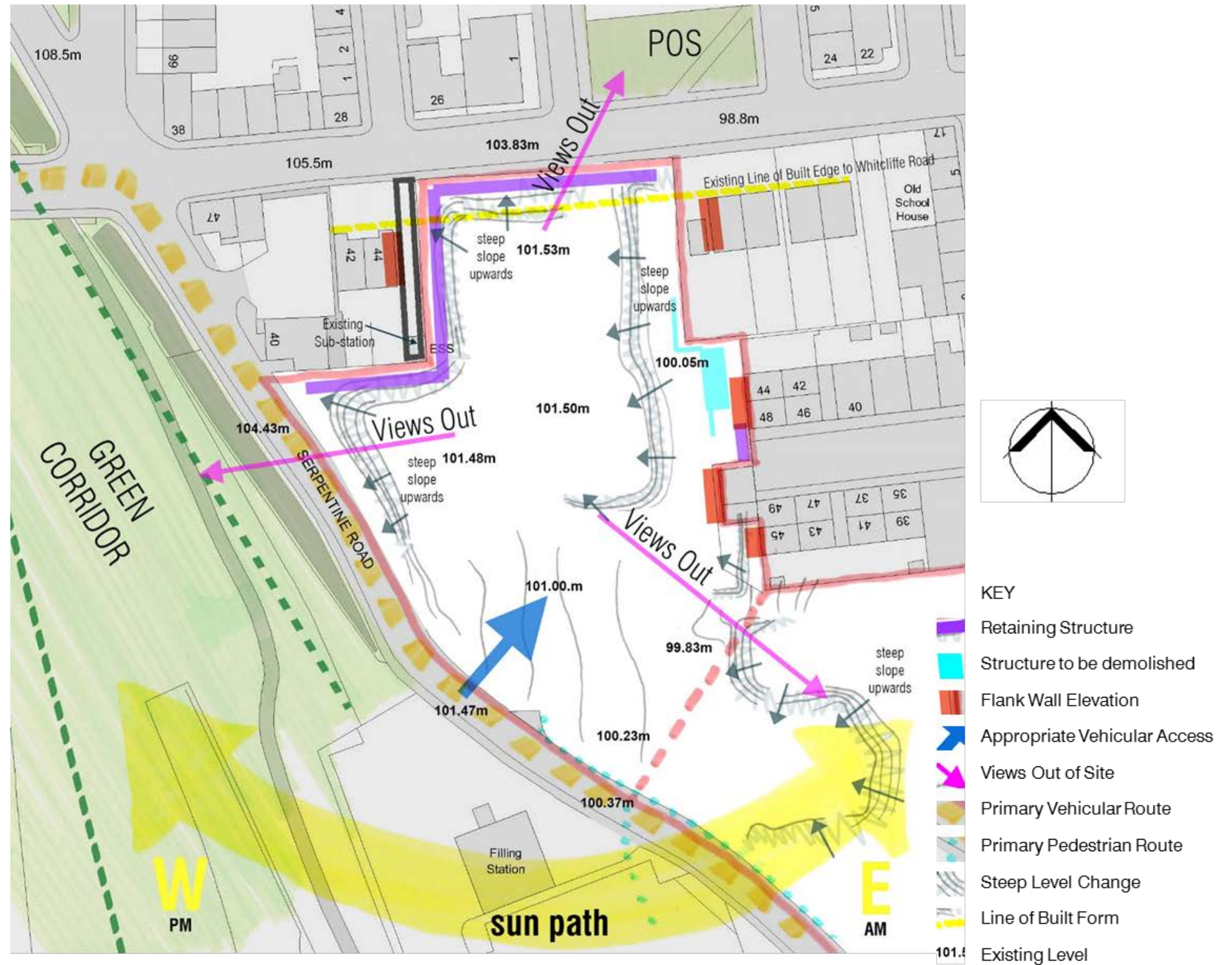
The total site is 13.76HA in area and generally 100m above AOD; with 5.4HA allocated to the retirement living development, 6.86HA to the care home development and 1.5HA for the affordable housing. Stepping down considerably from West to East, the site has effectively 3 level plateaus that tie into the divided site areas.

- The site enjoys good access by foot and cycle, with a short walk to the town centre.
- The site is well served with public transport with bus stops on Serpentine Road and Horncastle Street.
- The retirement living site is set well over 2m below Whitcliffe Road.

The redevelopment of the site is an opportunity to improve the domestic street scene along Whitcliffe Road and the more urban fabric along Serpentine Road, and recognise the importance of the location as a transitional/edge site into the town centre. The proposed scheme should also contribute to the economic, social and physical sustainability of the immediate area.

Opportunities

- Provide purpose built retirement homes close by the town centre to help satisfy existing demand as part of a mixed-use development. This would encourage the release of family homes into the open market.
- Create a scheme more appropriate to its location.
- Create a more active and Coherent Street frontage to Serpentine Road.
- Create a more appropriate urban edge adjoining the residential zone to the immediate North.
- Provide social space and green space within the scheme to support retirement living.



Involvement

One to One Stakeholder Meetings + Public Exhibition

Stakeholders were identified and invited to the one-to-one meetings to meet the McCarthy & Stone project team. A public exhibition was also held, members in the locality were notified.

Please refer to the submitted Statement of Community Involvement for details of public engagement.

Design – Use and Amount

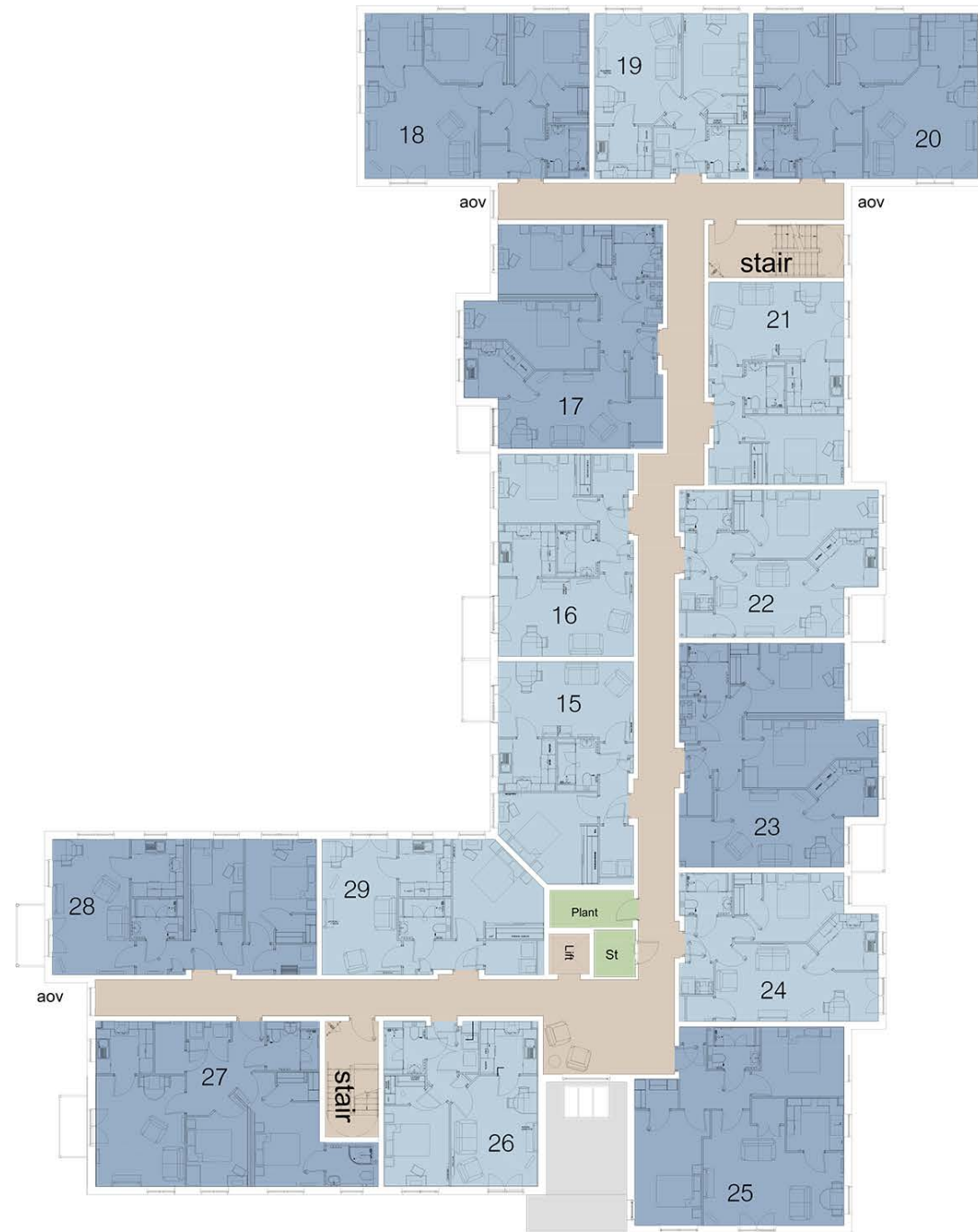
Use

- The proposed use of the building to be placed on the site is for Category II type Sheltered Housing for the elderly.
- This offers independent living with very low maintenance, in a safe and secure environment.
- It also offers companionship and a community lifestyle if wanted; with backup of assistance should it be necessary.
- The site is located ideally close to the shops and transport facilities which reduces the reliance on car usage and often leads to non-car ownership.
- An apartment block of a scale to reflect the surrounding properties should complement the locality.

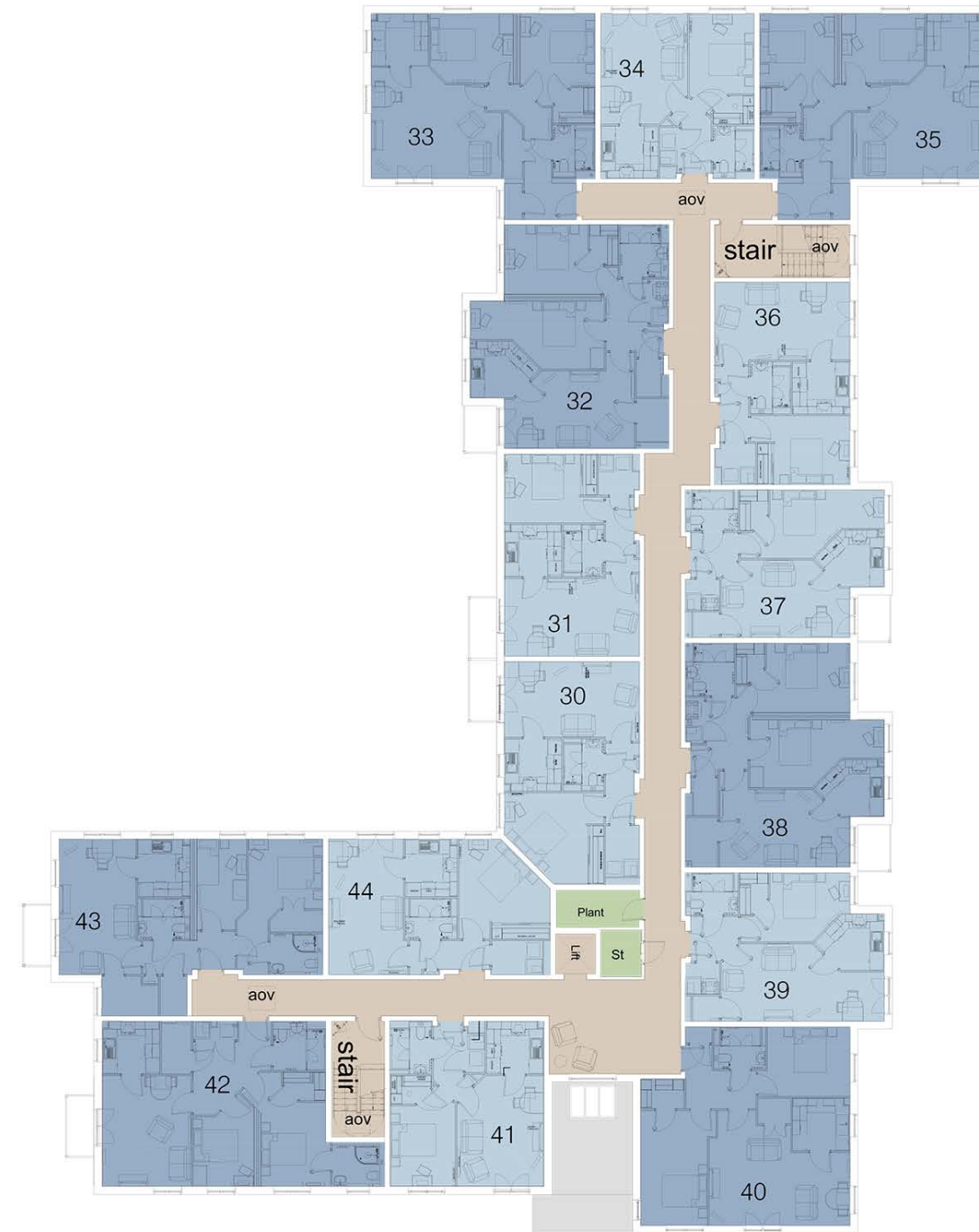
Amount

- The site is irregular in shape with an approximate area of 5.4HA hectares.
- The proposed development of 43 Category II type sheltered apartments for the elderly.
- A communal homeowner's lounge, guest suite, internal refuse area and house manager's office are provided within the Category II type block serving the residents of that development.
- A mobility scooter charging room is also provided near to the main entrance.
- There are 30 proposed car parking spaces serving the Category II type block (including 2 Part M / BS8300 compliant accessible spaces). This level of car parking is sufficient to serve this proposal and the type of occupants.



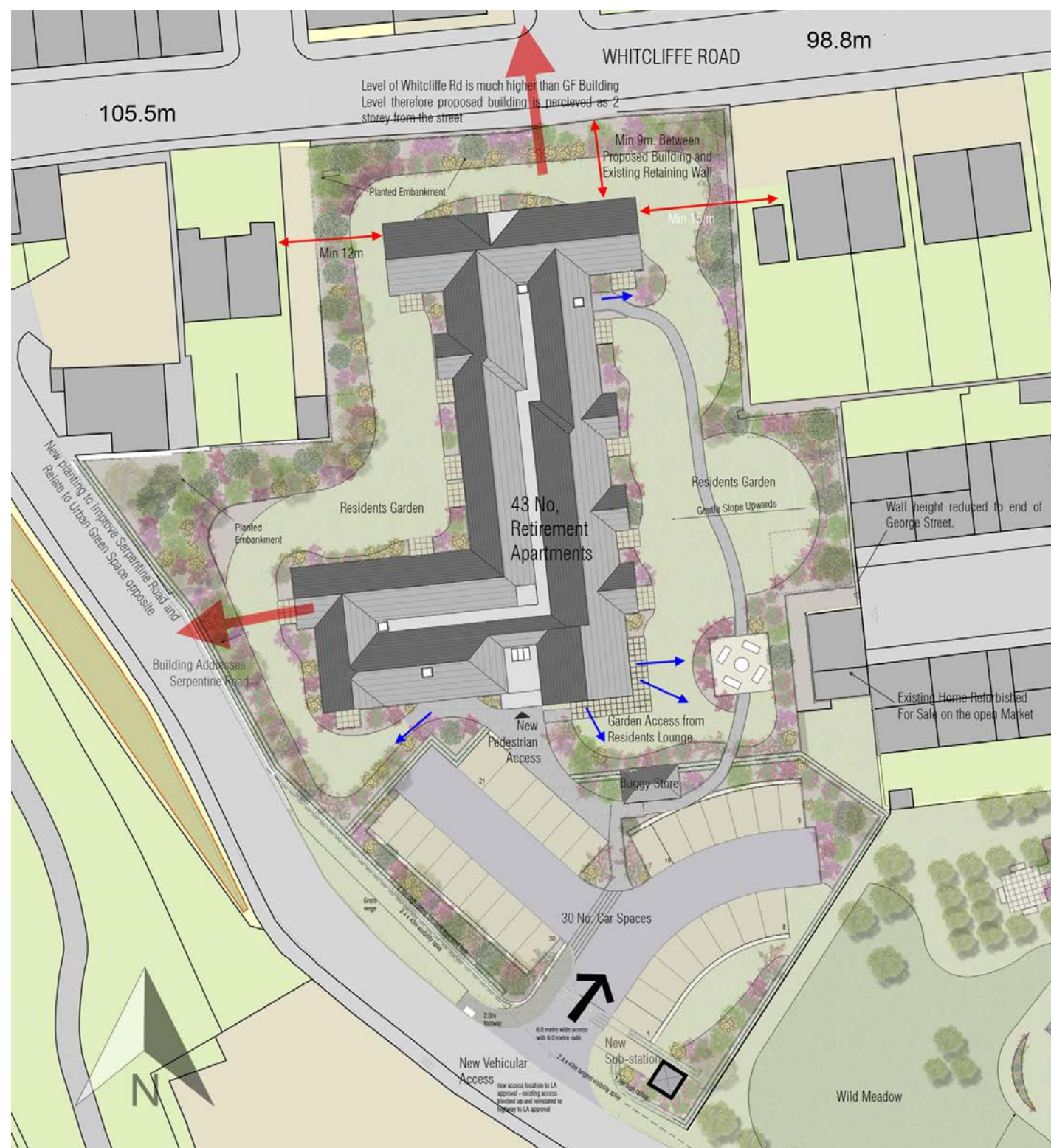


First Floor Layout



Second Floor Layout

Design – Layout



The building is orientated to align with the residential street elevation to Whitcliffe Road and sits behind the existing building line on this elevation thereby minimising the impact of the new building upon the street scene. The retaining walls to Whitcliffe Road, the substation and the rear of the properties to the North West of the site will be retained. That to Whitcliffe Road will be finished and dressed with a new stone wall that will fit in well with the local context. New timber fencing will soften the boundary treatment to part of Serpentine Road and also to the properties to the East of the site; including the property at the end of George Street that sits within the confines of the site.

All of the elevations are proposed to address the streetscape that they look out upon; this ensures that the streets are naturally well surveyed.

Because of the levels at the site perimeter the natural access point is to the South of the site, from Serpentine Road. This is a useful juncture as it will also provide the most efficient way to access main vehicular routes into and out of Cleckheaton Town itself. This entry point is the most closest to the town centre, which therefore means it's also the most ideal entry point for pedestrians and mobility scooters alike.

The building pulls itself in from the site boundaries to maximise open space around the site which will benefit from fully landscaped private gardens that will improve not only the site itself but provide an uplift to the surrounding local area.

A new substation will be required to serve the new development, this will be set back from the street but accessible from the public highway.

High quality landscaping is provided to all McCarthy & Stone developments which is kept well maintained. Refer to separate detailed landscaping plan drawing for full extent of the works.

Low level lighting will be provided which will be strategically placed to provide visibility and security.

Design – Scale

Although the building is 3 storeys, the level difference between the FFL of the proposed building and the Street Level to Whitcliffe Road results in the proposed building affectively appearing as 2-storey to this elevation, as is prevalent amongst other buildings in hilly areas such as Cleckheaton.

The spacing between the building and the neighbouring homes is in proportion to its size, and the use of the white highlight brickwork serves to add interest to the elevations, provide a modern language that is in context with the current period of construction and create a feeling of larger, grouped openings, similar to those on a mill building.

Gable features to the elevations and the double pitch (enabling a low ridge height) over the main building span promote a residential feel, whilst the regular window openings, with an emphasis on the verticality and the simple palette of materials pay homage to the mill buildings that had occupied the site for so long.



Section through the top of Serpentine Road, that shows the levels of the proposed three story building in relation to these neighbouring homes that are sat at a much higher level.



Section through Whitcliffe Road that shows the perception of the new building in relation to the road level and the neighbouring homes.

Design – Appearance

A light, multi-buff brick is proposed to be used as the main facing material to the entire development, with the white brick-work infill panels and reconstituted stone plinth that wraps around the communal areas.

The buff brick will help set the building in within the predominantly York-stone street scenes, whilst offering a slightly different feel that will provide a contemporary edge, offering an authentic image of a building clearly of its time.

The roofs will be a delicate grey concrete tile, with white UPVC windows and French Doors.

Red brick and render are used extensively throughout the building, along with clay pantiles for the roof, windows with art stone heads and sills have been added, in order to respond to the historical and current context of the site and empathise with the local architecture in terms of form and materials.

The entrance adjacent to the car park provides the opportunity to articulate the main flow of movement into and out of the building and creates a focal point which can provide people with a sense of orientation. Ground floor apartments have the advantage of being able to access the landscaped gardens directly.



Stone Buildings at the junction of Whitcliffe Road/ Serpentine Road



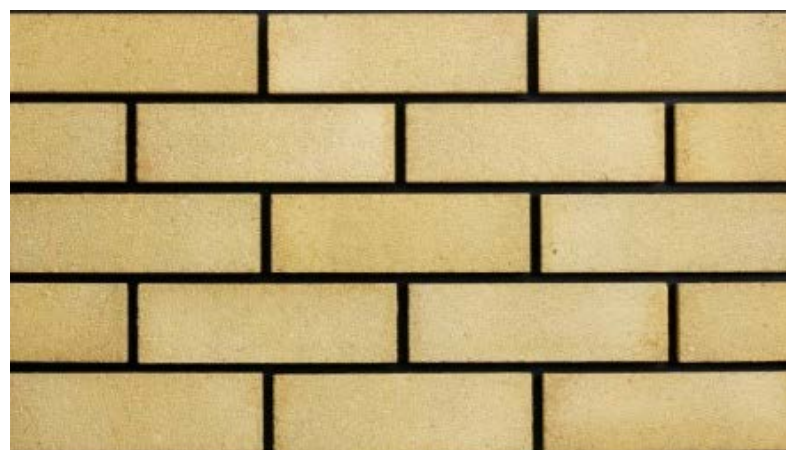
Edenhall Diamond White Brick



Marley Eternit Smooth Grey Plain Concrete Tile



South/Entrance Elevation



Edenhall Brancaster Cream Brick



Edenhall Splitfaced Darlstone



East Elevation: The rhythm of the full height glazing and feature gables breakdown the massing of the building's elevations whilst still offering a new development inspired by the previous mill buildings



Views of now demolished mill buildings from Serpentine Road...



...And Whitcliffe Road

Accessibility

Category II Type Sheltered Development

The development will be occupied by older people. While the minimum age for occupation can be 60 years (with a spouse of 55 years) the typical new homeowner is a widow aged 74-78. The average age on a 'mature' development is around 80 years. As a result, McCarthy & Stone has its own strict criteria regarding the suitability of the location of any development to ensure that all areas are accessible to all residents. In this instance the site is considered exceptionally sustainable for its intended use because of its ideal location for public amenities.

Site Accessibility

Access into the development, for both vehicles (including emergency and refuse) and pedestrians is off Serpentine Road. Once into the site, there are 30 proposed parking spaces serving the development for use by residents as well as visitors.

A mobility scooter store is provided externally, to accommodate and facilitate charging mobility scooters.

When entering the site, the main entrance into the building is clearly visible to visitors, and all paths and access ways will be well maintained and clear of leaves and other debris that may impede accessibility.

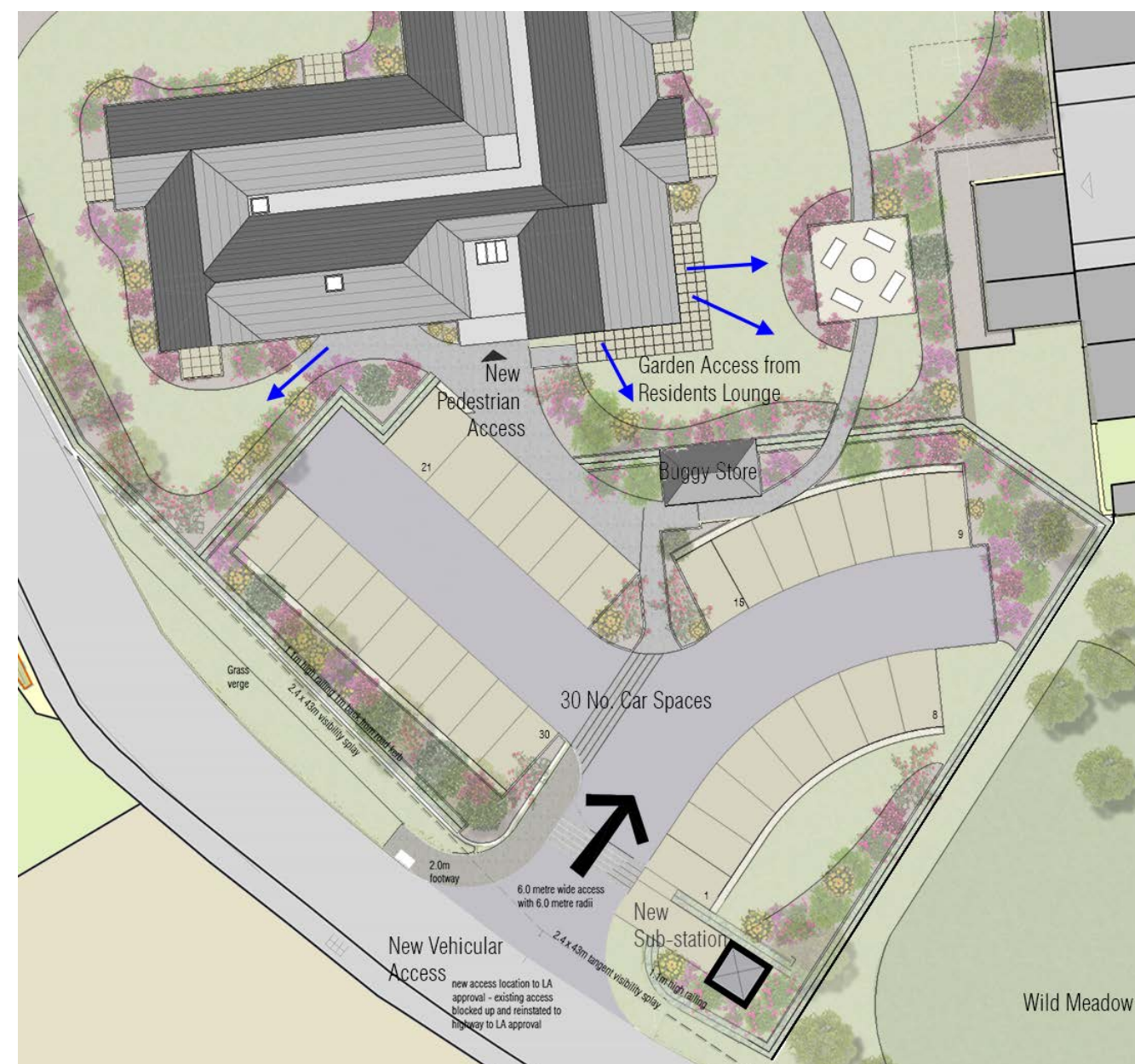
Once at the main entrance to the building, the thresholds are flush allowing level access to all parts of the building.

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Accessibility

Building Accessibility

The entrance will be designed with a level approach, with access from the car park areas via dropped kerbs and level thresholds to allow easy access without movement being impaired.

These approaches will be compliant with Approved Document M of the Building Regulations and B8300:2009+A1:2010 designed to suit the needs of 'ambulant disabled' people.

Opening pressure of manual doors shall not exceed 30N.

Internal Movements within the Building

Access within the building is achievable without the need for steps, and level floors are provided throughout the development.

Access within the development is provided to all floor levels by way of a maintained lift and therefore there is no need for any resident or visitor to use the staircases.

The staircases are however designed to suit the needs of 'ambulant disabled' people in accordance with the Building Regulations

Corridors are of a suitable width for wheelchair users and comply with Approved Document M of the Building Regulations.

The lift is designed to be accessible by a wheelchair and the apartments themselves have door widths sufficient to allow access by wheelchair users. The lift call buttons shall have tactile / raised surfaces.

All internal communal areas (i.e. homeowner's lounge and refuse) for use by the homeowners of the Category II type apartments, are located on the ground floor, and are within a short walking distance of the lift and entrance to ensure easy access and use for the owners and visitors alike.

Access and Facilities for Staff

The development contains an office for a full time house manager and this is located adjacent to the main entrance and in very close proximity to the homeowner's lounge. The office shall be designed to accommodate wheelchair access through the door. A communal accessible WC shall be provided for staff, visitor and owner use and this shall be fitted with grab rails and sanitary ware to comply with BS8300:2009+A1:2010 and Approved Document M.

Homeowner's Accessibility to Amenities

Due to the strict criteria of McCarthy & Stone regarding the site's location in relation to shops, services and public transport, these facilities are all to be found within a half mile radius of this development.

The facilities located within a reasonable walking distance include a supermarket, post office, library, medical centre, health centre, banks, churches and bus stops (see amenity plan on page 12).



Sustainability

Introduction

McCarthy & Stone (the Client) takes a holistic approach to sustainability considering not only environmental, but also social and economic sustainability.

This approach is taken in both corporate governance and strategy plus in the design of its main product – private sheltered housing developments for older people.

Sustainability Reputation

In light of the increasing urgency to address climate change, the depletion of non-renewable fossil fuels and material resources, the Client set up a 'Sustainability Committee' first established in 2011, which has a remit to look beyond the pure environmental issues and a responsibility to integrate holistic sustainable strategies into the business decision making.

This has now become the Research and Development Committee.

The committee is continuously reviewing and strengthening the company's sustainability performance and credibility through strong corporate governance and the incorporation of sustainable strategies in company policies.

The Client has been acknowledged by the WWF as one of the UK's top leading house builders who not only recognise the importance of sustainability issues, but have gone a long way to ensure that this is reflected in their governance, management resources, policies and operational performance.

The Client's corporate governance policies and strategy are disclosed on its website. The policies on this website are complimented by the company's Corporate Social Responsibility (CSR) report which details the company's social, economic and environmental sustainability. Below are some of the policies on the websites:

<http://www.wwf.org.uk/filelibrary/pdf/bts.pdf>

http://www.mccarthyandstone.co.uk/planning_and_environment/environment_policy.asp

<http://www.hemscott.com/internet/custom/mcty/2/csr.htm>



Sustainability Strategy for the proposed development

Building construction and the use of buildings, especially their space heating, is one of the main contributors to CO² emissions in the UK. Energy conservation, introduction of sustainable transport strategies and incorporation of energy efficient strategies can be one way to play a part in reaching targets set for CO² emission reductions set out in the Kyoto agreement while reducing other adverse impacts on the environment. This project is aimed to comply with these protocols in the following ways:

Sustainability and land Procurement

The company selects sites which, by the very nature of their location, encourage social inclusion and cohesion, social mobility and participation of the future residents of a potential development in the local community.

Site Location and Amenities

The proximity of this site to amenities helps to reduce dependence on the private car, therefore reducing pollution. This proximity will also help to encourage social inclusion and enable participation of future residents of the proposal within the wider community.

Transportation

The site is located within a short walking distance of public transport, with bus stops in close proximity on Parsonage Lane.

Development Density and Diversity

The incorporation of a sheltered housing development within the wider residential development presents an opportunity to improve the density of development.

Socio-Economic Impact

The location and the nature of the proposed development will add to the range of housing choices and benefit the local economy.

Site Ecology, Bio Diversity and Landscaping

The proposed landscape strategy plan aims to reinforce the existing landscape quality and bio-diversity both on and off site to the benefit of residents and passers-by.

Energy Efficiency

Each separate habitable room within an apartment will be designed with independent thermal controls as standard. Communal lighting will be linked to daylight and/or movement sensors.

The majority of the spaces in each flat will be lit by low energy light fittings; especially the frequently used areas such as the internal corridor. The main areas to be fitted with low energy light fittings will include:

The hallways, kitchens and bathrooms in individual apartments.

100% of all communal areas in the developments (corridors, homeowner's lounge, homeowner's lounge kitchen, main entrance lobby, and stairwells). This meets the current building regulation requirements.

Additionally all the external lighting will be fitted with low energy light sources. Providing natural day lighting to the majority of the proposed kitchens has in turn reduced the internal lighting load within individual flats. This is not always the case with the majority of flatted developments.

The *Pulsa Coil* hot water heating system will be specified for each apartment. This system is material, maintenance and energy efficient. This system also reduces standing and transitional heat losses and uses recycled copper piping. Good thermal performance will be achieved further by the use of Low-e solar control double-glazing with enhanced thermal insulation.

All electrical appliances will be A-rated with the exception of the tumble dryers, as a financially feasible rated model has not yet been found. Advice on these white goods will be passed onto the homeowners as part of a handover pack issued on occupation. An energy advice leaflet specially designed by the client will also be given to the future residents of the scheme.

Thermal insulation and ventilation will be provided to the building envelope using the standard specification in order to achieve a good EPC rating in compliance with Part L of the Building Regulations. Combined with a good standard of ventilation and air tightness, this will help to conserve the fuel used to power the building.

Natural Ventilation and Day Lighting

Natural ventilation will be employed throughout the proposed scheme where possible. The kitchen and the bathroom will have extract fans to assist the natural ventilation when required.

Compact Form and Embodied Energy

The building layout has been designed in a crucifix shaped plan, in order to achieve a minimal amount of corridor space within the development, as this will improve the energy efficiency of the building. The apartments are aligned with the corridor area and the services and circulation are located to the opposite side of this, which is very energy efficient. This will effectively reduce the heat loss of the building as compared to the single sided corridor alternative arrangement.

The proposed configuration of apartments also reduces the surface area to floor ratio with a corresponding reduction in the space heating energy usage. Furthermore there is a reduction in the effective area over which the building would lose this heat through its fabric and also maintenance costs.

In conclusion the compact form will increase the whole life value and reduce the life cycle energy use of the proposed scheme.

HCFC (Hydro-chloro-fluro Carbon)

HCFC's (ozone depleting substances) within the building will be reduced and where possible these products will not be included in the specification. The standard specification already includes zero ozone depleting insulation types such as 2L2 super class O for external walls, Catnic for window lintels, Rockwool mineral fibre for roofs, Acorn polystyrene for floors and foundations, Pulsar coil for the hot water tank and Armaflex from the pipe work.

Water Economy

WC 6/41 dual flush system will be used in apartments. The Pulsar Coil hot water heating units are located near to the bathrooms in the apartments in the majority of cases minimising the amount of energy and water wasted through running the hot tap.

Materials

Most of the materials to be used will be manufactured in the UK and supplied direct or through builder's merchants. These materials will be sourced locally where possible. All timber to be used in the building will be sourced from renewable sources with FSC certificates. Nearest cut lengths will be specified for timber so as to minimise waste. Concrete floor slabs, concrete stairs and roof trusses will be constructed off site.

Transport

The proximity of the development to local amenities is vital to the reduction of car dependency. A 'Green Transport Plan' will be prepared for the future residents in order to inform them of local transport services and home delivery services. This effectively reduces vehicular fuel consumption and the associated air pollution. There will also be provision made for the recharging of 'electric buggies' which are increasingly used by older people to get around.

Durability and Flexibility

The internal space within the apartments is adaptable i.e. the studwork partitions are demountable, which means that the apartments can be easily altered in future should needs dictate.

Waste management and Recycling

The proposed development will include communal refuse and recycling storage facilities within the building.

All demolition contracts, where required, will be awarded on an 'all risk clear site' basis, meaning that the contractors will reuse salvageable materials where possible (bricks and blocked being converted to hardcore, roofing materials and undamaged being resold for construction and renovation purposes).

Social Needs

A handover pack will be provided for the future residents, providing information about their new home including the Green Transport Plan, advice on the energy efficient appliances installed in their homes, addresses and telephone numbers for essential local services, clubs and organisations.

The proposed scheme has been designed to include some principles of 'Secured by Design'. This will be reinforced during the specification stage prior to construction, as is the case with all new McCarthy and Stone developments now.

Sustainable Practices and Strategies to be used in Construction

Environmental sustainability

Pre-fabricated concrete products and, most probably, mortar silos, will be used to further reduce on site water use.

The Client will issue Best Practice Guidelines to site staff on minimising and managing waste together with a system for assessing our waste contractors to emphasise environmental issues as well as regulatory, performance and cost aspects. In addition, the client encourages suppliers to reduce surplus packaging for materials, fixtures and fittings and seek to minimise the number and effect of deliveries.

Wherever feasible, natural raw materials and products will be used in the construction process. Any packing such as MDF, wood or plastic wrapping will be reused to protect fragile building element during the building process such as metallic sinks, porcelain products etc.

Social sustainability

The Client aims to be a good neighbour during the construction process and have a Considerate Construction Policy. This involves minimising noise at unsociable hours and a constant focus on site presentation. Site operatives will be given a health and safety induction before starting construction on site.

The Client has a Health and Safety Policy that ensures that issues are addressed on a regular basis at all levels, and have signed up to The Home Builders Federation (HBF) newly established Health & Safety Charter which promotes industry wide improvement. Health and Safety issues are on the agenda at all Board meetings.

To promote greater management accountability and year on year improvement in health and safety performance a system of internal incentives/penalties have been introduced on all of McCarthy and Stone construction sites.

Economic sustainability

The emphasis on local sourcing of effective contractors and sub-contractors who can deliver their services to the construction site on time provides an opportunity for the Client to contribute to the economic viability of the local areas.

<http://www.hemscott.com/internet/custom/mcty/2/csr.htm>



Safety & Security

Safety and security of the residents, and property has been considered and addressed throughout the design process.

The building is designed to McCarthy & Stone's Safe & Secure standards which will be issued as a separate document. This demonstrates that the development is designed with an enhanced perimeter and increased security to the fabric of the building to ensure that the owners are able to enjoy their surroundings in peace and safety, free from the fear of crime.

The layout accords to the principles of SBD – New Homes 2014 as follows: -

The vehicular and pedestrian access and egress locations are kept as narrow as possible, whilst still allowing for refuse vehicles, furniture vans and the emergency services. The narrow nature of the access / egress locations will help limit access to residents and legitimate visitors only in accordance with Para 2.1.

Permeability through the site has been kept to a minimum and reinforces movement to the main entrance. Routes within the site for pedestrians, cyclists and vehicles are integrated and supervised by means of natural surveillance and overlooked by the office manager.

The communal area has been designed to make a valuable contribution for the homeowners especially as it has been positioned adjacent to the entrance. The communal areas enjoy the benefit of natural surveillance from apartments. The communal areas consist of nice landscaped gardens with communal seating and garden features for activities. McCarthy & Stone ensure that these areas are well managed at all times.

The landscaping scheme has been carefully prepared so that the selection of plant species does not impede natural surveillance. Landscaping is regularly maintained and managed by McCarthy & Stone. During the design full consideration was given to the growth characteristics, tolerance to aspect/climate, forms, textures, colours and aromas, year round presence and seasonal affects and the extent of maintenance and activities that would be required as the plants establish and mature.

To the south of the site a new car park is proposed, this will be adjacent to the access / egress and turning head for convenience and safety. The development will enjoy surrounding communal gardens. The paths within the development shall be well lit at all times.

Due to the nature of the development natural surveillance will be largely present, potential offenders are therefore overlooked and vulnerable.

Blank gable end walls have been avoided. Windows exist to all elevations which are a mixture of amenity windows to apartments and ends of corridors.

Clear and unobstructed internal and external signage shall be provided as part of the development to ensure that the property is clearly named to assist residents, postal workers, emergency services and legitimate visitors.

Climbing aids such as low level roofs, bin stores and similar have been designed out. Upper level flats will have some external projecting balconies but will be positioned at such a height that cannot be easily climbed on.

All car parking is communal within the development boundary and located to the south of the site adjacent to and in view of the office. All parking is within view of active rooms within the development. Due to the nature of the development being apartments, it is not possible to provide dedicated garages or dedicated driveways to each home. The communal car parking shall be adequately lit by means of freestanding low level lighting bollards within the development.

Street lighting around the site is in Local Authority control. One existing lamp post located within the grass verge along Tickhill Road needs to be relocated in order to accommodate the new vehicular site entrance, its anticipated this lamp post will be moved adjacent to the new site entrance.

The specification and fabric of the building shall be designed to meet the requirements set out in McCarthy & Stone's Safe & Secure document.

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