



Building for Life 12 Evaluation.

Proposed residential development at Cropper Road, Blackpool.

Breck Homes Limited

July 2021

Development Summary:

Status: Planning – Submitted.

Development site area: 1.63ha.

Type of development: Residential.

Number of units proposed: 62no.

Private housing mix: 0

Affordable Housing provision: 30% shared ownership / 70% affordable rented.

Overall Affordable housing mix: 06No. 1b2p Apartments (58) 06No. 2b3p Apartments (65) 07No. 3b4p Aspect House Type (80) 21No. 2b4p House Types (68) 25No. 3b5p House Types (82) Total 65No. Units. NB. See tenure plan for specific unit breakdown.

Associated documents:

This Building for Life evaluation has been prepared by Breck Homes Limited in accordance with the following drawings:

Breck Homes Drawings

Cropper Road /Site Location Plan	Site Location Plan
Cropper Road / Proposed Site Layout	Proposed Site Layout
Cropper Road / Materials Distribution Plan	Materials Distribution Plan
Cropper Road / Boundary Treatments Plan	Boundary Treatment Plan
Cropper Road / Maisonettes	(6 x 1 bed / 6 x 2 bed)
Cropper Road / 2B4P House Type	2 Bed 4 Person 68 Dwelling
Cropper Road / / 3B5P 82	3 Bed 5 Person 82 Dwelling
Cropper Road / 3B4P Semi Aspect House	3 Bed 4 Person 80 Aspect Dwelling

Scoring explanation:

Each of the criteria is evaluated in accordance with the Building for Life scoring template as follows:

Red	Aspects of the proposals which need to be reconsidered or changed.
Amber	Characteristics of the scheme make full compliance with one of the BfL12 principles impossible or that further consideration is needed to improve the design.
Green	Principles have been fully met.

A justification or response as to how the development meets the criteria of the assessment is provided. In accordance with BfL12 requirements, the development should seek to achieve as many 'green' lights as possible providing where appropriate, the rationale to explain why particular circumstances have unavoidably influenced an 'amber score'.

Category.	Response.	Score.
1. Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?		Green
1A. Where should vehicles come in and out of the development?	The proposed development has one access point, directly off Cropper Road. The proposed access is located central to the site frontage to enable safe access and egress (incorporating the appropriate vision splays).	
1B. Should there be pedestrian and cycle only routes into and through the development? If so, where should they go?	The development proposes a cycle / pedestrian link from Cropper Rd to the rear of the site. This is to eventually provide a potential link to the wider residential master plan of the area.	
1C. Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood?	The public highway of Cropper Road already provides good links into the community and its surrounding areas. The scheme looks to utilise and support these existing links and therefore no new links are proposed.	
1D. How should the new development relate to existing development? What should happen at the edges of the development site?	The proposed scheme will develop the site with a use appropriate to and in-keeping with the local area. The scheme has no detrimental impact on surrounding land or buildings – the site is currently a housing allocation and will strengthen existing boundaries and interfaces through the use of boundary treatments and dwelling frontages. Privacy distances between dwellings are maintained throughout the development.	
2. Facilities and services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?		Green
2A. Are there enough facilities and services in the local area to support the development? If not, what is needed?	The properties are within easy walking distance of all local facilities, amenities and transport links. The proposed scheme will support and sustain these existing amenities. Simultaneous to this application a scheme for retail / local center has also been submitted for planning. This is situated directly to the front of the site.	

Category.	Response.	Score.
2B. Where new facilities are proposed: are these the facilities what the area needs?	The scheme is only 62 dwellings in size. As point 2A a new retail / local centre is also proposed to the front of the subject site.	
2C. Are these new facilities located in the right place? If not, where should they go?	See above.	
3. Public transport Does the scheme have good access to public transport to help reduce car dependency?		Amber
3A. What can the development do to encourage more people (both existing and new residents) to use public transport more often?	The site has relatively close access to the public transport network.	
3B. Where should new transport stops be located?	New bus stops are not considered to be required due to the proximity of existing stops and the existing bus services.	
4. Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?		Green
4A. What types of homes, tenure and price range are needed in the area (for example starter homes, family houses or homes for those downsizing)?	The scheme provides housing for 100% affordability through the Registered Provider along with a desired mix of 1 / 2 and 3 bedroomed units. The scheme is mixed tenure, i.e. shared ownership and affordable rented.	
4B. Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?	The scheme submitted is mixed as above.	
5. Character Does the scheme create a place with a locally inspired or otherwise distinctive character?		Green
5A. How can the development be designed to have a local or distinctive quality?	The scheme integrates well with its surroundings by respecting the existing built form and features of the application site. The design and layout of the scheme are specific. The scale and massing are in keeping with the existing structures on the development site, local surrounding context and character. The mix of house types is appropriate for the size of the development. The site layout will create a strong sense of place with safe and secure private amenity space.	

Category.	Response.	Score.
<p>5B. Are there any distinctive characteristics within the area; such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?</p>	<p>The use of complimentary materials and colours ensure that the development relates visually to the surrounding residential properties. The appearance of the housing retains some of the simple and traditional design utilised in the existing properties.</p> <p>The materials used are: 2x types of red main facing brick; 1x type of red detail brick; render; slate grey roof tiles; feature brick heads and cills;</p> <p>These materials will complement the surrounding houses and create variation in the facades of the newly created dwellings.</p>	
<p>6. Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?</p>		Green
<p>6A. Are there any views into or from the site that need to be carefully considered?</p>	<p>Existing views into the site are limited from Cropper Road due to the hedge. The proposal aims to keep this hedge so far as we can (save visibility splays). The proposed development and associated hard and soft landscaping scheme will improve the visual amenity of the site and will have a positive impact on the area creating strong street scenes and focal squares within the development.</p> <p>A large area of open space and water features are proposed to the rear of the site to soften the development and integrate into the adjacent field.</p>	

Category.	Response.	Score.
<p>6B. Are there any trees or existing hedgerows or other features such as streams that need to be carefully designed into the development?</p>	<p>There are no existing trees or natural features within the development site that need to be considered. A formal landscaping scheme will be produced to form part of the planning application.</p>	
<p>6C. Should the development keep any existing building(s) on the site? If so, how could they be used?</p>	<p>The existing buildings within the site are of little historical or aesthetic value and are proposed to be demolished as part of the planning application.</p>	
<p>7. Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p>		<p>Green</p>
<p>7A. Good streets and spaces are created by enclosing them with buildings and a strong landscaping scheme. Are buildings used to create enclosed streets and spaces?</p>	<p>Where possible, existing roads have been utilised for the frontage of new dwellings. Where new access roads/private drives are proposed they are enclosed on all sides and overlooked by the new dwellings. A soft landscaping scheme has been developed to soften the boundaries and frontages of the proposed new dwellings with a focal square being provided to break up the access road.</p>	
<p>7B. Good buildings 'turn' corners. Do buildings turn corners well?</p>	<p>Where possible the proposed dwellings have been positioned so that front elevations look onto any corners of the road layout, which will minimise blank elevations on these prominent parts of the site. Where blank gables do face corners soft landscaping and sensitive boundary treatment is provided to enhance the visual aspect.</p>	
<p>7C. Do all fronts of buildings, including front doors, face the street?</p>	<p>Fronts of buildings face onto either the existing roads or the proposed shared driveways/access road which ensures that natural surveillance is achieved. Entrances are provided with external lighting and paths.</p>	
<p>8. Easy to find your way around</p>		

Category.	Response.	Score.
Is the development designed to make it easy to find your way around?		Green
8A. Will the development be easy to find your way around? If not, what can be done to make it easier to find your way around?	The proposed scheme adopts a simple road pattern and will therefore be easy to navigate.	
9. Streets for all		
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?		Green
9A. Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?	The proposed access roads are considered safe for use by pedestrians with a tarmac footpath provided on both sides of adoptable highway. Shared access/driveways and parking courts have been designed to be as short as possible to encourage low vehicle speeds.	
9B. Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?	Proposed dwellings fronting on to new access roads/shared drives have been designed to allow children to play safely. The development is also within short walking distance of local parks and social amenities.	
10. Car parking		
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?		Green
10A. Is there enough parking for residents and visitors?	Each two bedroom dwelling is provided 1no parking space with all other dwellings provided with 2no parking spaces. The amount of parking provision is in line with the parking standards of the local authority and is therefore appropriate to the scheme.	
10B. Is parking positioned close to people's homes?	Parking spaces to dwellings are all provided to the fronts and sides of plots all within the curtilage. Where car parking is provided to the fronts of properties landscaping is used to break up the parking where possible to avoid over domination of the street-scene.	
10C. Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlook by neighbouring properties?	No courts are used on site.	
10D. Are garages well positioned so that	The development does not have any garages included in the scheme.	

Category.	Response.	Score.
they do not dominate the street scene?		
11. Public and private spaces Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?		Amber
11A. What types of open space should be provided within this development?	As above a large area of open space is planned with a large water feature. Each dwelling house will benefit from its own adequate private garden space.	
11B. Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?	There has been no highlighted need for an on-site children's play area. The scheme is small scale and does not require on site provision.	
12. External storage and amenity space Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?		Green
12A. Is there enough storage space for bins and recycling as well as vehicles and cycles?	Each plot is provided with an area for the storage of 4 wheeled bins with paved access to facilitate moving bins to the frontage of the plots for collection. Bin store areas are proposed to the rear of plots and contained within the curtilage of each dwelling to ensure that the street-scene quality is not reduced. Bin store areas are located as close as reasonably practical to the designated collection point to ensure usage as intended.	

Evaluation.

02 no. amber scores.

10 no. green scores.

Breck Homes Limited