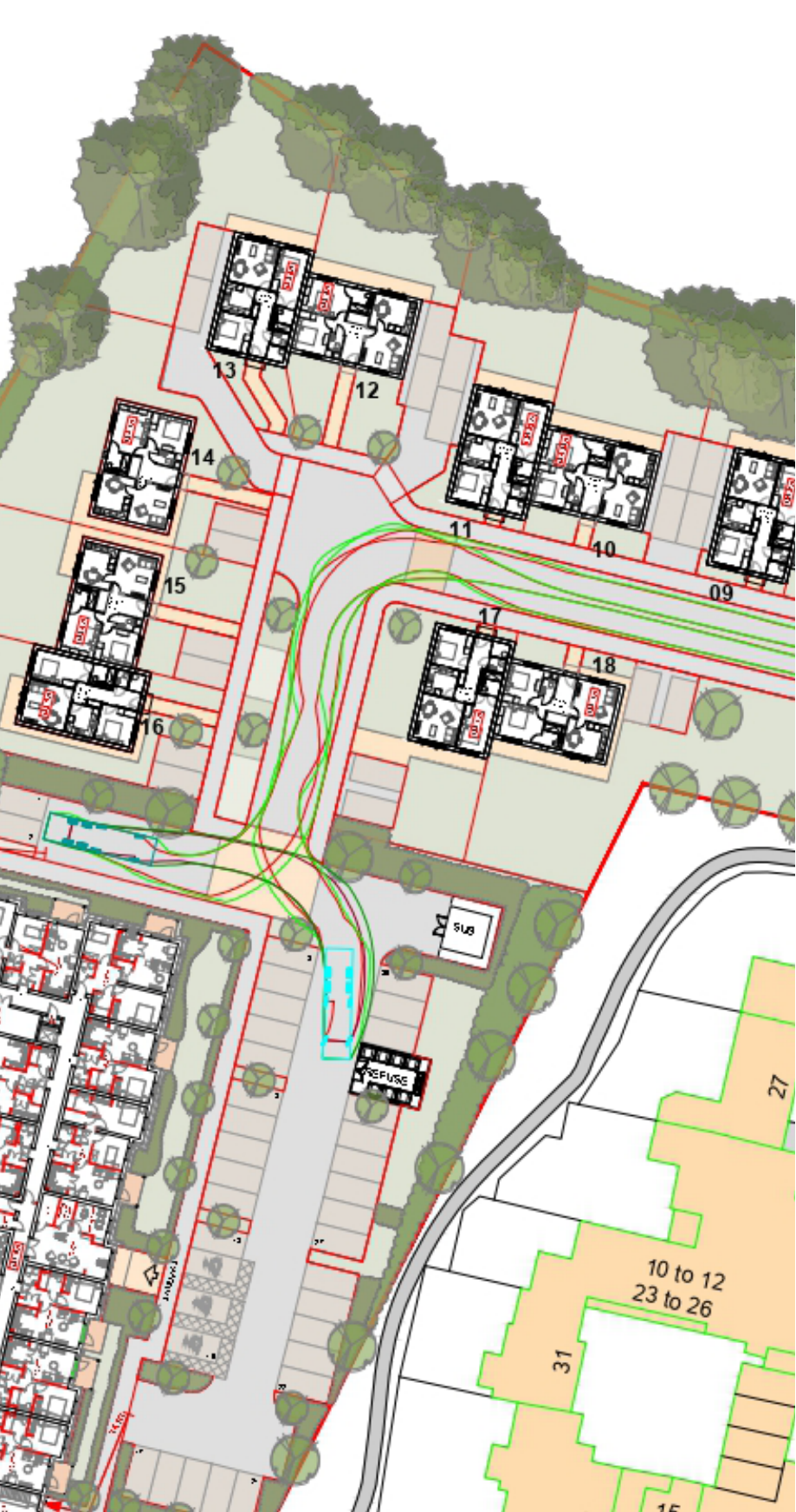


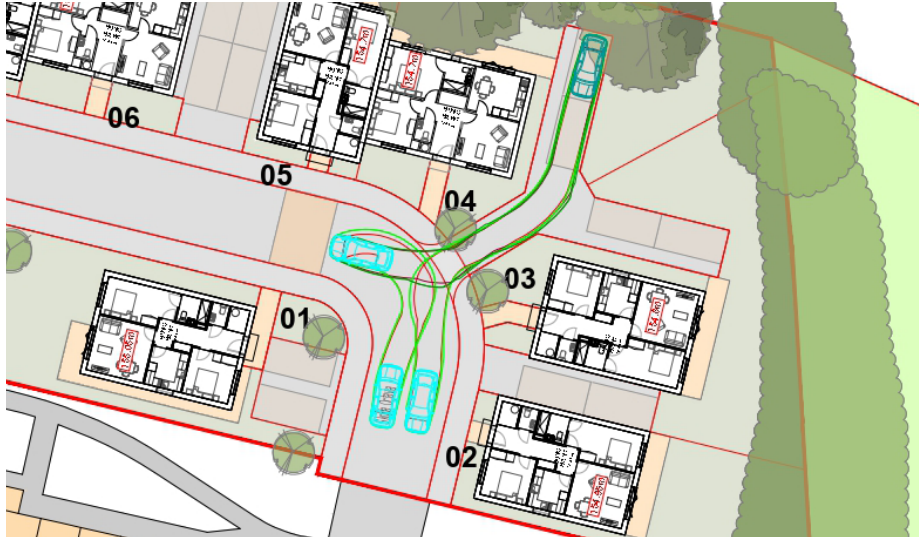
HIGHWAYS AND TRACKING



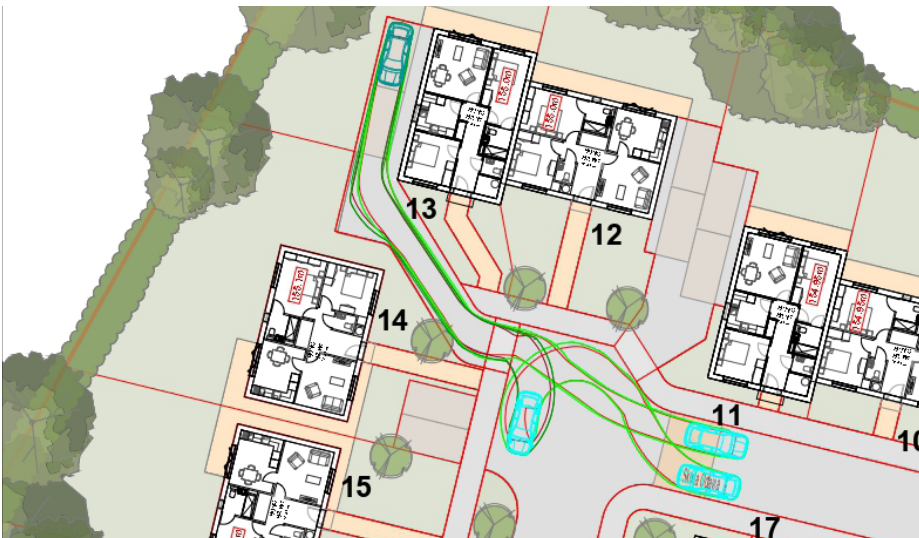
Refuse Vehicle Tracking



Entrance Road Tracking



Bungalow 4 Car Parking Tracking



Bungalow 13 Car Parking Tracking



RL Apartments- Car Parking Space 22



RL Apartments- Car Parking Space 17



RL Apartments- Car Parking Space 21

LIFETIME HOMES

McCarthy Stone apply the philosophy of providing good quality, spacious interiors that allow the occupant a degree of flexibility in the way they want to occupy their home. One important factor to the design of these dwellings is the room proportions and the ease of movement into and around them.

These factors allow the dwellings to cater for the accessibility needs of any future occupant whether that is from the outset of occupation, or as people’s needs change as life evolves. These are the principles of the housing that evolves with the occupant allowing them to stay in the home and neighbourhood that they reside in.

The proposed dwellings will comply with what were the 16 points of the Lifetime Homes criteria.

01

PARKING (WIDTH OR WIDENING CAPABILITY)

For communal or shared parking, a minimum of one space should be provided (3300mm wide and 4800 deep) close to the block entrance or lift core. This is addition to any provision made for ‘wheelchair housing’. Where possible, additional such spaces should be included and/or opportunities should be left for spaces to be widened in the future if necessary. The access route from the parking spaces to the communal entrance should be a minimum clear width of 1200mm.

02

APPROACH TO DWELLING FROM PARKING (DISTANCE, GRADIENTS AND WIDTHS)

The distance from the car parking space allocated to meet the minimum LTH as above, to the building entrance should be kept to a minimum and be level or gently sloping. The distance from visitors parking to entrances should be as short as is possible and also on a level or gently sloping.

03

APPROACH TO ALL ENTRANCES

The approach to all entrances should preferably be level or gently sloping and in accordance with the specifications (www.lifetimehomes.org.uk)

04

ENTRANCES

All entrances should be illuminated, have level access over the threshold and effective clear opening widths and nibs as specified (www.lifetimehomes.org.uk) In addition, main entrances should have adequate weather protection and a level external landing.

05

COMMUNAL STAIRS AND LIFTS

Principal access stairs should provide easy access in accordance with the following specifications regardless of whether or not a lift is provided:

Uniform rise not exceeding 170mm – uniform going not less than 250mm – Handrails that extend 300mm beyond the top and bottom – Handrails height 900mm from each nosing – step nosings distinguishable through contrasting brightness risers which are not open.

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specifications below:

Have minimum internal dimensions of 1100mm x 1400mm – Have clear landings adjacent to the lift entrance of 1500mm x 1500mm Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift’s internal front wall.

06

INTERNAL DOORWAYS AND HALLWAYS

Movement in hallways and through doors should be convenient to the widest range of people, including those using mobility aids and wheelchairs. In principle, narrower hallways will need wider doorways in their side walls. The width of doorways and hallways should conform to the specifications laid out. (www.lifetimehomes.org.uk).



The design allows for the width of a number of parking bays to be increased in the future to meet the minimum LTH requirements of 3.3m. As parking is communal two of the spaces will comply with LTH standards and the access route to the building will be maintained at a minimum clear width of 1.2m.



The distance from parking to the building is kept to a minimum at both the front, main entrance, and secondary access points at the side and rear of the development, especially in relation to those spaces that comply with the LTH standards specified above. A level or gently sloping approach will be provided at a minimum 1.2m wide.



The approach to all entrances will be level or gently sloping. Approaches will be a minimum of 1.2m wide.



Entrances will be well illuminated and have level access over the threshold. They will also have clear opening widths and nibs, with adequate weather protection.

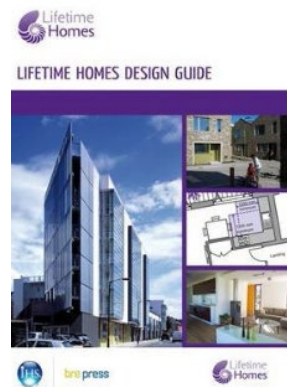


The proposed building will feature communal stairs and a lift, all of which will provide easy access in accordance with the LTH specifications.



The design will allow for ease of access for all users in relation to internal doorways and hallways, including those using mobility aids and wheelchairs.





- 07

Circulation Spaces

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.
- 08

Entrance Level Living Space

A living room / living space should be provided on the entrance level of every dwelling.
- 09

Potential for Entrance Level Bed – Space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.
- 10

Entrance Level WC and Shower Drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below
- 11

WC and Bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.
- 12

Stair and Potential through Floor Lifts

The design within a dwelling of two or more storeys should incorporate the potential for stair lift installation and poses a suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.
- 13

Potential for Future Fitting of Hoists and Bedroom/Bathroom Relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.
- 14

Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification, should be provided in every dwelling on the same storey as a main bedroom.
- 15

Glazing and Window Handle Heights.

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.
- 16

The Location of Service Controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

- The proposed apartments are well-proportioned spaces that allow ease of access. They will be designed to provide a good level of accessibility for disabled users as defined under Part M of the Building Regulations.
- All dwellings have entrance level living space in accordance with LTH standards as an apartment scheme is proposed.
- All dwellings have entrance level bed-space in accordance with LTH standards as an apartment scheme is proposed.
- All dwellings have entrance level WCs and shower drainage in accordance with LTH standards.
- The walls in the apartments are generally stud with plasterboard, reinforced to allow the future fixing of grab rails and sanitary fittings.
- This is not deemed relevant to the proposed site as all of the dwellings are single storey apartments. A communal lift provision is included in the design in compliance with LTH specifications.
- Direct connection between bathroom and a bedroom is possible in all dwellings, adaptation to allow for ceiling hoists will be allowed for in the construction specification.
- Bathrooms are provided to LTH standards, along with direct access from a bedroom.
- Proposed windows meet the low-level window sill height and handle height requirements.
- Switches and sockets will be provided at accessible heights to meet the requirements of LTH and the Building Regulations Part M.

SUSTAINABLE DESIGN AND CONSTRUCTION

McCarthy Stone take 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 plans in the design of its main product – Retirement Living developments for older persons.

The Planning Statement in support of the detailed application will set out how the proposed development meets the three dimensions to Sustainable Development at Paragraph 7 NPPF; economic, social and environmental as well as identify and achieve the resilience, sustainability and health characteristics outlined in the National Design Guide.

An energy and sustainability statement prepared by Focus Consultants has been submitted supports the planning application.

Sustainability Reputation:

In light of the increasing urgency to address climate change, the depletion of non–renewable fossil fuels and material resources, McCarthy Stone have set up a ‘Sustainability Committee’ first established in 2001, which has a remit to look beyond the pure environmental issues and a responsibility to integrate holistic sustainable strategies into the business decision–making.

A member of the company’s executive board chairs McCarthy Stone’s Sustainability 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. In addition to its initial remit, this committee has now evolved into the Research and Development Committee. This committee is very active in reviewing and developing efficient ways of achieving best practice in accordance with the national sustainability agenda.

McCarthy Stone has been acknowledged by the WWF as one of 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.

19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) (as per the Approach to Energy Efficiency policy) and SBEM Compliance can be achieved through the use of a robust, high performing fabric specification, MVHR and a PV array system.

Sustainability Strategy for the Development

Impact on the Environment:

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 CO2 emission reductions while reducing other adverse impacts on the environment.

Sustainability Strategies in Land Procurement:

McCarthy Stone has an exemplary land procurement strategy. The company’s land department select 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 site is in a sustainable location for this kind of development, with good access to a wide network of roads and foot paths to the surrounding area and public transport links. The proximity to Bamford village in the immediate locale means the site is afforded excellent accessibility to a wide range of amenities.

Transportation:

Due to the site's proximity to Bamford village there is ready access to primary public transport links immediately adjacent to the site and then onto the wider area.

The proximity of McCarthy Stone developments to local amenities (and the demographic profile of a typical residents) has the important benefit of contributing to the reduction of car dependency.

There is a dedicated external mobility/cycle store area provided; this provides a safe and secure place to store and charge electricity mobility scooters (our preferred method of green travel). There are also a number of amenities within walking distance of the site

Energy Efficiency:

Each separate habitable room within the apartments will be designed with independent thermal controls as standard.

Communal lighting will be linked to daylight and/or movement sensors. All the spaces within each flat will be lit by low energy light fittings, including all the external lighting.

Ensuring daylight access to kitchens where feasible reduces the internal lighting load within individual flats.

Good thermal performance will be further achieved by the use of Low-e solar control double–glazing with enhanced thermal insulation.

Installed electrical appliances will be A–rated and advice on the use of these white goods will be passed onto the homeowners in a handover pack.

An energy saving advice leaflet will also be passed onto the homeowners. Thermal insulation and ventilation will be designed into the building envelope using a specification to achieve a good SAP rating in compliance with Part L of the Buildings Regulations. Combined with a good standard of ventilation and air tightness, this will help to conserve the fuel used to power the building.

SUSTAINABLE DESIGN AND CONSTRUCTION

Compact Form and Embodied Energy:

The general use of single aspect apartments will help to make efficient use of space. This will effectively reduce the embodied energy, the non-renewable energy consumed in the acquisition of raw materials, their processing, manufacture, transportation to site and the construction process, due to the reduction in materials used as compared to the single sided alternative.

The proposed configuration of apartments linked by a central corridor 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 as compared to the single sided corridor alternative.

As a result of the compact form of building, maintenance costs are also reduced particularly if there is a comparison with an equivalent number of bed spaces provided in conventional housing.

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-Fluoro Carbon) Emissions:

HCFC's (ozone depleting substances) within the building will be reduced and where possible will not be included in the specification. The standard specification already includes zero ozone depleting insulation types such as Kingspan insulation for external walls, Catnic for window lintels, Rockwool mineral fibre for roofs, Kingspan rigid insulation for floors and foundations and Armaflex for the pipe work.

Water Economy:

Dual flush 3–6 litre WCs are specified in each apartment. The individual hot water storage units are located as close as possible to taps so as to minimise the amount of water (and energy) wasted through running the hot tap before hot water is available. Showers reduce water consumption and taps incorporate restrictors to reduce flow rates.

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 feasible. All timber to be used in the construction will be sourced from renewable sources with FSC certificates.

Nearest-cut lengths will be specified for timber so as to minimise waste. The following building elements will be constructed off-site; structural metal stud insulated panels, composite hollow rib floor slabs with reinforced concrete topping, stairs from composite metal with reinforced concrete topping to treads, roof trusses.

Durability and Flexibility:

The internal space within the apartments is adaptable i.e. studwork partitions can be easily demounted should future needs change.

Disability Access:

The proposal is designed to allow for ease of access and movement for people with disabilities.

Layout, Orientation, Form and Micro-Climatic Factors:

Due to the constraints and opportunities of the site (topography, orientation and existing landscaping), the use of French doors to the sitting areas has been maximised, thereby providing benefits from solar gains and natural daylight.

The apartment design also helps to reduce the extent of circulation space required per apartment, thus optimising development potential and avoiding profligate use of space and building resources.

Waste Management & Recycling:

The proposed development will include communal refuse and recycling facilities within the building. This provision includes,

- 3no. 1100lt general waste bins.
- 1no. 1100lt recycle bins.
- 3no. 240lt bins for food waste.

Based upon an occupancy rate of 1.1 persons per one bed / 1.4 persons per 2 bed.

In addition, McCarthy Stone 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 packaging such as MDF, wood or plastic wrapping will be reused to protect fragile building elements during the building process such as metallic sinks, porcelain products etc.

Social Needs and Crime Prevention:

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 benefiting the new resident.

Retirement Living offers a safe environment for older people to live in. In addition the presence of a Retirement Living development increases passive surveillance within the locality of the site, benefiting the wider community as well.

The building will be designed to comply with Part Q of the Building Regulations and reasonable provision will be made to resist unauthorised access to any part of the building from which access can be gained to an apartment. Each apartment has its own lockable front door that opens into a communal corridor space.

The internal circulation space can only be accessed via the main entrance which requires a security code to be entered each time you pass through. Visitors are required to wait for the concierge or a resident to let them in. All windows are fitted with locks as are French doors / patio doors. Exit from stairwells is through a self closing door which locks on closing. Access and exit to the refuse store and mobility scooter storage areas is via a coded security door.

Lighting Assessment:

In external areas low level bollard lighting angles light down to where it is most usefully needed, to avoid light pollution. Building lighting is PIR controlled and set to come on from dusk until dawn, providing added security when it is needed, and reducing unnecessary energy usage. All external lighting uses low energy fittings.

SOCIAL SUSTAINABILITY

McCarthy Stone 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. The site manager, Banksman and the contracts manager for McCarthy Stone will be in liaison with the neighbours to ensure that any issues during the construction phase are addressed.

By focusing on both sustainability in design, community engagement and construction process, the characteristics for good sustainable design outlined in the National Design Guide are taken further to every process of the development of the scheme.

Site operatives will be given a health and safety induction before starting construction on site and all of McCarthy Stone’s site operatives have gone through the health and safety course to obtain their CSCS cards which is a card to certify Health & Safety competence to enter building sites.

McCarthy Stone 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 management system has been introduced on all of McCarthy Stone construction sites.



Conclusion

The two key aims have been met which were set out in the Energy and Sustainability statement: Undertake an analysis of the scheme to determine the performance in relation to energy and carbon efficiency.

Therefore, the Energy and Sustainability statement is deemed to have provided a satisfactory response and evaluation as required under the planning submission requirements.

The Energy and Sustainability statement provides a satisfactory response and evaluation of the sustainability credentials of the development, consistent with the NPPF, National Design Guide and building regulations.

Environmental Sustainability:

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

McCarthy Stone 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.

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 McCarthy Stone to contribute to the economic viability of the local and surrounding areas.

5

CONCLUSION

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Conclusion

This Design and Access Document relates to the proposed development of 49 Retirement Living Units (1 and 2 bedroom apartments), along with 18 bungalows, with associated parking, drainage and landscaping on the currently vacant but allocated site on land off of Norden Road, to the north and west of Bamford Mews residential development.

The document demonstrates that the proposals have been carefully developed and evolved through contextual analysis, with careful consideration of scale, appearance and materials that relate to the surrounding character and context, incorporating feedback received from the pre-application responses and public engagement.

The proposals outlined in this document represent a considered response to the opportunities and constraints identified on the site. We believe that the proposals provide sensitively designed, high quality retirement living units, that are appropriate to meet local needs and contribute to the identified housing requirement in the local area. These are set around extensive and high quality outdoor communal areas which are accessible and inclusive for all future residents.

This document aims to demonstrate that the proposals are fully acceptable in design terms and will contribute positively towards the character of the area through a thorough, thoughtful considered and developed proposal. The design and landscaping are proposed to the highest quality and suitability to the area for existing and future residents' alike.



Aerial view of the proposed scheme from the east

RIDGE



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