

Building for a Healthy Life Assessment

24/110 - Wood Street, Hinckley

Natural connections	Yes	No	N/A	Comment
Edge to edge connectivity				
Respond to pedestrian and cyclist desire lines				There is no access through the site
Connected street patterns				No new streets proposed
Filtered permeability				There is no access through the site
Continuous streets along the edges of a development				The site is accessed from a single point
Connecting existing and new habitats				This is a town centre site with limited habitats
Keeping hedgerows within the public realm				There are no hedgerows
Streets and routes that can be extended in the future				
Adoption to site boundaries				The client owns most of the site boundaries and will replace any poor condition boundaries with new. Any boundaries not within their ownership will be tidied up if permission is given by the owner.

Walking, cycling and public transport	Yes	No	N/A	Comment
Share street space fairly between pedestrians cyclists and motor vehicles				No new streets proposed
Cycle friendly streets				No new streets proposed
Nudge people away from the car				This is a town centre location within walking distance of all the town centre amenities
Provide scooter and cycle parking at schools				
Design out school runs dependent on cars				
Start or contribute to the delivery of a Local Cycle and Walking Strategy Infrastructure Plan				
Zebra, parallel and signalised crossing				

Tight corner radii (<3m) at street junctions and side streets				
Concentrate new development around existing or new transport hubs				
Demand Responsive Transport. Car clubs and car shares				
Short and direct walking and cycling connections				This is a town centre location within walking / cycling distance of all the town centre amenities
New or improved Park and Ride schemes				
20mph design speeds and traffic calming				
Protected cycle ways along busy streets				

Facilities and services	Yes	No	N/A	Comment
Intensifying development in locations that benefit from good public transport accessibility				
Reserving land in the right locations for non-residential uses				This is a fully residential scheme
Active frontages				
Clear windows along the ground floor of non-residential buildings				
Mixing compatible uses vertically				
Giving places where routes meet a human scale and create public squares				
Frequent benches can help those with mobility issues to walk more easily between places				

Homes for everyone	Yes	No	N/A	Comment
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Designing homes and streets where it is difficult to determine the tenure of properties				There is no affordable provision on the site
Apartment buildings may separate tenure by core but each core must look exactly the same				There is no affordable provision on the site
A range of house typologies supported by local housing needs				This was agreed at outline planning stage
Homes with the flexibility to meet changing needs				The ground floor flats are large enough to be adapted for wheelchair users and would be suitable for people with limited mobility. The stairs to the upper floors will be designed as ambulant stairs
Affordable homes that are distributed across a development				There is no affordable provision on the site
Access to some outdoor space suitable for drying clothes				There is some outdoor grass space to the rear of the site
Consider providing apartments and maisonettes with some private outdoor amenity space				The site layout and appearance of the building was approved at outline stage

Making the most of what's there	Yes	No	N/A	Comment
Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as features.				We are a local firm who have been involved with this site for many years. I have visited the site many times and walk past it mostdays on my way to work.
Using existing assets as anchor features, such as mature trees and other existing features				The existing adjacent building and trees are to be retained
Positive features such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials to reflect local character				The proposal is a re-build of an existi9ng building in a similar style, layout, building form and mass
Sensitive transitions between existing and new development				The proposal mimics the existing building and therefore forms a soft transition between the adjacent buildings

Remember the "four pillars" of sustainable drainage systems				A detailed drainage design will be submitted which responds to these
Protecting and enhancing existing habitats; creating new habitats				The existing trees will be retained and new landscaping planted around them
Interlocking back gardens between existing and new development				There are no back gardens

A memorable character	Yes	No	N/A	Comment
A strong, hand drawn design concept				A hand drawn concept scheme was produced at outline planning stage
Drawing inspiration from local architectural and / or landscape character				The proposal mimics the style of the existing building
Reflecting character in either a traditional or contemporary style				The proposal mimics the style of the existing building
Structural landscaping as a way to create spaces with a memorable character				
Memorable spaces and building groupings				The proposed building sits on the footprint of the existing building which is to be demolished
Place names that have a connection to the locality				The scheme has always been referred to as Wood Street in house

Well defined streets and spaces	Yes	No	N/A	Comment
Streets with active frontages				
Well defined streets and spaces, using buildings, landscaping and / or water to enclose and define spaces				
Cohesive building compositions and building lines				
Front doors that face streets and public spaces				
Apartments that offer frequent front doors to the street				

Dual aspect homes on street corners with windows serving habitable rooms				
Perimeter blocks				
Well resolved internal vistas				
Building typologies that are designed to straddle narrow depth blocks				

Easy to find your way around	Yes	No	N/A	Comment
Designing for legibility when creating a concept plan for a place				No new streets proposed
Using streets as the main way to help people find their way around a place				No new streets proposed
Navigable features for those with visual, mobility or other limitations				No new streets proposed
Frame views of features on or beyond a site				No new streets proposed
Create new legible elements or features on larger developments				No new streets proposed
Simple street patterns based on formal or more relaxed grid patterns				No new streets proposed

Healthy Streets	Yes	No	N/A	Comment
Streets for people				No new streets proposed
20mph (or lower) design speeds				No new streets proposed
Tree lined streets.				No new streets proposed
Tight corner radii (3m or less)				No new streets proposed
Places to sit, space to chat or play within the street				No new streets proposed
Pavements and cycleways that continue across side streets				No new streets proposed
Anticipating and responding to pedestrian and cycle "desire lines"				No new streets proposed

Landscape layers that add sensory richness to a place - visual, scent and sound				No new streets proposed
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Cycle and parking	Yes	No	N/A	Comment
At least storage for one cycle where it is as easy to access as the car				A covered cycle store is proposed as approved at outline stage
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				
Shared and unallocated on street car parking				There is no on street parking proposed. This would be against highways guidance
Landscaping to help settle parked cars in the street				There is no on street parking proposed. This would be against highways guidance
Frontage parking where the space equivalent to a parking space is given over to green relief every four bays or so				There is no frontage parking. The parking to the rear is sheilded from the road by parking
Anticipating and designing out (or controlling) anti-social car parking				The rear car park is private, for residents only.
A range of parking solutions				All proposed parking is in the rear courtyard
Small and overlooked parking courtyards, with properties within courtyard spaces with ground floor habitable rooms				
Staying up to date with rapidly advancing electric car technology				Car charging points will be provided in accordance with the building regulations
More creative cycle and car parking solutions				

Green and blue infrastructure	Yes	No	N/A	Comment
Biodiversity net gain through features such as species rich grasslands				10% BNG is not required on the site but additional planting will be provided in the areas of planting shown

Movement and feeding corridors for wildlife				This is a town centre location surrounded by buildings and hard standing
Plans that identify the character of new spaces. Be more specific about the function and character of public open spaces				There is no public open space on the site
Create Park Run ready routes on larger developments and other ways to encourage physical activity and social interaction				The site is too small
Capturing and managing water creatively and close to where it falls using features such as rain gardens and permeable surfaces				The site is too small
Create a habitat network providing residents with opportunities to interact with nature on a day to day basis				The site is too small
Provide natural surveillance opportunities				There are habitable windows overlooking Wood Street, Priory Walk, Cross Keys Yard and the car park
A connected and accessible network of public open spaces with paths and other routes into and through				The site is too small
Sports and play facilities				The site is too small
Well considered management arrangements whether public or privately managed				A management company will be set up for the shared areas of the site

Back of pavement, front of home	Yes	No	N/A	Comment
Defensible space and strong boundary treatments				
Boundary treatments that add ecological value and / or reinforce distinctive local characteristics				The proposal recreates the existing boundaries to the public realm

Well integrated waste storage and utility boxes				
Front garden spaces that create opportunities for social interaction				There are no front gardens
Ground floor apartments with their own front doors and semi-private amenity spaces				The appearance of the building was approved at outline planning stage
Consider providing terraces or balconies to above ground floor apartments				The appearance of the building was approved at outline planning stage
No left over spaces with no clear public or private function				
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				The appearance of the building was approved at outline planning stage