

# Planning for Climate Change Case Study



## Code for Sustainable Homes Level 4, Rother View Road, Canklow, Rotherham

- **Local authority area:** Rotherham Metropolitan Borough Council
- **Stakeholders:** Rotherham Metropolitan Borough Council – Neighbourhoods, Development Management; Synergy Housing Solutions (developer registered provider), Rider Levett Bucknall (employers agent), Acanthus WSM Architects (architect), Met Consulting (engineer), Wates Living Space (contractor).



### Summary

To use planning policy to increase the levels of renewable energy generated on-site and in doing so assist in meeting national and regional targets for renewable energy generation.

### Key learning points

- Ensure that all design options for land retention and stabilisation are investigated and the most viable option determined prior to commencement on site.
- Ensure good communications are maintained with the local community during the construction phase to resolve any conflicts.
- It is imperative that the main contractor and architect resolve any build ability issues prior to commencement on site to prevent any effect on the construction programme.
- The client's design brief must be definitive and unambiguous.
- The client's representatives need to be focused throughout the development to ensure that it is delivered in accordance with the tender documentation and work with the main contractor to agree any changes to the specification.
- Sufficient time must be allowed for all parties to consider and agree alternative design proposals.
- Compliance with the requirements of Lifetime Homes meant that bathroom / shower rooms were provided on each floor, with the living space at ground and kitchen/dining at first floor.
- Include sufficient contingencies for site abnormalities.

### Background

- 29 new dwellings providing 12no. 3 bed units, 16no. 4 bed units and 1no. 5 bed unit.
- Code for Sustainable Homes Level 4.

- Building for Life score 16 out of 20.
- Lifetime Homes.
- Secured by Design accredited – South Yorkshire Police believe it is an exemplar development.
- Noted as an exemplar housing scheme by CABE.
- Photovoltaic panels to the rear roofslope of all units.
- Thermal insulation with mechanical heat recovery systems.
- 44% reduction of CO2 emissions in comparison with 2006 Building Regulation requirements.
- Improvements to highway to provide 2.0m wide footpath.
- Existing water main with 10.0m easement bisecting site, retained.
- 9.0m crossfall from rear to front of site requiring extensive earth retainment and stabilisation.
- Three storey units with private rear gardens at first floor.
- Extensive long distance vistas to west maximised.
- In curtilage parking provided to all plots to reduce impact of on street parking and effect on existing residents.
- Adjacent to Boston Park.
- Close to local amenities and public transport routes.
- One of first council housing schemes in Rotherham for 30 years

## Method

- This site was identified under the Housing Market Renewal Pathfinder Programme 2004/2005. The Canklow Masterplan was commissioned by RMBC Neighbourhoods in 2005, and identified the site as one readily available for development due to the recently demolished dwellings on the site. This would assist in the transformational change in the area given the issues of social deprivation and economic prosperity.
- In 2005/2006 – BMG Consultants appointed to conduct the Canklow Housing Needs Assessment. The Canklow Community Partnership members formed part of the recruitment and selection panel and oversaw the completion of the commission.
- The wider redevelopment of Canklow began in 2007 and this started to stimulate developer interest in the area, which had previously been stigmatised.
- The development on Rother View Road was one of six schemes for Council Housing in the Borough that benefited from grant funding totalling £8.8 million from Homes and Communities (National Affordable Housing Programme) in March 2010.
- The site had a challenging topography, which required a split level design of dwellings and extensive retaining structures including soil nailing incorporating stone quilt facing, stone faced gabions and

- timber faced concrete retaining walls to facilitate the development.
- A major water main with a 10m easement bisects the site, which dictated the number and siting of dwellings.
- RMBC's Neighbourhoods team acted as client for the project and procured Wates Living Space as the contractor. Acanthus WSM Architects acted as the architects of the scheme and subsequent amendments to ensure continuity.

## Result - Key outcomes and impact

- Provision of 29 new affordable houses for Rotherham Council, incorporating high levels of thermal insulation and improved air tightness with renewable energy technology on a difficult site.
- Code for Sustainable Homes Level 4 required as part of HCA funding.
- Close partnering with design team and local authority ensured the development received planning permission on programme with no objections. This working relationship continued throughout the construction phase and meant quick resolution of design development issues without effect on the overall build programme.
- The development was expensive to construct due to the site constraints. The scheme would not have been completed without HCA funding.
- Improved coordination and agreement of elements of construction would have improved the build phase of the development and potential cost savings.
- Is helped raise the quality of the surrounding area and had a positive impact on the regeneration of the area.

## Key contact

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## References / Links

The application (ref: RB2010/0513) for the 29 houses can be viewed at <http://roam.rotherham.gov.uk/PDF/PlanningPDF/RB2010-0513.pdf>

The application (ref: RB2010/1358) to alter land levels of the site can be viewed at: <http://roam.rotherham.gov.uk/PDF/PlanningPDF/RB2010-1358.pdf>

The non-material amendment application (ref: RB2011/0403) can be viewed at:

<http://roam.rotherham.gov.uk/plannet/search.asp?authentication=210907SMWJ&id=RB2011/0403>