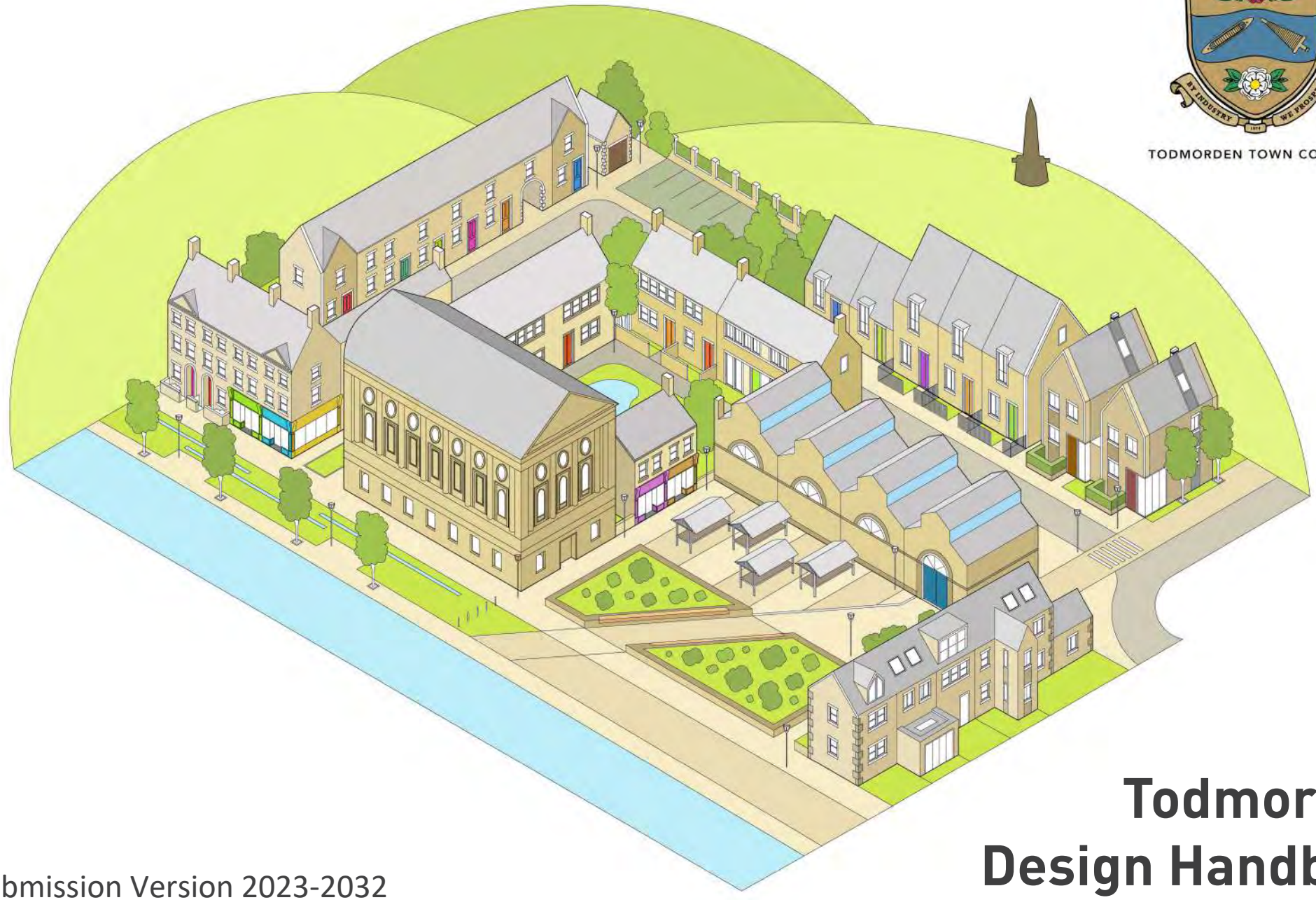
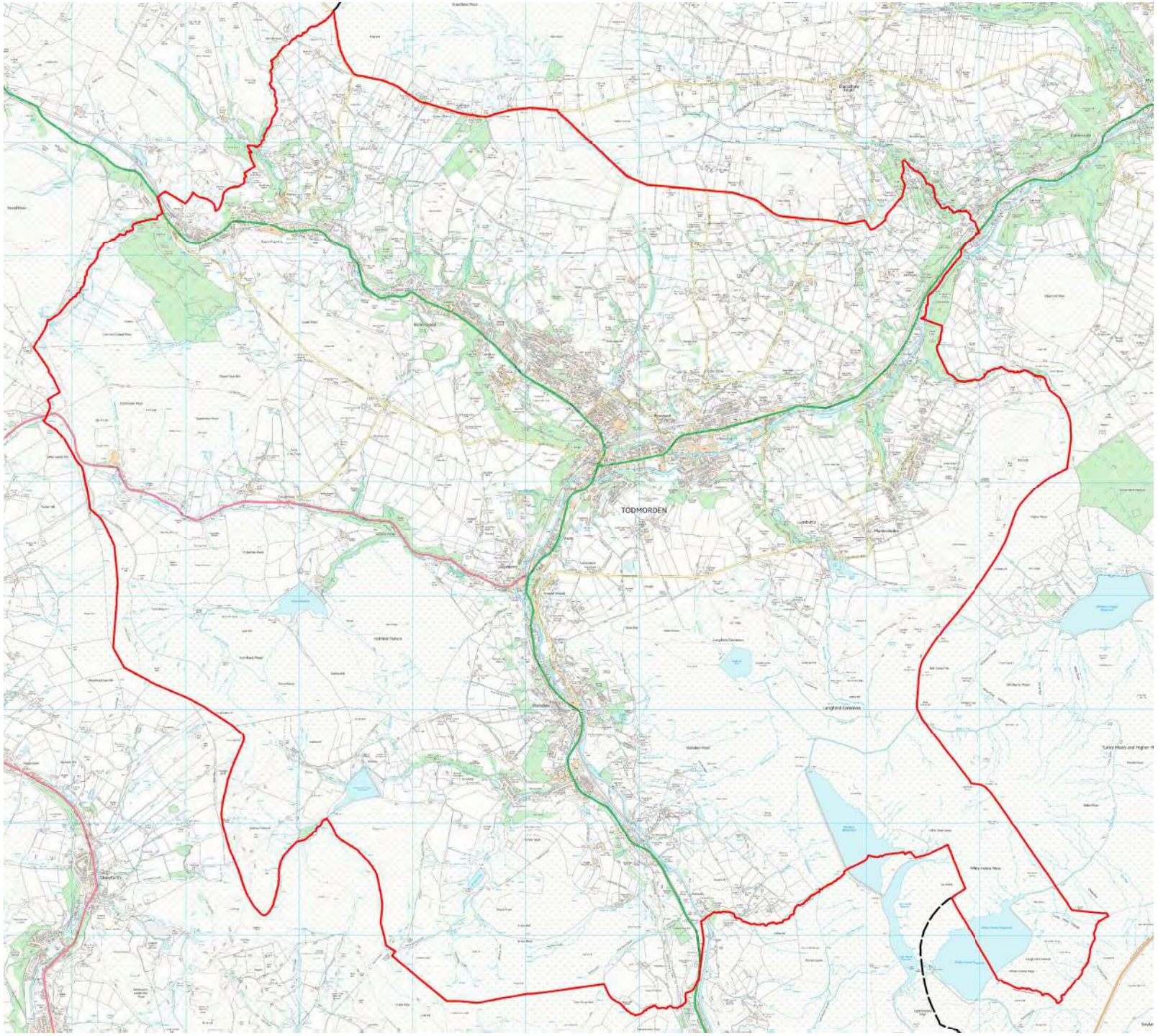


TODMORDEN TOWN COUNCIL

Todmorden Design Handbook 2023 - 2032

Submission Version 2023-2032



Todmorden
Neighbourhood Plan Area
(red outline)

This document has been prepared by Integreat PLUS for Todmorden Town Council.

Integreat plus

Integreat PLUS is the trading name of the Cultural Industries Quarter Agency (CIQA), a social enterprise which provides regeneration, design and economic development support for communities, local authorities & other social enterprises.

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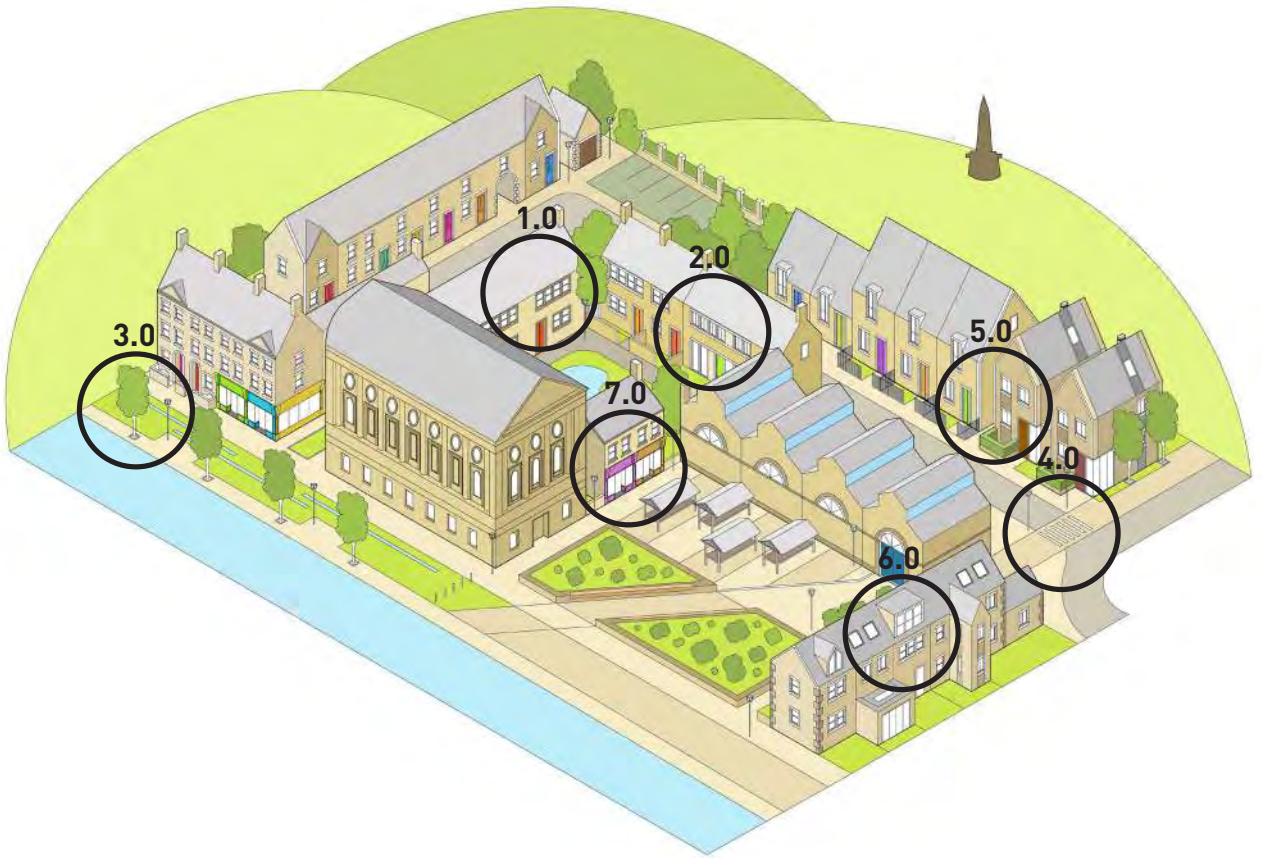
Introduction



INTRODUCTION

This Design Handbook has been created to assist and guide those who are planning to develop within the Todmorden Neighbourhood Plan area.

The issues discussed relate to all scales of development and so they are applicable to homeowners, businesses and developers alike.

The Handbook has been drawn up in tandem with the Neighbourhood Plan, to ensure that local distinctiveness will be enhanced, and so that local issues can be addressed. This guidance is part of the Neighbourhood Plan. Whilst compliance with Neighbourhood Plan policies is expected, in very exceptional cases some divergence will be accepted where a reasoned justification is made.

This will allow for unique design solutions, whilst maintaining a high quality of new development.

Unlike a more stringent 'design code', this document aims to assist in the decision making process at an early stage rather than prescribe specific solutions. The Design Guide is principally for Developers to appreciate what should be considered as acceptable design in terms of local development.

It is however a guide and interpretation will be determined by the Local Planning Authority – Calderdale MBC

This illustrated guide provides advice about certain aspects of development and suggests strategies to achieve positive design outcomes for the Todmorden area.

The aim is for the Handbook to improve the quality and value of a proposal, give more certainty in terms of planning and provide a consensus driven approach to the public realm.

Preserving the integrity and character of the town is important. New development should not materially change the cultural feel and appearance of the immediate area it is to be located in. New development should complement and reinforce the existing character and qualities of the town.

1.0 Local characteristics

1.1 BUILDING DETAILS

The Neighbourhood Plan process has identified a need to reinforce the Todmorden context and local characteristics, in order to avoid 'identikit' housing or generic responses that have no roots in the local area.

The traditional Todmorden local characteristics has been formed as a result of the historic use of building materials available locally which were easily and cheaply transportable to the area, and has evolved over time.

Prevalent design and material details include stone mullions, quoins and window and door embellishments, eaves embellishments, rounded arches and long sets of horizontal windows- see photographs opposite.

Responding to specific building details and styles will ensure that new development has a contextual relationship to local built form.

New development in Todmorden should therefore reference and include architectural, urban design and landscape details that are found in the local area to ensure they sit harmoniously with their surroundings.

Certain architectural features prevalent in Todmorden could be reimagined in a contemporary way and included in new development to avoid pastiche.

Images from Todmorden of some of the details that make up the local characteristics

Green Streets

Todmorden is characterised by green spaces, both public and private. Planted front gardens create defensible space and an attractive approach. New development should include green front gardens to contribute to the character of the street.



Green Vistas

Many views in Todmorden are terminated by greenery both near and distant. New development layouts and street design should allow for uninterrupted views to the wider green landscape to allow residents to suitably connect to their surroundings and to use it as a wayfinding tool.



1.2 MATERIALS

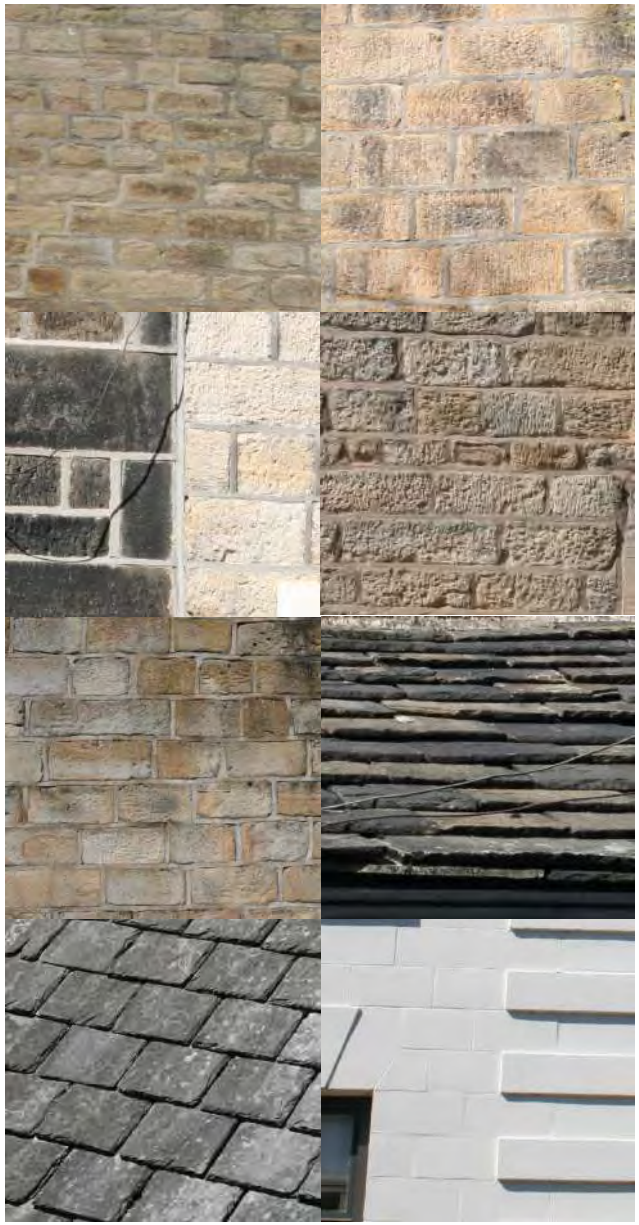
The use of specific materials and colour palettes can help to ensure that new development can be instantly recognisable as being from Todmorden. Using a specified set of materials can also ensure that visual harmony is kept within or between developments where different materials are used.

More traditional materials should be used in modern and innovative ways to give reference to the past whilst ensuring that contemporary sustainable design can be achieved.

Grey and honey coloured stonework (sandstone) is prevalent in Todmorden's housing and public buildings. Often, the colour has been darkened as a result of atmospheric conditions.

When considering how more modern suppliers can match these hues it is also important to think about mortar thicknesses and colours, which can dramatically alter the overall appearance.

Stone tiles and grey slate is commonly used on roofs. Both are commonly paired with timber eaves detailing and gutter support decorations.

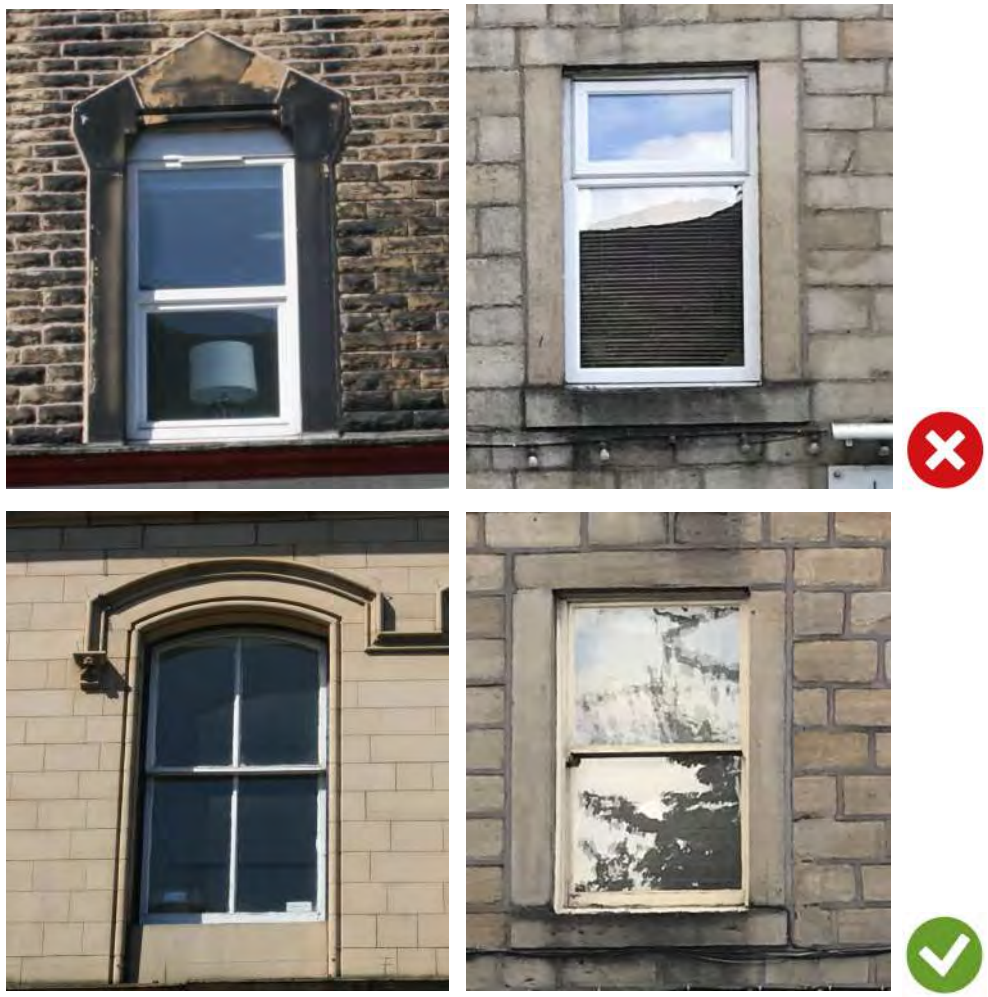


Artificial Vs Natural

Whilst low cost and low maintenance have resulted in many properties in Todmorden now having UPVC windows and doors, new development should consider alternatives such as metal or timber to create more detailed and harmonious facades. Painted wood windows and doors can dramatically alter the look and feel of a property.

Natural building materials such as slate and stone should be considered as an alternative to artificial materials. Often natural materials will be more robust, long lasting and weather slower than lower quality alternatives.

Designers / developers of new schemes should undertake a detailed study of materials found in close proximity to inform their design. Palettes of materials should be complementary in nature and used in conjunction and in proximity to enliven streetscapes and to promote visual interest.



Pavements

The streets and pavements of Todmorden would have originally been laid with stone setts and stone paving slabs. Where these remain, such as on Bath Street, parts of Albert Street, Market Street, Bar Street and Lion Street, they form an important contribution to the character of the area.

New development should reflect and respond to these original materials as well as meeting current accessibility standards for example, Water Street and Bridge Street.

The Value of Local characteristics.

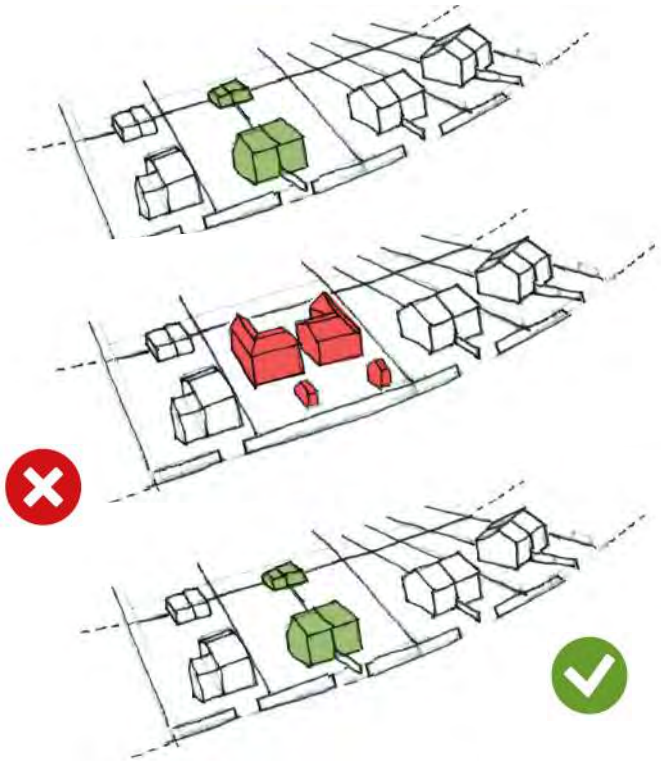
The three elements that have shaped local characteristics - climate, culture and environment - are still relevant today, and therefore so too are local characteristics details. However, due to the nature of local characteristics as being continuously evolving it is important that once traditional elements have been identified they are re-interpreted to suit the current context.

Respecting the historic does not mean that contemporary architecture is disregarded.

2.0 TOWNSCAPE

2.1 INFILL HOUSING

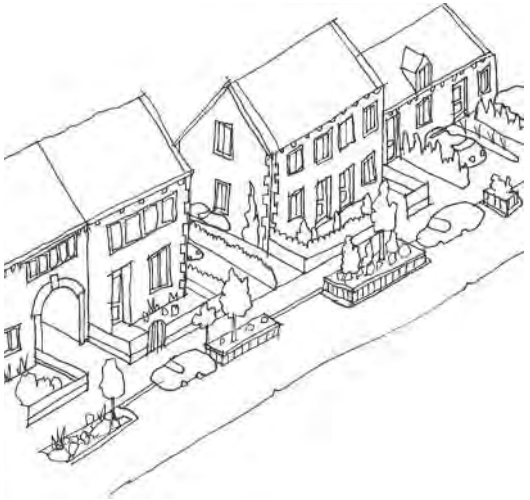
The Neighbourhood Plan supports small infill developments whose siting and design reflects and adds to the coherence and integrity of its context. To achieve this, it is important that the design of housing is carefully considered.



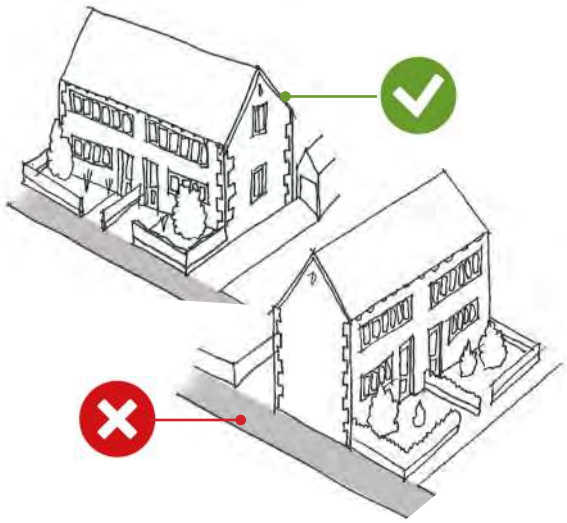
Boundaries: Where a house is to be set back from the pavement, the resulting private space should be adequately planted and greened. The inclusion of front facing surface parking or garage doors should normally be avoided. The boundary treatments should match those adjacent to provide definition and visual continuation.

Parking: The relationship between new and existing housing development and parking is an important contributor to the success and livability of the street. Strategies for parking should meet the requirements of residents, visitors and those passing through, and provide adequate spaces for cars in the right locations. Frontages dominated by cars should be avoided. Any parking surface should be permeable.

Natural Water Management: New infill development should seek to include garden replacement of a similar size to that already in existence or to replace with equivalent SUDS. Infill development should not contribute in any way to increasing the risk of flooding in that area.



Frontage: Houses should usually be orientated so that the principal elevation faces the main street and continues the existing building line. Presenting a blank gable end to the street should usually be avoided. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy technologies.



Character: New houses in existing streetscapes should take reference from surrounding building heights, massing and materials.

This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the streetscape.

Privacy: Adjacent houses should be arranged in such a way that they do not negatively affect the properties surrounding them. Overshadowing and overlooking should be minimised, especially to glazed openings in living areas, and each opening should have the opportunity for a view that is not blocked by a blank facade in close proximity.

Elevation: The elevations of new houses should be treated as important and include architectural details and fenestration. This will avoid a visual clash between the front of the house and the side. Unsightly elements such as meter boxes, satellite dishes and pipework should be designed and located to minimise the impact on the elevation.

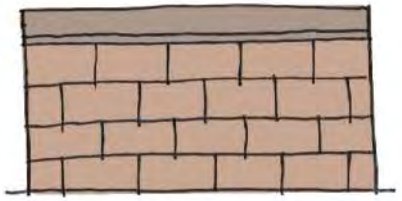
2.2 BOUNDARY TREATMENTS

Boundary treatments can help to identify the public and private entrance sequence into properties, define defensible space and increase security. Boundary treatments can also contribute positively to the streetscape when considered on a larger scale.

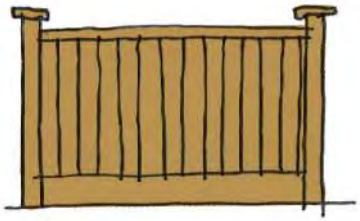
New development should ensure that boundary treatments respect surrounding properties and look to traditional precedents. They should also offer sufficient opportunity for screening and/or storage (see opposite page).

Green boundaries are encouraged to contribute to biodiversity. Selections from the material combinations illustrated opposite are considered acceptable to front facing boundary treatments. New development should avoid clashes between different boundary treatments in terms of design, materials or scale.

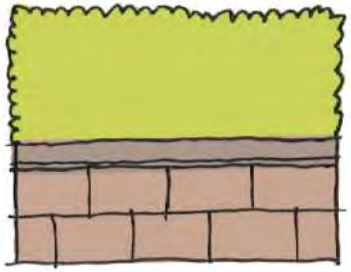
The predominant boundary treatments found in close proximity should usually be used as a design driver. Large blank surfaces at an inhuman scale should be avoided.



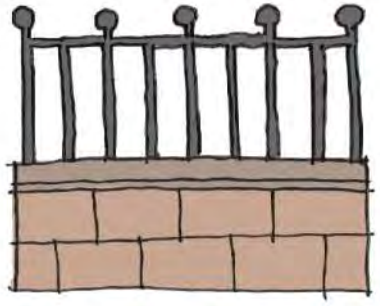
Stone wall with coping up to 1m in height when used at front. Can be heightened around bin storage areas. Up to 2m at side and rear with piers at regular intervals.



Timber Fence: vertical closed board with capping. Only to be used to rear of properties to separate gardens.

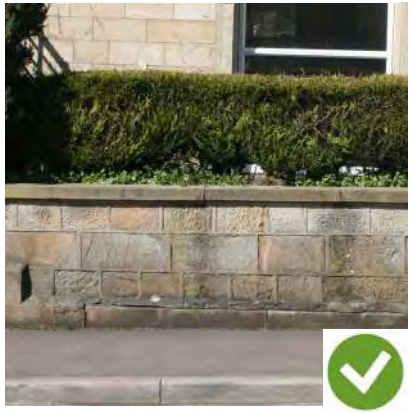


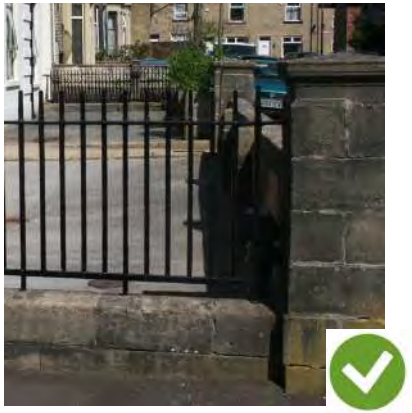
Stone wall with coping and hedge above. Up to 1m in height when used at front. Up to 2m at side and rear (with piers at regular intervals.



Stone wall with coping and metal railings above. Up to 1m in height when used at front. Up to 2m to side and rear (wall max 1m) with piers at regular intervals.

Metal railings on stone plinth up to 1m high when used at front. Up to 2m to side and rear.





2.3 EXTERNAL STORAGE

A lack of suitable external storage for rubbish and recycling bins can cause:

- **Visual blight** -the impact of bins standing in entrances and front gardens can be negative both for residents of these premises and also to the passing public.

- **Threat to public health** - Unpleasant smells released from bins and storage areas can blight the amenity of adjoining residents. Vermin can be attracted to uncontained refuse bringing the potential for disease and infection.

- **Highway Obstruction** - bins standing permanently on the street can block the footway. This can be particularly problematic for wheelchair users and people with pushchairs.

The provision of storage for elements such as bins and bikes will be encouraged in new developments to maximise security and reduce street clutter.

Storage elements should be integral in high density clusters. In lower density schemes, storage should be high quality, made of traditional materials, and placed in a location that is both convenient for the owner but not visually obtrusive.

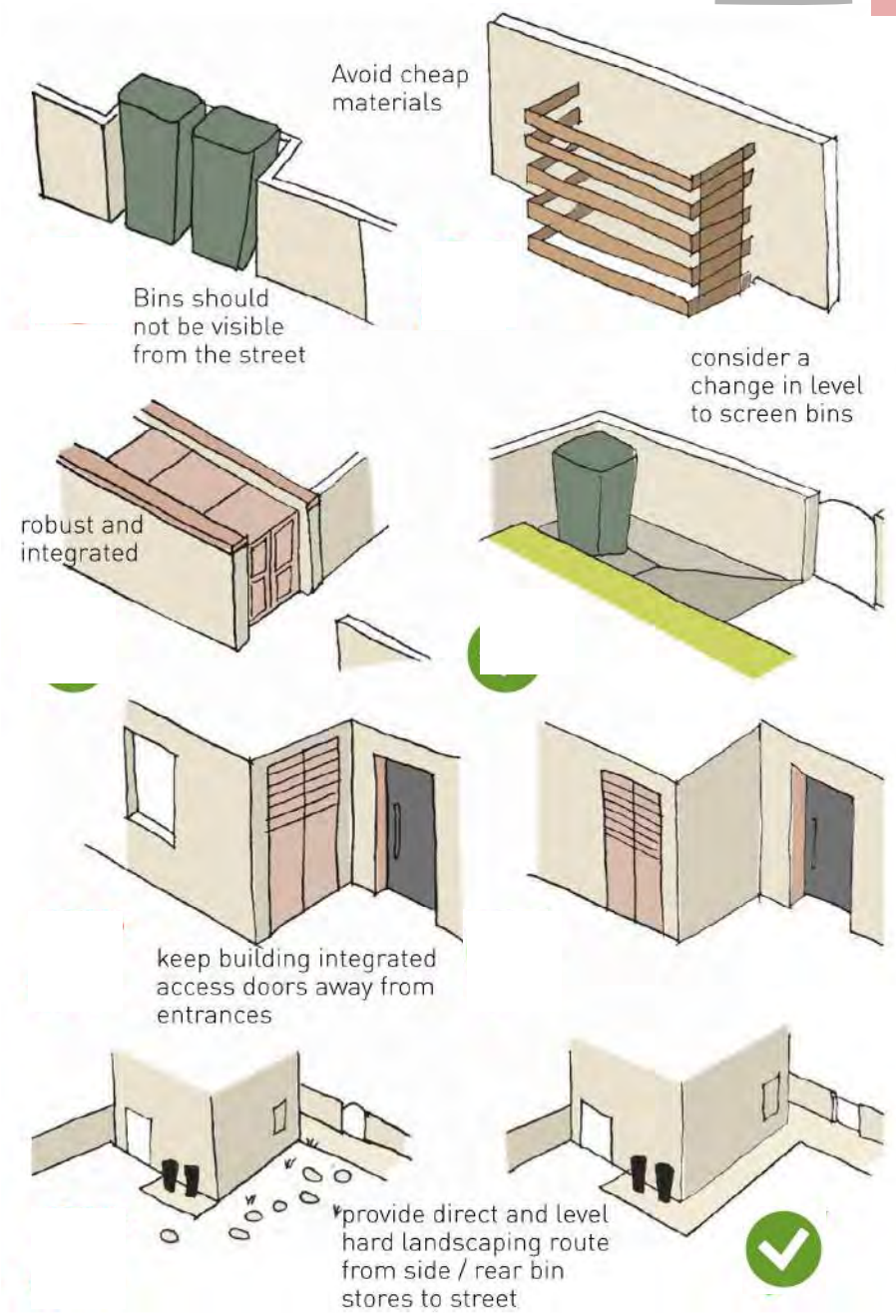
Proposals should consider:

Location - away from entrances / windows or rising up behind street boundaries

Materials - to match the host building / locality and be robust for impact and continuous.

Screen planting - bushy shrubs or climbing plants to give a natural screen with options for biodiversity.

In enclosed and screened bin stores, sufficient ventilation should be provided to stop the build up of unpleasant odours.



2.4 STREET FURNITURE

The design and location of street furniture can have a major impact on the streetscape and local character. Removing excessive clutter and preventing barriers to pedestrian movement should always be a concern in furniture placement. Alongside this, adequate maintenance strategies should be in place to ensure the visual attractiveness and longevity of the furniture chosen.

KEY PRINCIPLES

• Street furniture should be chosen to relate to its location and the area as a whole, reinforcing a strong sense of place.

• Different elements of street furniture should relate to each other in terms of design, siting and colour (using adopted products from the Local Authority).

• Street furniture should be kept to a minimum to avoid visual clutter.

• Defensive street furniture such as railings and bollards should be minimised.

• Existing high quality / historic street furniture should be retained and refurbished.

•Street furniture should incorporate complementary materials that sit comfortably with hard landscaping and with adjacent buildings.

•Street furniture should be located in a designated 'zone' or 'corridor' along a particular street, to allow maximum legibility and accessibility to all street users.

Furniture Corridors

New street furniture in Todmorden should be zoned as below for pedestrian safety and visual clarity:

1) Edge Zone - from face of curb to furnishing zone that provides the minimum necessary separation between objects and activities in the streetside and vehicles in the road

2) Furnishing Zone - buffer between pedestrians and vehicles, containing landscaping, public street furniture, bus stops & signage. Lighting may also be considered here.

3) Throughway Zone - walking zone that must remain clear for the movement of pedestrians.

4) Frontage Zone - used to buffer pedestrians from private dwellings and shop fronts, including boundary treatments.

5) Lighting Zone - used for the placement of street lighting. Poles should be placed so as not to provide climbing opportunities to adjacent properties.

Street Lighting Principles

- Traditional and contemporary columns and fittings should be considered in the right locations. Black or green painted metal finish will be acceptable close to old buildings. Harsh industrial finishes will usually not be accepted.

- Uniformity of product across Todmorden will ensure visual harmony.

- Street lighting should take account of energy efficiency and environmental considerations that will minimise impact.

- Lighting shall meet all relevant regulations and standards, aiming to use the minimum number of units.

- Columns should be placed in the most practical and safe locations to minimise the risk of impact from vehicles but always respecting the overall street scene and pedestrian movement patterns.

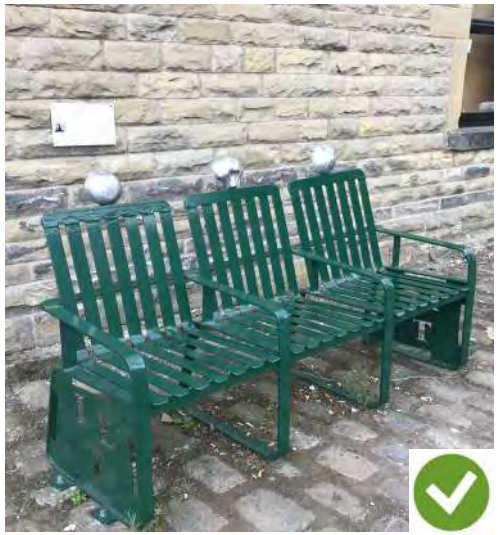
- Columns should be sited to minimise the opportunity for climbing and entering buildings.

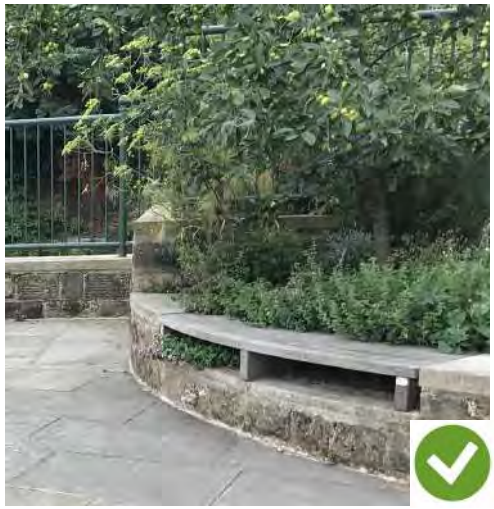
- Street lighting should be maintained and repaired (including repainting) on a regular basis in agreement with the Local Authority, including electrical safety inspections.

- Lighting should be installed taking into consideration the need for safety especially in areas of known crime and anti-social activity.

Seating Principles

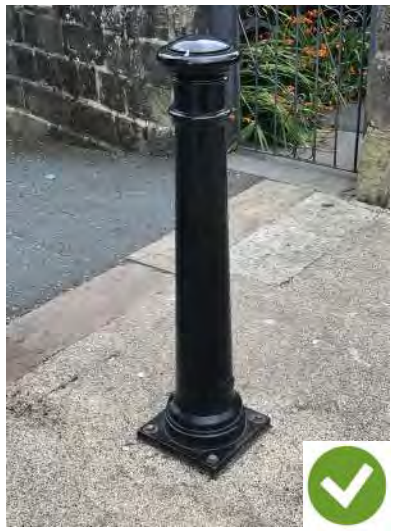
- Seating design should reference individual character areas within Todmorden but have consistent elements to ensure coherence and harmony.
- Seating products with integrated planting should be considered to contribute to the streetscape.
- High quality existing seating should be retained and refurbished where possible.
- The design of public seating within the area should consider the use of back rests and arm support for less able users.
- The placement of seating should be carefully considered to respect existing properties security and privacy.
- New seating should be located to be safe for users, this means being located along well travelled and overlooked routes, and away from busy traffic.
- New seating should be located in a favourable position to take advantage of key views and natural sunlight.
- Space for wheelchair users should be provided adjacent to new seating.
- All seating should be regularly maintained: being washed annually and re-stained/repainted every 5 years.

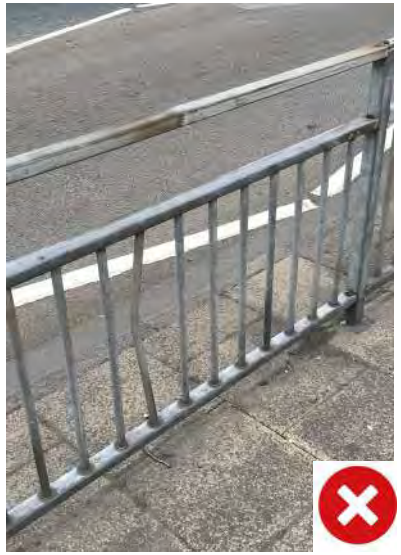




Railing / Bollard Principles

- Decorative railings and bollards can be an important feature of the streetscape and an important safety feature.
- Railings and bollards should meet all Traffic Regulations, Building Regulations and British Standards.
- The need for over engineered guard railings/bollards should be reduced.
- The type of railing/bollard chosen should be related to and complement its location.
- An appropriate primer and durable paint finishes should be applied to all metal railings/bollards.
- Acceptable colours include: Dark green & Black, Other colours that complement the surroundings can also be considered where appropriate.
- Colour and style of railings/bollards should be uniform throughout Todmorden to preserve and enhance character. The green hue used in railings along the canal should be replicated in similar more green/natural locations.
- Calderdale Council should be consulted on products chosen and the required maintenance regime.
- Black is a more appropriate colour when railings / bollards are in close proximity to listed buildings.
- Maintenance - wash annually, repaint every 5 years.





2.5 STREET PLANTING/GROWING

Street planting and growing can provide benefits to the streetscape whilst contributing towards Todmorden's ecology and urban biodiversity. Todmorden is also world renowned for its 'Incredible Edible' street food growing project and so further opportunities for expansion of this are encouraged in new development.

When designing street planting strategies consider initial costs and maintenance frequency/costs. Elements such as a specific plants spread and height should also be determined at the outset to avoid excessive pruning or trimming.

Evergreen and variegated plants are generally recommended for decorative planting. Drought resistant species would also be advisable in direct sunlight.

In every instance, Calderdale Council's Ecologists' advice should be sought on the most appropriate planting options and maintenance arrangement for any given location. Calderdale Council's Design and Conservation team should also be consulted on the choice and location of planters.

Street planters should be sited so as not to cause a physical or visual obstruction and should be considered in combination with other items of street furniture.

There are three general options for accommodating plants in the streetscape; permanent, mobile/temporary planters, and integrated planting schemes (where plants are planted straight into the ground).

Permanent planters / beds can provide a means of introducing greenery in areas where integrated planting schemes or tree pits are not possible. In such instances, the planting should be fully integrated into the wider street-scene rather than added *ad hoc*.

In this capacity, opportunities for the planting to bring aesthetic or practical benefits beyond their primary function should be considered. For example, can the planting edge act as a secondary seating opportunity, or can the planter help overcome a tricky level change?

Where permanent planters are to be used, they should be securely fixed in place for security and safety purposes. Permanent planters should have adequate drainage and an automatic irrigation system where possible to reduce maintenance costs.

Mobile or temporary planters are more flexible in terms of their siting, but could easily be stolen or pushed into obstructive areas. They should therefore usually be avoided.

Integrated planting schemes can work particularly well within a wider sustainable urban drainage system ('SUDS') arrangement – the SUDS directing surplus surface water to the plants.

2.6 ON PLOT PLANTING/GROWING

Opportunities for growing and planting should be provided on all new housing units in Todmorden, particularly in areas visible from the street. This will contribute to the green and natural setting of the town and promote healthy eating and community sharing.

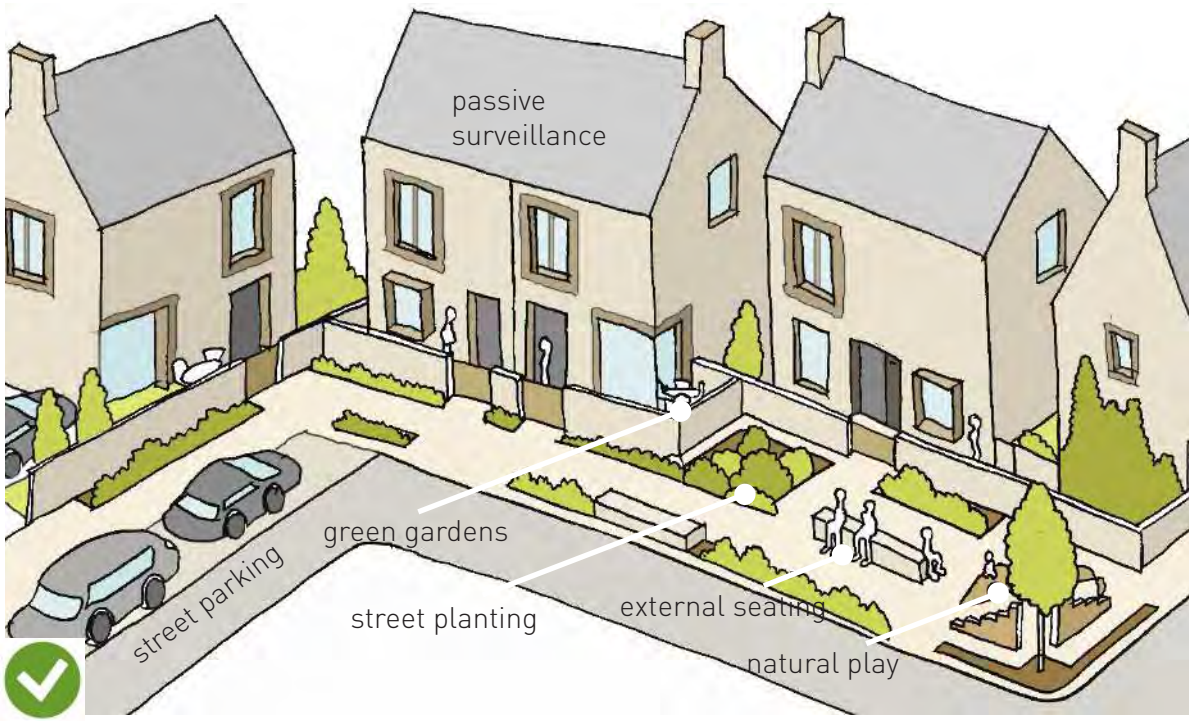
Green Front Gardens -should normally be provided in addition to any hard surface parking areas. Trees and shrubs, especially those baring fruit, should be planted in these areas to contribute to the street scene.

Green Walls - vertical planting should be incorporated on suitable building facades, especially those with less openings and a favourable orientation. Suitable infrastructure for watering and drainage should be included to ensure vibrancy.

Vegetable Patches - Space should be identified on all new plots for fruit and vegetable gardens & greenhouses, as well as in public open spaces designed for new housing developments.

Water for Growing - new housing in Todmorden should incorporate suitable water storage for use in garden watering. This might include water butts or other storage tanks.

Tool Storage - new housing in Todmorden should incorporate externally accessible storage for gardening tools and equipment.


passive
surveillance
green gardens
street parking
street planting
external seating
natural play


vehicle
screening

2.7 DESIGNING OUT CRIME

The creation of safe and secure environments where opportunities for crime are minimised lead to more successful and liveable neighbourhoods.

The seven principles below are referenced from 'Safer Places: The Planning System and Crime Prevention' and the questions can be used as prompts for design decisions in Todmorden. The list is not exhaustive and other linked elements may need to be considered also in collaboration with local Crime/Design agencies.

1 Access and Movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;

2 Structure: places that are structured so that different uses do not cause conflict;

3 Surveillance: places where all publicly accessible spaces are overlooked and well lit, especially areas where people tend to congregate;

4 Ownership: places that promote a sense of ownership, respect, territorial responsibility and community;

5 Physical Protection: places that include necessary, well-designed security features;

6 Activity: places where the level of human activity is appropriate to the location and creates a sense of safety at all times;

7 Management and Maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and future.

Access and Movement

- Have the consequences of the number and nature of all connections been considered?
- Do all routes lead to somewhere people want to go? Are all routes necessary?
- Do routes provide potential offenders with ready and unobserved access to potential targets?
- Are routes for different users segregated when they could be integrated?
- Will pedestrians, cyclists and drivers be able to understand which routes they should use?
- Is there a clear hierarchy of connected streets and is it easy to understand how to travel through an area?

Structure

- Have the types of buildings been selected and designed with security in mind?
- Is the layout of the development appropriate for the identified crime risk, as well as for wider planning objectives?
- Will all uses in an area be compatible and have any potential conflicts been properly thought through?
- Does all public space serve a purpose and support an appropriate level of legitimate activity?
- Has the remodelling, removal or re-use of buildings and spaces that are vulnerable to crime been considered?
- Is climbing facilitated unnecessarily?

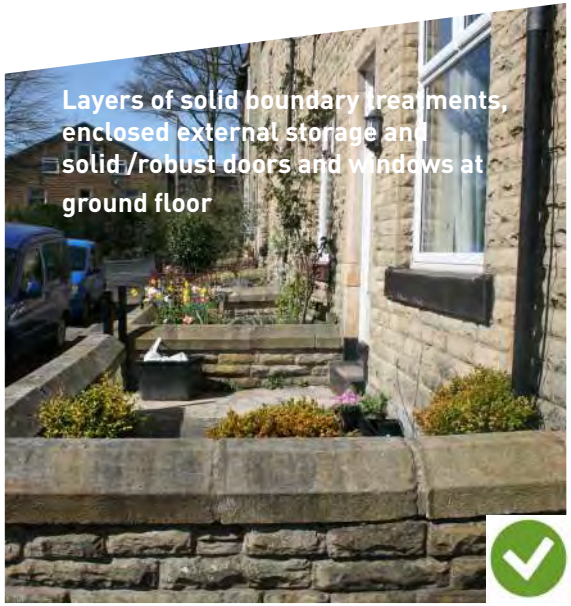
Surveillance

- Are opportunities for surveillance from the subject and adjacent buildings maximised, such as from windows to habitable rooms and from balconies?
- Have efforts been made to eliminate 'inactive frontages and corners?
- Where appropriate, such as in public buildings, does the design allow for high visibility into the building or site?
- Are entrances and circulation to communal buildings secure, open and transparent?
- Are parked cars highly visible but secure?
- Has lighting been a primary consideration in planning out crime?

Ownership

- Will it be clear to users which space is public, communal, semi-private and private?
- Are the boundaries between public, communal and private space signified in the most appropriate manner, be it a physical barrier or a psychological barrier such as changes in paving, surface texture/colour, landscaping and signage?
- Will the place have an identity of its own?
- Are boundary treatments of a high quality of design in their detailing and appropriate to their local context?
- Is parking located near the main property?


Unclear ownership and boundaries


Layers of solid boundary treatments, enclosed external storage and solid /robust doors and windows at ground floor

Physical Protection

- Have the 'target hardening' principles of Secured by Design been addressed? Target hardening can include elements such as: fitting better doors, windows or shutters; adding window or door locks; installing alarms; strengthening fencing systems; repairing damaged and derelict property; improving natural surveillance.
- Has the potentially negative visual impact of crime prevention measures been addressed and, where these cannot be ameliorated by good design, have the advantages been weighed against their adverse impacts?

Activity

- Will law abiding people be attracted to use the public realm?
- Is there a strategy for encouraging residential population in town centres?
- Should the evening economy be nurtured, and, if so, is it diverse and inclusive?
- Are mixed uses successfully integrated with one another both in an adjacent building and in the same building?
- Are all uses in an area compatible and have potential conflicts been thoroughly addressed?
- Is there an events programme for the local area?

Opportunities for activity in mixed use areas

Poor maintenance of street furniture/ paving and litter lead to unused spaces

Management and Maintenance

- Has care been taken to create a good quality public realm?
- Are appropriate management and maintenance systems in place? Does the design and layout support these?
- Are users, businesses and residents involved in management?
- Have the correct materials been used in buildings and public realm? How do they need to be maintained/cleaned and at what frequency.
- Have low maintenance designs been incorporated?

3.0 LIVING NETWORKS

3.1 GREEN SPACES

Access to (and connections between) quality green spaces, both physically and visually, can be a key contributor to resident health and well being. The Neighbourhood Plan identifies existing green space, and how it could provide new green space for residents in a new development.. The maximum distance that a resident should have to travel to reach a green amenity space should ensure equal access for all.

KEY PRINCIPLES

- New development should consider surrounding green spaces and vistas by providing key viewing corridors to allow inhabitants to view them.

- New development should incorporate areas of public and formal green spaces that can be used by residents to promote more active lifestyles and a sense of community.

- Green spaces and networks should include the provision for growing food and habitats for existing species that will be displaced by development. New species should be encouraged where appropriate.

- Green spaces should link to drainage or water features in the landscape to create amenity space and decrease opportunities for flooding.

- All green spaces should have management and maintenance regimes in place to ensure their ongoing success and usage.

New green spaces in Todmorden could take a variety of forms including:

- 'Pocket parks' where leftover land or spaces are greened (including verges or unused parking areas)
- Planting boxes or hanging baskets
- Vertical planting on buildings or walls
- New parks in the area or within new housing developments for public use
- Green routes or networks for pedestrians and cyclists
- Green roofs

Initial considerations should consider:

Accessibility - green spaces should be accessible for all with limited steps and level changes. Compliant ramps to be used where needed.

Lighting - spaces should be well lit to improve safety, reduce vandalism and increase hours of use. Planting opportunities could be provided on lighting poles.

Seating - seating should be provided for resting and viewing in various locations to allow user choice.

Connectivity – wherever consideration is given to new development, wildlife corridors should be maintained and if possible enhanced.

Play - natural play forms should be included if green spaces are located close to residential family areas.

Access points - these should work along the existing grain of the surroundings.

Orientation - green spaces should have access to direct sunlight for most of the day.

Plant species - native species should be considered and incorporated to link to the local local characteristics. New species should also be considered to complement existing planting in appropriate locations.

Materials - should be hard wearing and able to withstand temperature fluctuations.

Shelter - planting or green forms should be located to provide sheltered areas in adverse weather.

Shading - planting canopies in appropriate areas should provide areas to get out of the direct sun. This can also usefully lower the temperature in the town centre streets during hot weather.

Sustainability - the environmental impact and benefits of the space, its planting and materials

Maintenance - whatever the scale of green space it is vital that a maintenance strategy is in place alongside a funding strategy to ensure quality and longevity. This should include regular litter clearance.

For larger green spaces a Landscape Architect should be involved who will be best placed to advise on high quality design.

Gardens

Garden spaces can offer an important contribution to the character of Todmorden. The following aspects should be considered in all new development:

- New development should consider surrounding plot sizes and garden sizes and provide new units with similar proportions to reference the local characteristics of the local area.
- Front gardens should provide green space at varying sizes to create a transition from street to house and to contribute to the greenery of the street.
- Front and rear gardens should comprise porous and permeable landscaping materials to minimise surface run off.
- Front and rear surface vegetation should connect to deeper sub soil and not sit on top of non permeable materials such as concrete.
- Parking should not be the dominant use of the front garden.
- Rear gardens should be of a size to provide suitable amenity space for residents.
- The layout of housing units and their gardens should consider solar orientation so that each garden receives adequate daylight and sunlight.
- Elements such as bat and bird boxes should be included on residential properties to increase biodiversity.
- Consideration should be given for the movement of species between gardens.

3.2 GREEN NETWORKS

There is no single agreed definition of the term 'green network' but generally speaking they are concerned with the connectivity of open spaces:

'The linking together of natural, semi-natural and man-made open spaces to create an interconnected network that provides opportunities for physical activity, increases accessibility within settlements and to the surrounding countryside while enhancing biodiversity and the quality of the external environment'.

(Green networks in Development Planning - Scottish national heritage).

New development in Todmorden should improve connections to existing green networks and extend them within new developments to ensure access to all residents.

Purpose and benefits

- Improves local connectivity and access.
- Provides safer walking and cycling routes for residents.
- Opportunities for healthy lifestyles and sustainable transport.
- Habitat connection and improvement to increase biodiversity in the area.
- Opportunities for social interaction.
- Potential opportunities for growing food.
- If planting, materiality and furniture match the rest of Todmorden then local identity will be strengthened.

Sustainable Drainage Systems

Any linkages between natural, seminatural and man-made open spaces should include the use of permeable surfaces.

Design Considerations

Sustrans documents should be a key basis for design. See www.sustrans.org.uk

Dimensions

Cycle lane width: Minimum = 1.5m Target = 3m (cycle parking provided at regular intervals)

Footpath width: Minimum = 3m. Add 0.25m per side if bounded by wall, hedge or lighting column

Materiality

Coloured surfaces can be visually obtrusive and age badly. Subtle forms of delineation are better, such as natural red brick for the cycle path, and a contrasting material for the footpath. The design and materials should comply with the latest accessibility standards.

Street Furniture

Street furniture along any green network should match that found in the area. See the street furniture section for further guidance.

Well-planned and well-designed green networks can work on many levels to improve 'place':

3.3 CANALS AND WATERWAYS

Access to waterside paths and walkways can contribute to:

Place Making

- Attractive and enlivened waterside areas can , if designed well, contribute to a unique sense of place for the surrounding area.
- Successful watersides can improve property values and improve saleability and lettability.

Sustainable Travel

- The use of waterside paths as traffic free routes can encourage exercise and improve personal physical and mental health, minimise car use and reduce pollution.

Tourism and Recreation

- Waterside paths can increase access to water based sports and recreation and provide an attractive proposition for a trip or holiday, improving the local economy.

Historic Environment

- Waterside paths can give users a greater appreciation of historic buildings, processes and people, improving opportunities for heritage learning and exploration

Key Principles

- New development should consider how it can provide new and improved visual and physical links to Todmorden's waterways.

- Connection points to the footpaths and walkways of Todmorden's water bodies should be green, inviting and accessible to all. The access point on Union Street, south of Rochdale Canal, should be used as a benchmark for quality and design in all new access points.

- All current access points to river and canal sides should be open and clear of obstruction to promote walking, cycling and running.

- All new and existing access points should have clearly signposted routes to public transport links.

- New river and canalside public spaces should be created where appropriate. On riversides, new public spaces should contribute towards flood mitigation strategies and provide managed flooding areas by use of natural flood defences and SuDS.

- In general, flood mitigation strategies should blend seamlessly with landscape features to ensure a natural overall finish when viewed by users.

- New development should contribute towards improved lighting, signposting and seating along the canal and river corridors in Todmorden to support increased use.

- Heritage aspects of the canal and river network should be displayed in a variety of formats to maximise visitors.

- Community schemes for canal and river improvement should be created as new designs develop.

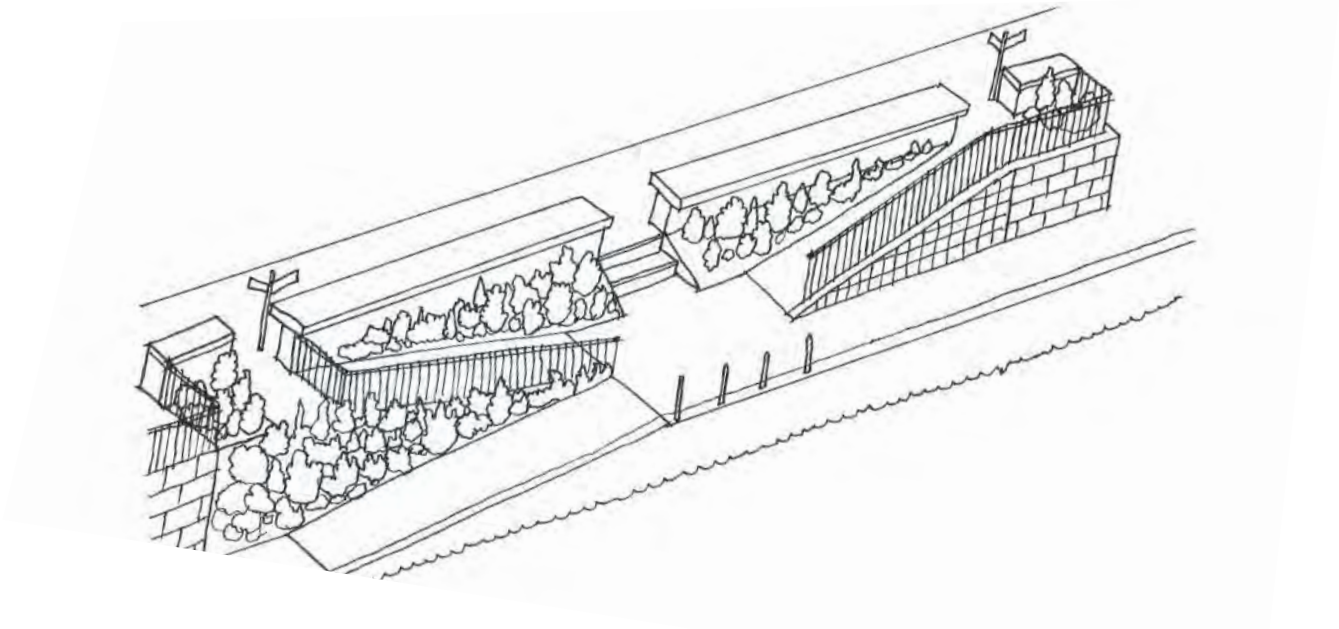
- Developers and contractors should provide opportunities for skills development in the building or repair of historic waterside walls and structures in the form of workshops or apprenticeships.

- New ownership and stewardship models should be explored in Todmorden such as canal 'adoption', where local groups with support from Calderdale Council and businesses undertake co-ordinated group activities such as litter picking, painting, planting and weeding. These models could tie in with courses at local educational facilities.

- A programme of canal and riverside festivals should be created to enliven use and raise funds for improvements.

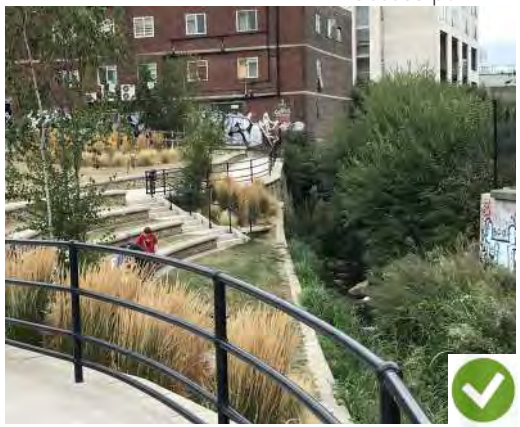
- Partnerships with external bodies such as the Arts Council and Canal and River Trust should be developed to increase opportunities for public art, trails and guided routes.

- Increased animation of the waterways themselves not just the sides should be focused upon. Opportunities for leisure or sport will bring more opportunities to the local economy.



Union Street South - step free access to Canal

Union Street South - green and welcoming access point



Porterbrook Sheffield - flood mitigation park

3.4 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SuDs)

The term Sustainable Urban Drainage Systems (SuDs) is described by Susdrain as various strategies designed to drain surface water efficiently and sustainably, whilst minimising pollution and managing the impact on water quality of local water bodies. SuDs are a more appropriate and sustainable approach to drainage in Todmorden than traditional drainage methods because they manage water flow to reduce the impact of new development on flooding.

KEY PRINCIPLES

- The Calderdale Flood Risk Strategy Team should be consulted and referenced when considering new development.
- New development and redevelopment must incorporate SuDs at a number of scales. This could range from water butts in each property or small rain gardens up to swales and attenuation ponds. Collected water should be reused where possible.
- SuDs in adjacent areas should be linked to manage overall water flow in the area whenever possible.
- Swales and other SuDs features should be located to maximise their effectiveness in terms of location and orientation.
- Attenuation ponds and rain gardens could be used as landscape features in green spaces where they are required.
- SuDs features should be designed to maximise safety for the public who will be in close proximity.
- SuDs features should have detailed management and maintenance regimes in place.

1. SWALES

Swales are shallow, broad and vegetated channels designed to store and/or convey run-off and remove pollutants. They may be used as conveyance structures to pass the runoff to the next stage of the treatment cycle and can be designed to promote infiltration where soil and groundwater conditions allow.

2. ATTENUATION / RETENTION PONDS

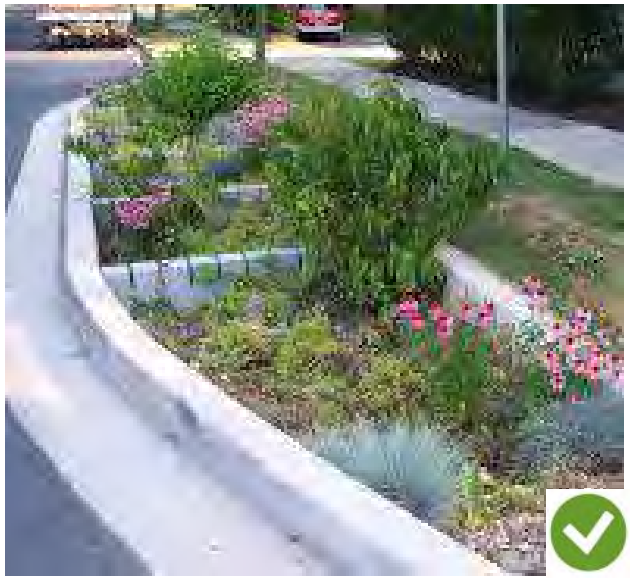
A pond that slows the passage of water from surface run-off to the ground or main drainage system. They store runoff at peak flow and slowly release after this has passed. Wide and shallow forms are safer and easier to maintain than narrower, deeper ones.

3. RAIN GARDENS

A small and shallow depression with free draining soil planted with vegetation that can withstand occasional or temporary flooding. A rain garden requires an area where water can collect and infiltrate and plants that can facilitate the infiltration. These can be based in individual properties as a first line of defence.

4. STREET RAIN GARDENS

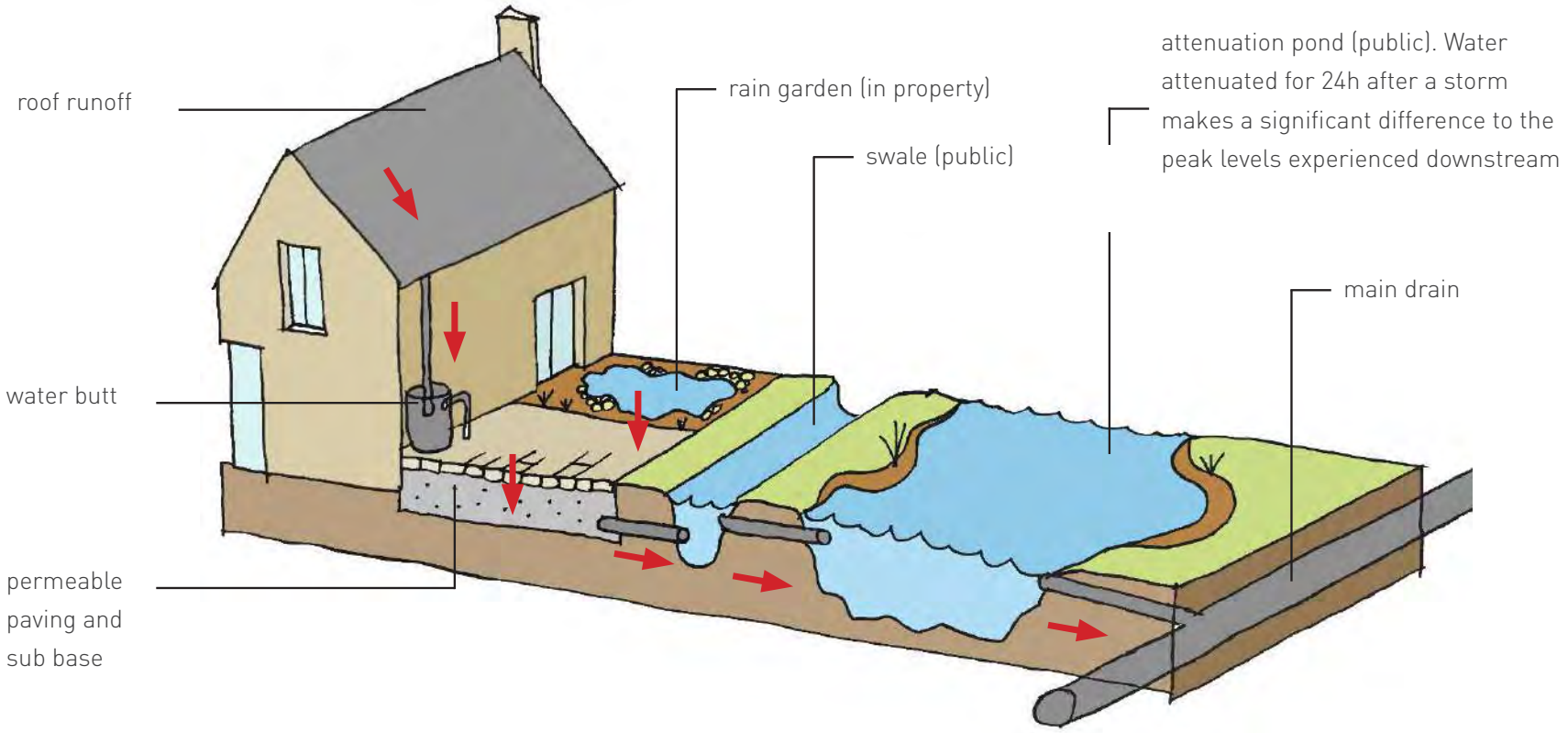
Same principle as the rain garden but located on the main street/s rather than private property. Here water slowly passes through planting and gravel beds and eventually ends up in the main drain. These can be used to control building and street run-off and provide landscaped green spaces.



Slowing Water Movement

Whilst principally being used to manage flood risk, SuDS use a wide range of techniques to manage the quantity of surface water run-off from development as close to the source as possible, such as rain gardens, swales, french drains, etc and can help reduce pollution and maintain water resources.

Well-designed SuDS can contribute to quality neighbourhoods, providing opportunities for wildlife to thrive, and enhancing the leisure, play and educational offer within our public open spaces.



SuDS IN URBAN ENVIRONMENTS

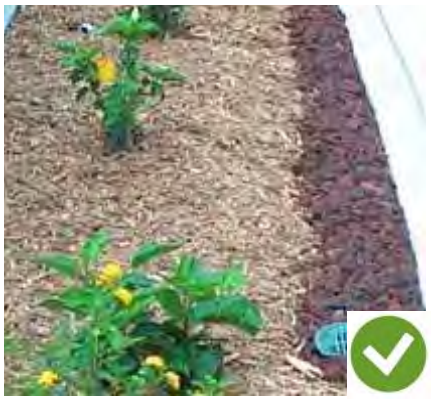
The driving factor governing the layout and design of streets with SuDS is the requirement to optimise sunlight onto the SuDS.

North-south streets:
Swales should be situated in the centre of the street in order to maximise exposure to direct sunlight. Streets are effectively reduced to a pair of one way streets either side of the SuDS.

East-west streets:
Ideally swales should be situated at the north side of the street to maximise full sunlight. In this case the SuDS are directly adjacent to a two way street.

Pedestrian crossings over swales must be provided at maximum intervals of 60m. These crossings or bridges should be linked up with pedestrian crossings on the roads so that continuous and safe pedestrian circulation can be ensured.

Adequately maintain existing drains



Use french drains to slow down runoff

Avoid large areas of impermeable tarmac

Gardens/green spaces should not be covered

4.0 MOVEMENT AND INFRASTRUCTURE

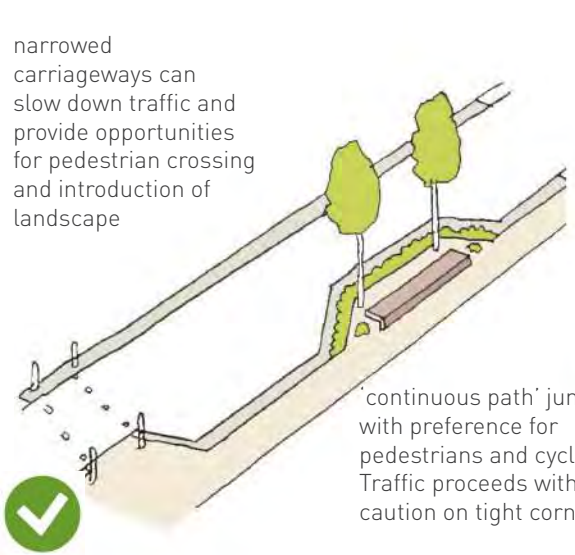
* all highway designs should be tested for safety and developed in conjunction with highways engineers prior to use

4.1 TRAFFIC AND MOVEMENT

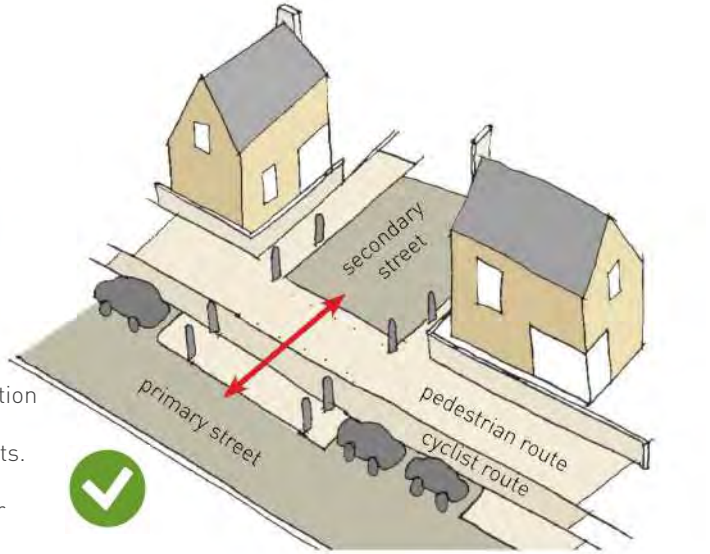
The relationship between residents and vehicular movement / access is one that needs to be considered in great detail to ensure attractive and liveable solutions are achieved. Designs that prioritise vehicles should be avoided, with a more integrated approach being favoured.

KEY PRINCIPLES

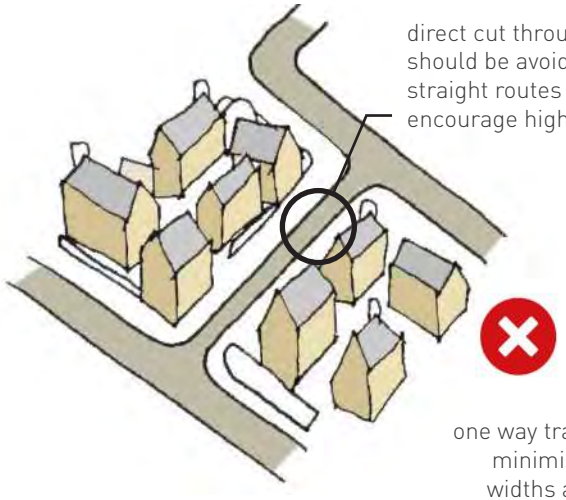
- Design should encourage low vehicular speeds towards the periphery of housing areas and in more central or sensitive areas. Low speed road layouts should not inhibit emergency vehicle access or frustrate drivers.
- 'Homezone' principles and the latest version of 'Manual For Streets' should be consulted for best practice examples.
- On well connected sites that link to the main thoroughfares, the layout should discourage through traffic or rat-runs that might negatively affect surrounding residents.



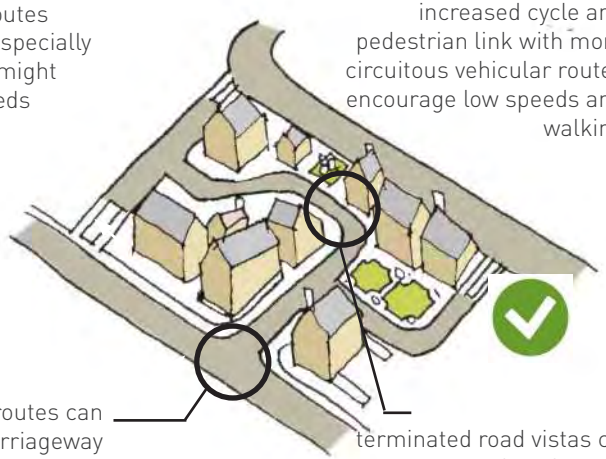
narrowed carriageways can slow down traffic and provide opportunities for pedestrian crossing and introduction of landscape



'continuous path' junction with preference for pedestrians and cyclists. Traffic proceeds with caution on tight corner



direct cut through routes should be avoided, especially straight routes that might encourage high speeds



increased cycle and pedestrian link with more circuitous vehicular routes encourage low speeds and walking

one way traffic routes can minimise carriageway widths and slow traffic

terminated road vistas can encourage reduced speeds

- Pedestrians and cyclists should be given priority at key junctions to calm traffic and encourage more healthy and sustainable movement patterns.

- Where new vehicular access points are proposed, clear analysis of traffic impact should be undertaken. Strategies for traffic management at these access points and on surrounding affected streets should also be devised.

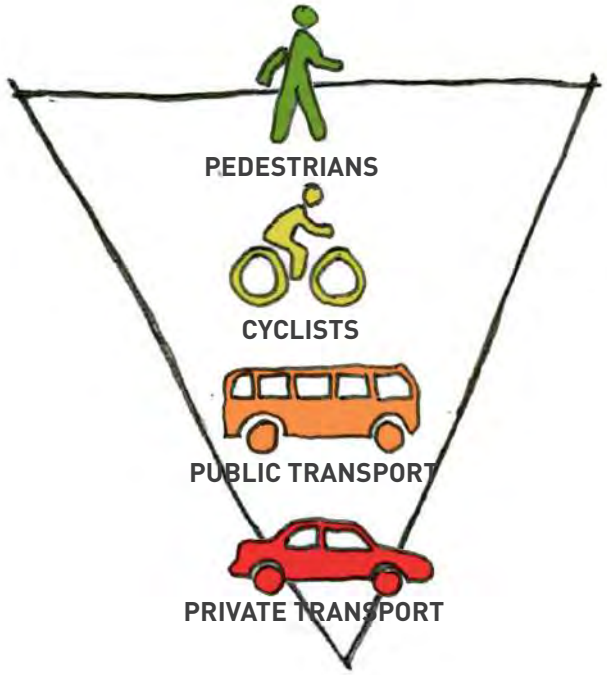
- Where shared surfaces are proposed that treat roads and pedestrian routes in similar materials, blind and partially sighted people should be accommodated by providing way-finding features or safe pedestrian areas.

- Cycle parking and storage should be included at strategic locations within properties and on the street.

Movement and Place

In the past, road design hierarchies have been based almost exclusively on the importance attributed to vehicular movement. This has led to the marginalisation of pedestrians and cyclists in the upper tiers where vehicular capacity requirements predominate. The principle that a road was primarily for motor traffic has tended to filter down into the design of streets in the bottom tiers of the hierarchy.

Streets should no longer be designed by assuming 'place' to be automatically subservient to 'movement'. Both should be considered in combination, with their relative importance depending on the street's function within a network. It is only by considering both aspects that the right balance will be achieved. It is seldom appropriate to focus solely on one to the exclusion of the other, even in streets carrying heavier volumes of traffic, such as high streets.



4.2 SURFACES AND MATERIALS

Drainage

Increased surface runoff from new hard surfaces should be discouraged to manage localised flooding. Impermeable surfaces such as tarmac should therefore be avoided. Porous surfaces such as cobbles, slabs, stone setts and gravel are all in evidence in Todmorden (see opposite) and new surfaces should use complimentary materials and colours in keeping with the area.

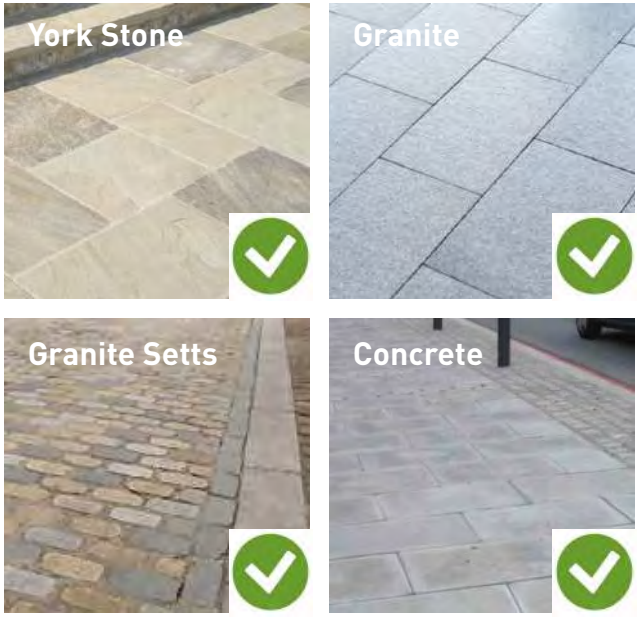
Grasscrete or porous hard surfaces should be considered as alternatives where a more solid or a greener finish is required.

Kerbs

Where new kerbs are created, complementary materials to the main footway/carriageway should be used. Dropped kerbs and tactile paving should be incorporated to improve accessibility.

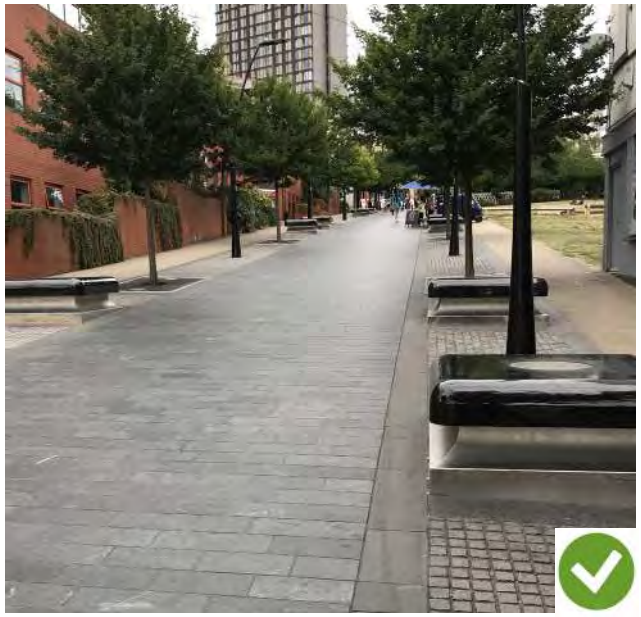
Stone and Granite

Quality in the design and construction of footways and street surfaces is vital to local character. Traditional natural materials should be used for their low maintenance and longevity. Primary paving instated going forward should be 600mm square York Stone slabs, granite paving or stone setts. In secondary areas, similar but alternative materials may be used.



Shared Surfaces

Places where cars and pedestrians/ residents coexist can be designed to minimise traffic speed and provide a more attractive environment, by creating an even surface with delineated areas for different uses. Accessibility for those with disabilities and the partially sighted should be considered from the outset where this strategy is being utilised to avoid any barriers to use.



Shared Surface, Howard Street, Sheffield

5.0 MEETING LOCAL NEEDS

5.1 FLOOD RESILIENT HOUSING - RETROFIT

The task of adapting towns and cities to the impacts of flooding and climate change is of great importance—urban areas are hotspots of high risk given their concentrations of population and infrastructure. Existing housing in Todmorden should be retrofitted to seek to minimise the effects of flooding (including flash flooding) by being designed to withstand and respond to changes in water level.

KEY PRINCIPLES

- A combination of resistance (keeping water out) and resilience (letting water in in a controlled manner) should be employed in housing retrofits to ensure that impacts are minimised in all depths and durations of flood.

- British Standard BS 85500: Flood resistant and resilient construction should be considered in all retrofit projects.

- Professional advice should be sought to ensure works are compliant and executed correctly.

- Older and more traditional forms of construction are less suited to resisting flood water, especially in those properties with cellars. Replacing non waterproof structural elements (timber) with non absorbent ones (concrete/masonry) should be considered to minimise degradation.

- Existing elements such as weep holes, air bricks, vents and external door openings should be relocated or protected to stop them from allowing water ingress.

- Products such as external window and door guards and/or seals should be fitted (these should allow ingress after a certain height to reduce pressure).

- Externally fitted products (especially those on older properties) should be as discrete as possible and finished in a material to match surrounding stonework.

- Internal changes such as raising switches, wiring and socket heights and relocating boilers will ensure that power and heat can continue post-flooding to promote clean up/drying out.

- Lift off rising butt hinges should be fitted on internal doors to allow them to be quickly removed and relocated above flood level.

- New plasterboard should be laid horizontally to minimise the area needed for replacement and replastering.

- Nonabsorbent materials should be used on lower floors prone to flooding such as tile or linoleum. Non absorbent or waterproof products such as magnesium oxide wall boards can be used for walls /floors/skirtings/cabinetry to minimise replacements.

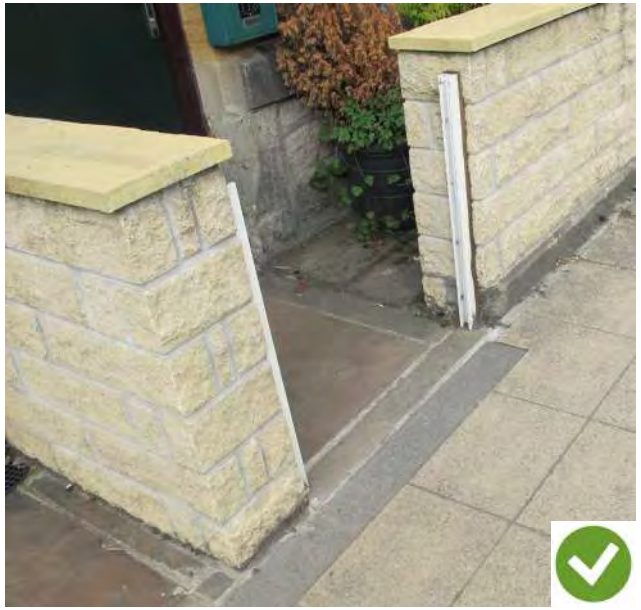
- Absorbent / degradable cavity wall insulation should be replaced with a water resistant variety.

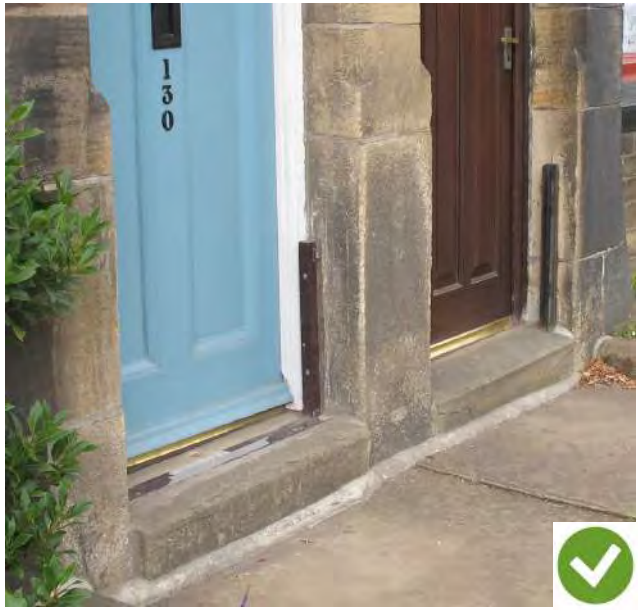
- Automatic sump pumps should be installed to remove water above a predefined level, to be discharged directly into main drains.

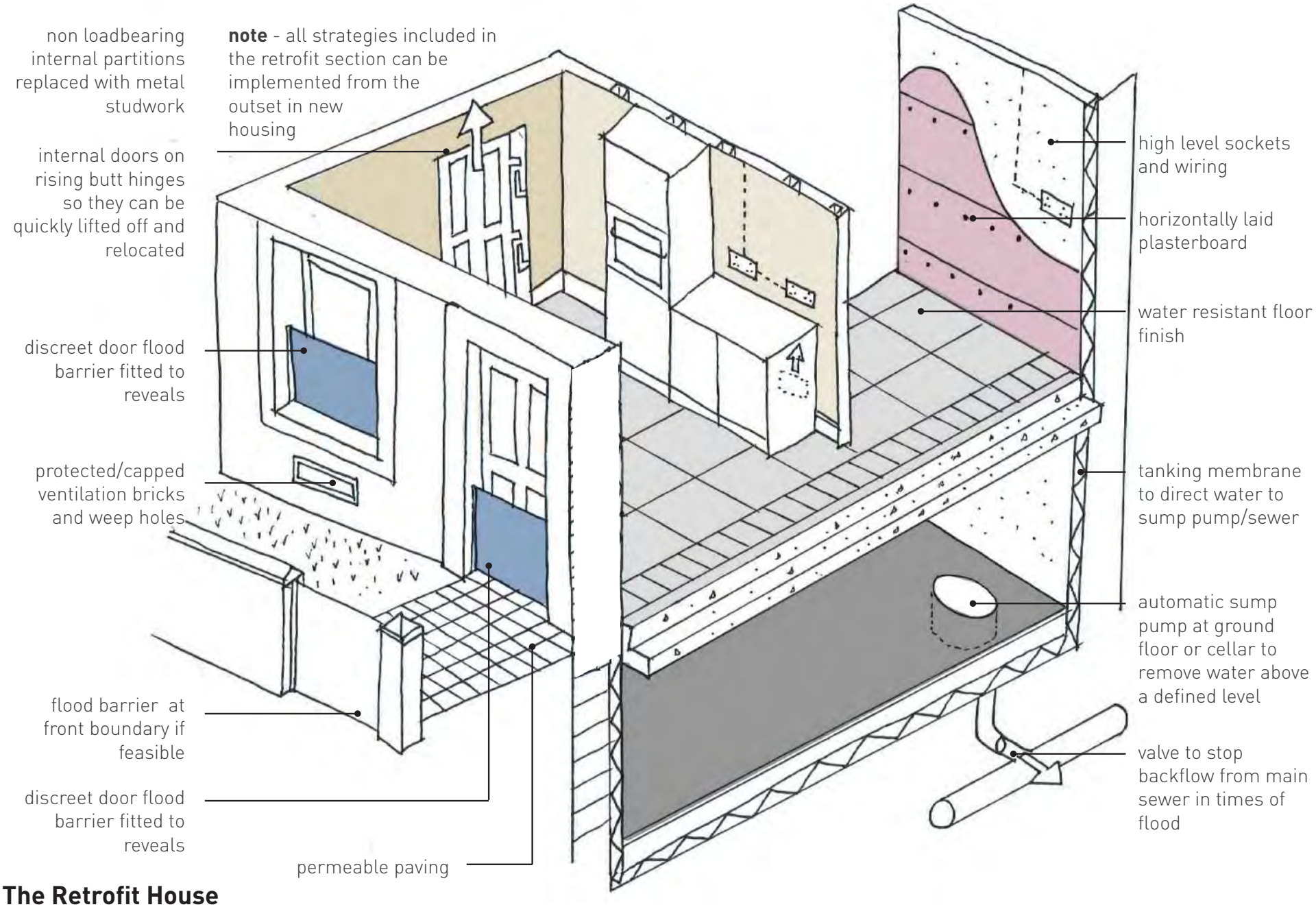
- New wall and floor membranes (and tanking) should be fitted in suitable locations to direct external water ingress to sump pumps and main drainage channels. This is important in terraced or semi-detached properties should neighbouring properties not be suitably flood proofed.

- Kitchen appliances such as ovens and refrigerators should be relocated above work top height. Lower cupboards can contain slide out boxes so that contents can be relocated above flood level quickly.

- One way valves should be installed on main drains to prevent water entering homes from sewers in flood events.







The Retrofit House

5.2 FLOOD RESILIENT HOUSING - NEW DEVELOPMENTS

New housing in Todmorden (in conjunction with SuDS) should seek to minimise the effects of flooding (including flash flooding) by being designed to withstand and respond to changes in water level. The location and site layouts for new housing developments should also take into consideration this requirement.

KEY PRINCIPLES

- A combination of resistance (keeping water out) and resilience (letting water in in a controlled manner) should be employed in new housing design to ensure that impacts are minimised in all depths and durations of flood. See section 5.1 for strategies.

- Developers should demonstrate an understanding of the type and duration of flooding on the development site and the resulting design response proposed. The need for a Flood Risk Assessment should be discussed with the Local Authority.

- The use of substantive attenuation tanks/swales/ponds is expected where development is proposed in areas known to be susceptible to flooding.

- New Development in areas known to be susceptible to flooding should see greater responsibility placed on the developers to demonstrate greater resilience to flooding in the design of properties.

- Where new development is proposed that does not use existing drainage infrastructure enhanced use of flood mitigation measures capable of reducing the potential impact of flooding in the immediate area are to be expected.

Site Layout

- Well considered site layout of housing can help to mitigate the impacts of flooding. Housing units and emergency access routes should be located on the lowest flood risk areas of the site above the predicted flood level.

- Groundworks should be considered where appropriate to raise the base level of the site or to channel floodwater away from housing units. These decisions should not adversely impact the flood management of other sites or areas in the surrounding area.

Landscaping

- Landscaping strategies should be designed to encourage flood drainage away from properties.

- Earth mounds and bunds can provide effective local flood defences around a building (subject to Local Authority approval). Again these should not cause increased flooding elsewhere.

5.3 DESIGNING FOR DEMENTIA - HOUSING

Todmorden has undertaken extensive work to become a dementia friendly town, where affected residents can feel supported and safe. Alongside this, housing developments in Todmorden should also be designed to be dementia friendly to allow inhabitants to maintain independence, reduce loneliness and boost confidence.

KEY PRINCIPLES

- Housing developments should be designed to allow residents with dementia to live successfully within them. This includes both external and internal design considerations.

- Housing designs should be considered against a set of key headings. These include:

  Setting and Arrival
  Access and Circulation
  Living Spaces
  Systems and Modification

- This is not an exhaustive list, and other specific considerations may need to be examined

SETTING AND ARRIVAL

Integrated and Memorable

- Locations for dementia friendly housing should be carefully considered to make sure that residents can easily access transportation, local services and the local community. Any reliance on using cars should be avoided.

- Housing should be designed to fit seamlessly into the neighbourhood. 'Institutional' external appearances should be avoided.

- External ramps, lighting and access/boundary gates should be carefully designed to minimise perceived barriers to entry.

- Entrance routes should be clearly visible and easily identifiable through the use of distinct planting, colours or materials.

- In multiple unit developments, wayfinding markers such as corner buildings or changes in material should be used to allow residents to easily navigate the site and identify their home.

ACCESS AND CIRCULATION

Approachable and Safe

- Entrance doors should be clearly visible and painted in recognisable colours. Areas adjacent to front doors should contain space for visual reminders such as numbers or graphics.

- Entrances to the front and rear should be level and step free.

- There should be good visual access between different rooms to provide a sense of comfort and visual access and to give cues for movement between spaces.

- Internal circulation routes should be clear and legible. Circulation routes should be well lit, and use different colours or materials (on walls) to assist with wayfinding.

- Floor finishes should avoid changes in colour which may be perceived as a change in level. Low sheen products should be used to minimise glare which may be disorienting.

Clear and identifiable entrances

Individual painted doors in courtyard

LIVING SPACES

Understandable and Manageable

- Designs should combine open plan layouts which enhance visual access and the creation of calm and distinct spaces which can help with legibility. This can be done by zoning different areas within the house.

- Acoustic separation between adjoining properties and between individual rooms within the house should be sufficient to create calm and peaceful spaces.

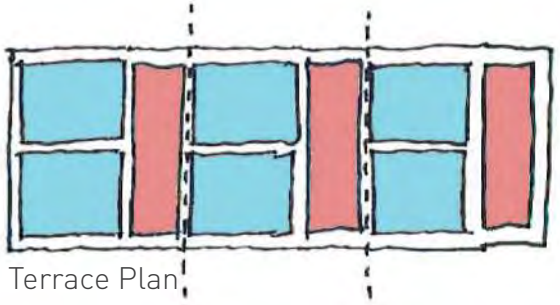
- Specific walls in bathrooms and along staircases should be of a suitable construction to allow for the easy and secure fitting of handrails, grabrails and stair lifts.

- Natural daylight and ventilation should be maximised to connect residents to the external environment.

- Bedrooms and living rooms should be designed with good visual and physical access to toilet facilities, and views to gardens or other natural features.

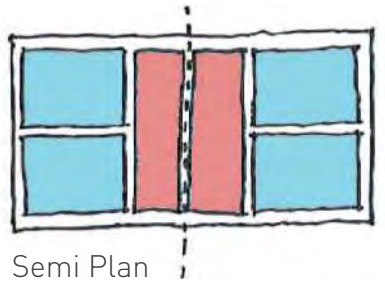
- Living rooms, kitchens and bedrooms should provide adequate spaces for carers to assist with food preparation, mobility and administering treatment. Adequate space should be provided around beds for seats to allow residents or visitors to sit.

- Safe, accessible and attractive outdoor space should be provided that is visible and easily accessed from the interior to promote outdoor activities.



Terrace Plan

use circulation & bathroom cores (red/ brown) to separate living& bedroom spaces (blue) acoustically from neighbours



Semi Plan

SYSTEMS AND MODIFICATION

Flexible and Adaptable

- Safety measures in the home should be designed to be as unobtrusive as possible to avoid an 'institutional' feel.

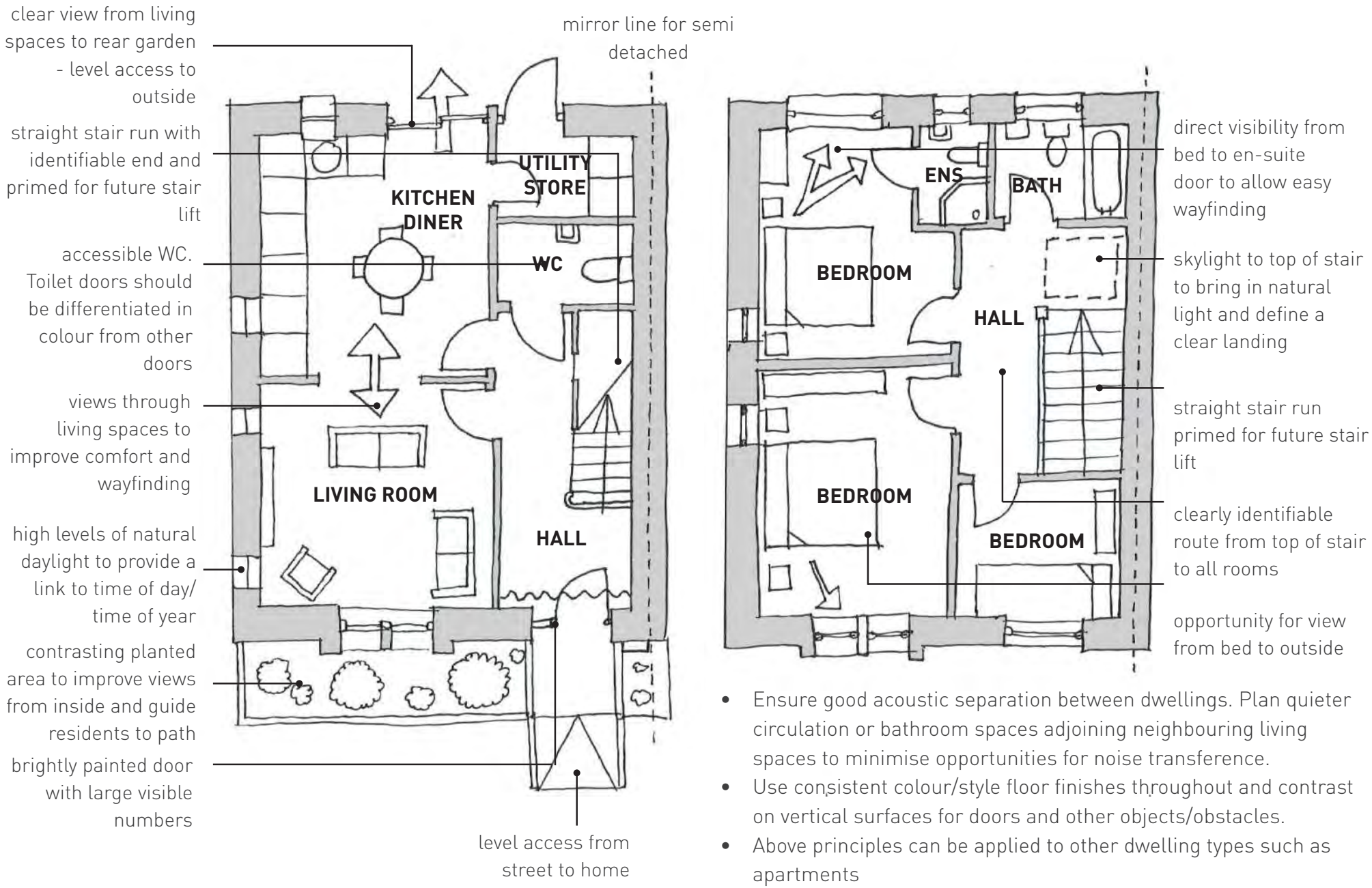
- Internal details and fittings such as handles, taps and switches should be visible and of conventional design to allow residents to recognise them (eg. avoid handleless kitchen cupboards).

- Heating and ventilation systems should be simple and easy to use. Avoid complex/ programmable thermostats.

- Choose colours and materials that are natural, calming and easy to maintain.

- Create flexible and adaptable space to cater to the changing needs of the residents. 'Lifetime Homes' standards should usually be used to create layouts that are easily adaptable for lifetime use at minimal cost.

The Dementia Friendly House - Example 3 Bed Semi / Terrace



- Ensure good acoustic separation between dwellings. Plan quieter circulation or bathroom spaces adjoining neighbouring living spaces to minimise opportunities for noise transference.
- Use consistent colour/style floor finishes throughout and contrast on vertical surfaces for doors and other objects/obstacles.
- Above principles can be applied to other dwelling types such as apartments

RETROFIT STEPS

STEP 1

Paint front door a bright colour and include recognisable numbering lettering.

Label cupboards, doors and storage items.

Paint internal woodwork such as door surrounds in contrasting colours to encourage wayfinding.

Paint rooms or their doors in unique colours to promote recognition.

Increase planting in front and gardens to direct movement and provide natural visual stimulus.

Hang 'Dementia Clock' to assist with time recognition.

STEP 2

Install assisted living technologies and monitoring.

Consider wireless systems to minimise impact.

Install assistance aids such as rails and grab bars where needed.

Secure rear private outdoor areas by improving fences, gates and other access points. Safe and controlled access to gardens is important to encourage independence and physical activity.

Remove or relocate any loose obstructive items such as pots or garden furniture.

STEP 3

Replace internal floor finishes to be continuous and a standard colour/ texture. Remove any changes in colour in the floor and reduce reflectivity to minimise confusion.

Replace window dressings to allow appreciation of external light and conditions.

Install curtains at external doors which can be pulled to deter unplanned exit.

Replace kitchen cupboard doors to include glass fronts to promote wayfinding and clarity.

STEP 4

Replace windows for high thermal and acoustic performance minimising discomfort.

Install level access shower to allow for independent washing.

Fit new doors or widen existing doors to improve circulation and minimise confusion.

Install ramp(s) to allow step free access from street to home and home to garden.

Include skylights to bring daylight into darker areas of the home.

STEP 5

Re-configure or open up internal rooms to allow visual access between spaces.

Increase window and door openings to increase internal daylight levels.

Create ground floor WC and shower space to provide easy access to sanitary facilities.

Undertake landscape improvements to make gardens step free and to connect seamlessley to internal spaces.

Add thermal and acoustic insulation to external or party walls to minimise noise disruption.

increasing cost and intervention

5.4 DESIGNING FOR DEMENTIA - PUBLIC REALM

In addition to creating comfortable home environments for residents living with dementia, the public realm must also cater to the needs of those living with the condition to promote confidence, independence and active lifestyles. The involvement of residents diagnosed with dementia in early design discussions is key to ensuring successful outcomes.

KEY PRINCIPLES

- Public realm in Todmorden should provide clutter free and clearly defined movement routes along natural desire lines to minimise confusion.

- Street furniture should be located in clearly defined 'corridors' and rationalised to avoid clusters of clashing materials and colours.

- Street furniture itself should be recognisable in relation to its function. Eg. slab benches in harder materials may not be recognisable as seats. Instead more conventional units should be used although these could still be contemporary in their design where appropriate.

- Street and pavement surface materials should be laid in continuous colours and finishes and avoid random changes in colour or shapes.

- Prominent patterns in paving that could cause visual disturbance should be avoided.

- Street planting should be incorporated in public realm schemes to provide vibrancy, colour and scent markers.

- Colour should be used in elements of the public realm to assist with wayfinding and recognition, creating clusters of distinctiveness.

- Uniformity & repetition in design should be avoided. Unique elements or markers along defined routes prompt memory responses.

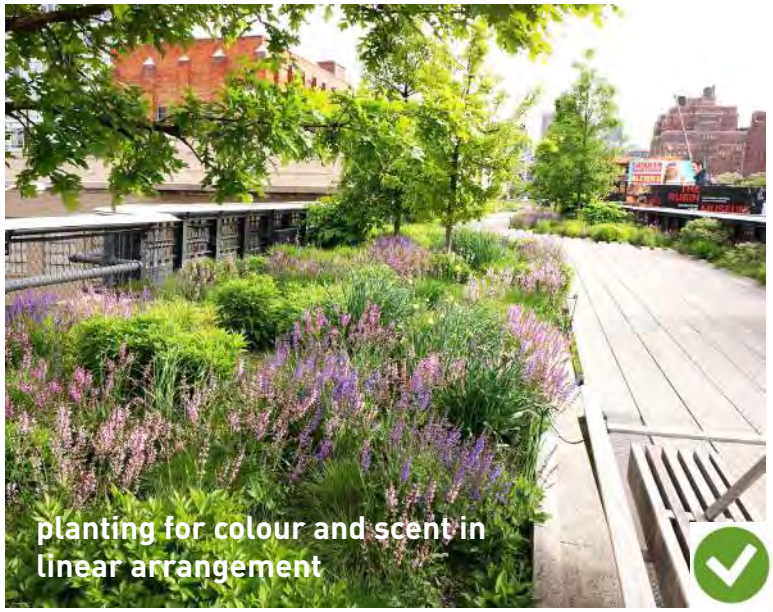
- Steps should be avoided in the public realm and into public buildings to improve accessibility and minimise opportunities for tripping accidents.

- At thresholds to public buildings consideration should be given to colour and materiality. For example a black entrance mat may be wrongly perceived as a change in level or as a hole which will cause distress and confusion.

- Colour contrast should be used to indicate routes, entrances and changes in level, especially at the junction between pavement and road surfaces. Contrast should also be provided between horizontal and vertical surfaces, and elements of street furniture.

confusing patterns, shapes and differing materials plus obstacles

contrasting materials and clear zones for pedestrians and street furniture



planting for colour and scent in linear arrangement

coloured recognisable benches in green setting

- Tapping edges should be provided to all pedestrian movement routes to allow those with sight impairments to successfully navigate the space.

- Spaces for socialising and clustered seating should be provided in the public realm to allow residents to meet.

- Orientation and siting of seating should ensure that it is located in sunny spots to maximise therapeutic benefits.

- Visual access to older and recognisable buildings can increase comfort. Public realm layouts should orientate views and routes towards Todmorden's landmark buildings.

- Signage should be legible and understandable and provided at low level for those with sight or mobility problems.

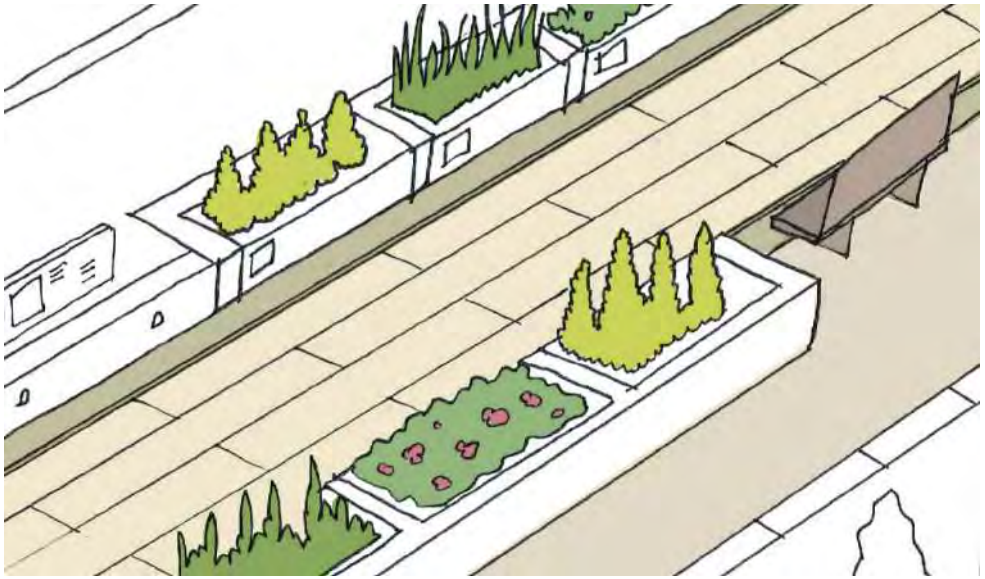
- Designs for new public realm should consider sunlight at different times of day/year to avoid confusing shadows on the ground plane.

- Street lighting should adequately cover all elements of the public realm with more specific lighting to suggest the direction of travel or the main movement routes.

Grey to Green, West Bar, Sheffield

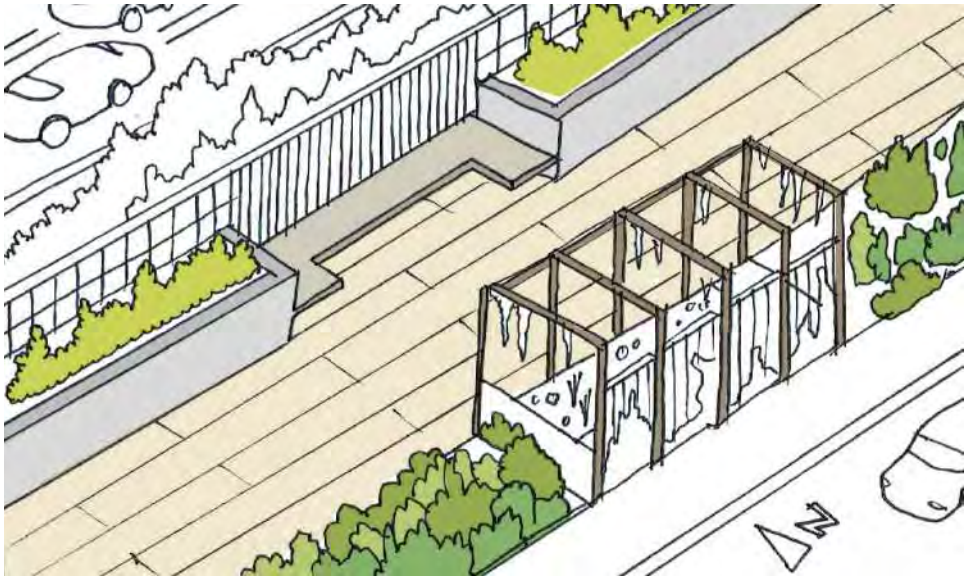
Scentscape

Building on Todmorden's strong reputation for street planting, new public realm should maximise on the potential links between scent and memory to create legible spaces for residents with dementia. Creating a route of specific and varied scents can allow users to locate themselves using all the senses.



Quiet Zones

Loud and surprise noises can be alarming and disruptive to those with dementia. New public realm built elements and planting should be designed and located to provide acoustic screening from busy traffic routes or other noise sources to primary pedestrian routes or seating space.



6.0 EXTENSIONS AND ALTERATIONS

6.1 OVERVIEW

How individual households extend and alter their properties can contribute towards the overall feel of Todmorden.

Unsympathetic extensions can irreversibly damage homes and streetscapes. This section will set out some key principles and requirements, the objective of which is to manage small scale development and maintain high quality across the town.

KEY PRINCIPLES

- Creation of high quality design and development in keeping with surrounding properties and streets, including the use of natural materials.
- Minimising any opportunity for over development which may affect local residents.
- Encouraging high quality contemporary design which can sit sympathetically next to more historic properties. New design should be clearly articulated as being separate from the original house.
- Recreation of historic elements in a decorative fashion should be avoided.
- All premises should be accessible physically and visually to all users.

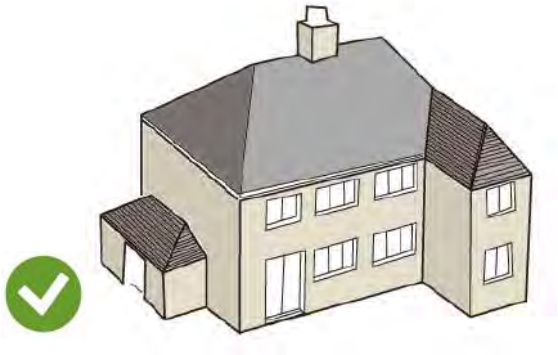
ALTERATIONS TO LISTED BUILDINGS

Owners of Listed Buildings are advised to consult Calderdale Council's Conservation Team and/or an accredited heritage consultant before considering making alterations to their property.

FORM AND PROPORTIONS

Do:

- Ensure that the roof pitch of a new extension is similar to the roof pitch of the existing dwelling.

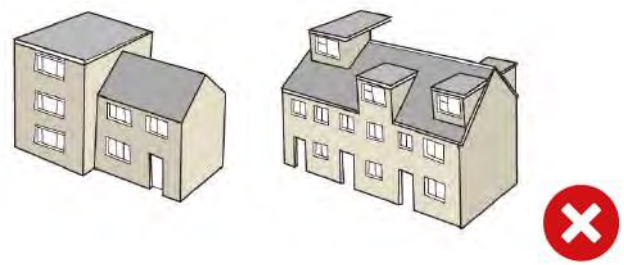


- Ensure that the entire dormer sits below the ridge of the main roof to avoid it dominating the façade.
- Set any dormers back from the eaves of the existing roof to ensure a better proportioned roof-scape.
- Consider roof lights as an alternative to dormer windows as a means of bringing natural light into an attic room.

SIZE AND SCALE

Avoid:

- Flat roofed structures (including dormers) alongside a pitched roof dwelling, as they are likely to look incongruous. Flat roofs may be acceptable for single storey extensions.

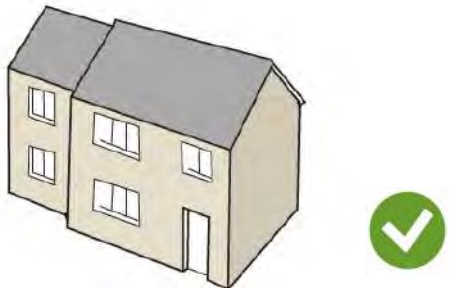


- Garage extensions on the front of a dwelling that would dominate the façade and thereby have a detrimental effect on neighbouring properties.

Do:

- Keep the height of the roof extension below, or at the same level, as the existing dwelling.

- Ensure that the scale of the extension is subservient to the original dwelling. This will require the extension to be smaller than the existing house.



- Match the scale of the proposed doors and windows to the existing doors and windows. Dormer windows align with the windows in the storey below.

- Observe the design choices that have been made for the existing dwelling and replicate to create a balanced external appearance.

- Consider the levels of rear walls on adjoining and neighbouring properties when determining an appropriate depth for an extension. The further an extension projects behind the rear wall of an adjacent dwelling the greater impact there will be on that dwelling.

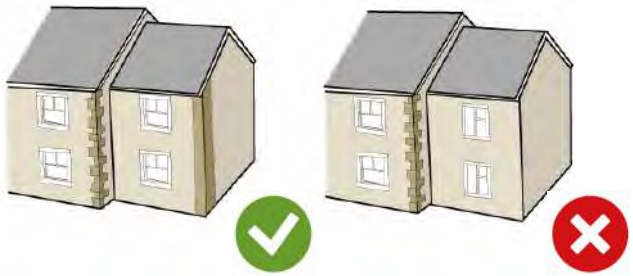
Avoid:

- Poorly matching joints between construction materials by allowing a distinct visual break between the existing and proposed development.

DETAILS

Do:

- Detail should be added in a way that reflects the method of construction. Elements from the main house should be referenced where appropriate.



- Observe existing design details that are used at the junction between one building material and another. For example, a dwelling may have either overhanging or flush eaves. Appropriate architectural details should be determined from looking at this guidance.

Avoid:

- Specifying building elements that will not work in harmony with the existing property.

- Using opening sizes and proportions that are different to those of the main building.

BOUNDARY TREATMENTS

Do:

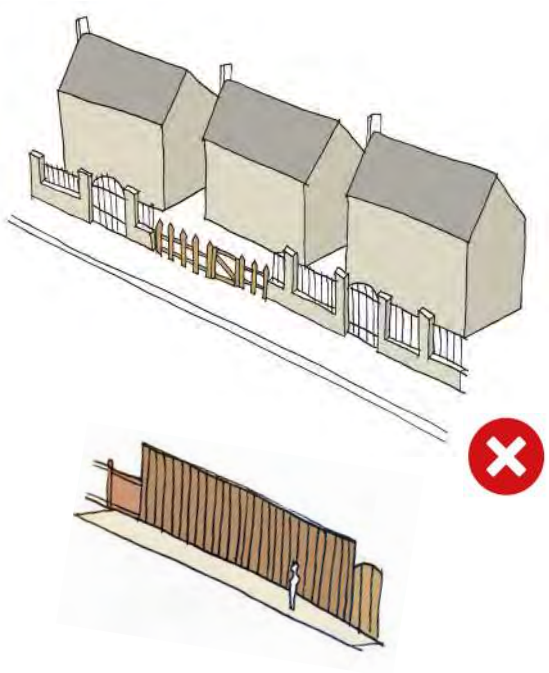
- Ensure that any removal of permeable materials such as grass is replaced by an equally permeable material to control surface water run-off.

- Ensure that new boundary treatments respect surrounding properties and look to traditional precedents. Green boundaries are encouraged to contribute to the green character of Todmorden.

CONSTRUCTION MATERIALS

Avoid:

- Clashes in boundary treatment material or scale. The predominant boundary treatment found in close proximity should be used as a design driver.
- Large blank surfaces at an inhuman scale.

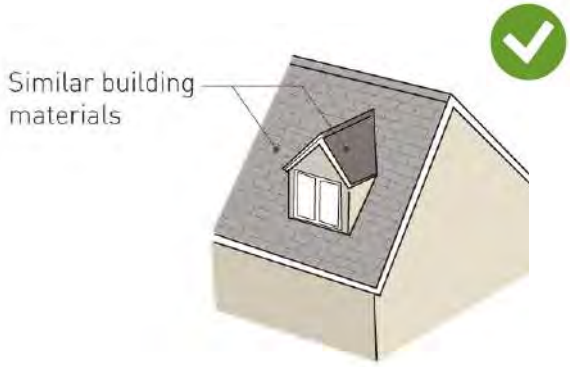


Do:

- Choose materials that complement the existing dwelling.
- Aim for high quality natural materials
- Consider whether a modern design is appropriate. Where modern materials and designs are proposed the extension should be of an extremely high quality, and clearly distinctive from the older parts of the building. Reference to historical forms or colours and materials should be considered to ensure harmony between traditional and contemporary built forms

Avoid:

- Non-durable materials that will age badly



6.2 ENERGY EFFICIENCY

Improving the energy efficiency of a building requires a holistic approach that uses an understanding of a building, its construction, its context, its significance, and all the factors affecting energy use as the starting point for devising an energy efficiency strategy.

Many of Todmorden's houses were built before the use of the cavity wall or solid floor construction, which only become common in the early to mid-twentieth century. Modern forms of energy efficiency improvements, such as cavity wall insulation may therefore not be applicable.

Each building should be assessed individual to determine what the appropriate methods for improving energy efficiency are without harming the building.

What is a 'whole building approach'?

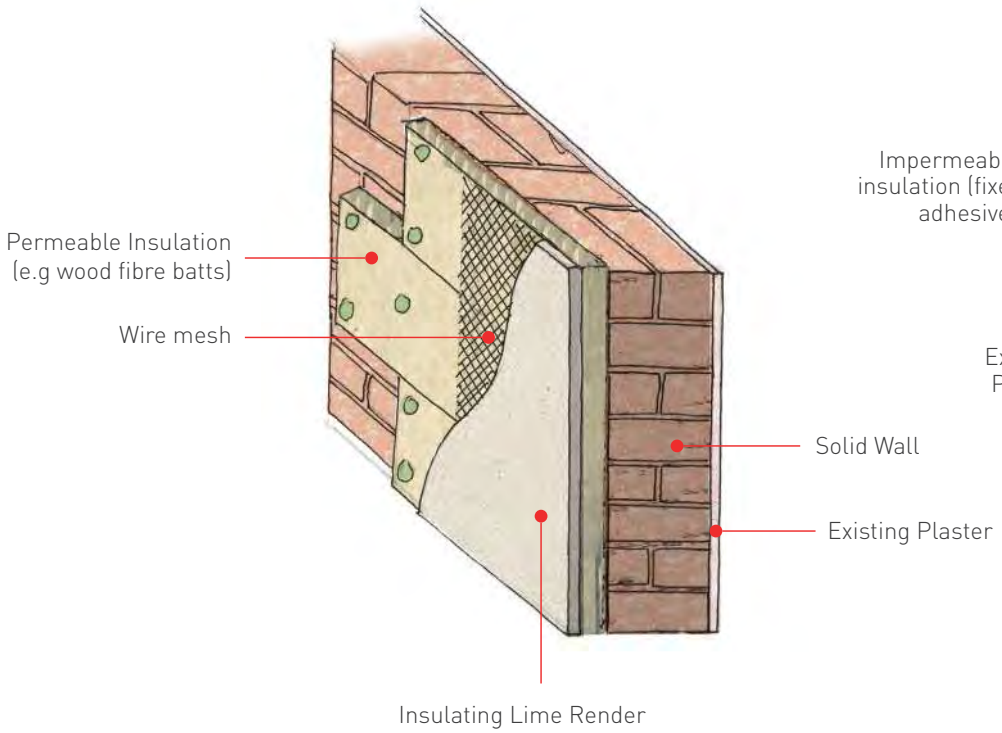
A 'whole building approach' means understanding a building and its surroundings to find balanced solutions. These solutions should save energy, preserve the building's history, and keep the indoor environment comfortable and healthy.

This approach also looks at broader things like the environment, culture, community, and money, including where the energy comes from. It makes sure that improvements make sense, happen at the right time, fit well together, work effectively, and last a long time. It helps solve problems and manage risks.

Most importantly, it deals with specific situations, not general ideas. Opportunities and problems can be very different depending on where you are. The best solution for one building might not work for another, even if they look similar. So, we need to think about each place individually: how the building is made, the systems it uses, and the people who use it

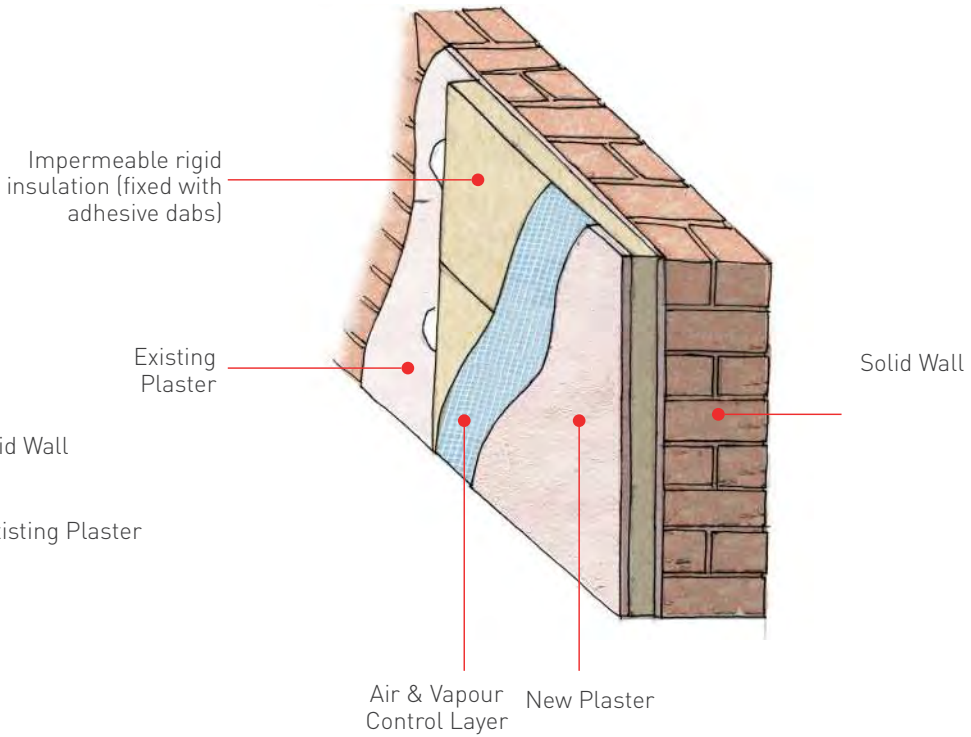
SOLID WALL INSULATION

External Insulation



External wall insulation systems typically comprise of an insulation layer fixed to the outside of the existing wall with a protective render or cladding installed on top to protect the insulation from the weather. This will however change the external appearance of the building.

Internal Insulation

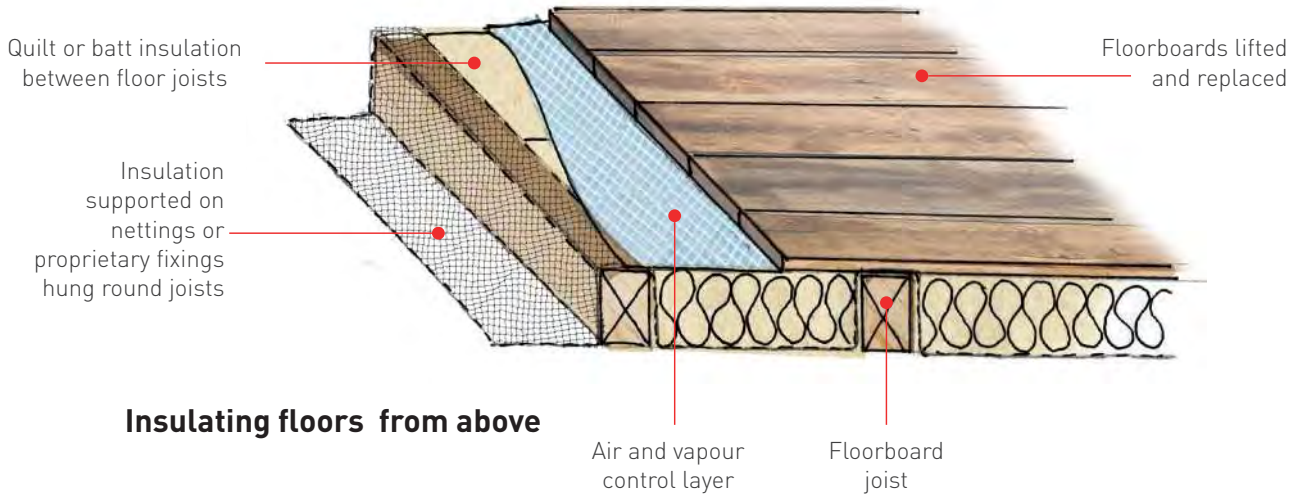


Internal wall insulation is typically applied directly to the inner face of the external wall and then a finish is applied to the room side. This will result in slight loss of space within rooms, and internal features like cornices, picture rails, skirting etc may be affected.

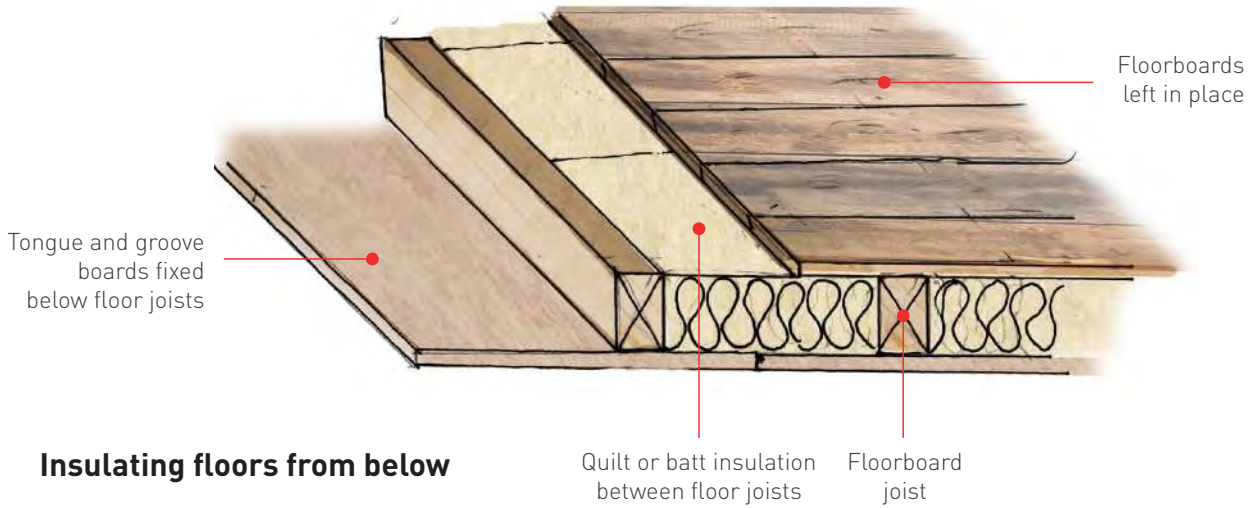
SUSPENDED TIMBER FLOORS

There are several different types of suspended timber ground floor construction. These vary depending upon the age of the building, its structural form, limitations of the timber available and the local traditions. The development of the suspended timber ground floor began in the 18th century to overcome the difficulty of damp-proofing floors next to the ground, and is now a common floor construction found in older properties.

The choice of insulation and/or draught-proofing measures will be determined by whether the floorboards can be lifted without damage, whether access is available to the void beneath the floor, and whether other works are being undertaken at the same time.



Insulating floors from above



Insulating floors from below

FURTHER GUIDANCE

Historic England has produced guidance for anyone who wishes to improve energy efficiency in an historic building, entitled **"Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency"** which is available to download for free online.

Historic England also has produced specific guidance that should be consulted when seeking to the make energy efficiency upgrades to an historic building.

These cover the following topics:

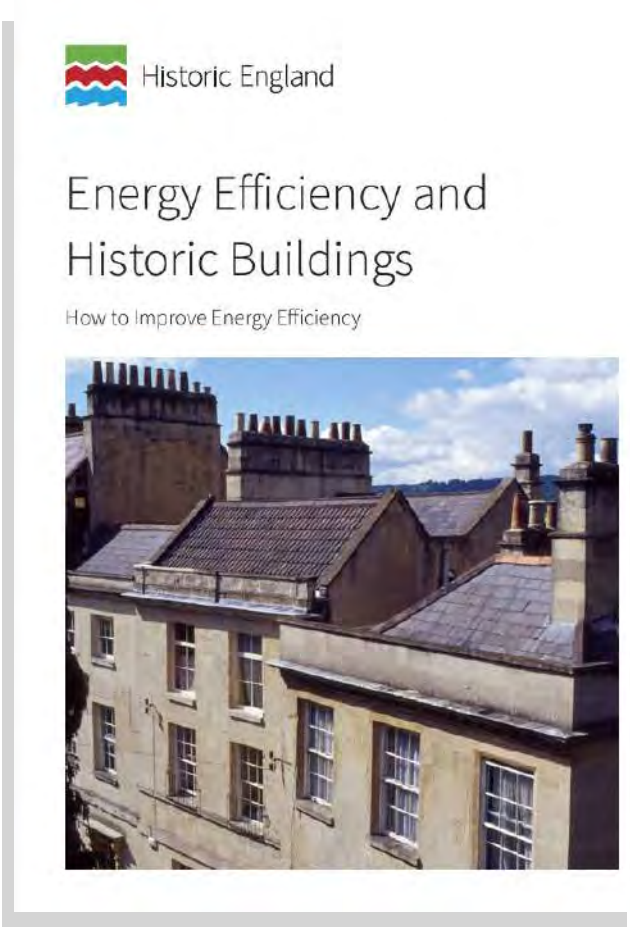
Roofs
- Insulating roofs at rafter level
- Insulating at ceiling level
- Insulating flat roofs
- Insulating thatched roofs
- Open fires chimneys and flues

Windows and doors
- Insulating dormer windows
- Draught-proofing windows and doors - Secondary glazing for windows

Walls
- Insulating timber-framed walls
- Insulating solid walls
- Insulating early cavity walls

Floors
- Insulating suspended timber floors
- Insulating solid ground floors

The complete series of guidance is available to download from the Historic England website: **HistoricEngland.org.uk/energyefficiency**



6.3 PHOTOVOLTAIC PANELS

Solar panels in the same style as the slates or tiles that they replace, are automatically permitted (ie panels that are, effectively, fake slates)

Integrated solar panels are automatically permitted in slate or tile roofs and non-road facing stone roofs.

Standard solar panels are automatically permitted on non -road facing roofs.

Solar PV (photovoltaics) can be installed through two approaches:

- Building Applied Photovoltaics (BAPV) which are installed to the building after its construction.
- Building Integrated Photovoltaics (BIPV) which refers to approaches that integrate solar PV into the building and its components.

KEY PRINCIPLES

Colour and Finish

- The colour and finish of solar panels and how they reflect light should be chosen to fit in with the building or surroundings.

Framing

- Where frames would detract from the building, frameless panels, or panels with slim and black painted frames should be used.

Symmetry

- Symmetrical installations work much better. If feasible, it's worth moving roof 'furniture', such as aerials and flues, to enable a symmetrical solar installation to be put in place.

Above: Framing

Complementing features

- If possible, position the solar PV panels so they are in proportion to the building and its features. For example, they can resemble roofing elements such as roof lights or windows. Whether they are portrait or landscape can also make an impact.

Neighbouring solar roofs

- Panels on neighbouring houses may look odd or out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. By taking a look at neighbours' panels you can see if you can find a similar style to fit with theirs.

Above: Symmetry

Above: Complementing Features

6.4 ELECTRIC VEHICLE CHARGING

New homes, either newly built or as result of change or use or major renovation, should have access to electric vehicle charging points in line with Part S of the Building Regulations and any subsequent updates (Calderdale Local Plan).

If you use on-street parking you should **not** trail a cable across the pavement. If you do, then you may be liable for any issues or injuries which are caused.

Cables and cable covers across pavements can raise accessibility and safety concerns for people with mobility or visual impairments.

Trailing a cable across the pavement without permission is an offence as it breaches the Highways Act 1980 Section 162 and Section 178.

If you need to trail a cable across a pavement then you may be able to apply to the relevant Highways Authority who may grant permission with conditions attached.

If this is not an option, or permission is not granted, it is recommended that you attempt to find an alternative such as a public charging facility.

6.5 AIR SOURCE HEAT PUMPS

Since December 2011 the installation of an air source heat pump on domestic premises is considered to be permitted development, not needing an application for planning permission, provided all limits and conditions stipulated are met.

- Development is permitted only if the air source heat pump installation complies with the Microgeneration Certification Scheme Planning Standards (MCS 020) or equivalent standards.

- The volume of the air source heat pump's outdoor compressor unit (including housing) **must not exceed 0.6 cubic metres.**

- Only the **first installation of an air source heat pump would be permitted development,** and only if there is no existing wind turbine on a building or within the curtilage of that property. (Additional wind turbines or air source heat pumps at the same property requires an application for planning permission)

- All parts of the air source heat pump must be at least **one metre from the property boundary**

- **Installations on pitched roofs are not permitted development.** If installed on a flat roof all parts of the air source heat pump must be at least **one metre from the external edge of that roof**

- Permitted development rights do not apply for installations within the curtilage of a Listed Building or within a site designated as a Scheduled Monument

- On land within a Conservation Area or World Heritage Site the air source heat pump must not be installed on a wall or roof which fronts a highway or be nearer to any highway which bounds the property than any part of the building

- On land that is not within a Conservation Area or World Heritage Site, the air source heat pump must not be installed on any part of a wall above the level of the ground floor storey if that wall fronts a highway.

These limits and conditions are subject to change, and so we advise that you discuss with the Local Planning Authority whether all of these limits and conditions will be met.

In addition, the following conditions must also be met. The air source heat pump must be:

- Used solely for heating purposes
- Removed as soon as reasonably practicable when it is no longer needed for microgeneration
- Sited, so far as is practicable, to minimise its effect on the external appearance of the building and its effect on the amenity of the area.

To minimise the effect on the external appearance, heat pumps may be screened or housed in an external enclosure if allowed by the manufacturer and in line with the clearance distances from the heat pump to surrounding objects.

7.0 SHOPFRONT DESIGN

7.1 ISSUES

- Improvement of the shopping provision and environment has been identified as a priority for Todmorden.

- The character and quality of Todmorden's current retail premises are becoming compromised due to unsympathetic signage, alterations, materials and colours.

- This guidance will set out some key principles and requirements, the objective of which is to improve the landscape of Todmorden's shopping streets through the long term implementation of a shopfront guide.

KEY PRINCIPLES

- A coordinated approach to shopfront design across Todmorden will enhance the appearance of the built environment and help to provide an effective marketing tool for promoting the wider area to visitors and investors alike.

- Traditional shop front elements and features should be retained, refurbished or re-introduced where appropriate.

- New shop fronts should be of a high quality and use appropriate materials and signage.

- All premises should be accessible physically and visually to all users.

One example of a traditional shopfront layout

CONSTRUCTION & MATERIALS

Problem: Shop fronts that do not relate to the scale, hierarchy and architecture of the street.

Aims: To allow for diversity in shopfront design while ensuring that repair work and new shopfront design relate to existing buildings.

Do:

- Retain and restore, if necessary, the framework and features of historic shopfronts where they still exist. New shopfronts can be incorporated within this framework.
- Ensure designs are in keeping with the surrounding scale and relate to the composition of the building above.
- Ensure that fixtures above the shop front are respectful to the history of the building, with traditional details, colours and materials retained. Tidy up cables and untidy finishes of upper storeys.
- Choose materials that are durable and easy to maintain.

Avoid:

- Natural or anodised aluminium, which weathers badly.
- Fussy detailing that is difficult to clean and maintain.
- Shop fronts that combine two or more shop units that disrupt the vertical emphasis of traditional streets. Retain or introduce an intervening pilaster and break the fascia to ensure the shopfront relates to the surrounding buildings.
- Using too many materials.
- Unnecessary steps and obstructions into a shop. Where steps are unavoidable consider a non-slip ramp with a maximum gradient of 1:12.

Well designed shop fronts and signage

Badly designed shop fronts and signage

STALLRISERS

Problem: Uncoordinated and poorly maintained stallrisers.

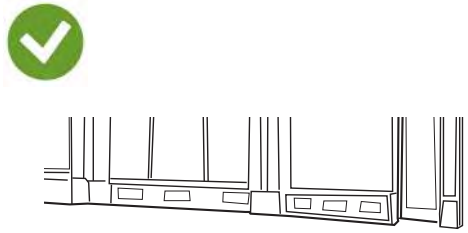
Aims: To unify the design of stallrisers and retain original design where possible.

Do:

- Retain stallrisers and keep to existing height for traditional shop fronts.
- Make efforts to align stallriser depths with neighbouring shop fronts.
- Keep stallrisers below or level with the base of pilasters, if approximately 450mm in height.
- Construct using substantial materials that are compatible with the shopfront frame and upper building.

Avoid:

- Fussy detailing that is difficult to clean and maintain.
- Using laminates and aluminium.



SIGNAGE

Problem: Untidy, large and uncoordinated signage.

Aim: To de-clutter the shopping streets

Do:

- Ensure that any fascia or projecting signs are located within the traditional fascia level and are appropriately illuminated. The depth of the fascia should not exceed one quarter of the height from the pavement to the underside of the fascia.
- Make sure that the text takes up a maximum of 60% of the fascia.
- Carefully detail cornices to give protection and depth to the shop front.
- Choose a minimum of 80% of colours from the colour pallet. Consider painted timber fascias on 19th Century buildings.

Avoid:

- Unnecessarily large signs, or signage that is disrespectful to neighbouring shop fronts.
- Putting signage, stickers and posters directly onto glazing and permanent posters in the shop front.
- Internally illuminated box signs
- Signage above fascia level.

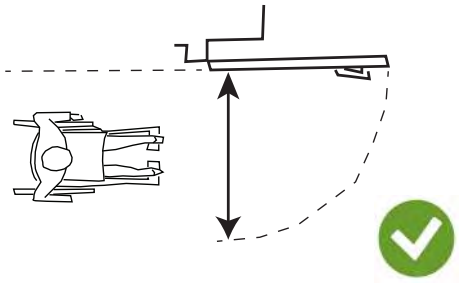
ACCESS

Problem: Shop entrances can be difficult to navigate for people with impairments.

Aim: To permit safe and convenient access for all.

Do:

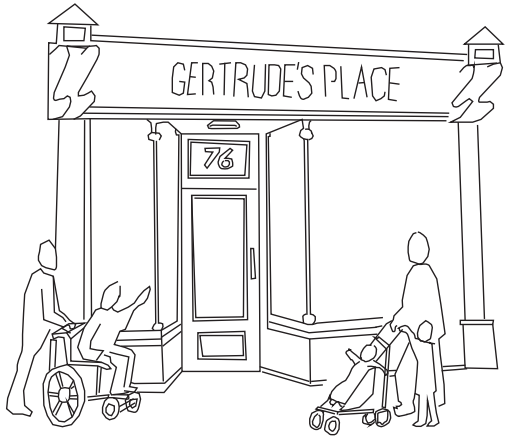
- Attempt to maintain a clear opening width of 900mm to allow for a self-propelled wheel-chair. The absolute minimum clear opening width should be 750mm.
- Emphasise the location of shop entrances through the use of contrasting colours and textures between pavement, entrance and the rest of the shop front.



900mm clear opening

Avoid:

- Doors that are difficult to identify by partially sighted people- plate glass doors may confuse the partially sighted.
- Heavy manual doors.
- Unlit external entrance recesses.
- Unnecessary steps and obstructions into a shop. Where steps are unavoidable consider a non-slip ramp with a maximum gradient of 1:12.



SECURITY & SHUTTERS

Problem: A visually deadened street scene during closed shop hours.

Aim: To retain security while reducing the amount of external solid barriers.

Do:

- Utilise security glass in place of shutters where possible.
- Consider a lattice grill located behind glazing with concealed housing.
- Consider a combination of internal grilles behind glazing and external grilles across recessed areas.

Avoid:

- Solid external shutters which have a deadening effect on shopping streets and can invite graffiti and flyposting.
- External roller shutters that are not of open grille type.