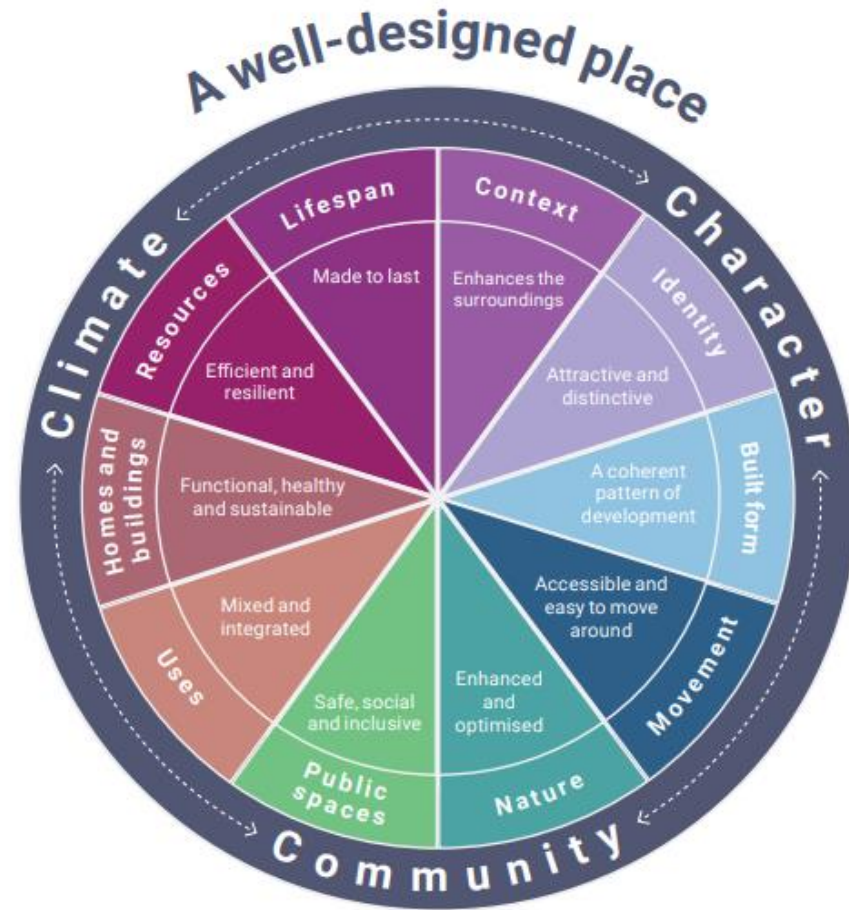
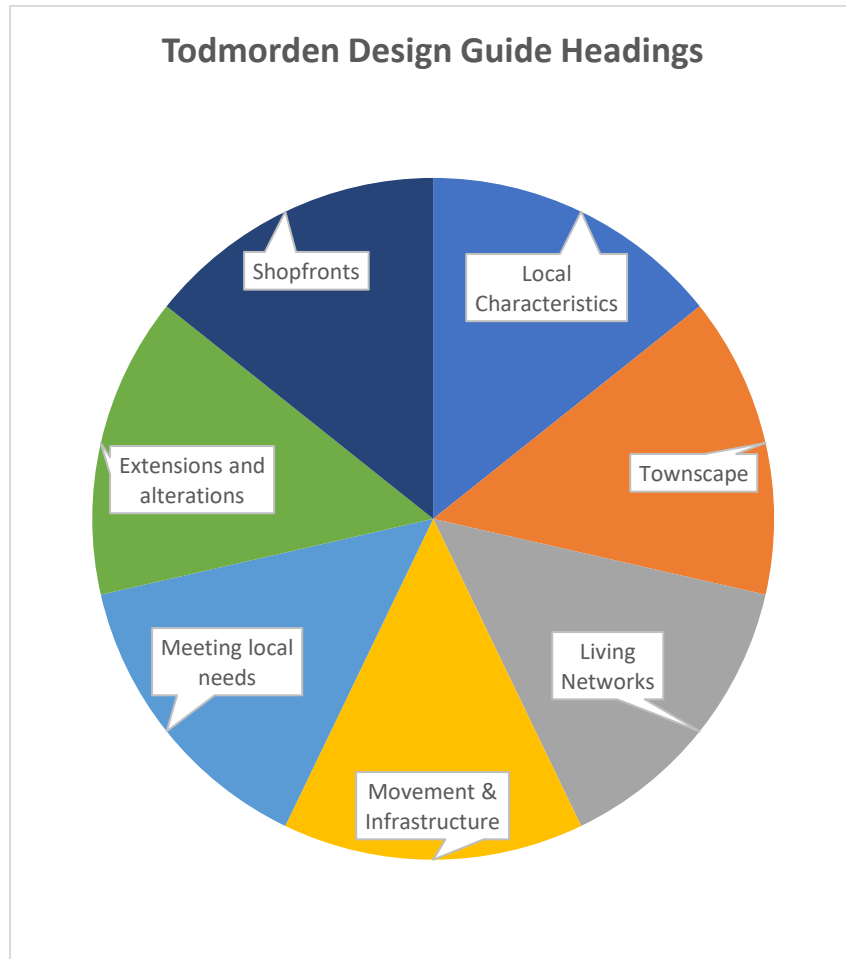


Todmorden Neighbourhood Plan Design Guide

Comparison with Draft Calderdale Placemaking and Design guide

Overview



Content Comparison

| Todmorden Design Guide | | | Calderdale Placemaking and Design Guide | | |
|--------------------------------|-----|-----------------------------------|---|--------|---|
| Heading | Ref | Sub Heading | Heading | Ref | Sub Heading |
| Local Characteristics | 1.1 | Building Details | Introduction | | Foreword |
| | 1.2 | Materials | | | The importance Of Placemaking |
| Townscape | 2.1 | Infill Housing | | | Whys is this document needed ? |
| | 2.2 | Boundary Treatments | | | How will design guide help? |
| | 2.3 | External Storage | | | Planning Context |
| | 2.4 | Street Furniture/Lighting | | | National Design Guidance |
| | 2.5 | Street Planting /Growing | | | How has this guide been prepared? |
| | 2.6 | Designing Out Crime Checklists | | | Overarching Design Principles. |
| Living Networks | 3.1 | Green Spaces | Using the Design Guide | Part A | How the guidance is set out |
| | 3.2 | Green Networks | | | Applying the Design Guidance |
| | 3.3 | Canals and Waterways | | | The Structure of the Guide |
| | 3.4 | Sustainable Urban Drainage | | | The Design Process |
| Movement and Infrastructure | 4.1 | Traffic and Movement | Understanding The Place | Part B | The Character of Calderdale Spirit of Place Landscape Character Movement Networks Historical Development Settlement Pattern Built Form Characteristics – Urban Built Form Characteristics – Suburban Built Form Characteristics – Rural Built Form Characteristics |
| | 4.2 | Surfaces and Materials | Understanding Context | 1.1 | Understanding the Site Context |
| Meeting Local Needs | 5.1 | Flood Resilient Housing | | 1.2 | Understanding Heritage Assets |
| | 5.2 | Designing for Dementia | | 1.3 | Mapping Site Constraints |
| Extensions and Alterations | 6.1 | Overview | | 1.4 | Identifying the Relevant Area Type |
| | | | | 1.4a | Town Centre |
| | | | | 1.4b | Mixed – Use Cluster |

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|------------|-----|--------|-------------------------|--------|---|
| | | | | 1.4c | Terraced Street |
| | | | | 1.4d | Blocks in Space |
| | | | | 1.4e | Suburbs |
| | | | | 1.4f | Villages, Hamlets, Buildings in the Countryside |
| Shopfronts | 7.1 | Issues | | 1.4g | Industrial/Commercial |
| | | | | 1.4h | Historic Industrial |
| | | | General Design Guidance | Part C | |
| | | | Identity | 2.0 | Foreword |
| | | | | 2.1 | Creating Distinctive Places |
| | | | | 2.2 | Streetscene |
| | | | | 2.3 | Windows and Doors |
| | | | | 2.4 | Materials and Detailing |
| | | | | 2.5 | Innovative Design Solutions |
| | | | | 2.6 | Shopfront Design |
| | | | Built Form | 3.0 | Foreword |
| | | | | 3.1 | Building Height and Density |
| | | | | 3.2 | Calderdale Building Types |
| | | | | 3.3 | Clearly Defined Street and Spaces |
| | | | | 3.4 | Building Line and Set Back |
| | | | | 3.5 | Public and Private Space |
| | | | | 3.6 | Focal Building and Groupings |
| | | | | 3.7 | Turning Corners |
| | | | | 3.8 | Roofscape and Skyline |
| | | | | 3.9 | Responding to Topography |
| | | | | 3.10 | Non – Residential Buildings |
| | | | Movement | 4.0 | Foreword |
| | | | | 4.1 | Access |
| | | | | 4.2 | Connected Street Networks |
| | | | | 4.3 | Prioritising Active Travel |
| | | | | 4.4 | Green and Healthy Streets |
| | | | | 4.5 | Parking for Cycles |
| | | | | 4.6 | Parking for Vehicles |
| | | | | 4.7 | Refuse and Recycling |
| | | | | 4.8 | Services and Utilities |
| | | | Green Space | 5.0 | Foreword |
| | | | | 5.1 | Reducing Flood Risk |

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|--|--|---------------------------|--------|--|
| | | | 5.2 | Access to Green Spaces |
| | | | 5.3 | Play and Recreation |
| | | | 5.4 | Improving Access to waterways |
| | | | 5.5 | Enhancing Biodiversity |
| | | | 5.6 | Existing Trees and Woodland |
| | | | 5.7 | Community Growing Spaces |
| | | | 5.8 | View to Open Countryside |
| | | Public Space | 6.0 | Foreword |
| | | | 6.1 | Places for People |
| | | | 6.2 | Inclusive Design |
| | | | 6.3 | Community Safety |
| | | | 6.4 | Street Design |
| | | Mix of Uses | 7.0 | Foreword |
| | | | 7.1 | Good Mix of Housing Types |
| | | | 7.2 | Mixed Uses |
| | | Homes and Buildings | 8.0 | Foreword |
| | | | 8.1 | Healthy Homes and Buildings |
| | | | 8.2 | High Quality Homes |
| | | | 8.3 | Outdoor Space |
| | | Resources | 9.0 | Foreword |
| | | | 9.1 | Energy Performance |
| | | | 9.2 | Sustainable Construction |
| | | | 9.3 | Retrofit First |
| | | | 9.4 | Renewables |
| | | Lifespan | 10.0 | Foreword |
| | | | 10.1 | Adaptable Building and Plots |
| | | | 10.2 | Stewardship |
| | | | 10.3 | Participation in Design |
| | | Submitting an Application | PART D | Forword The Planning Application Process Preapplication Meeting and Design Reviews Stakeholder Engagement & Consultation Preparing a Design and Access Statement |

| Todmorden Design Guide | | | Calderdale Placemaking & Design Guide | | |
|------------------------|-----------------------------|--|---|--|--|
| Heading | Policy ref & pg no. | Comment | Heading | Policy ref & pg no. | Comment |
| Local Characteristics | Building Details -06 | Reinforce Todmorden context and local characteristics Preserve eg mullions quoins window, door, eaves embellishments, rounded arches. | Town Centre Mixed use cluster Terraced street Identity | Built form pg 51 New development Local landmarks Windows and doors pg 67 | Reinforce unique character and historic value, Heritage context, Roof line and subtle architectural features Scale, proportion, appropriate, support distinctive character |
| Local Characteristics | Materials – pg 09 | Traditional materials and colour palettes. Recognise new development as from Todmorden. Mortar thickness and colours. | Identity Identity | Creating distinctive places pg 65 Materials and detailing pg 68 | Local distinctiveness, Choice guided by local precedents, high quality and sustainable, reinforce identity, colour of materials surrounding buildings. avoid stark contrast |
| Townscape | Infill housing -pg 12 | Boundaries, Natural water management, Frontage, Privacy, Character, Elevation | Mixed use Cluster Identity Built form | New development pg 53 Building Height and density pg 73 Building line and set back | Building line and threshold, Heritage context, Informed by scale of surrounding built context. Frontage of infill respect prevailing building line |
| Townscape | Boundary treatments – pg 14 | Frontage heights, definable use space, increase security, screening, green boundaries | Mixed use Cluster Built Form Built Form | New development pg 53 Clearly defined street and spaces Focal buildings and groups pg 79 | Building line and threshold, Boundary supportive of attractive street character Aligned broadly parallel to edge of street, primary frontage face street or space, frequent entrances, routes overlooked by windows to habitable rooms , gaps minimised boundary walls as linking elements Provide defensible space, depth to match character of street. High quality planting. Robust easy to maintain. |

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| Heading | Policy ref & pg no. | Comment | Heading | Policy ref & pg no. | Comment |
| Townscape | External storage -pg 15 | Visual blight, public health- bins, footpath obstruction, combined storage use, materials, convenience , not obtrusive, screen planting. | | | |
| Townscape | Street furniture /lighting-pg 16 | Clutter, maintenance, sense of place, zoning, traditional and contemporary columns black/green finish. Uniformity, energy, safe locations. | Movement | Green and healthy streets | Street furniture emphasis place to meet, avoid visual and physical clutter. |

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| Townscape | Seating pg no 18 | Coherence, integrated planting, retain existing quality, refurbish, respect security and privacy, wheelchair space, maintained. | Town Centre | Streetscape pg 51 | Incorporate street trees and seating, |
| Townscape | Railing / Bollards pg 19 | Decorative safety feature, complement location, maintained, black/dark green but uniform styles | | | |
| Townscape | Street planting/growing – pg 20 | Ecology, biodiversity, plant spread and height, evergreen and variegated, planters no obstructions, complements, permanent, mobile , integrated . | Movement Public Space | Green and healthy streets pg 98 Street Design pg 120 | Street trees incorporated into design, trees located in groups, raised planters. Planting incorporated into Streetscene. |
| Townscape | On plot planting/growing pg 22 | Included in all new housing development. Green front gardens, green walls, vegetable patches, water storage, tool storage. | | | |
| Townscape | Designing out crime checklists – pg 24 | Access and movement, structure, surveillance, ownership, physical protection, activity, management and maintenance. | Town Centre Public Space | Streetscape and public realm pg 51 Community safety pg 119 | Balance needs of disabled, public gathering space, Public space well overlooked by active frontage, screening planting to zone area for self segregating groups. All public space adequately lit. |

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| Heading | Policy ref & pg no. | Comment | Heading | Policy ref & pg no. | Comment |
| Living Networks | Green spaces-pg 28 | Viewing corridors, food growing and habitats, link to drainage or water features, maintenance, pocket parks, boxes/hanging baskets, vertical planting walls , new parks, green cycle routes, green roofs. | Green spaces | Enhancing biodiversity pg 110 | Consider Wetland and orchards as part of landscape strategy Blue infrastructure, areas of incidental space should not be left blank. Provide green verges, |

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|-----------------|--|---|--|---|---|
| Living Networks | Green spaces-pg 29 | Play, access points , orientation, plant species, materials, shelter, shading, sustainability, maintenance, | Movement | Green and healthy streets pg 98 | Street trees and landscaping into new street design |
| Living Networks | Gardens -,pg 29 | Similar proportions to nearby, transition street to house, contribute to greenery of street, porous and permeable, vegetation connect to sub soil, Parking not dominant, rear gardens of amenity size, solar orientation, biodiversity, species movement. | Terraced Street Green spaces Homes and Buildings | Boundary treatments pg 54 Enhancing biodiversity pg 110 Outdoor space pg 129 | Low stone walls hedges front gardens. Support biodiversity, retention and enhancement of existing landscape features, avoid damage and mitigate before replacement. Access to some form of private access amenity, of useable shape, steep slope gardens designed to maximise usable area, surface water drainage designed to avoid run off. |
| Living Networks | Green networks – pg 30 (connectivity between spaces) | Purpose and benefits, sustainable drainage systems, design considerations, dimensions, materiality (colourways, delineation) , street furniture | Movement Green Space Green Space | Green and healthy streets pg 98 Access to green spaces pg 106 Enhancing biodiversity pg 111 | Nature based surface drainage, Form a connected network, landscape strategy, open space must be safe, well overlooked, define function of space. Habitats should form a network which connects with the wider context. |

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| Heading | Policy ref & pg no. | Comment | Heading | Policy ref & pg no. | Comment |
| Living Networks | Canals and Waterways pg 32 | Place making, sustainable travel, tourism and recreation, historic environment, key principles- new and improved visual links, green connection points, accessible to all, signposting to public transport links, create new public spaces to contribute to flood mitigation, contribute towards improved lighting, signposting and seating, heritage aspects displayed, create community schemes ,skills development, stewardship models | Green space | Improving access to waterways pg 109 | Seen as key locations, knit together heritage, local distinctiveness and townscape. Waterfront development must positively address the water, views to increase safety and amenity. Optimise accessibility and useability. |
| Living Networks | Sustainable Urban Drainage pg 34 | New development includes Suds proposals, adjacent areas linked, swales, attenuation/retention ponds, rain gardens, street rain gardens maintenance, slowing water movement, orientation. | Green Space Green Space | Green and Healthy Streets pg 98 Reducing Flood Risk | Nature based surface water drainage and storage solutions within the street, Suds as part of landscape strategy and building design |
| Movement & Infrastructure | Traffic and movement – pg 38 | Low vehicular speed, homezone principles (priority of pedestrians, and manual for streets , narrowed carriageways, cycle and pedestrian routes, highways involvement at all times, traffic impact, way finding features, cycle parking and storage, hierarchy | Town Centre Mixed use cluster Built form Movement Movement | Streetscape and public realm pg 51 New development pg 53 Find way around pg 65 Building height and density pg 74 Connected street networks pg 94 Parking for cycles pg 99 | Limit vehicular movements, safer for cyclist and pedestrians, cycle parking provision, high quality public realm materials in keeping, Optimise improve accessibility Define footways, street hierarchy, landmarks to orientate, meeting places, signage. Higher density where served by public transport. Integrate movement hierarchy, clear definition between public and private, reinforce existing hierarchy, pedestrian and cycle routes interconnected . Secure bike storage within private space, close to facilities, well overlooked. |

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| Heading | Policy ref & pg no | Comment | Heading | Policy ref & pg no | Comment |
| Movement & Infrastructure | Surfaces and materials – pg 40 | Cobbles, slabs, stone setts, gravel, porous hard surfaces, stone and granite, shared surfaces | Movement Public Spaces | Green and healthy streets pg 98 Street Design pg 120 | Nature based surface drainage Footway and carriageway surfaces should be robust easy to maintain, surface materials to complement and reflect heritage eg setts. |
| Meeting local needs | Flood resilient housing- retrofit- pg 42 | Resistance, resilience in retrofits,BS85500, replace non waterproof structural elements, relocate weep holes, air bricks, vents, external door openings, fit door guards/seals, raining switches , wiring and socket heights , relocating boiler , lift of rising butt hinges plasterboard horizontal use non absorbent waterproof products lower level. Automatic sump pumps new wall and floor membranes and tanking, relocate appliances above worktop height , install, one way valves. | | | |
| Meeting local needs | Flood resilient housing – new development - pg no 45 | In conjunction with Suds, resistance/resilience, flood risk assessment, substantive attenuation, swales,[ponds , responsibility on developers, ,site layout, groundworks to raise base level but not impact other sites, landscaping, mounds and bunds | Green Space | Reducing flood risk pg 105 | Not in high flood risk areas unless designed to be resilient, adjacent to waterways incorporate flood defence measures, Suds as part of landscape strategy and comply with mitigation hierarchy. |
| Meeting local needs | Designing for dementia – housing - pg 46 | Setting and arrival, access and circulation, living spaces, systems and modification. | | | |

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| Heading | Policy ref & pg no | Comment | Heading | Policy ref & pg no | Comment |
| Meeting local needs | Designing for dementia-retrofit pg 51 | Stepped process (1 to 5) to follow for priority of impact, | | | |
| Meeting local needs | Designing for dementia- Public Realm - pg 52 | Clutter free, clearly defined routes, street furniture (locations, recognisable, surface continuous, street planting, wayfinding colourways, avoid repetition, avoid steps, threshold colouring, levels contracts, tapping edges, clustered seating, ow level legible signage, directional lighting, scentscape, quiet zones | Public Space | Inclusive design pg 118 | Public spaces inclusive for all, promoting dementia safety Age inclusive, design for vulnerable people. |
| Extensions and alterations | Extensions and alterations pg 56 | High quality design in keeping, minimise overdevelopment, avoid decorative fashion, accessible , roof pitch, dormers, avoid flat roofed structures, avoid front of property garage locations, | Identity Built form | Creating distinctive places pg 66 Extensions to existing buildings pg 90 | Demonstrate understanding of character, inspiration from existing buildings, form and massing relationship. Not larger than original building, not beyond existing building line , not over development, not compromise privacy neighbouring buildings. Match existing characteristics .Innovative design if complements |
| Extensions and alterations | Extensions and alterations pg 58 | roof height extensions at same level, smaller than existing house, match scale , match existing materials, avoid poorly matching joints. retain detail, observe existing design detail, elements in harmony, boundary treatments-permeable replacement , encourage green v boundaries, if modern design to be distinctive from older parts . | Identity Identity Built form | Materials and detailing pg 68 Materials and detailing pg 68 Building line and set back pg 77 | Use of local stone and roofing slates, avoid contrast, Poor materials not acceptable, traditional vernacular materials, Materials match age and or texture of original, recalled materials encouraged. Consistent with character of street. Frontage of infill respect adjacent buildings building line |

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| Shopfronts | Shopfront Design pg 60 | Coordinated approach, retain traditional elements and features, accessible physically and visually. Retain and restore framework and features, keep in scale, respect history , durable materials, avoid aluminium, adjoining shop introduce intervening pilaster. Avoid unnecessary steps or use nonslip ramp | Town Centre Identity | Built form and massing pg 51 Shopfront design pg 71 | Sensitive face and frontage design. Design shopfront to enhance perception of safety, Daytime appearance, security , complement wider street scene, scale and proportion, accessibility, division in design vertical emphasis on street elevation, |
| Shopfronts | Shopfront Design pg 62, | Unify design of stallrisers, declutter shopping streets , uniform signage detail, safe access, retain security by use of galls , or lattice grill avoid solid shutters. | Town Centre Identity | Built form and massing pg 51 Shopfront design pg 71 | Daytime appearance, Scale and character, shatterproof toughened or laminated glass. Shutters internal or perforated behind shop window, closed or solid shutters not permitted. |