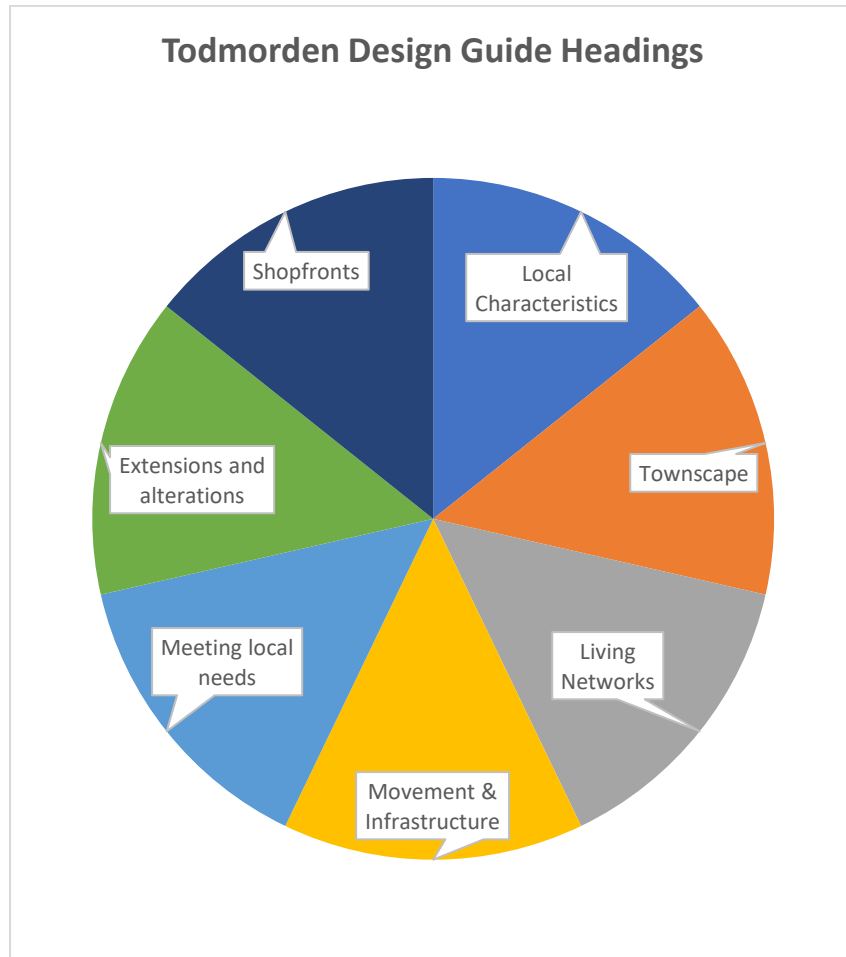


# Todmorden Neighbourhood Plan Design Guide

## Comparison with Draft Calderdale Placemaking and Design guide

### Overview



# Content Comparison

Todmorden Design Handbook			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			How has this guide been prepared?
	2.4	Street Furniture/Lighting			Overarching Design Principles (climate reference)
	2.5	Street Planting /Growing			National Design Guidance
	2.6	Designing Out Crime Checklists			
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

				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	
			Built Form	2.0	<b>Built form</b>
				2.1	Building Height and Density
				2.2	Calderdale Building Types
				2.3	Building on Slopes
				2.4	Clearly Defined Street and Spaces
				2.5	Building Line and Set Back
				2.6	Public and Private Space
				2.7	Turning Corners
				2.8	Easy to find your way around
				2.9	Roofscape and Skyline
				2.10	Extensions and Roof Conversions
				2.11	Non – Residential Buildings
				3	<b>Identity</b>
				3.2	Creating Distinctive Places
				3.3	Windows and Doors
				3.3	Dormer Windows
				3.4	Materials and Detailing
				3.5	Shopfront Design
			Movement	4	<b>Movement</b>
				4.1	Green and Healthy Streets
				4.2	Access
				4.3	Connected Street Networks
				4.4	Prioritising Active Travel and Sustainable Travel
				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

			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 Spaces	6.0	Foreword
			6.1	Places for People
			6.2	Inclusive Design
			6.3	Community Safety
		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	High Quality Homes
			8.2	Healthy Homes and Buildings
			8.3	Outdoor Space
		Resources	9.0	Foreword
			9.1	Retrofit First
			9.2	Energy Performance
			9.3	Sustainable Construction
			9.4	Renewable Energy
			9.5	Water Saving
		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 -pg 06	Reinforce Todmorden context and local characteristics Sit harmoniously with surroundings. Preserve eg mullions quoins window, door, eaves embellishments, rounded arches.	Cald building types  Identity	Built form pg 77  Local landmarks  Windows and doors extension/Roofscape pgs86 to 75 to 89	Reference to appropriate area type guidance for building height and density  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 93 Materials and detailing pg 96	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 pgs 57-71  Building Height and density pg 75  Building line and set back 81	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 59  Clearly defined street and spaces pg 80  Focal buildings and groups pg 83	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.

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
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 16/17	Clutter, maintenance, sense of place, zoning, traditional and contemporary columns black/green finish. Uniformity, energy, safe locations.	Movement	Green and healthy streets pg 101	Street furniture emphasis place to meet, avoid visual and physical clutter.

Townscape	Seating pg no 18	Coherence, integrated planting, retain existing quality, refurbish, respect security and privacy, wheelchair space, maintained.	Town Centre	Streetscape pg 57	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 20/21	Ecology, biodiversity, plant spread and height, evergreen and variegated, planters no obstructions, complements, permanent, mobile , integrated .	Movement  Various	Green and healthy streets pg 98  Street Design pg 59,61,101,115,119,125	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.			

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
Townscape	Designing out crime checklists – pg 24	Access and movement, structure, surveillance, ownership, physical protection, activity, management and maintenance.	Town Centre Development  Public Space	Streetscape and public realm pg 57  Community safety pg 127,	Balance needs of disabled, public gathering space,  Public space must be well-overlooked by active uses, with continuous frontage to mixed-use areas Clear boundaries between public and private areas. Larger public spaces should include a variety of separate areas All public spaces should be adequately lit,
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 118	Consider Wetland and orchards as part of landscape strategy Blue infrastructure, areas of incidental space should not be left blank. Provide green verges,
Living Networks	Green spaces-pg 29	Play, access points , orientation, plant species, materials, shelter, shading, sustainability, maintenance,	Movement	Green and healthy streets pg 101	Street trees and landscaping into new street design

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
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.	Area Types	Boundary treatments pg 63,66,60,	Use robust, attractive boundary treatments to the street frontage, clearly defining the boundary between public and private areas  Robust front boundary treatments - stone walls and dense hedgerows.  Narrow front garden space with low, stone boundary wall. Hedges supplement wall in some locations where front gardens are slightly deeper
			Green spaces	Enhancing biodiversity pg 118	Support biodiversity, retention and enhancement of existing landscape features, avoid damage and mitigate before replacement.
			Homes and Buildings	Outdoor space pg 135	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 and healthy streets pg 101	Nature based surface drainage,
			Green Space	Access to green spaces pg 106	Form a connected network, landscape strategy, open space must be safe, well overlooked, define function of space.
			Green Space	Enhancing biodiversity pg 111	Habitats should form a network which connects with the wider context.



Todmorden Design Guide			Calderdale Placemaking & Design Guide		
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 117	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 and Healthy Streets pg 101	Nature based surface water drainage and storage solutions within the street,
			Green Space	Reducing Flood Risk pg 113	Suds as part of landscape strategy and building design
Movement & Infrastructure	Traffic and movement – pg 38	Low vehicular speed, <b>homezone</b> principles (priority of pedestrians, and <b>manual for streets</b> , narrowed carriageways, cycle and pedestrian routes, highways involvement at all times, traffic impact, way finding features, cycle parking and storage, hierarchy	Town Centre	Streetscape and public realm pg 57	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.
			Mixed use cluster	New development pg 58,59	
			Movement	Find way around pg 85	
			Movement	Building height and density pg 75,76 Connected street networks pg 103  Parking for cycles pg 106	

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
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	Green and healthy streets pg 101	Nature based surface drainage
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.	Resources	Retrofit first pg 137	Retained buildings should be retrofitted to improve their energy efficiency and overall sustainability Proposals should consider the heritage value of an existing structure when proposing a retrofit methodology
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 113	Proposals must be designed to reduce potential flood risk - both current risk and that arising from future climate change – through the careful positioning of buildings and landscape spaces and the provision of flood mitigation measures  New development should not be proposed in areas of high flood risk, unless buildings have been specifically designed to be resilient to flood events  Proposals next to waterways should

					<p>incorporate flood defence measures which minimise flood risk to buildings and avoid increased flood risk to adjacent areas.</p> <p>Sustainable drainage systems (SuDS) should be included as part of landscape and building design strategies from the start.</p> <p>The design of SuDS schemes should follow the SuDS mitigation hierarchy.</p> <p>Where possible, rainwater should be collected and re-used for on-site irrigation or non-potable uses (e.g. use in toilets and showers).</p>
Meeting local needs	Designing for dementia – housing - pg 46	Setting and arrival, access and circulation, living spaces, systems and modification.			
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 126	<p>Public spaces inclusive for all, promoting dementia safety</p> <p>Age inclusive, design for vulnerable people.</p>

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
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	Creating distinctive places pg 93	Applicants should identify positive aspects of the area surrounding the site through analysis of the local character and context and reflect these positive aspects in the proposals. Proposals should deliver local distinctiveness. Proposals should aim to integrate existing landscape features and buildings.
			Identity	Extensions to existing buildings pg 88	Extensions, additions and alterations must be subservient to the original building and should respect its scale, form, proportions, character and appearance, and that of the locality. Extensions or alterations that would harm the character and appearance of the original building or the surrounding area will be resisted
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	Materials and detailing pg 96	Building materials and detailing should complement the surroundings and be used to reinforce the identity of the street and local area.  Materials should be applied logically and consistently across the façade of a building or group of buildings to create an attractive, coherent street scene.  Materials and labour should be

			Built form	<p>Building height and density pg 75,76</p> <p>sourced locally where possible, in line with broader sustainability aims, but this should not be at the expense of delivering high quality materials and workmanship.</p> <p>Building detailing should generally be uncomplicated, reflecting the robust detailing seen on most local buildings but also demonstrate skilful craftsmanship.</p> <p>Applicants should specify materials which will be durable and weather beautifully, with long-term maintenance requirements considered from the outset.</p> <p><b>Proposed building heights and massing should be informed initially by the scale and massing of the surrounding built context and landscape setting.</b></p> <p><b>The proposed density is appropriate for the location and character of the site.</b></p>
--	--	--	------------	--

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
Heading	Policy ref & pg no	Comment	Heading	Policy ref & pg no	Comment
Extensions and alterations	Energy Efficiency pg 60	Each building assessed to determine appropriate methods	Resources	Energy performance pg 138	must be designed to maximise their energy performance, to reduce environmental impact and make buildings which are more comfortable and efficient to run. Retained buildings should be retrofitted to improve their energy efficiency and overall sustainability
	Solid wall insulation pg 61	Alternatives for external and internal construction		Retrofit First pg 137	
	Suspended timber floors pg 62	Alternative insulation from above or below		Renewable energy pg 140	
	Photovoltaic Panels pg 64/65	Key principles of colour and finish, framing and symmetry, complementing features, neighbouring solar roofs.			
	Electric Vehicle Charging pg 66	New, newly built, major renovation should have access.			
	Air source heat pump pg 67	Limit and conditions.		Renewable energy pg 140	

Todmorden Design Guide			Calderdale Placemaking & Design Guide		
Shopfronts	Shopfront Design pg 68/69	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	Identity	Shopfront design pg 98	<p>Shop entrances should be accessible for all users.</p> <p>Shopfronts should complement the character of the building they are part of but also the wider streetscene. This includes the overall scale and proportions as well as the materials and colours used in construction</p> <p>Wide shop units should include vertical divisions in the shopfront design to enable future subdivision and create an appropriate vertical emphasis to the building elevation.</p> <p>3.5.4 Shop signs should be appropriate to the scale of the building and character of the street.</p>
Shopfronts	Shopfront Design pg 68/69	Unify design of stallrisers, declutter shopping streets , uniform signage detail, safe access, retain security by use of galls , or lattice grill avoid solid shutters.	Identity	Shopfront design pg 99	Shopfronts should use shatterproof, toughened or laminated glass. If shutters are required, they should be internal, perforated or lattice roller shutters that sit behind the shop window. External closed or solid shutters will not be permitted because when rolled down they create a dead frontage to the shop, provide a potential target for graffiti and, in the case of a break-in, the closed shutters provide a screen to conceal criminal activities from public view.