

Sowerby Neighbourhood Plan

Quality information

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Upper Field House Lane

Introduction

01

1.1 Background

The Town of Sowerby in Calderdale, West Yorkshire has formulated a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are in the process of writing their neighbourhood plan and hope to complete it by early 2019.

Locality is the national membership network for community organisations that bring local people together to produce neighbourhood plans. Through Locality's support programme Sowerby's NPSG have appointed AECOM to undertake a number of studies which will underpin their emerging Neighbourhood Plan. Through the Locality network, the NPSG have approached AECOM to conduct a design coding exercise within their neighbourhood plan area. AECOM are also producing a Heritage and Character Assessment (HCA) in tandem with this Design Code and some of the findings within this will feed in to this report. This report also identifies some of the findings from Sowerby's Housing Needs Assessment completed by AECOM in March 2018.

1.2 Objective

The purpose of this report is to provide an appreciation of Sowerby's existing town character in order to create a set of design codes which will apply to any new housing development. This will help to ensure that as new development comes forward, it supports and enhances the quality of the town's existing character.

1.3 Methodology

The process that was undertaken in order to produce this Design Code report is as follows:

- The NPSG reviewed and selected potential housing sites from the Calderdale SHLAA to be included in the report.
- On the 13th August AECOM representatives attended an inception meeting and site walkover in Sowerby with NPSG representatives in order to define the brief and direction for this Design Code report.
- AECOM produced a draft Design Code report.
- On the 17th October an engagement workshop was held in Sowerby in order to allow local public opinion to be represented in the final report.
- After capturing the feedback from the engagement workshop, AECOM issued the final Design Code.

1.4 Document Structure

This Design Code document is broken up into the following 6 sections:

- 1. Introduction:** outlining the background, purpose, process, study area and design code document structure.
- 2. Sowerby Design Principles:** identifies town-wide principles which appreciate the design features present across the entire town centre.
- 3. Local Character:** a more focussed understanding of Sowerby's character is gained.
- 4. Design Codes:** the design codes for Sowerby are established.
- 5. Potential Housing Sites:** reviews the available housing sites and identifies the key design considerations.
- 6. Next Steps:** provides guidance on the next steps for the NPSG.

1.5 Study Area

The Neighbourhood Plan area comprises a large area of agricultural land around the town (see the aerial photograph on the opposite page). At the initial inception meeting, the NPSG agreed that the focus of this study should be on the town settlement area and potential housing sites as shown below in order to influence the design of forthcoming residential developments.

Figure 1: Sowerby's potential housing sites and design code focus area





Figure 2: Sowerby Neighbourhood Plan Area



Historic photograph of Towngate taken from St Peter's Church tower

Town Design Principles

02

2.1 Town Structure

Sowerby historically developed elevated above the Calder and Ryburn Valleys in a linear pattern along Towngate with St Peter's Church as the focal point at the eastern end of the town.

The plan to the right illustrates how the land around Sowerby town has been developed throughout history until today.

The 1930s Beechwood estate is the largest area within Sowerby's neighbourhood plan area to be developed. The later architectural styling and layout of the buildings in this area are not typical of the characterful and historic buildings in the Town.

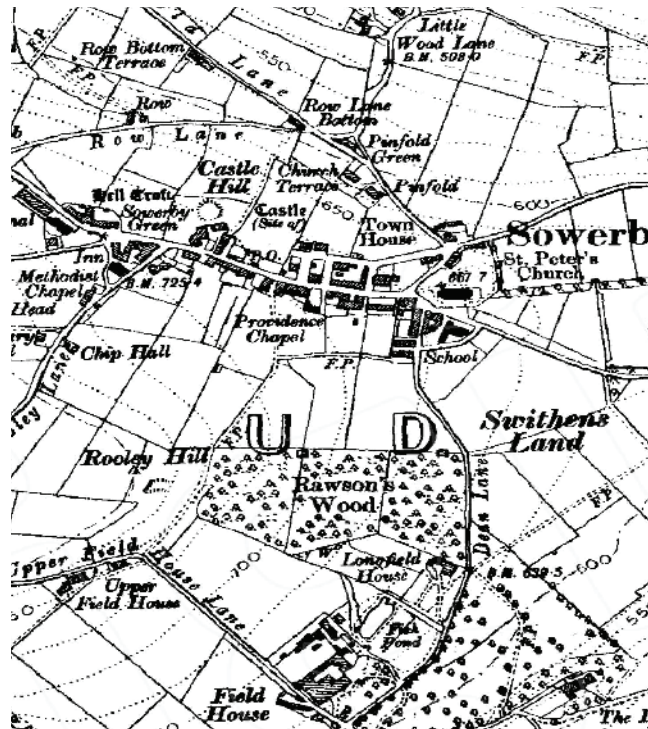


Figure 3: 1900s mapping illustrating the extent of Sowerby's town centre around Towngate

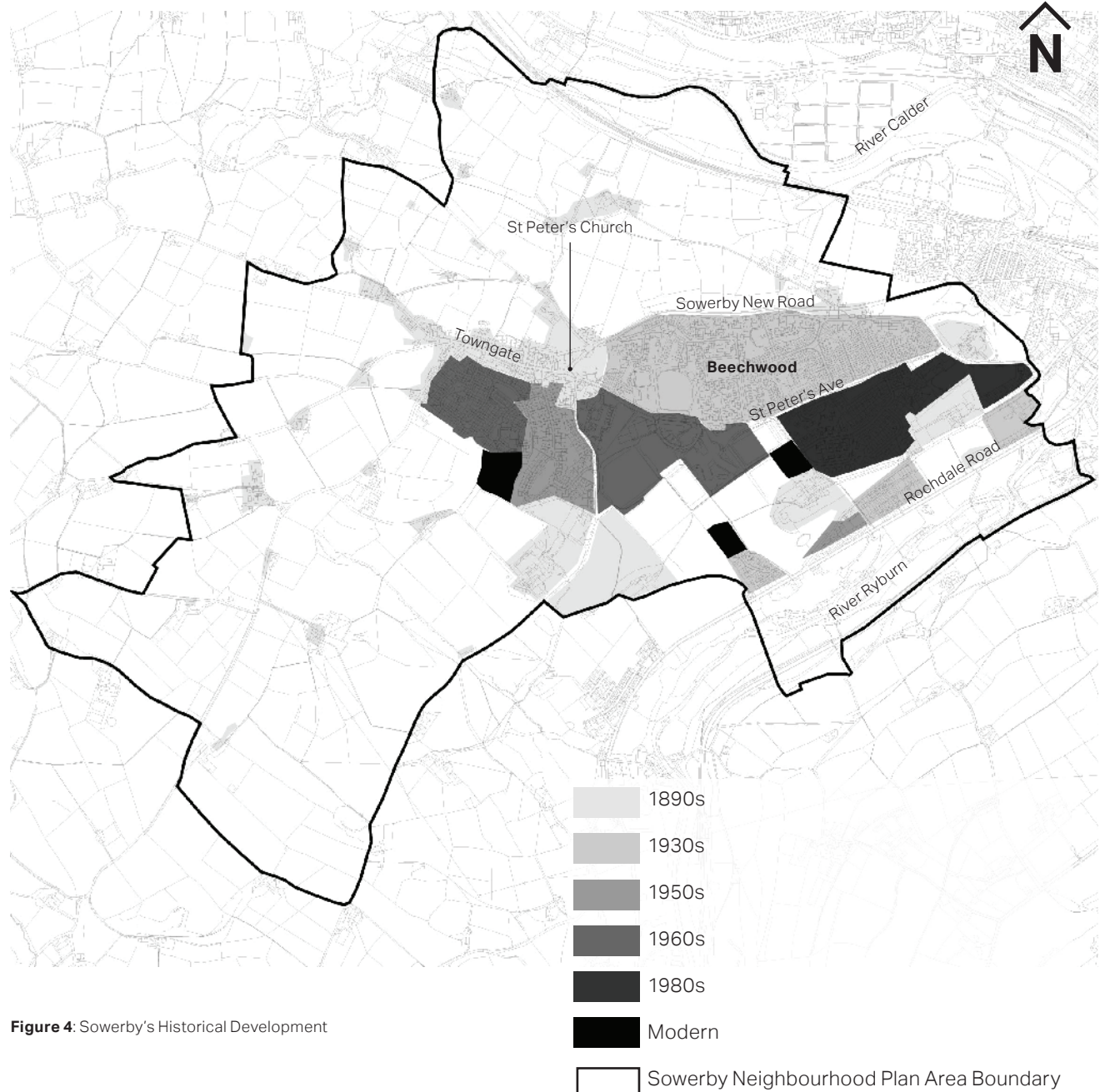


Figure 4: Sowerby's Historical Development

2.2 Landscape

Sowerby is located within two of Calderdale's Landscape Character Areas as identified in Calderdale's District Landscape Character Assessment Report 2016. With the exception of the residential centre of Sowerby, the Neighbourhood Plan area is within the Green Belt.

Ryburn

The Ryburn Landscape Character Area (LCA) consists of the valley of the River Ryburn which drains the high land of Rishworth Moor and flows in a northerly direction to join the Calder Valley at Sowerby Bridge.

Valued Landscape Features

The LCA forms an immediate upland fringe setting to several small villages including Rishworth, Triangle, Sowerby and Beechwood. Additionally, it forms a rural and undeveloped backdrop to the larger settlements of Sowerby Bridge and Ripponden. The LCA's open character and elevation affords strong intervisibility with the Ryburn Valley below, as well as the nearby uplands of Rishworth Moor and Great Manshead Hill.

Blackwood Common

The Blackwood Common LCA rises up either side of the River Ryburn valley and to the west extends in elevation to meet Soyland and Rishworth Moors.

Valued Landscape Features

This LCA forms an immediate setting to numerous settlements contained within the valley. Views out are generally limited by the steep slopes and dense woodland, although there may be funnelled views down the valley from higher ground.

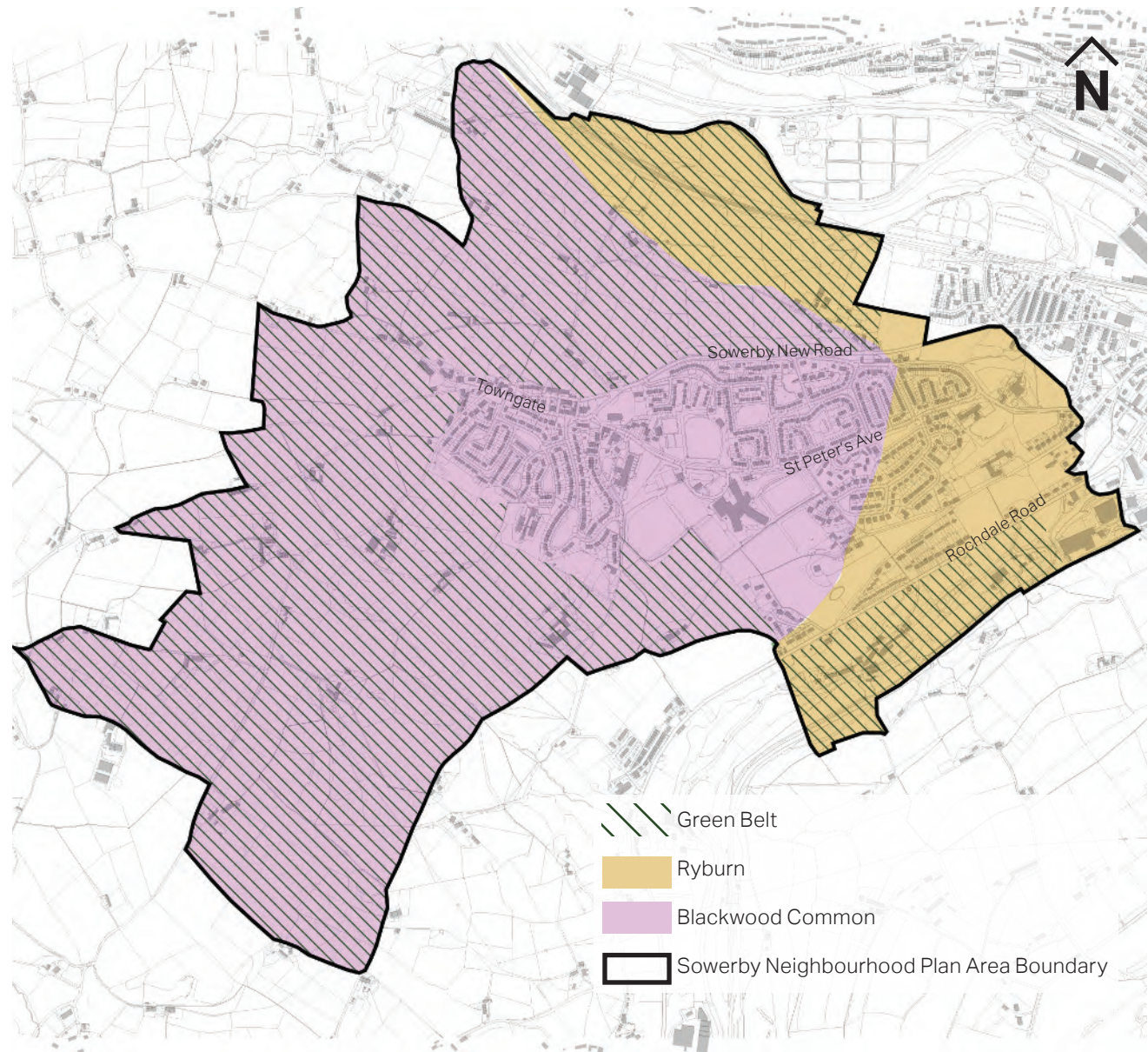


Figure 5: Sowerby's Landscape Character Areas and Green Belt

2.3 Open Space

The town has a number of public open spaces providing opportunities for outdoor recreation and use for outdoor sports.

The Breck is defined as a natural or semi-natural area and has a number of public right of way footpaths running through it.

The area surrounding Ryburn Valley High School is well catered for in the provision of open spaces for outdoor sports.



Figure 6: The Breck - Open space to the south of Ryburn Valley High School with several public rights of way



Beechwood Park

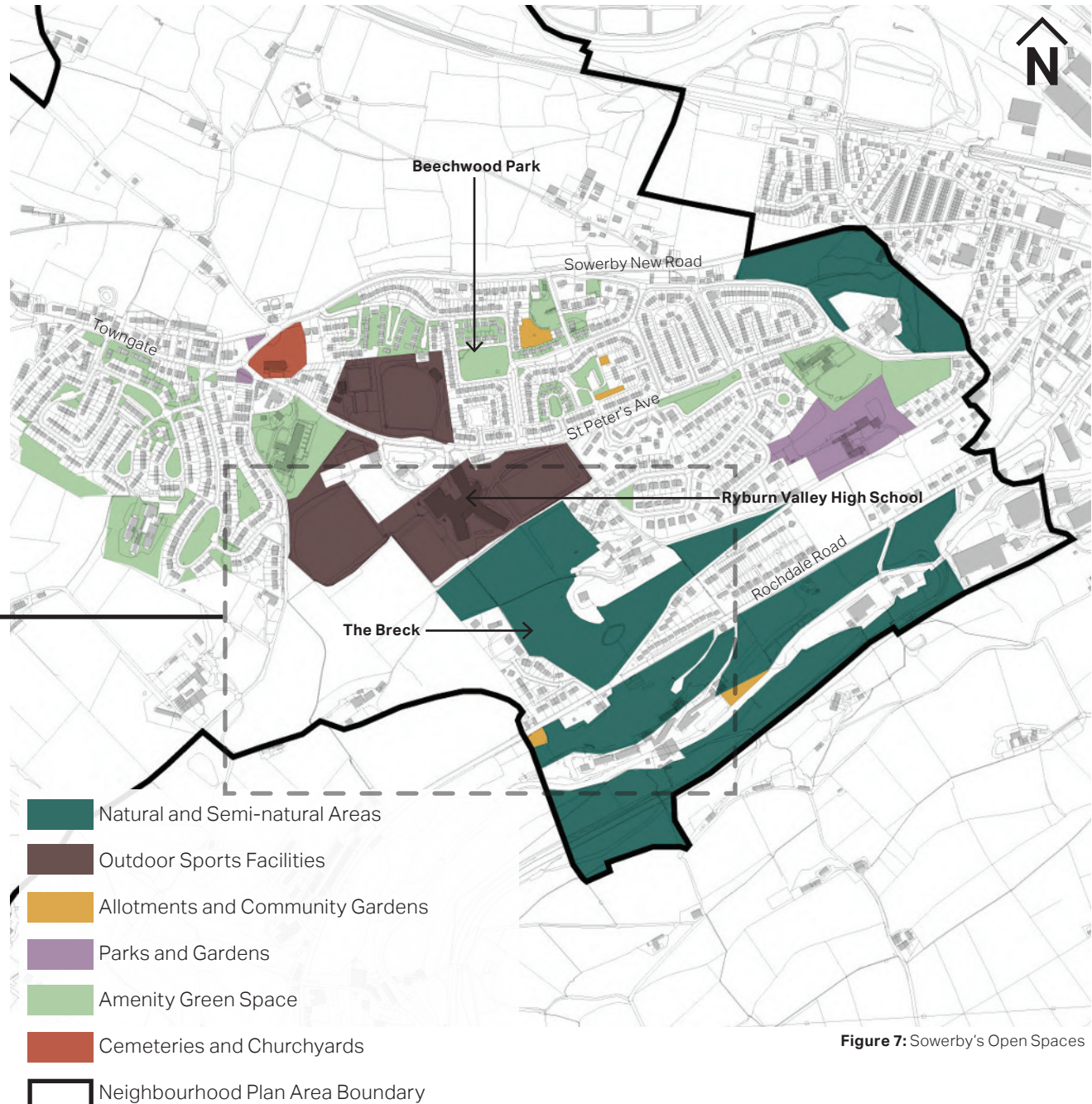


Figure 7: Sowerby's Open Spaces

2.4 Movement and Streets

Sowerby New Road is the primary access street connecting the town centre to Sowerby Bridge and is also used as a link between the Ryburn and Calder Valleys.

Rochdale Road is the primary route for those who live in western Calderdale to gain access to the M62. It is also the primary route for those living in the Ryburn Valley to gain access to the main employment centres in the north and east of Calderdale.

Towngate is where the town historically developed from and is where the majority of the local amenities are.

St Peter's Avenue provides secondary access to the Beechwood estate and leads on to Sowerby Bridge via Quarry Hill to the east



Sowerby New Road



Rochdale Road

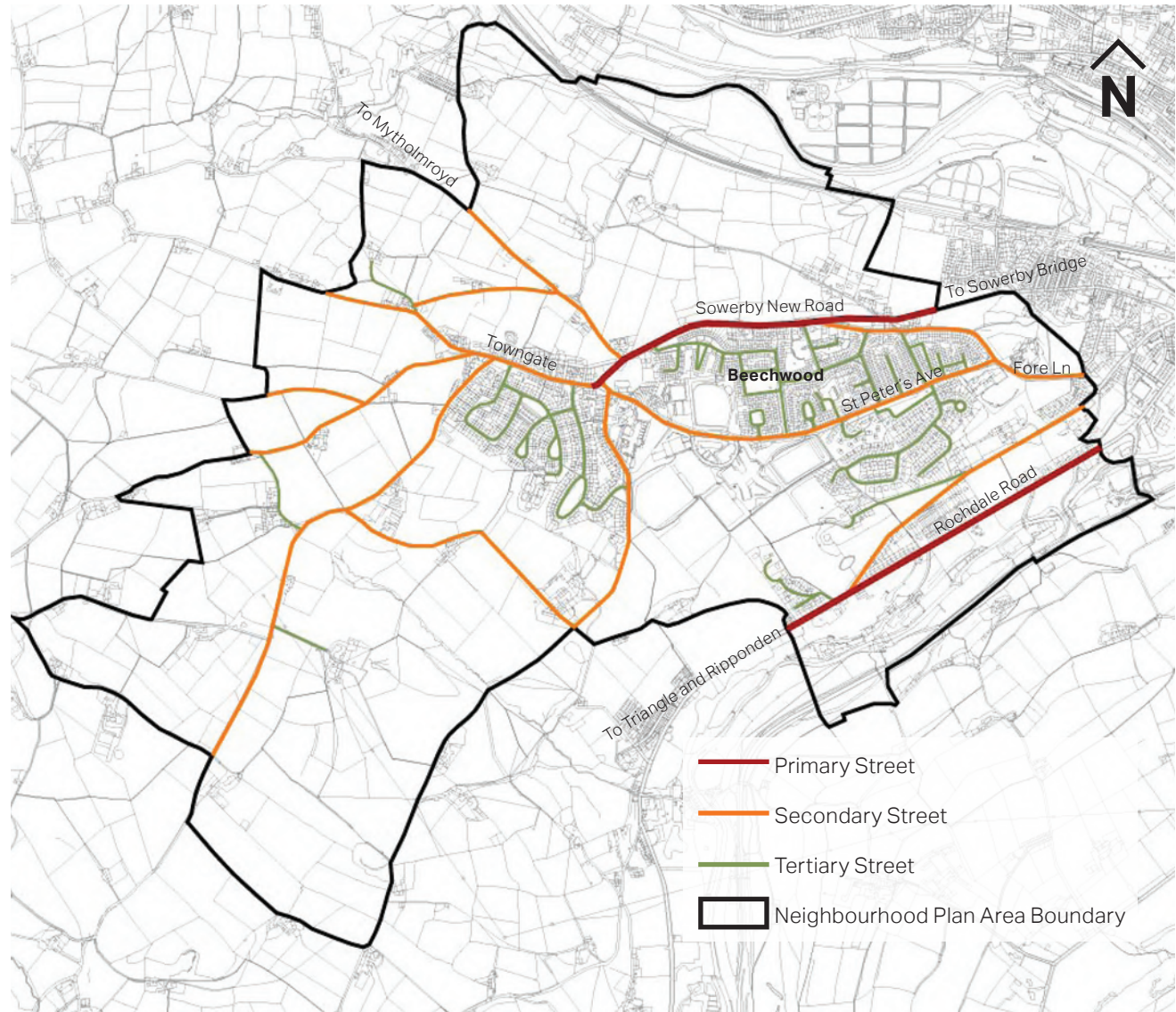


Figure 8: Street Hierarchy and Movement

2.5 Views

Sowerby town is elevated above the Calder and Ryburn Valleys. Historically it was founded in this location and can be traced back to pre Norman times; the location was chosen specifically because of the views of the valleys and their intersection.

The housing layout, dense tree planting and vegetation restrict some of the views but there are many locations where open views of the surrounding landscape can be appreciated. The adjacent plan and photographs on the opposite page illustrate a selection of Sowerby's views.

Views should be protected by controlling development densities and building heights particularly when in the sight lines of local landmarks and open countryside.



Figure 9: A selection of views which can be appreciated from Sowerby



1. Looking east down Towngate towards St Peter's Church



2. View from Rooley Lane looking across the Calder Valley



3. View across the Calder Valley looking towards Sowerby Bridge



4. View from Upper Bentley Royd looking across Sowerby Bridge's townscape



5. Looking south from Rooley Lane



6. View from Beechwood Park looking north east towards Warley Town



7. View from Haugh End Lane across the Ryburn Valley

2.6 Heritage

Sowerby does not have a conservation area but within the town there are a number of Grade II, II* and I Listed buildings. The images of these buildings to the right demonstrate that Sowerby has a rich history and many historical assets which should be protected. The architectural detailing seen on many of the historic buildings in Sowerby should be seen as precedents for future development. However, designers must be careful not to replicate styling as a pastiche of historic housing as this will undermine Sowerby's historic character.



Dob Cottage



Church Terrace



52 and 54 Castle Hill, Towngate



The Royd



Trinity Cottage, Towngate



80, 82 and 84 Dob Lane



Church of St Peter



Brock Well House and Brock Well Cottage



Stump Cottage



Brock Well Gate



Field House



Longfield House and Fairfield House



White Windows



Sowerby Hall



Haugh End House

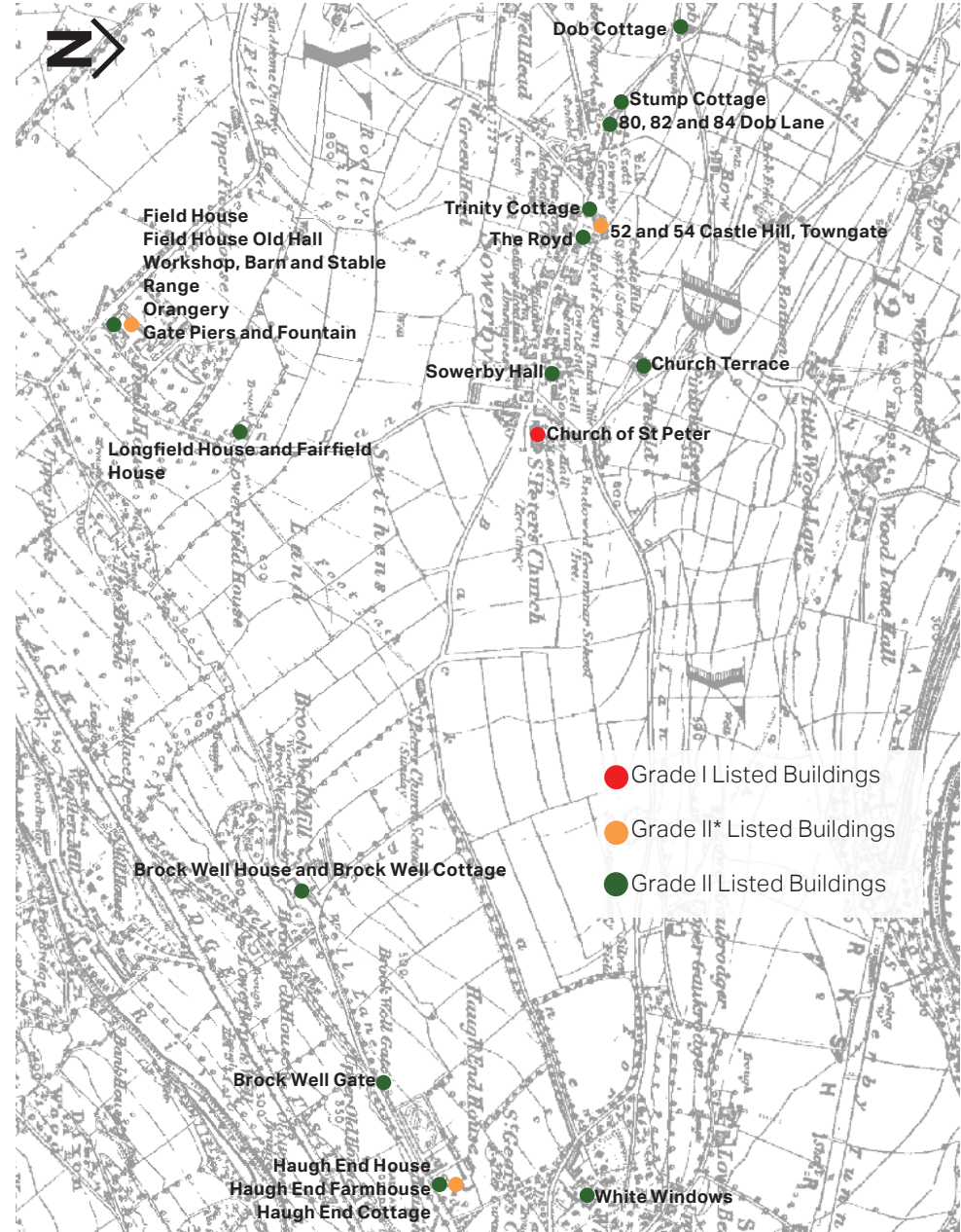


Figure 10: Listed building in Sowerby



Haugh End Lane

Local Character

03

3.1 Character

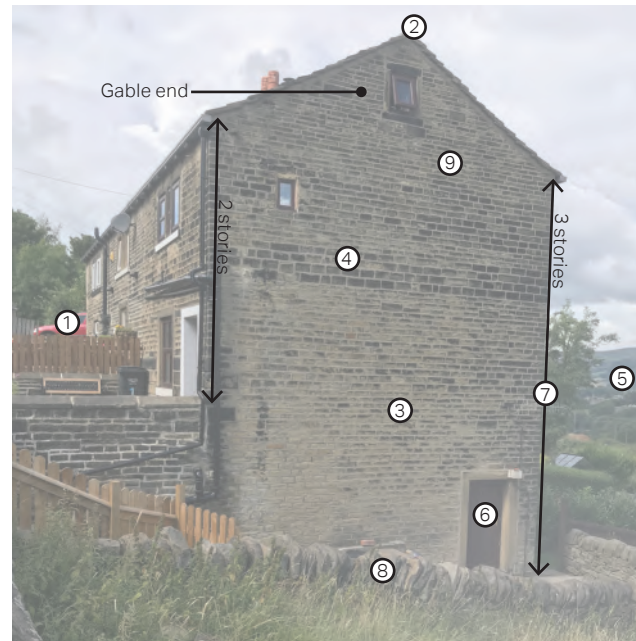
The following section has been prepared in order to understand the design features which make Sowerby a distinctive and characterful town.

The images which have been chosen for the purpose of this analysis are a sample from across the town as can be seen from the below aerial photograph. Each image represents some of the best examples of Sowerby's character. The sample of buildings also represent a number of ways in which housing responds to sloping sites, relate to the street, provide parking and how garden spaces are designed.



Figure 11: Sowerby Character Analysis Sample

Housing which responds to a slope on Sowerby New Road



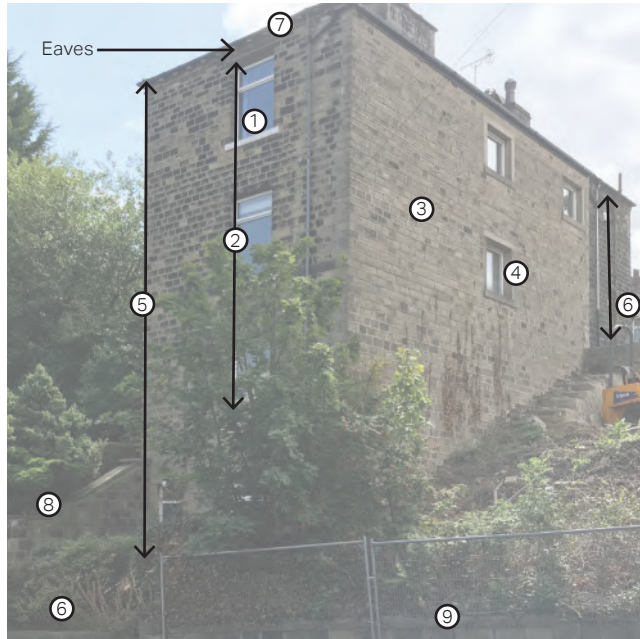
1. Parking is provided at the end of the terrace.
2. The roof has a shallow pitch and there are small gable end windows.
3. The gable end is perpendicular to the road.
4. The building is constructed using local buff stone.
5. The building is orientated to appreciate views of the open countryside.
6. The door way is recessed with a stone surround.
7. The building responds to the gradient by having two stories at the front and three stories at the back.
8. A dry stone wall boundary has been used.
9. Stone courses reduce in size as they go up the building.

Housing with a set down front garden on Dob Lane



1. Parking is provided at the end of the terrace.
2. The front elevation is simple, defined by fenestration detailing.
3. Railings allow visual permeability from the ground floor which is below street level.
4. The front garden is enclosed.
5. A threshold is defined with a stone step.
6. The door is recessed and positioned to the side in a cottage style.
7. There is no soft landscaping.
8. The stonework has a rich texture in a local bond with quoined corners.
9. The building is set back half way along the neighbouring gable end.

Housing which responds to a steep slope and is orientated to appreciate views on Sowerby New Road / Fore Lane Avenue



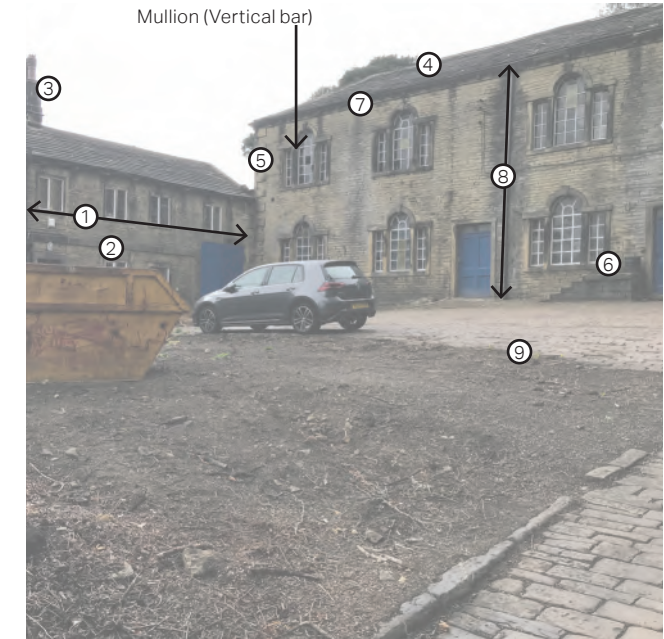
1. The building is orientated to appreciate views of the open countryside.
2. The windows are vertically and horizontally aligned.
3. The building is constructed using local buff stone.
4. The windows are recessed with stone surrounds.
5. In response to the gradient the building is two stories on one side and four stories on the other.
6. The building is accessible from two streets with an under-built cottage accessible from Sowerby New Road.
7. Dentil brickwork detailing has been used along the eaves.
8. A high stone garden wall has been used.
9. A stone retaining wall boundary fronts on to the street.

A courtyard arrangement of housing at St Peter's Square



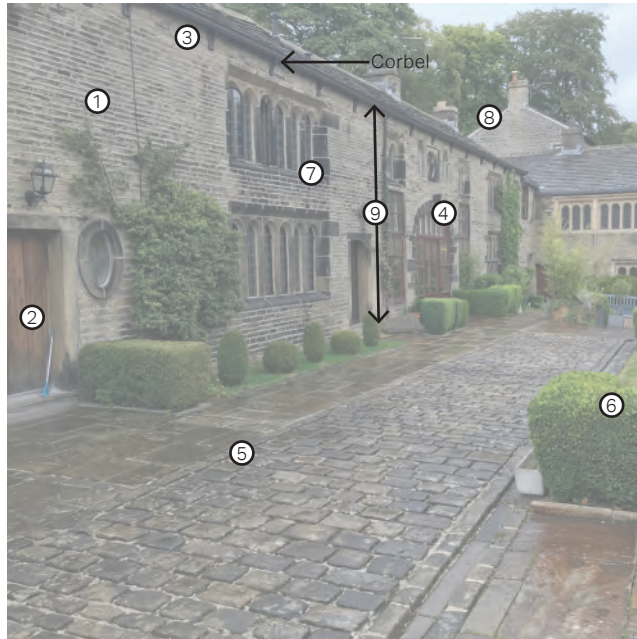
1. Stone chimneys have been used.
2. The courtyard encloses the space between dwellings.
3. Dwellings are typically small two storey buildings.
4. There are rich textures with the use of local buff stone.
5. A flag stone roof has been used.
6. The courtyard is surfaced using York stone flags.

A courtyard farmstead arrangement of buildings at Haugh End Lane



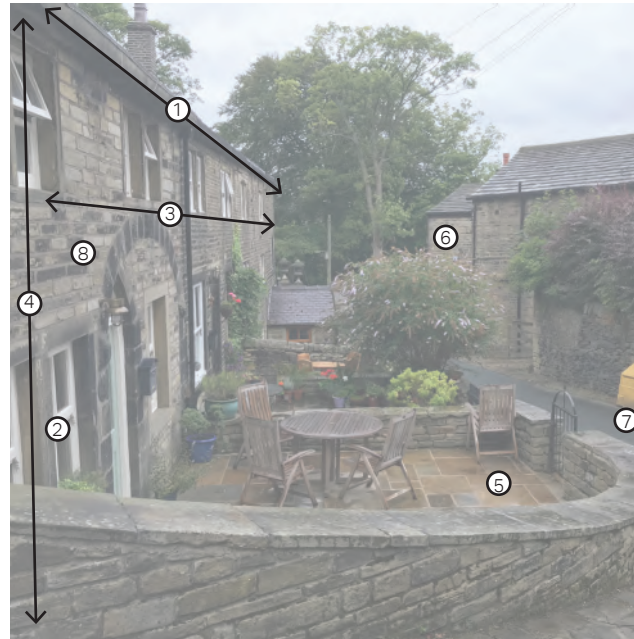
1. Windows have stone surrounds with stone mullions and are positioned with a strong alignment.
2. Stone detailing has been used to define the stories.
3. Tall stone chimneys have been used.
4. Flag stone roofing has been used.
5. The corners of buildings are articulated with quoins.
6. There are stone window frames with arched detailing and white multi-paned glazing.
7. Dentil brickwork has been included providing detailing along the eaves.
8. The buildings are two stories high.
9. Buildings are orientated at a 90 degree angle to create an inward facing and enclosed courtyard space with stone cobbled surfacing.

A courtyard arrangement of housing at Upper Field House Lane



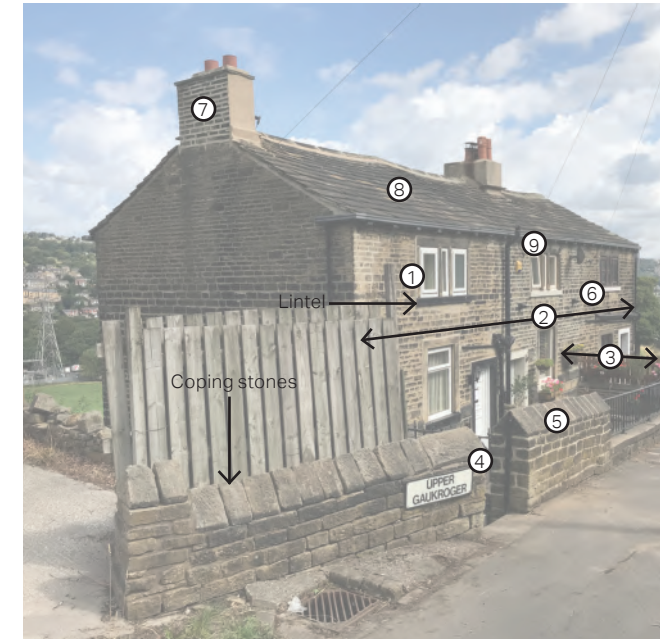
1. The building is constructed using local stone.
2. The doorway is recessed and has a stone surround.
3. Timber corbels have been used along the eaves.
4. There is an arched stone window frame and glazing with lead came.
5. A change in surface material using York stone flags defines the communal courtyard space.
6. Small hedges have been used as landscape boundaries.
7. A range of fenestration typologies are used with bevelled stone mullions and frames.
8. A building differing in height and orientation creates an interesting roof line.
9. The buildings are two stories high.

Buildings set back from the road on Upper Field House Lane



1. The dwellings have a consistent terraced roof line.
2. Sash windows are recessed in stone surrounds with stone mullions.
3. Windows are horizontally aligned across the terrace.
4. Buildings are two stories at the front and respond to a change in level with 3 to 4 stories at the rear.
5. Front gardens are hard surfaced and include a low stone boundary wall.
6. The orientation of the buildings has created a pinch point which results in an open V shaped space.
7. The street is narrow and lacks paving on either side of the road.
8. The buildings are constructed using local buff stone.

Housing which responds to a slope using local materials on Sowerby New Road



1. Shallow stone upper window frames with stone mullions and lintels are positioned up against the eaves line.
2. The building is a short terrace of three dwellings.
3. The dwellings are set back from the street with front gardens.
4. Front gardens are set below the street level in response to the gradient.
5. A stone boundary wall is used with triangular coping stones.
6. Windows are horizontally aligned along the terrace.
7. Dwellings have a stone chimney on the gable end or along the roof ridge.
8. The roofs are covered with flag stones.
9. Corbels or dentil brickwork detailing are used along the eaves line.

Changes in the orientation of buildings on Dean Lane

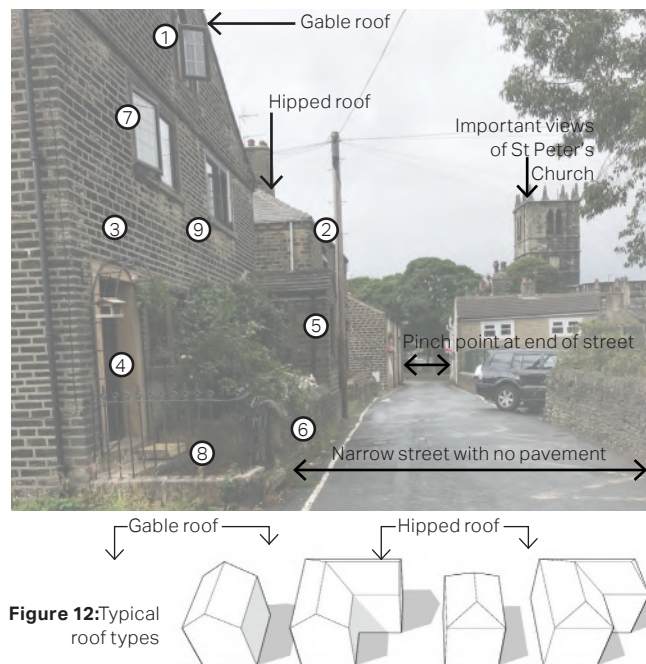


Figure 12: Typical roof types

1. The building achieves a third storey by making use of the loft space.
2. A variety of roof types including gable and hipped roofs have achieved a varying roof line and street scene.
3. The buildings are constructed using local buff stone.
4. The front door is recessed with a stone surround.
5. The front porch is made of stone with a pitched flag stone roof.
6. Low stone wall boundaries are used with some including metal railings.
7. Some windows have decorative lead came detailing.
8. The buildings are set back a short distance from the street to create a small front garden.
9. The windows are centrally aligned creating a symmetrical frontage.

Semi-detached dwellings on Towngate



1. Dentil brickwork detailing is used along the eaves line.
2. The building is formed of two semi-detached dwellings of two stories.
3. The building is constructed using local buff stone.
4. A flag stone roof with shared central stone chimney has been used.
5. The porch is made of stone with a pitched flag stone roof positioned at either end of the building to create symmetry.
6. The orientation of buildings has resulted in an enclosed courtyard space.
7. There are views of the open countryside to the rear of the properties.
8. The buildings are set back with front gardens and low stone boundary walls.
9. The windows are horizontally and vertically aligned creating symmetry on the front elevation.

Changes in the orientation of buildings on Fore Lane Avenue



1. The roof is covered with slate tiles.
2. A stone chimney is used which is set back from the street.
3. The buildings are constructed using local buff stone.
4. A rendered gable end of a building breaks up the consistent colour and texture of the street.
5. Both sides of the road are paved and there is sufficient room for on-street parking.
6. There is a change in orientation from a gable end facing the street to a side facing gable.
7. The windows are centrally aligned with the door offset to the side.

Housing which responds to a slope on Upper Bentley Royd



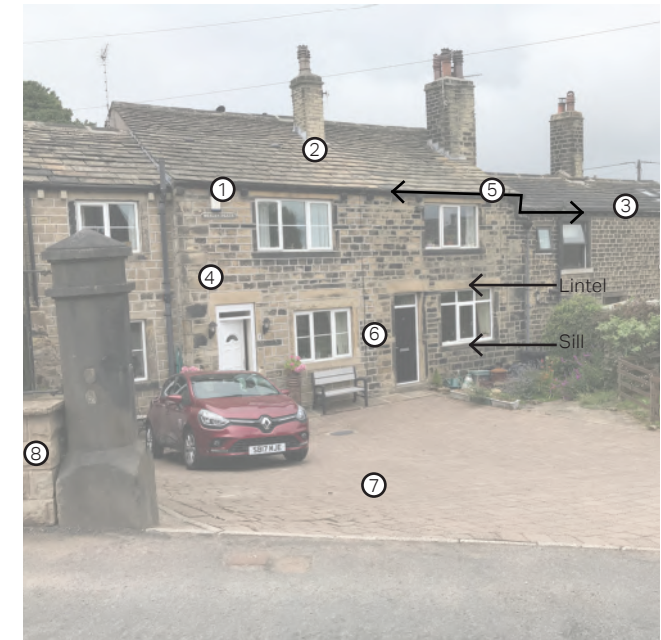
1. The roof is covered with flag stone tiles.
2. The building responds to a change in gradient with two stories at one end and three stories at the other.
3. The boundary retaining wall is positioned up against the street.
4. There is a stepped pedestrian access.
5. There is parking provided on plot.
6. The window frames are shallow with stone surrounds and mullions.
7. The terrace is a short run of three dwellings.
8. Dwellings share a front garden.
9. The building is constructed using local buff stone including quoin corner detailing.

Three storey buildings incorporating ground floor parking on Haugh End Lane



1. There is a low roadside dry stone wall creating a rural character.
2. The street has a rural character because there is no formal paving.
3. The street has a historic character with cobbled surfacing.
4. The building is constructed using local buff stone with quoin corner detailing.
5. Parking has been provided within the ground floor space of the former weavers cottages with two stories of living space above.
6. The building sits up against the street with no front garden.

A varying roof-line at Wesley Place, Rooley Lane



1. Dentil stonework or corbel detailing has been used along the eaves of the building.
2. The roof is covered with flag stones and has tall stone chimneys.
3. Conservation skylights have been used.
4. The buildings are two stories and are constructed using local buff stone.
5. The neighbouring properties have aligned frontages but a change in roof line.
6. The windows have buff stone sills and lintels.
7. Off street parking is provided on a hard surfaced driveway.
8. A low stone boundary wall is topped with metal railings.

Buildings which front directly on to the street at St Peter's Square



1. The building is constructed using local buff stone.
2. The building encloses a shared garden and courtyard space.
3. The building is positioned up against the pavement with no front garden.
4. White sash windows have been used with buff stone surrounds and mullions.
5. The street is paved with York stone flags.
6. A stone front step is used to define the threshold up from the street.
7. Arched stone detailing has been used.

View of the Calder Valley looking towards Sowerby Bridge



1. Housing is stepped up on the hillside looking out across the valley.
2. Buildings are constructed using local buff stone.
3. Dwellings typically have 3 - 4 stories on the valley side.

This section has highlighted a variety of examples of how the built form in Sowerby is designed and how many of the buildings respond to the slopes of the Ryburn and Calder valleys. Furthermore, these examples have provided a cross section of the typical use of materials and detailing which give Sowerby its distinctive character. All of these elements will feed directly in to the design codes presented later in the report.

3.2 Character Areas

In addition to this Design Code document AECOM has also produced a Housing Needs Assessment and a Heritage and Character Assessment (HCA). Within the HCA Sowerby was organised into 8 definable character areas based on the local built, historic and natural landscape (see adjacent plan).

- Sowerby Village
- Newlands
- Beechwood
- Haugh End
- Dodge Royd
- Brockwell
- Swithins
- Sowerby Farmland

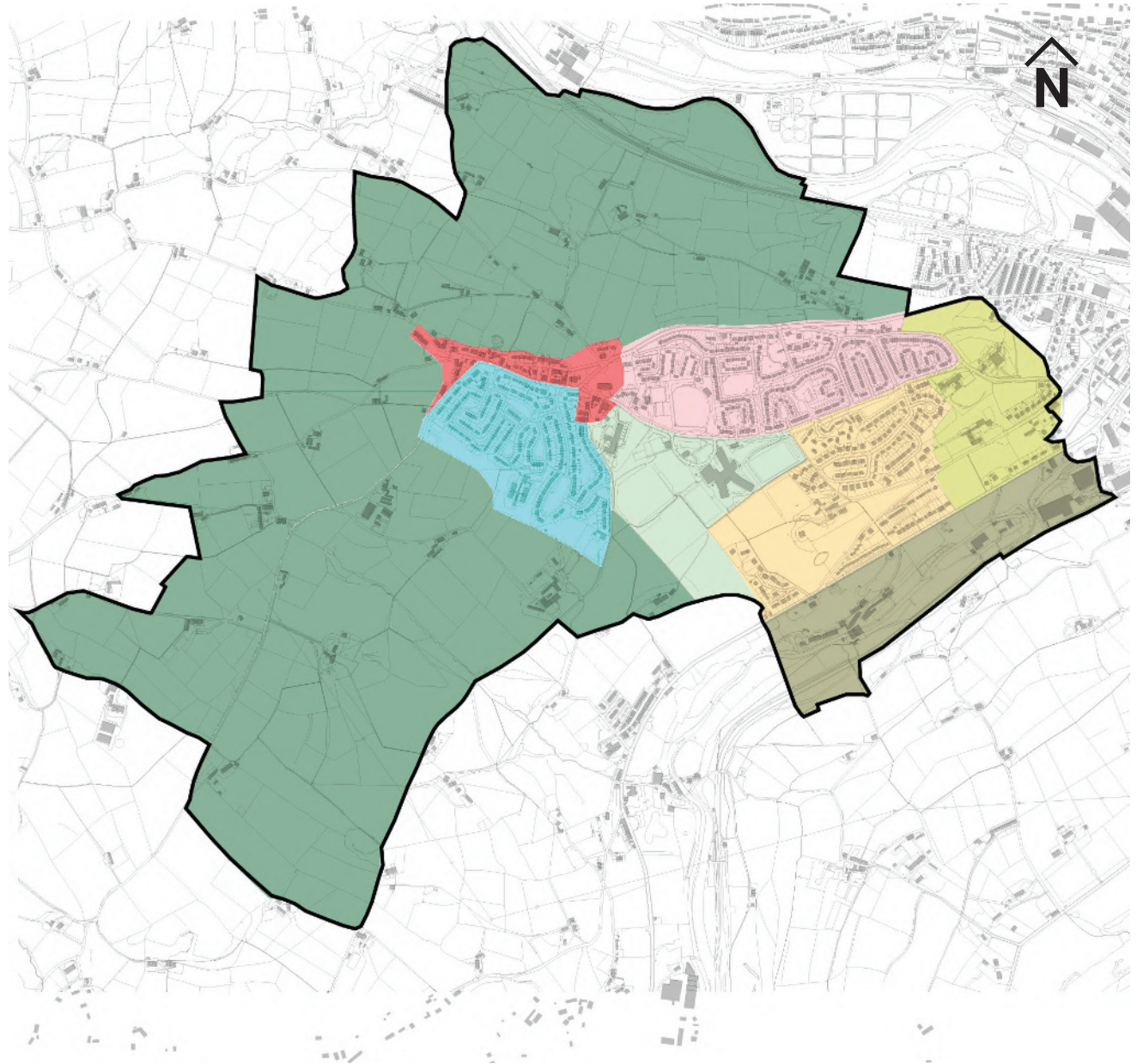


Figure 13: Sowerby's Character Areas from HCA

3.3 A Hill Top Town

A typical approach when producing a design code would be to create codes or guidance which apply to the defined character areas on the opposite page. However, for the purpose of this document it will be inappropriate to create design codes which are organised in to Sowerby's character areas. As the immediate guiding principle, new development should instead respond to the local topography of Sowerby as a hill top town.

New development should look to local precedents and how the built form in Sowerby has established its character historically by responding to the sloping landscapes of the Calder and Ryburn valleys. Future development will be no exception to this as all of the potential housing development sites within the Sowerby Neighbourhood Plan area are situated on slopes ranging from 1:10 to 1:4.



A view down Stocks Lane with the Calder Valley below



Design Codes

04

4.1 The Codes

The following design codes have been produced to provide guidance for future housing developments in Sowerby. Each of the design principles in this section has been given a code which has been applied to the potential housing sites at the back of the document. This will help to understand what types of development are appropriate on each of the sites.

The 7 potential housing sites within Sowerby are all on sloped plots of varying gradients. The design codes are therefore directly linked to topography based on the appreciation of the local character and how buildings in Sowerby typically respond to sloping sites.

Based on the understanding gained in the previous sections, feedback captured in an engagement workshop and the policies that Sowerby NPSG have drafted for their Neighbourhood Plan, the following section has been broken up into nine themes:

- 1. Topography** - identifying the appropriate ways for buildings to respond the sloping sites;
- 2. Street Typologies** - providing guidance on different types of street layouts which are may appropriate in Sowerby.
- 3. Parking** - showing the different ways to include parking within development to reduce the visual impact of the car;
- 4. Site edges** - demonstrating appropriate ways in which development should respond to existing housing or undeveloped landscapes;
- 5. Views** - providing guidance to create and preserve views of the open country;
- 6. Open space** - providing guidance on when it will be a requirement to include open space within development;
- 7. Water and sustainability** - proving guidance on sustainable measures which should be included within development;
- 8. Street scene** - illustrating the elements of design which will have an impact on the street scene and providing guidance on these; and
- 9. Materials and detailing** - illustrating appropriate design detailing to ensure new development sits comfortably in Sowerby.

4.2 When to use the Codes

The table below identifies when each of the codes should be used. A prefix has been created for each code to allow simple application of the design codes to the potential housing sites in the following section.

Code	Prefix	When to use the code
Topography	T1	Code to be applied when sites have a gradient of 1:5 or steeper.
Topography	T2	Code to be applied when sites have a gradient of 1:10 or steeper.
Topography	T3	Code to be applied when sites have a gradient of 1:40 or steeper.
Street typologies	ST1	Code to be applied when a development will include an access road.
Street typologies	ST2	Code to be applied when a development will include a residential street.
Street typologies	ST3	Code to be applied when development sites abut the open countryside or undeveloped land.
Street typologies	ST4	Code to be applied when a development arranged as a courtyard will be proposed.
Parking	P1	Code to be applied when an on plot parking garage is appropriate.
Parking	P2	Code to be applied when under-croft parking garages are appropriate.
Parking	P3	Code to be applied when on-street parking is appropriate.
Parking	P4	Code to be applied when parking in front of a dwelling will be appropriate.
Parking	P5	Code to be applied when parking to the side of a dwelling will be appropriate.
Parking	P6	Code to be applied when parking to the rear of dwellings will be appropriate.
Site edges	SE1	Code to be applied when sites edges abut undeveloped land or open countryside.
Site edges	SE2	Code to be applied when site edges abut an existing developed area.
Views	V	Code to be applied when sites have the potential to create or obstruct existing views.
Open space	OS	Code to be applied when developments have the capacity to deliver 50+ homes.
Water and sustainability	WS	Code to used to guide the design of water and sustainability features within all residential development.
Street scene	SS	Code to be used as guidance for the design of streets within all residential developments.
Materials and detailing	MD	Code to be used as materials and detailing palette within all residential development.

4.3 Topography

As stated in the previous section, the 7 potential housing sites in Sowerby have been reviewed and all are on gradients of 1:10 or steeper which will be a constraint on future development. The following examples of how

buildings can respond to sloping sites of 1:5, 1:10 and 1:40 gradients are typical in Sowerby. The below illustrations should be used as guidance on the appropriate development response to sloping sites.

Gradient 1:5 (CODE - T1)

When developing on an up slope the building and front garden can be used in response to the gradient. Parking can be challenging to include in designs on up-slopes and may be provided within the ground floor of a dwelling, by cutting in to the landscape or with on-street parking bays.

Having a garden set down from the street is typical in Sowerby and is a positive way to respond to the topography. When adopting this design visually permeable boundaries should be used to allow access to light and views.

Buildings should be used to respond to the gradient. In doing so additional or partial extra stories can be achieved.

Figure 14: Responding to a 1:5 Gradient

Gradient 1:10 (CODE - T2)

Below are the same examples of how buildings and plots can respond to sloping sites. The diagrams illustrate that achieving additional or partial stories is achieved on sites of 1:10 or steeper.

Figure 15: Responding to a 1:10 Gradient

Gradient 1:40 (CODE - T3)

As can be seen from the below diagrams, development sites with a 1:40 slope are relatively flat and are much less challenging, requiring less cutting and filling of the landscape.

Figure 16: Responding to a 1:40 Gradient

4.4 Street Typologies

Access Road (CODE - ST1)

Access streets should be designed with wider carriageways to accommodate heavier traffic flows and should have wider pavements with grass verges and trees where possible. Regular street bins and street lighting should also be provided. Dwellings should be set back from the road creating a more open street scene. Boundaries should be well defined with stone walls and parking should be provided off the street to reduce the impact on traffic flow.

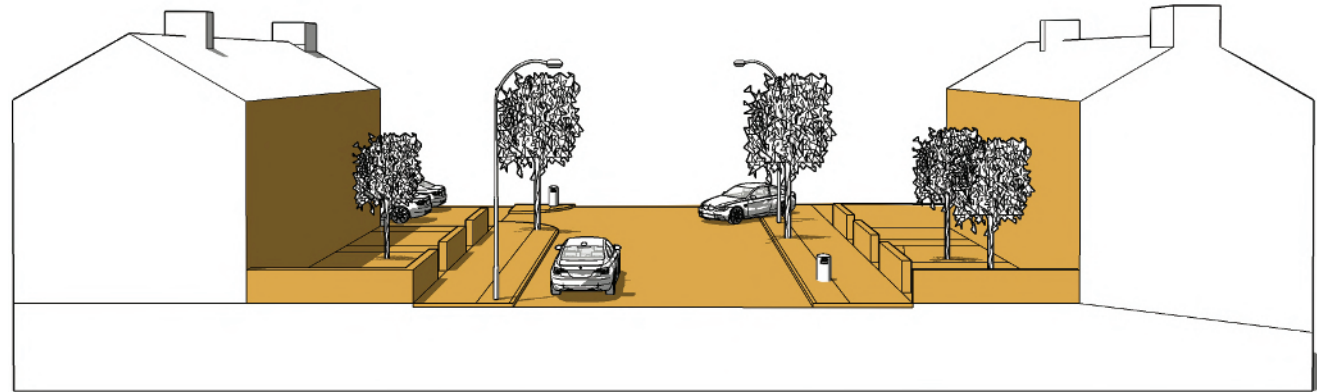


Figure 17: Access Road Diagram

Residential Street (CODE - ST2)

Residential streets should have a minimum carriageway width of 6m to allow cars to comfortably access driveways and garages. Pavements should be a minimum of 1.8m wide and should be provided on at least one side of a street. Buildings can be positioned up against the street or set back behind gardens allowing for varied levels of street enclosure. Where possible all parking should be on dwelling plots either on driveways or in garages. On street parking should be limited but may be appropriate when housing is set back up a slope.

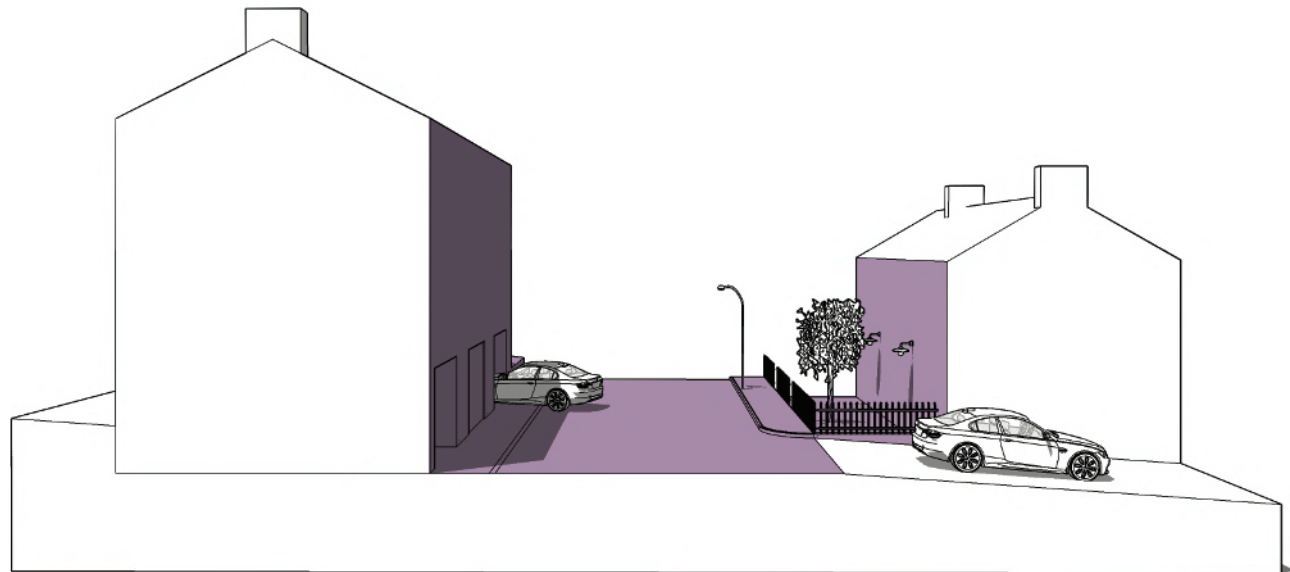


Figure 18: Residential Street Diagram

Edge of Settlement Road (CODE-ST3)

Edge of settlement roads should be designed to have a minimal impact on the adjacent undeveloped land. Carriageways should be a minimum of 4.5m wide with pavements on at least on side of the road at a minimum of 1.5m wide. Buildings should be set back to soften the impact of development on undeveloped land and open countryside. Parking should be provided off street reducing the visual impact of cars on the road and allowing vehicles to pass on the highway.



Figure 19: Edge of Settlement Road Diagram

Courtyard Arrangement (CODE - ST4)

Courtyard arrangements may require an access street and adequate parking for the number of dwellings within the development. Due to the area covered by courtyard arrangements, this type of residential development will be more achievable on flatter sites. All parking should be provided within the development.

Note

Within the Housing Needs Assessment Report produced by AECOM in March 2018, a significant need was identified for small and medium sized housing. The courtyard arrangement of housing has the potential to deliver on this need whilst achieving farmstead style developments which adhere to the character of some of Sowerby's most historic buildings such as at Upper Field House Lane and Haugh End Lane.

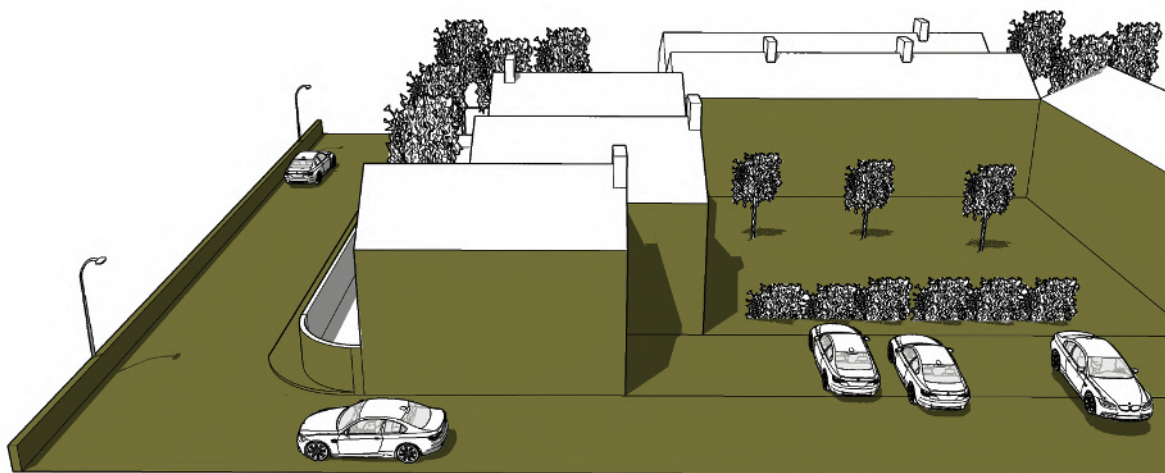


Figure 20: Courtyard Arrangement

4.5 Parking

When designing residential streets it is important to reduce the visual impact of cars on the street scene. The adjacent image illustrates a selection of appropriate ways to design parking into residential streets and also considers options for when sites are on a slope.

- On plot garage (CODE - P1)**
- Under-croft garage (CODE - P2)**
- On-street bay (CODE - P3)**
- Front of dwelling (CODE - P4)**
- Side of dwelling (CODE - P5)**
- Rear of dwelling (CODE - P6)**

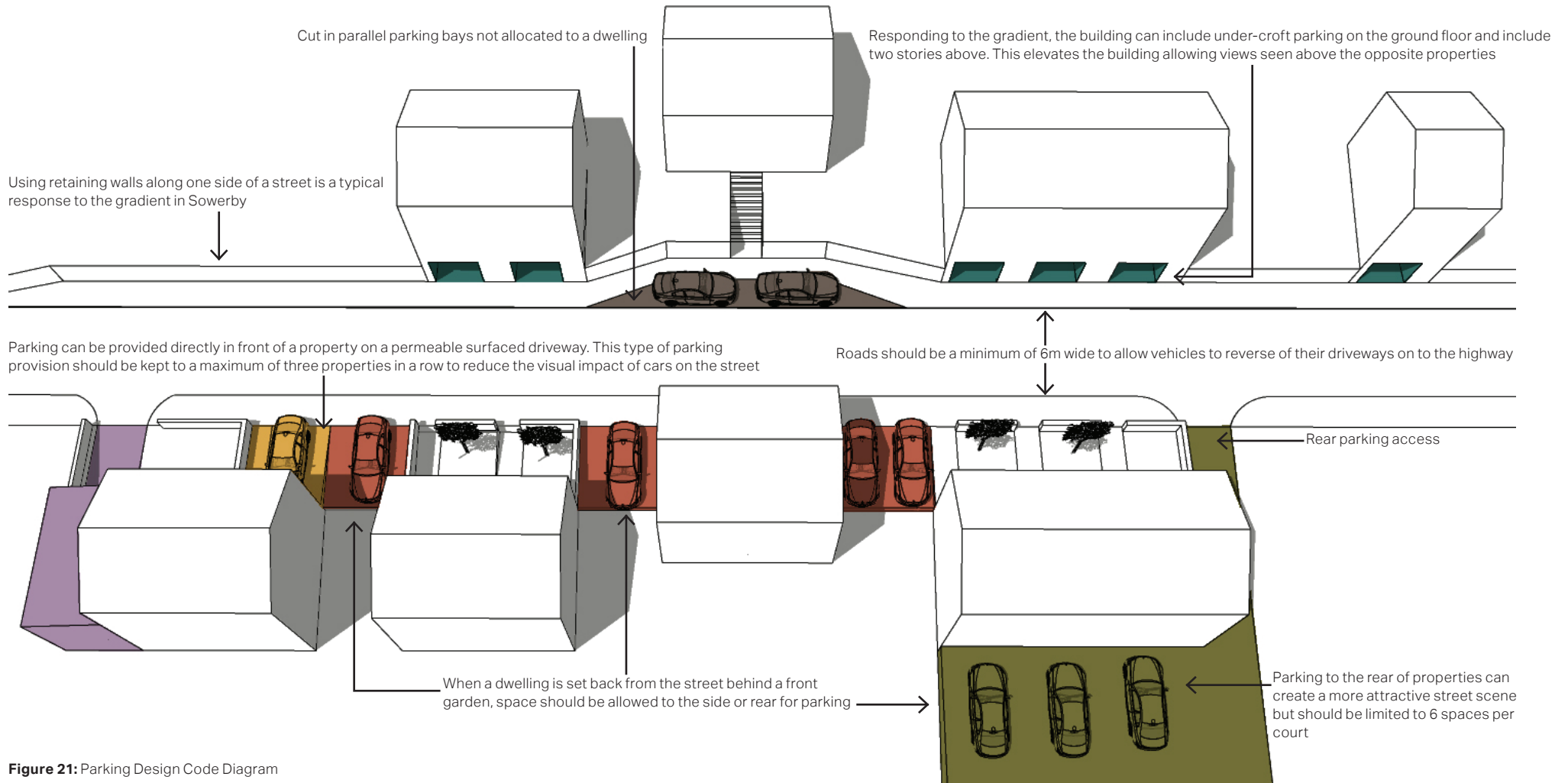


Figure 21: Parking Design Code Diagram

4.6 Site Edges

Development must respond to the immediate surroundings to achieve a positive contribution to Sowerby's character. Below are some examples of how site edges can be treated differently to achieve this.

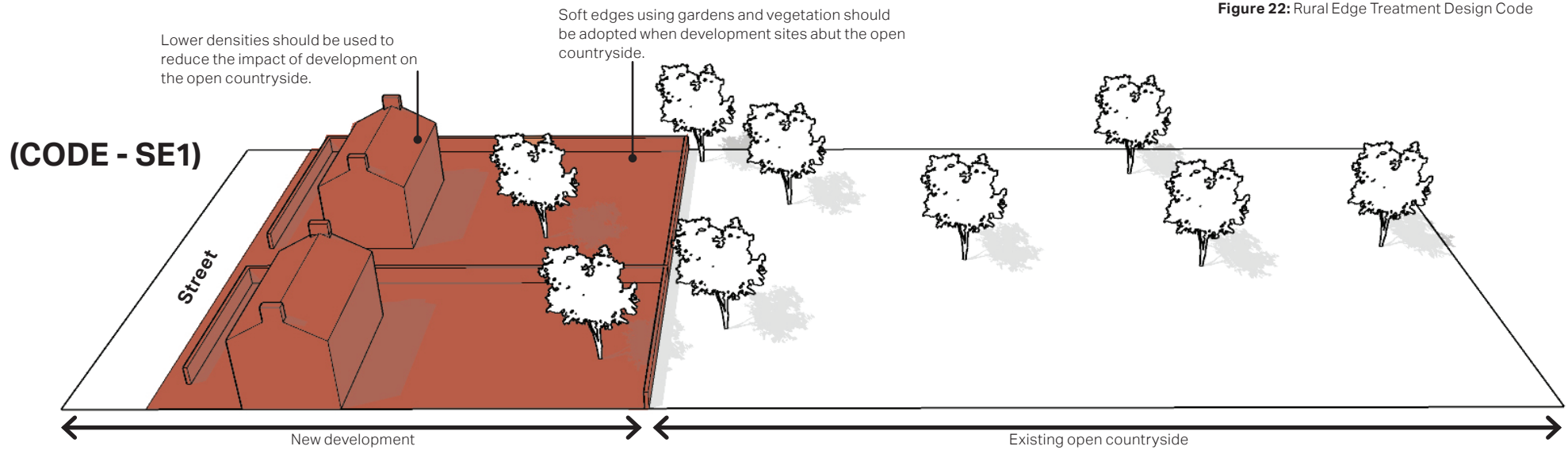


Figure 22: Rural Edge Treatment Design Code

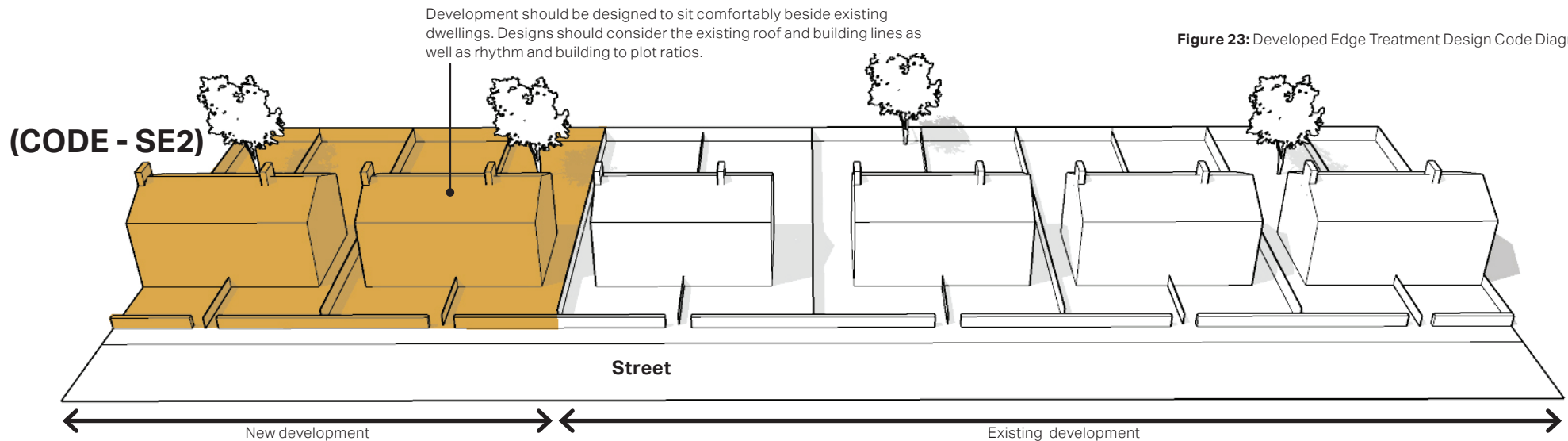


Figure 23: Developed Edge Treatment Design Code Diagram

4.7 Views (CODE - V)

Sloping sites are both a development constraint and an opportunity in Sowerby. Residential developments should aim to capitalise on the views which can be appreciated from Sowerby's elevated position.

Orientating buildings to face open views is a typical design response in Sowerby which should be continued in future developments.

It is important to note that in order to create opportunities for dwellings to capitalise on views, standardised offset distances provided in Calderdale Council's 'Space About Dwellings' guidance should be increased to allow at least the upper floors of a dwelling to have access to a view.



Housing across the Calder Valley in Sowerby Bridge designed a higher number of stories on one side to achieve overlooking views of the valley.



An example of a building responding to the gradient in Sowerby with a higher number of stories on one side facing towards the valley.

Buildings on a slope should be orientated to face views of the surrounding landscape.

Blocks should be organised with spaces between buildings allowing views to be appreciated from both the street and within dwellings.

Buildings on a slope should be set far enough apart to allow views to be appreciated from at least the upper floor of a dwelling.

An example of when buildings are positioned closely to each other restricting views from the upper floors.

Buildings should be broken up with planted and existing trees and vegetation to reduce the impact on the surrounding landscape.

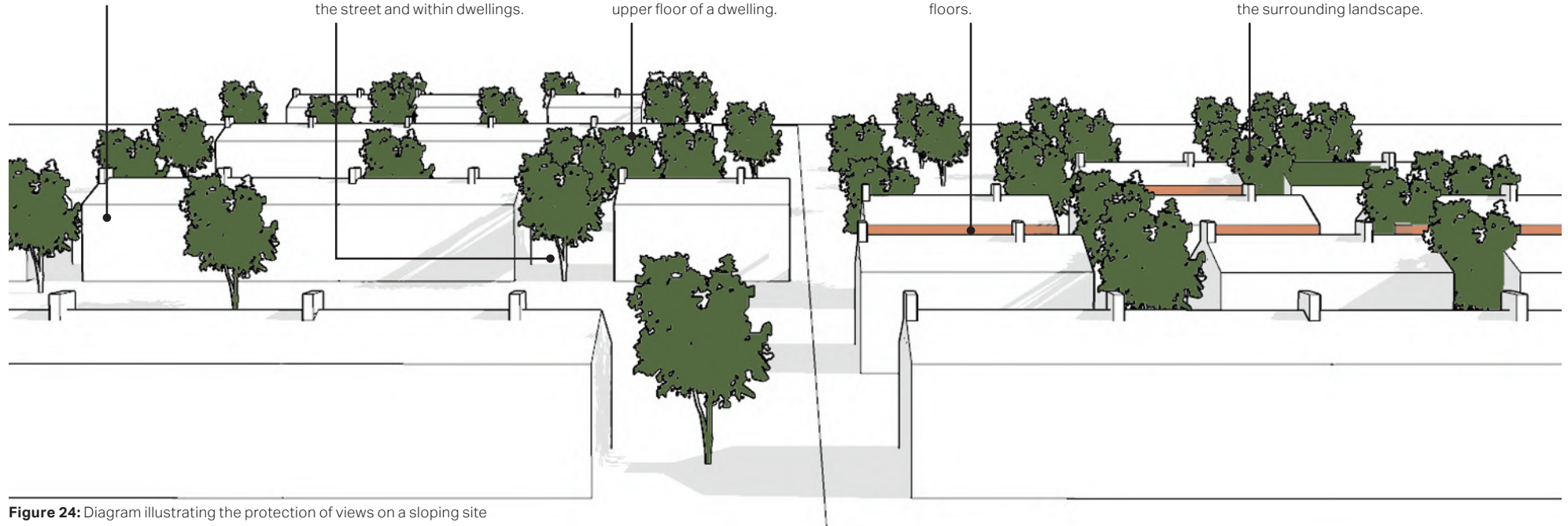


Figure 24: Diagram illustrating the protection of views on a sloping site

4.8 Open Space (CODE - OS)

As stated in Sowerby's draft neighbourhood plan policies, any development of over 50 houses should include community space for adults and community space for children. The adjacent images are good examples of open space which can be designed as part a residential development.



Community open space for recreation



Community green space over looked by housing

The following two themes within the design codes are not dependent on site conditions and should be applied to all residential developments in Sowerby.

4.9 Water and Sustainability (CODE - WS)

1. On-street litter bins should be appropriately provided.
2. Trees should be retained or planted on development plots and should include bird boxes.
3. Gardens and parking areas should be soft landscaped with permeable surfacing to allow rainwater absorption and reduce the rate of run off caused by development.
4. Water butts should be installed within new development to collect rainwater from the roofs of properties and reduce the overall impact of any development on lower lying areas with drainage issues.

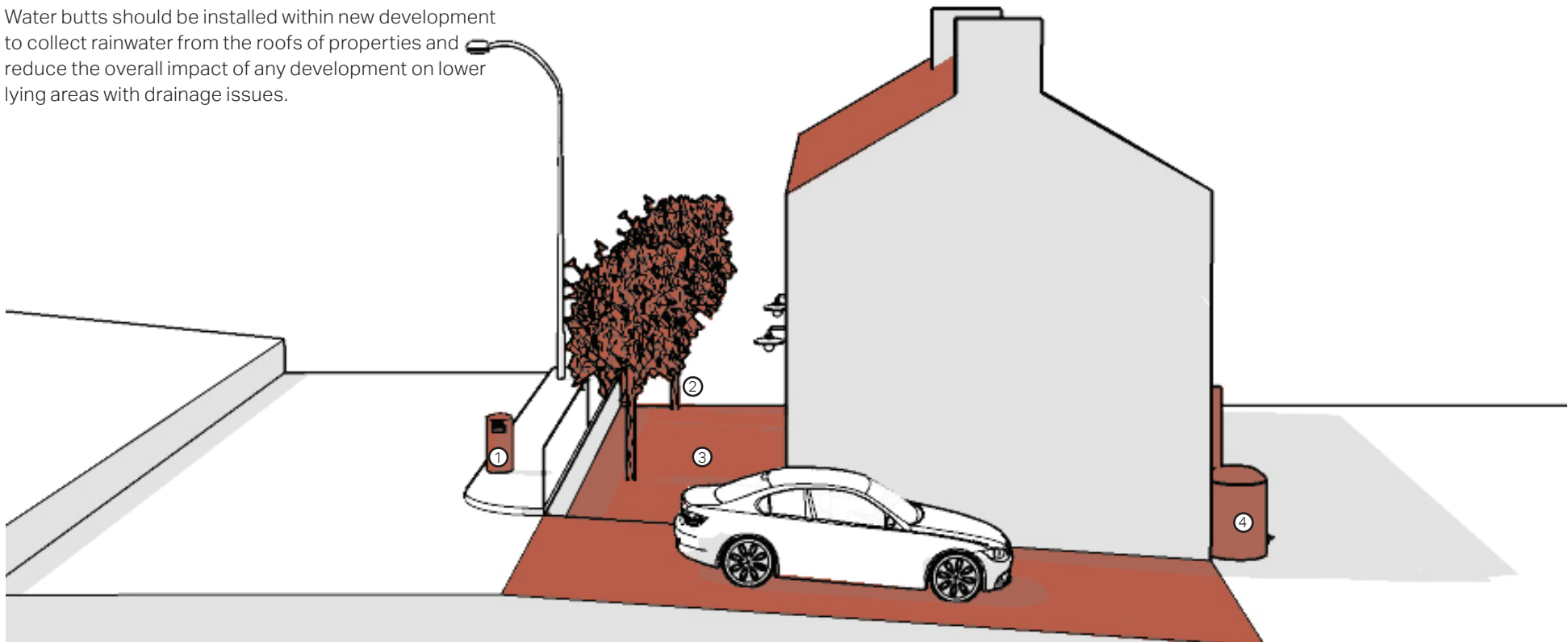


Figure 25: Water and Sustainability Design Code Diagram

4.10 Street Scene (CODE - SS)

1. Retaining walls can be used to achieve level highways.
2. Pavements should be included on at least one side of the street.
3. Low stone walls, dry stone walls or visually permeable railings should be adopted as boundary treatments to adhere to the local character.
4. Front lighting should be equipped with sensors and timers to reduce excessive lighting in the evening.
5. Where possible parking should be located within plot boundaries to reduce the impact of cars on the street scene.

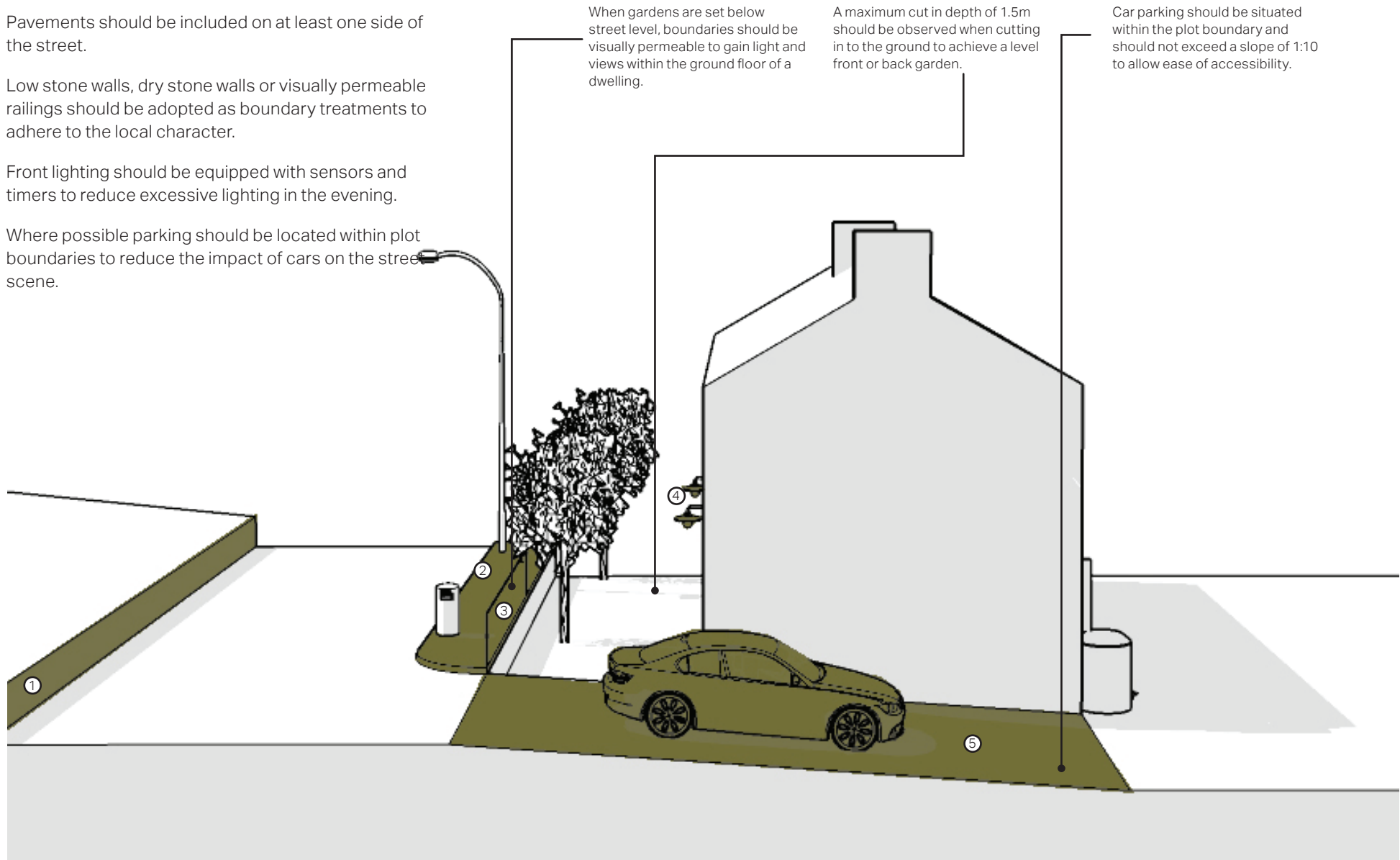


Figure 26: Street Scene Design Code Diagram

4.11 Materials and Detailing (CODE - MD)

The adjacent image illustrates the selection of materials and detailing used across Sowerby which contribute to the town's character. Future development should use this as a palette to choose from when detailing housing designs.



Figure 27: Materials and Detailing Design Code Diagram



Potential Housing Sites

05

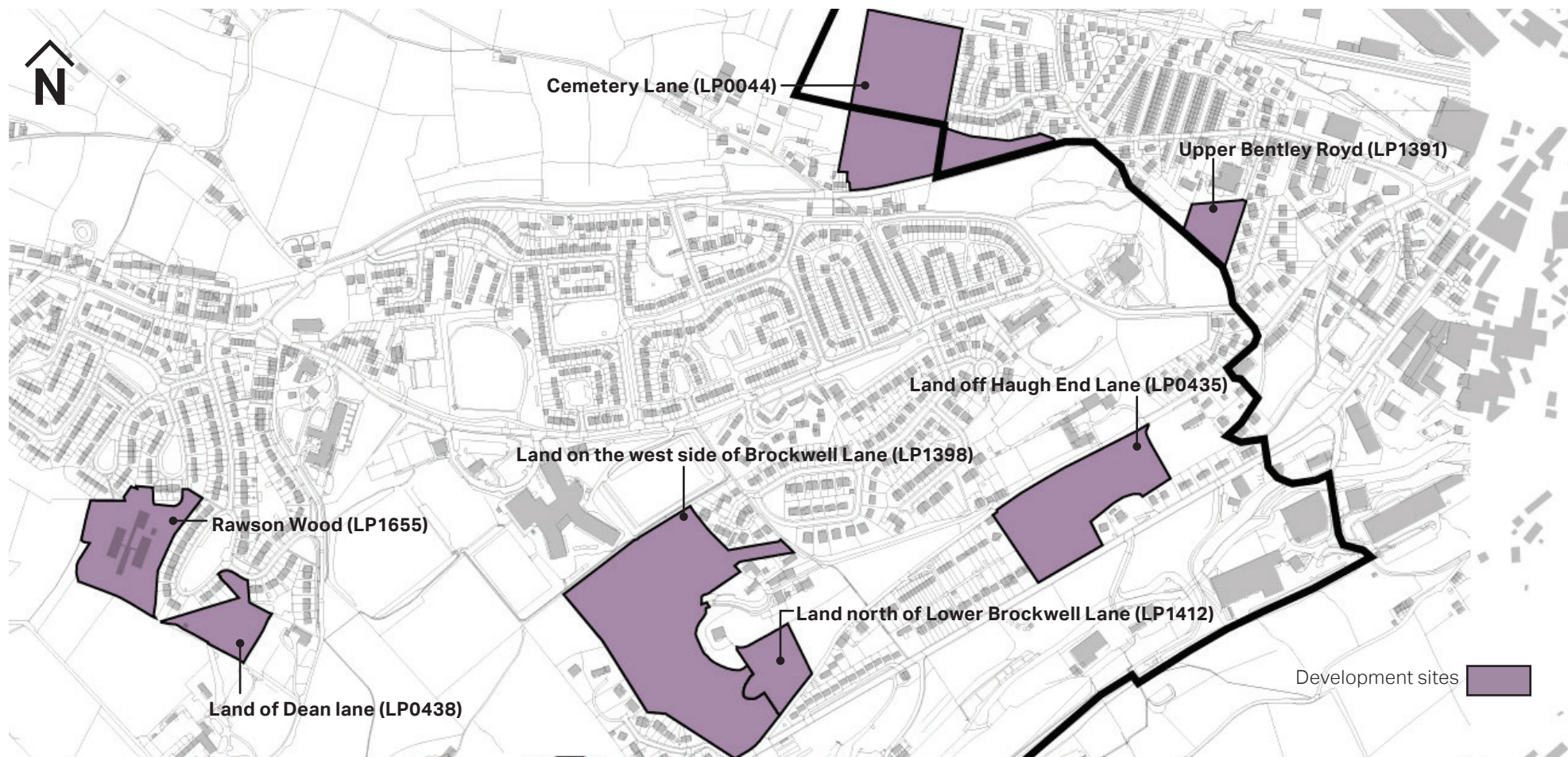


Figure 28: Potential Housing Sites

5.1 Housing Sites

Collectively the seven sites considered in the report have the potential capacity to deliver 392 homes at the various densities which are applied within Calderdale Council's site assessment reports. The quantity of housing needed in Sowerby was identified in AECOM's Housing Needs Assessment (HNA) report.

The HNA report found four separate projections of dwelling numbers for Sowerby between 2017 and 2032:

- 253 within the emerging Local Plan;
- 317 from the SHMA15, Objectively Assessed Need;
- MHCLG household projection of 265; and
- 123 dwellings projecting forward the net dwelling completion rates for 2001 - 2017.

As the capacity of the sites exceeds these numbers it is not anticipated that all of the sites will be developed. The focus of this report is instead to influence the character of future homes to be delivered within Sowerby throughout the Local Plan period.

The following pages illustrate the key considerations for each of the potential housing sites including access, topographical and other constraints as well as the preferred residential densities. Tables are also presented with the appropriate application of the design codes.

Site Specific Design Code Application

Topography	Views	Edges	Open Space	Street Scene	Street Typology	Parking	Water and Sustainability	Materials and Detailing
T2	-	SE1 SE2	-	SS	ST2 ST3	P1 P2 P3 P4 P5 P6	WS	MD

5.1.1 Land off Dean Lane

Land Type

Greenfield

Site Area

0.6 hectares

Listed Buildings

Longfield House and Fairfield House (Grade II)

Orangery approximately 50m to the north of workshop and barn range at Field House (Grade II)

Gradient

The site has a gradient of 1:10 in a south east direction.

Site Assessment Residential Capacity

23 at 36 dwellings per hectare

It is anticipated that the net developable area within this site may be reduced as a result of site constraints such as gradient, tree planting and the relationship of the site to adjacent buildings.



- Site boundary
- 100m Contours
- ▼ Listed buildings
- Protected trees (TPOs)
- ▼ Potential site access

Figure 29: Potential Housing Site - Land off Dean Lane

Site Specific Design Code Application

Topography	Views	Edges	Open Space	Street Scene	Street Typology	Parking	Water and Sustainability	Materials and Detailing
T1	V	SE1 SE2	OS (West Brockwell site only)	SS	ST1 (West Brockwell site only) ST2 ST3	P1 P2 P3 P4 P5 P6	WS	MD

5.1.2 Land on the west side of Brockwell Lane (1) and Land north of Lower Brockwell Lane (2)

Land Type

Greenfield

Site Area

Site 1 = 4.1 hectares

Site 2 = 0.61 hectares

Listed Buildings

Brockwell House and Brockwell Cottage (Grade II)

Mill chimney (Grade II)

Bullace Trees Cottage (Grade II)

Gradient

Site 1 has a gradient of 1:5

Site 2 has a gradient of 1:4

Site Assessment Residential Capacity

Site 1 = 123 at 30 dwellings per hectare

Site 2 = 10 at 24 dwellings per hectare

It is anticipated that the net developable area within this site may be reduced as a result of site constraints such as gradient, tree planting and the relationship of the site to adjacent buildings.



Figure 30: Potential Housing Sites - Land on the west side of Brockwell Lane and land north of Brockwell Lane

- Site boundary
- 100m Contours
- ▼ Listed buildings
- Protected trees (TPOs)
- ▼ Potential site access
- Public right of way

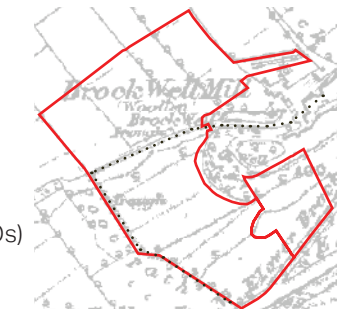


Figure 31: 1890s map of Sowerby illustrating the historic public right of way through to Brockwell Mill

Site Specific Design Code Application

Topography	Views	Edges	Open Space	Street Scene	Street Typology	Parking	Water and Sustainability	Materials and Detailing
T1	V	SE1 SE2	OS	SS	ST1 ST2 ST3	P1 P2 P3 P4 P5 P6	WS	MD

5.1.3 Land off Haugh End Lane

Land Type

Greenfield

Site Area

1.91 hectares

Listed Buildings

Brock Well Gate (Grade II)

Old Haugh End Cottage (Grade II)

Haugh End Farmhouse (Grade II)

Haugh End House (Grade II*)

Gradient

The site has a gradient of 1:4

Site Assessment Residential Capacity

86 at 45 dwellings per hectare

It is anticipated that the net developable area within this site may be reduced as a result of site constraints such as gradient, tree planting and the relationship of the site to adjacent buildings.



Site boundary

100m Contours

▼ Listed buildings

Protected trees (TPOs)

▼ Potential site access

Public right of way

Figure 32: Potential Housing Site - Land off Haugh End Lane

Site Specific Design Code Application

Topography	Views	Edges	Open Space	Street Scene	Street Typology	Parking	Water and Sustainability	Materials and Detailing
T1	V	SE2	-	SS	ST2	P1 P2 P3 P4 P5 P6	WS	MD

5.1.4 Upper Bentley Royd

Land Type

Greenfield

Site Area

0.4 hectares

Listed Buildings

White Windows Cheshire Home (Grade II)

Gradient

The site has a gradient of 1:6

Site Assessment Residential Capacity

16 at 50 dwellings per hectare

It is anticipated that the net developable area within this site may be reduced as a result of site constraints such as gradient, tree planting and the relationship of the site to adjacent buildings.



- Site boundary
- 100m Contours
- ▼ Listed buildings
- ▼ Potential site access

Figure 33: Potential Housing Site - Upper Bentley Royd

Site Specific Design Code Application

Topography	Views	Edges	Open Space	Street Scene	Street Typology	Parking	Water and Sustainability	Materials and Detailing
T2	V	SE1 SE2	OS	SS	ST1 ST2 ST3 ST4	P1 P2 P3 P4 P5 P6	WS	MD



Figure 34: Potential Housing Site - Cemetery Lane

5.1.5 Cemetery Lane

Land Type

Greenfield

Site Area

2.94 hectares

Listed Buildings

Cemetery Chapel (Grade II)

Gradient

The site has a gradient of 1:8

Site Assessment Residential Capacity

112 at 38 dwellings per hectare

It is anticipated that the net developable area within this site may be reduced as a result of site constraints such as gradient, tree planting and the relationship of the site to adjacent buildings.

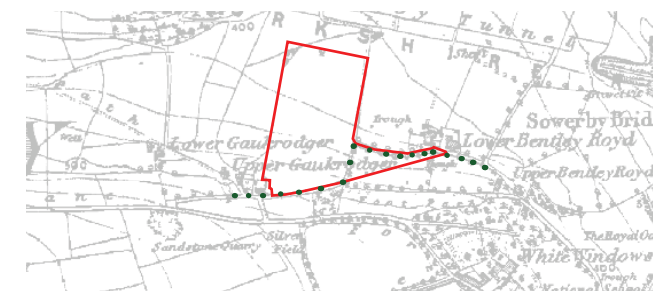


Figure 35: 1890s map of Sowerby illustrating the historic street layout going through the site.

- Site boundary
- 100m Contours
- ▼ Listed buildings
- ● ● Historic street layout
- ▼ Potential site access

Site Specific Design Code Application

Topography	Views	Edges	Open Space	Street Scene	Street Typology	Parking	Water and Sustainability	Materials and Detailing
T2	-	SE1 SE2	-	SS	ST2	P1 P2 P3 P4 P5 P6	WS	MD

5.1.6 Rawson Wood

Land Type

Brownfield

Site Area

1.45 hectares

Gradient

The site has a gradient of 1:10

Site Assessment Residential Capacity

22 at 30 dwellings per hectare

It is anticipated that the net developable area within this site may be reduced as a result of site constraints such as gradient, tree planting and the relationship of the site to adjacent buildings.



Site boundary

100m Contours

▼ Potential site access

Figure 36: Potential Housing Site - Rawson Wood

Next Steps

06

6.1 Next Steps

This report aims to identify the key design features present in Sowerby with the intention of influencing the design of any forthcoming housing development. It is recommended that the NPSG should use this document to embed design policies within the Neighbourhood Plan. The document should also be observed by developers in order to understand the design character of the housing which will be appropriate within the Town.

In addition to the design codes the NPSG may also want to consider developing a masterplan for Sowerby using the potential development sites discussed within this report. This will capture and reflect local opinion of appropriate housing densities and layouts as well as narrow down the preferred development site within the Town.

It is important to note that the design details which have been noted in this report should be carefully interpreted in order to avoid developments which are a pastiche off the existing buildings within the Town as this would undermine Sowerby's character.

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