OXENHOPE DESIGN GUIDE

SUPPORTING DOCUMENT TO THE OXENHOPE NEIGHBOURHOOD PLAN

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DESIGN GUIDANCE

0.1 This Design Guidance has been created to assist and guide those who are either planning to develop or are assessing the design quality of a proposal within the Oxenhope Neighbourhood Plan area.

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

0.3 The guide 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.

0.4 When development is occurring in or near to a conservation area, the relevant Conservation Area Appraisal should be referred to ensure the proposal aligns with the guidance for its area.

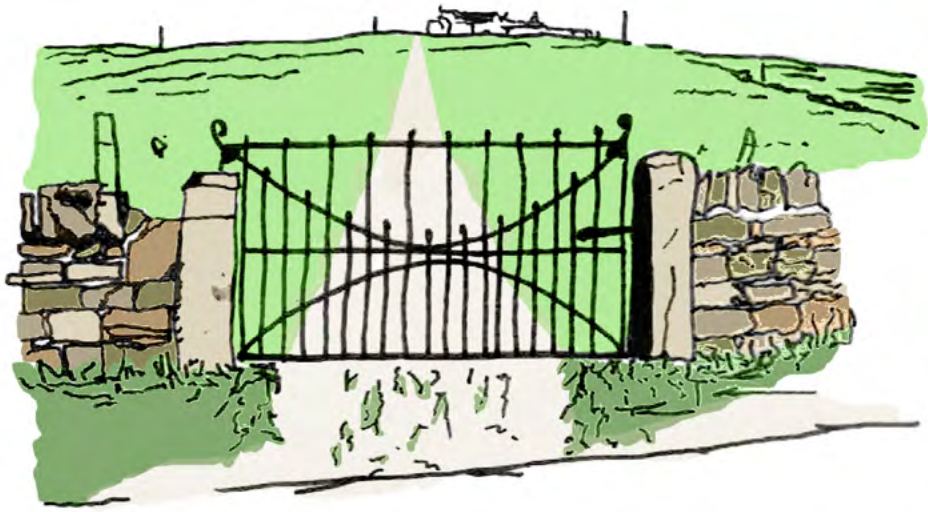
0.5 This design guidance is part of the Neighbourhood Plan. Whilst compliance with Neighbourhood Plan policies is expected, in very exceptional cases, some divergence will be accepted where a reasoned justification is made.

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

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

0.8 The aim is for the guide 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.

0.9 This guide should be readin tandem with CBMDC's Homes and Neighbourhoods Design Guide SPD.



1.0 LOCAL VERNACULAR

1.1 BUILDING DETAILS

1.1.0 The Neighbourhood Plan process has identified a need to reinforce the character and vernacular of Oxenhope, in order to avoid 'identikit' housing or generic responses that have no roots in the local area.

1.1.1 The traditional Oxenhope vernacular has been formed as a result of the historic form and function of buildings. Another factor is the use of building materials available locally which were easily and cheaply transportable to the area, and has evolved over time.

1.1.2 Prevalent materials in Oxenhope include local sandstone for buildings and structures, with lime based mortar. Stone slate roofs for buildings before the mid 19th Century and Welsh slate used for roofs after this period. Timber for casement and sash windows and board and panelled doors.

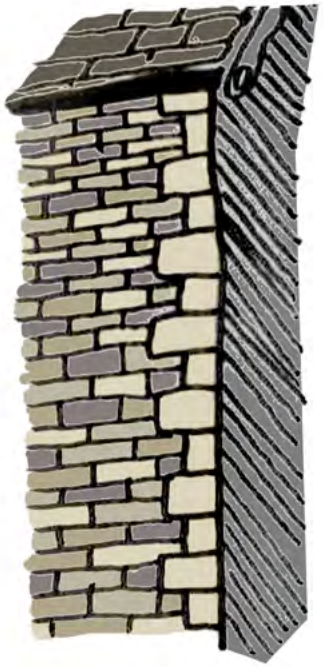
1.1.3 Local sandstone is used for boundary walls, these vary from dry stone walls, to mortared and coped walls depending on the type of enclosure.

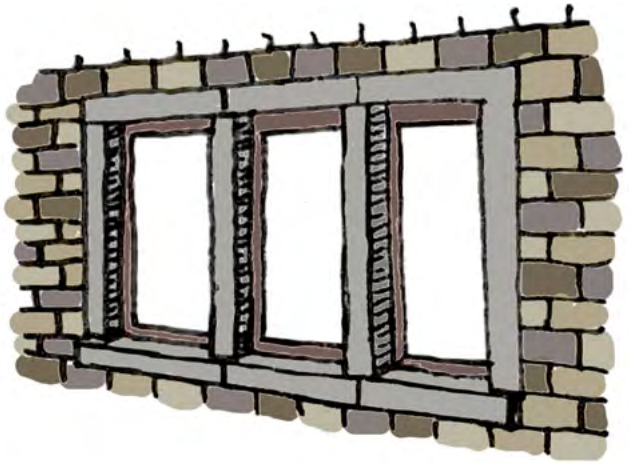
1.1.4 Iron is used for a significant number of gates, balustrades and railings, and sandstone and gritstone setts and flags for areas of pavement, yard and forecourts.

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

1.1.6 New development in Oxenhope 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.

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





Images from Oxenhope of some of the details that make up the local vernacular












1.1.8 Green Streets

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



1.1.9 Green Vistas

Many views in Oxenhope 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

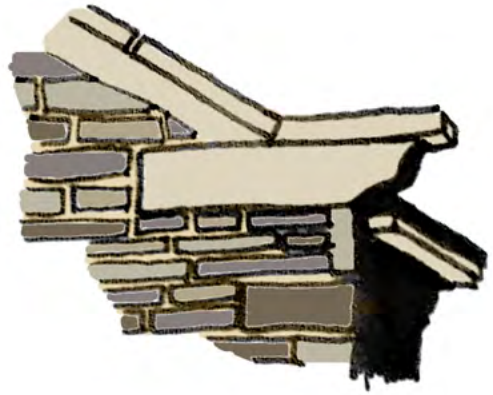
1.2.1 The use of specific materials and colour palettes can help to ensure that new development can be instantly recognisable as being from Oxenhope. Using a specified set of materials can also ensure that visual harmony is kept within or between developments where different materials are used.

1.2.2 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.

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

1.2.4 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. Traditionally a lime based mortar would be used.

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

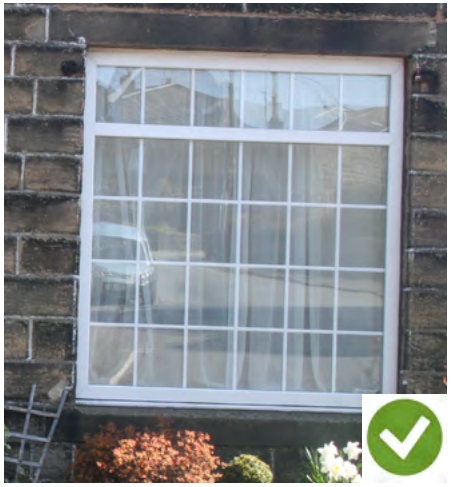


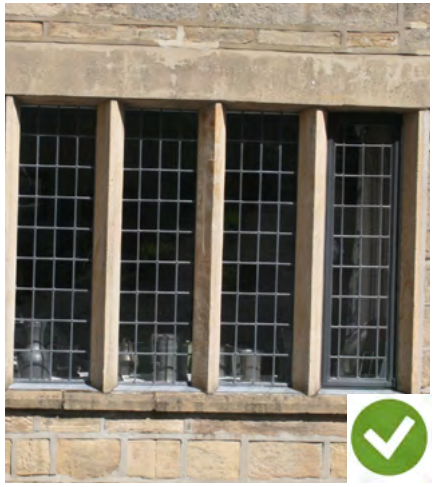
Artificial Vs Natural

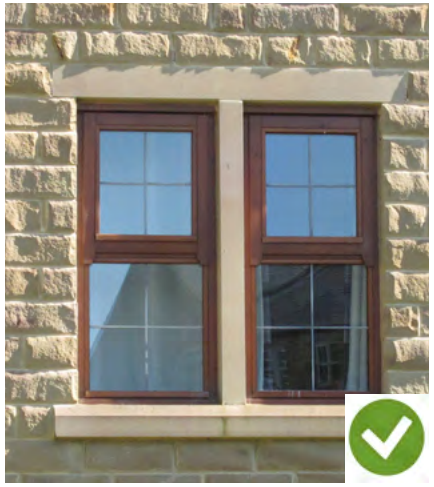
1.2.6 Whilst low cost and low maintenance have resulted in many properties in Oxenhope now having UPVC windows and doors, new development should consider alternatives such as metal or timber to create more detailed and harmonious facades. Painted wood windows and doors can dramatically alter the look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

1.2.7 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.

1.2.8 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

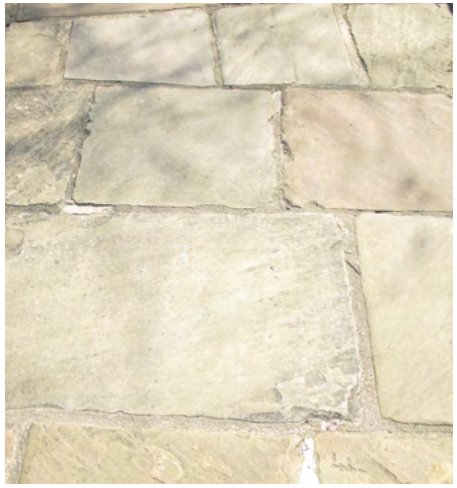
1.2.9 The streets and pavements of Oxenhope would have originally been laid with stone setts and stone paving slabs. Where these remain, such as on Station Road they form an important contribution to the character of the area.

1.2.10 New development should reflect and respond to these original materials.

The Value of Vernacular.

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

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

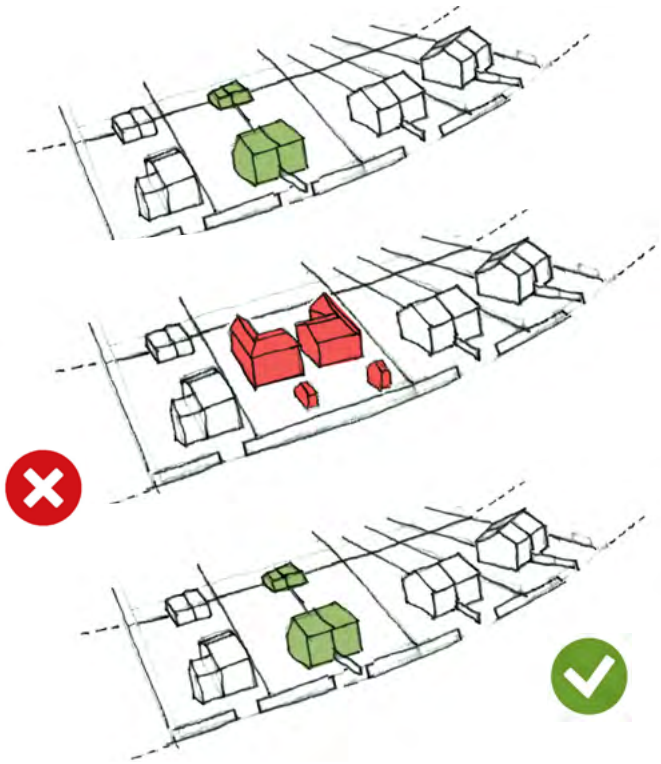


Example of traditional flagged pathway along a field boundary

2.0 VILLAGESCAPE

2.1 INFILL HOUSING

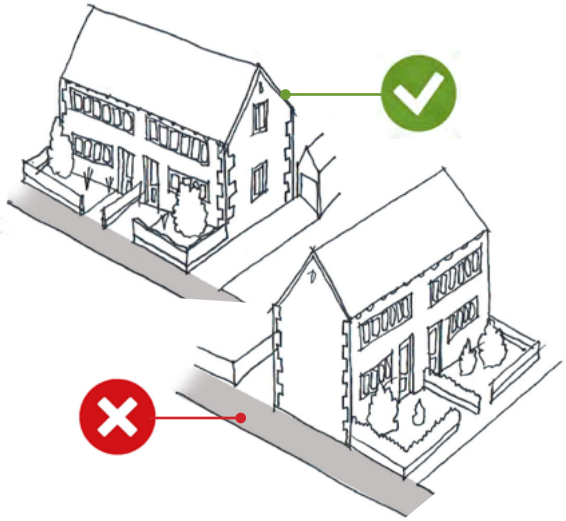
2.1.1 Small infill developments, when appropriately sited and designed can add to the coherence and integrity of its context. To achieve this, it is important that the design of the housing is carefully considered. Cues on massing, rhythm, building line etc should be taken from the neighbouring buildings.



2.1.2 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 in both existing and new properties. The boundary treatments should match those adjacent to provide definition and visual continuation.

2.1.3 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.

2.1.4 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.



2.1.5 Privacy: Adjacent houses should be arranged in such a way so 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.

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

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

2.1.8 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

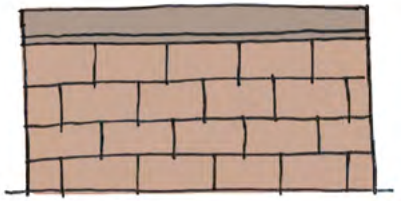
2.2.1 Boundary treatments can help to identify the public and private entrance sequence into properties, define defensible space and increase security. Boundary treatments can also contribute positively to the streetscape when considered on a larger scale.

2.2.2 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).

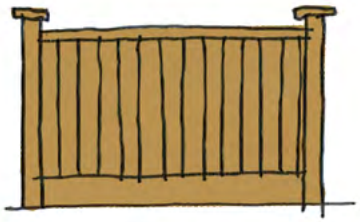
2.2.3 Green boundaries are encouraged to contribute to biodiversity. Selections from the material combinations illustrated opposite are considered acceptable to front facing boundary treatments. New development should avoid clashes between different boundary treatments in terms of design, materials or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

2.2.4 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.

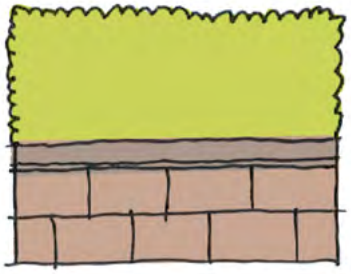
Hedge maintained to approx. 1m when used to front. Can be higher when to side or rear.



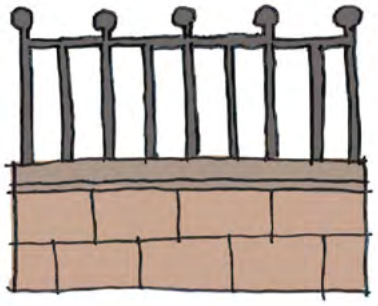
Stone wall with coping up to 1m in height when used at front. Can be heightened around bin storage areas. Up to 2m at side and rear with piers at regular intervals.



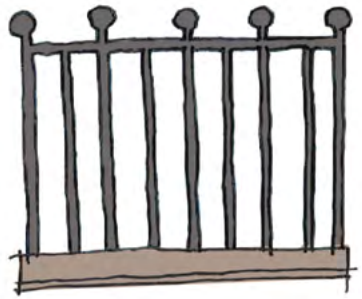
Timber Fence: vertical closed board with capping. Only to be used to rear of properties to separate gardens.



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

2.3.1 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.

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

2.3.3 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.

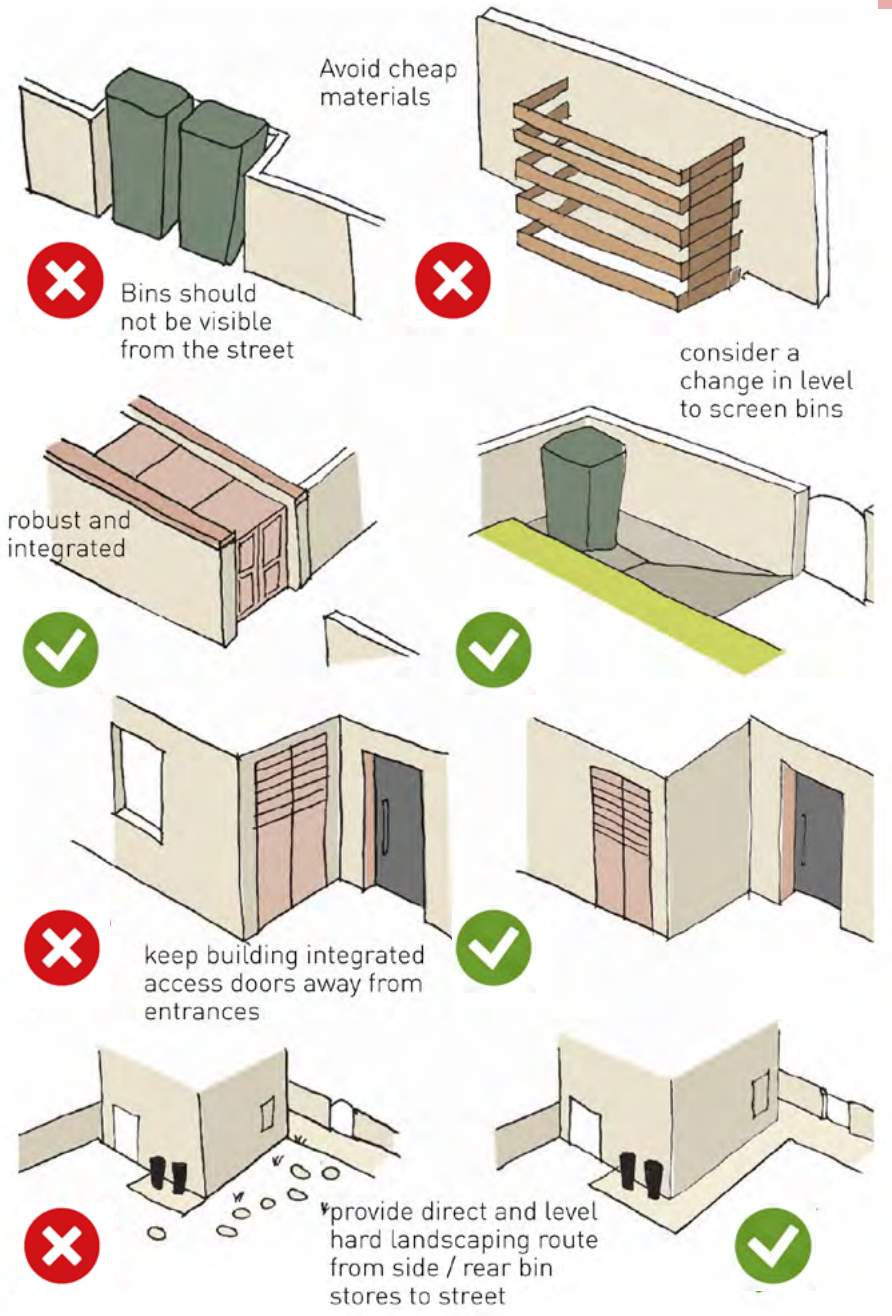
2.3.4 Proposals should consider:

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.

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



2.4 STREET FURNITURE

2.4.1 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.

2.4.2 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.

2.4.3 Furniture Corridors

New street furniture in Oxenhope 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, both horizontally and vertically, 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.

2.4.4 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 Oxenhope 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 / entering buildings.

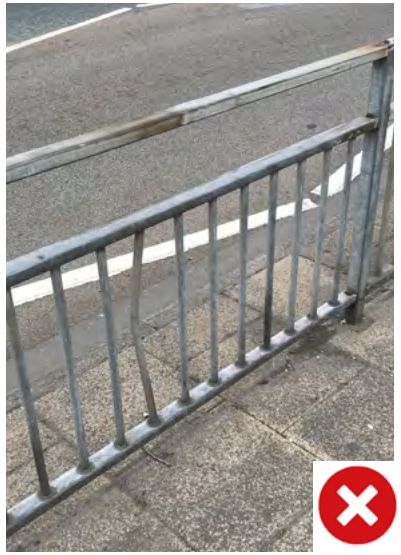
- Street lighting should be maintained and repaired (including repainting) on a regular basis in agreement with the Local Authority, including electrical safety inspections.

2.4.5 Seating Principles

- Seating design should reference individual character areas within Oxenhope 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.

2.4.6 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 Oxenhope to preserve and enhance character. The green hue used in railings should be replicated in similar more green/natural locations.
- The 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

2.5.1 Street planting and growing can provide benefits to the streetscape whilst contributing towards Oxenhope's ecology and biodiversity.

2.5.2 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.

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

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

2.5.5 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.

2.5.6 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).

2.5.7 **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".

2.5.8 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 secondary seating opportunity, or can the planter help overcome a tricky level change?

2.5.9 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.

2.5.10 **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.

2.5.11 **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

2.6.1 Opportunities for growing and planting should be provided on all new housing units in Oxenhope, 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.

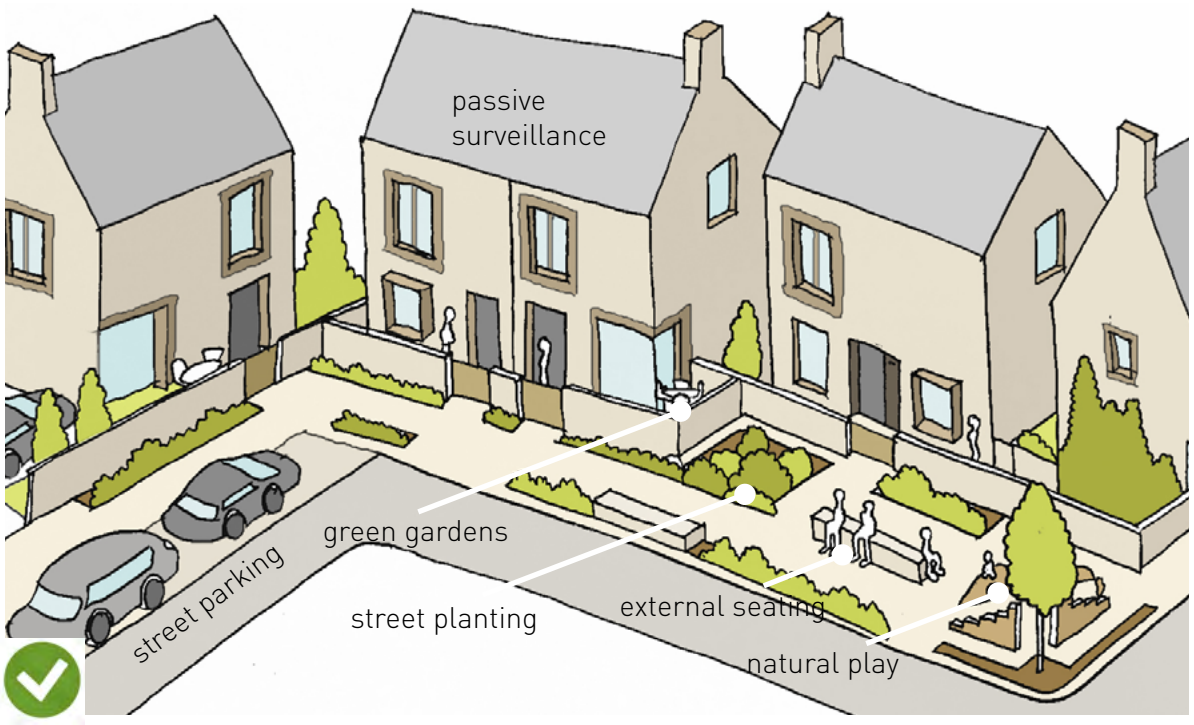
2.6.2 **Green Front Gardens** -should normally be provided in addition to any hard surface parking areas. Trees and shrubs, especially those bearing fruit should be planted in these areas to contribute to the street scene.

2.6.3 **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.

2.6.4 **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.

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

2.6.6 **Tool Storage** - new housing in Oxenhope 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

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

2.7.2 The seven principles below are informed by Planning Practice Guidance on Design and the questions can be used as prompts for design decisions in Oxenhope. 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;

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.

2.7.3 **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?

2.7.4 **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 to meet 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?

2.7.5 **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?

2.7.6 **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?

Unclear ownership and boundaries

- 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?

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

2.7.7 **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?

2.7.8 **Activity**

- Will law abiding people be attracted to use the public realm?
- Is there a strategy for encouraging residential population in village 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 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

2.7.9 **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

3.1.1 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 of the area. The maximum distance that a resident should have to travel to reach a green amenity space should ensure equal access for all.

3.1.2 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.

3.1.3 New green spaces in Oxenhope 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

3.1.4 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.

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 vernacular. 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.

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.

3.1.5 Gardens

Garden spaces can offer an important contribution to the character of Oxenhope. 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 vernacular 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.

3.2 GREEN NETWORKS

3.2.1 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).

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

3.2.3 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 Oxenhope then local identity will be strengthened.

3.2.4 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 = 1m. Add 0.25m per side if bounded by wall, hedge or lighting column

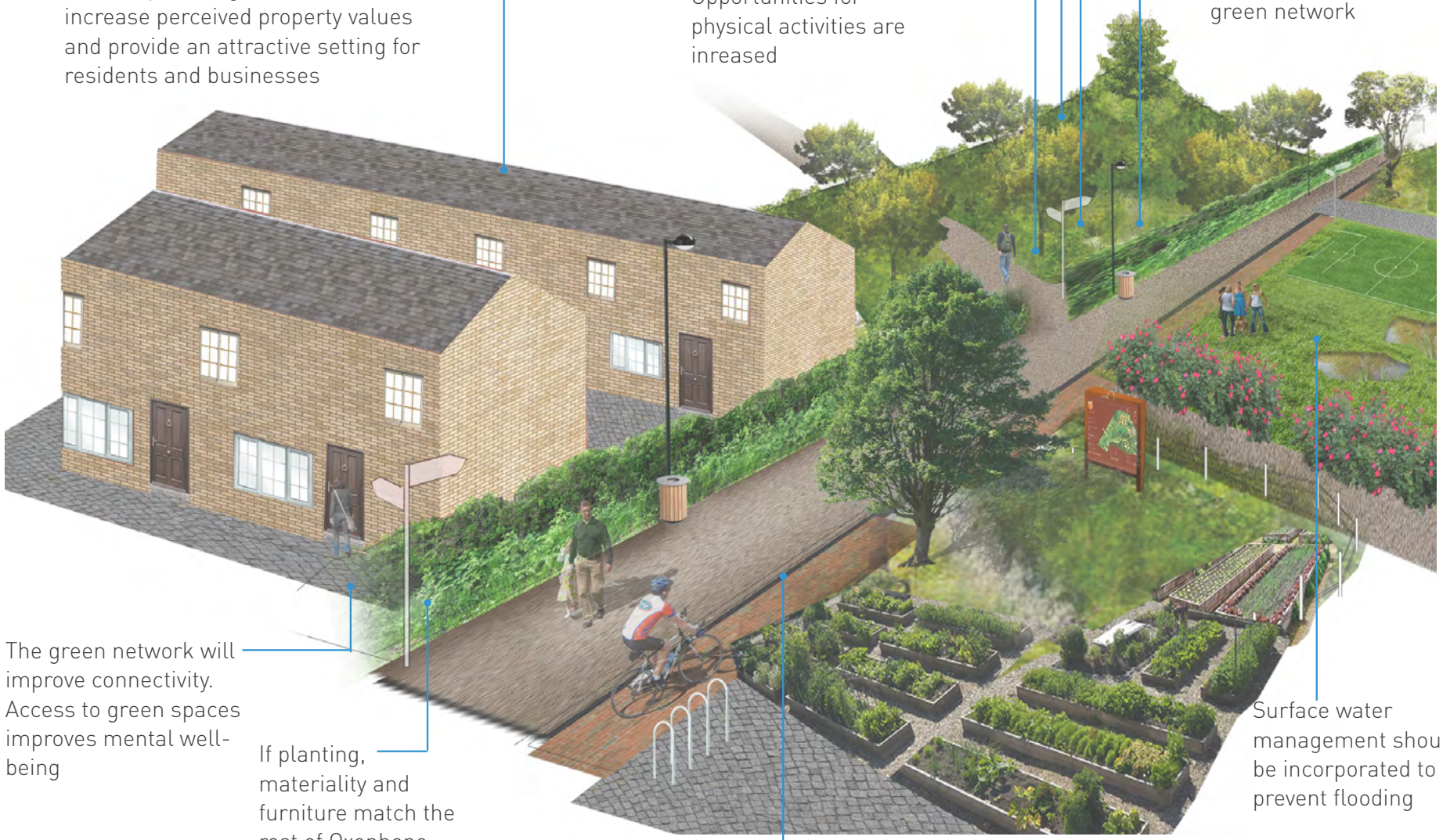
Materiality

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.

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 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SuDs)

3.3.1 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 Oxenhope than traditional drainage methods because they manage water flow to reduce the impact of new development on flooding.

3.3.2 KEY PRINCIPLES

- The Bradford 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

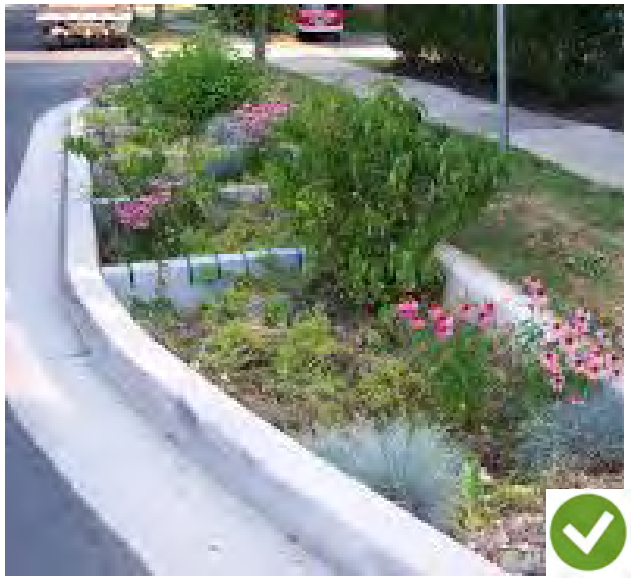
A pond that slows the passage of water from surface run-off to the ground or main drainage system. They store runoff at peak flow and slowly release after this has passed. Wide and shallow forms are safer and easier to maintain than narrower, deeper ones.

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

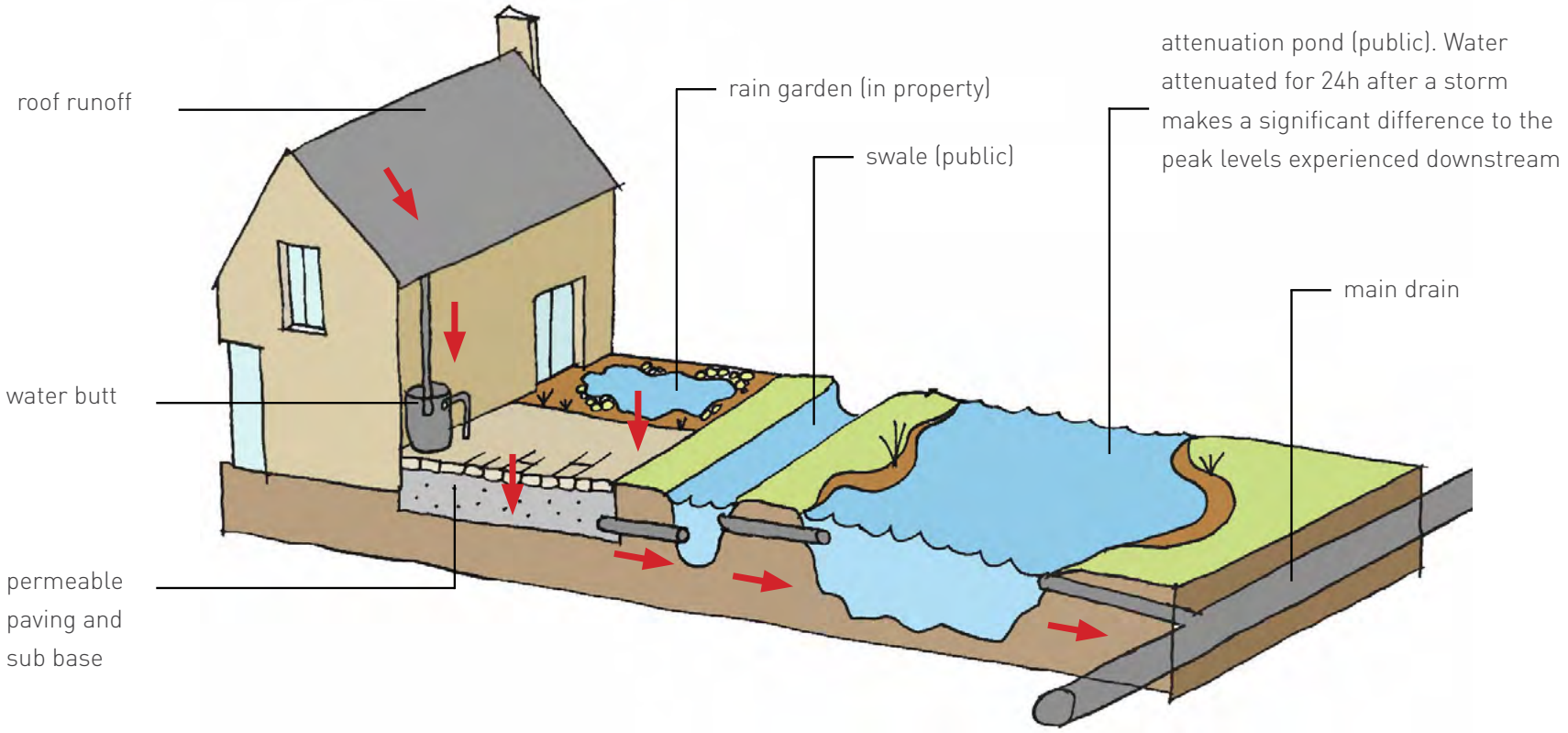
Same principle as the rain garden but located on the main street/s rather than private property. Here water slowly passes through planting and gravel beds and eventually ends up in the main drain. These can be used to control building and street run-off and provide landscaped green spaces.



3.3.3 Slowing Water Movement

3.3.4 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.

3.3.5 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

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

3.3.7 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.

3.3.8 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.

3.3.9 A pedestrian crossing over swales must be provided at maximum intervals of 60m. These crossings or bridges should be linked up with pedestrian crossings of 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

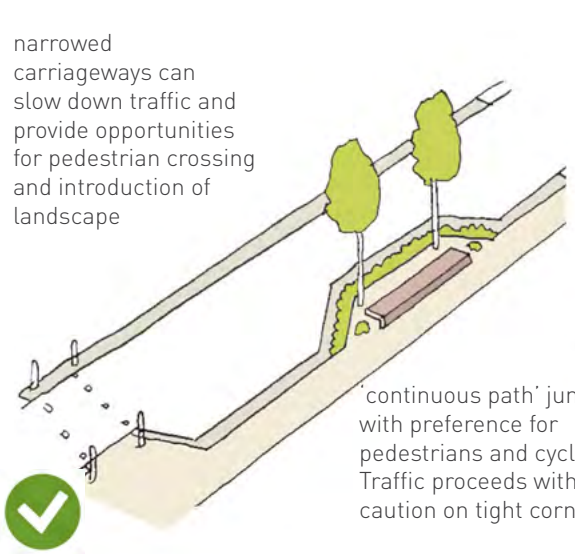
4.1.1 The relationship between residents and vehicular movement / access is one that needs to be considered in great detail to ensure attractive and liveable solutions are achieved. Designs that prioritise vehicles should be avoided, with a more integrated approach being favoured.

4.1.2 KEY PRINCIPLES

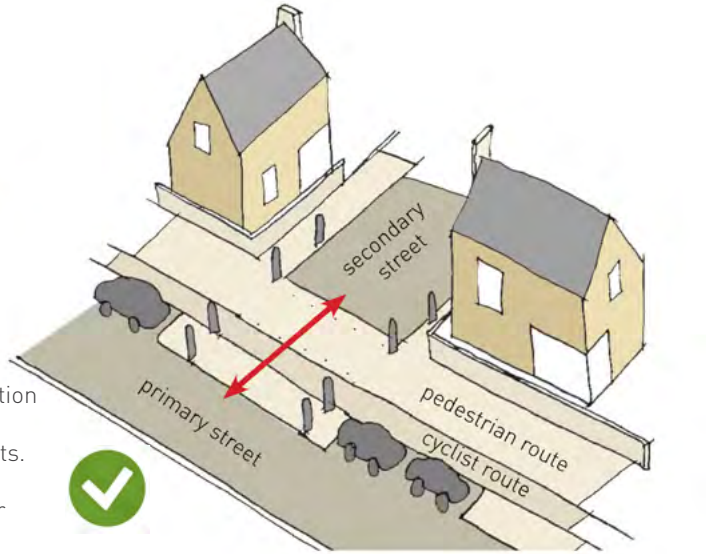
- Design should encourage low vehicular speeds towards the periphery of housing areas and in more central or sensitive areas. Low speed road layouts should not inhibit emergency vehicle access or frustrate legitimate drivers.

- 'Homezone' principles and '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 links with more circuitous vehicular routes encourages 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.

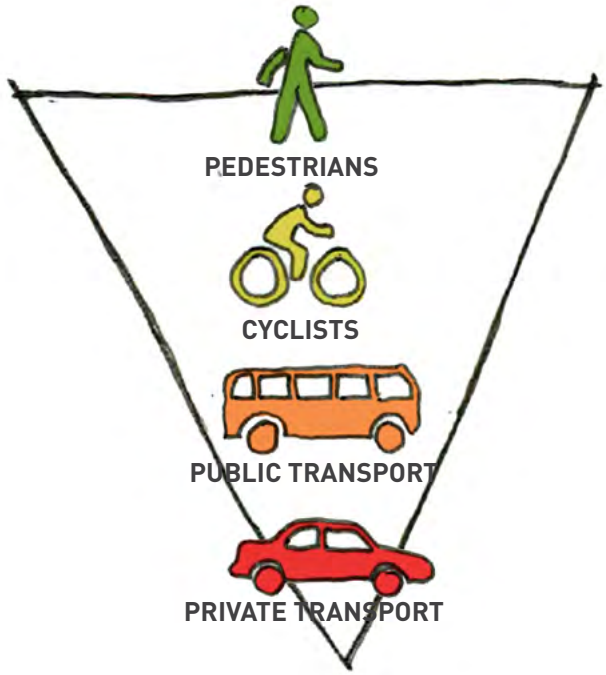
- Where shared surfaces are proposed that treat roads and pedestrian routes in similar materials, blind and partially sighted people should be accommodated by providing way-finding features or safe pedestrian areas.

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

Movement and Place

4.1.3 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.

4.1.4 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

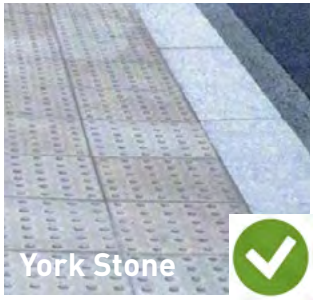
Drainage

4.2.1 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 Oxenhope (see opposite) and new surfaces should use complimentary materials and colours in keeping with the area.

4.2.2 New alternatives such as grasscrete or porous hard surfaces should be considered as alternatives where a more solid or a greener finish is required.

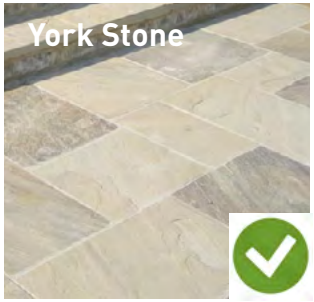
Kerbs

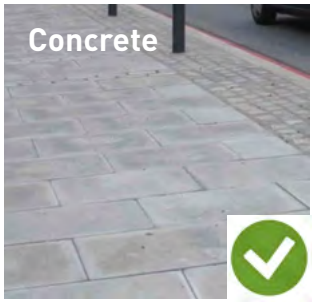
4.2.3 Where new kerbs are created, complimentary materials to the main footway/carriageway should be used. Dropped kerbs and tactile paving should be incorporated to improve accessibility.



Stone and Granite

4.2.4 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

4.2.5 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

5.1.1 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 Oxenhope 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.

5.1.2 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.

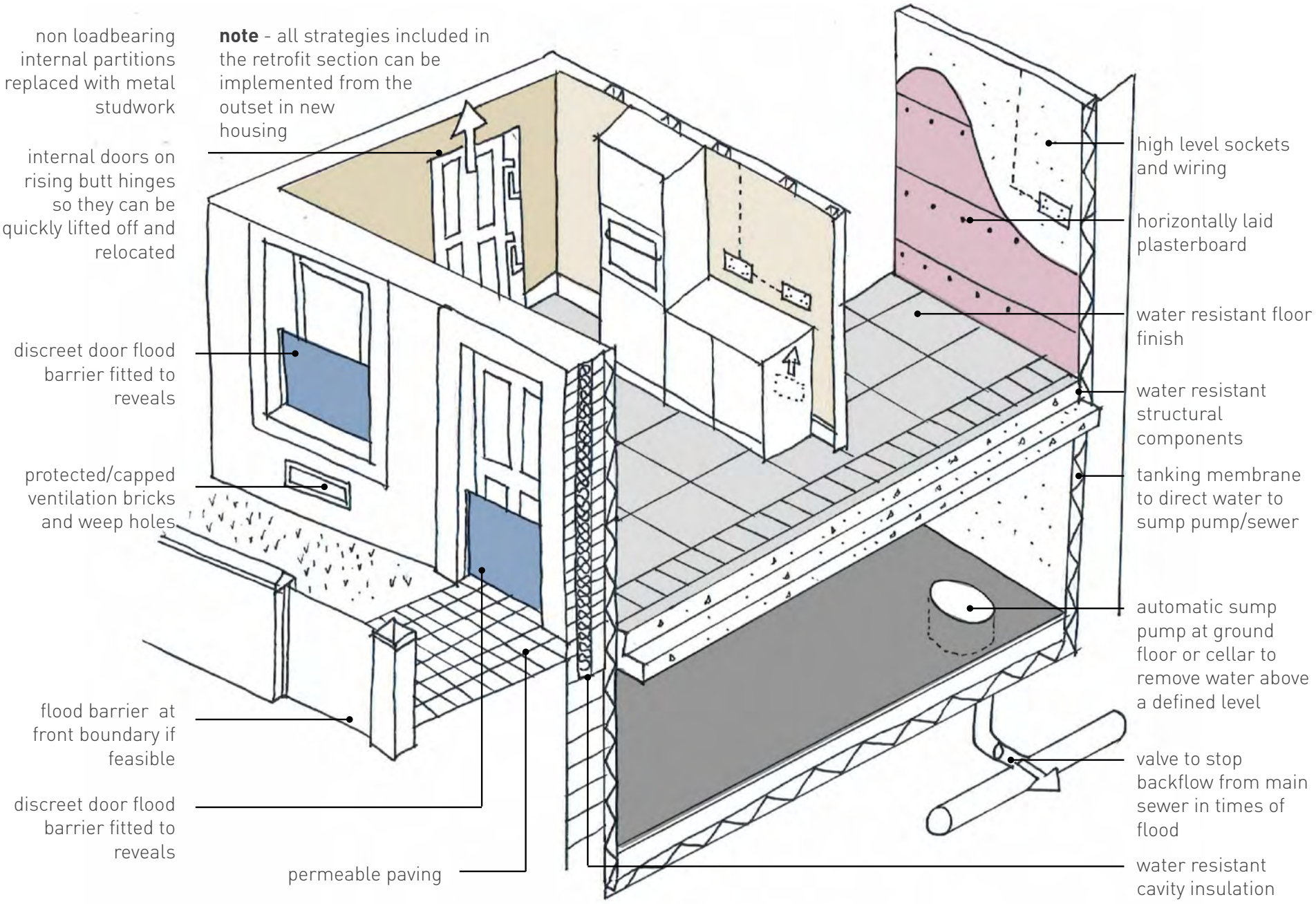
- Absorbent / degradable cavity wall insulation should be replaced with a water resistant variety.

- 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 worktop 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.


non loadbearing internal partitions replaced with metal studwork
note - all strategies included in the retrofit section can be implemented from the outset in new housing
internal doors on rising butt hinges so they can be quickly lifted off and relocated
discreet door flood barrier fitted to reveals
protected/capped ventilation bricks and weep holes
flood barrier at front boundary if feasible
discreet door flood barrier fitted to reveals
permeable paving
high level sockets and wiring
horizontally laid plasterboard
water resistant floor finish
water resistant structural components
tanking membrane to direct water to sump pump/sewer
automatic sump pump at ground floor or cellar to remove water above a defined level
valve to stop backflow from main sewer in times of flood
water resistant cavity insulation

5.2 FLOOD RESILIENT HOUSING - NEW DEVELOPMENTS

5.2.1 New housing in Oxenhope (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 in to consideration in this requirement.

5.2.2 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.

5.2.3 Site Layout

- Well considered site layout of housing can help to mitigate against 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.

5.2.4 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

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

5.3.2 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

5.3.3 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.

5.3.4 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

5.3.5 LIVING SPACES

Understandable and Manageable

- Designs should combine open plan layouts which enhance visual access and the creation with 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.

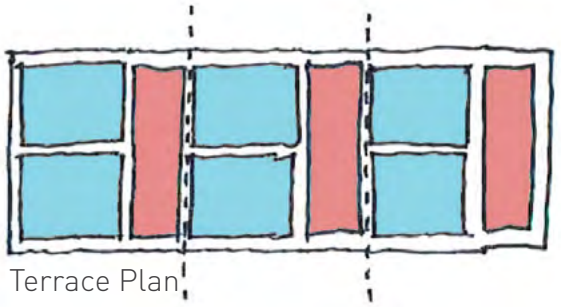
- Specific walls in bathrooms and along staircases should be of a suitable construction to allow for the easy and secure fitting of handrails, grabrails and stair lifts.

- Maximise use of natural daylight and ventilation 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.

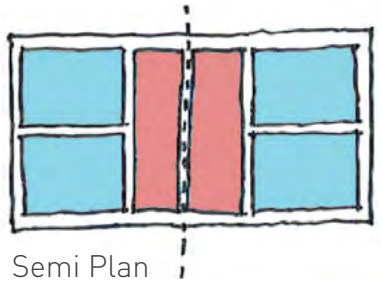
- Living rooms, kitchens and bedrooms should provide adequate spaces for carers to assist with food preparation, mobility and administering treatment. Adequate space should be provided around beds for seats to allow residents or visitors to sit.

- 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) to separate living& bedroom spaces (blue) acoustically from neighbours



Semi Plan

5.3.6 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.

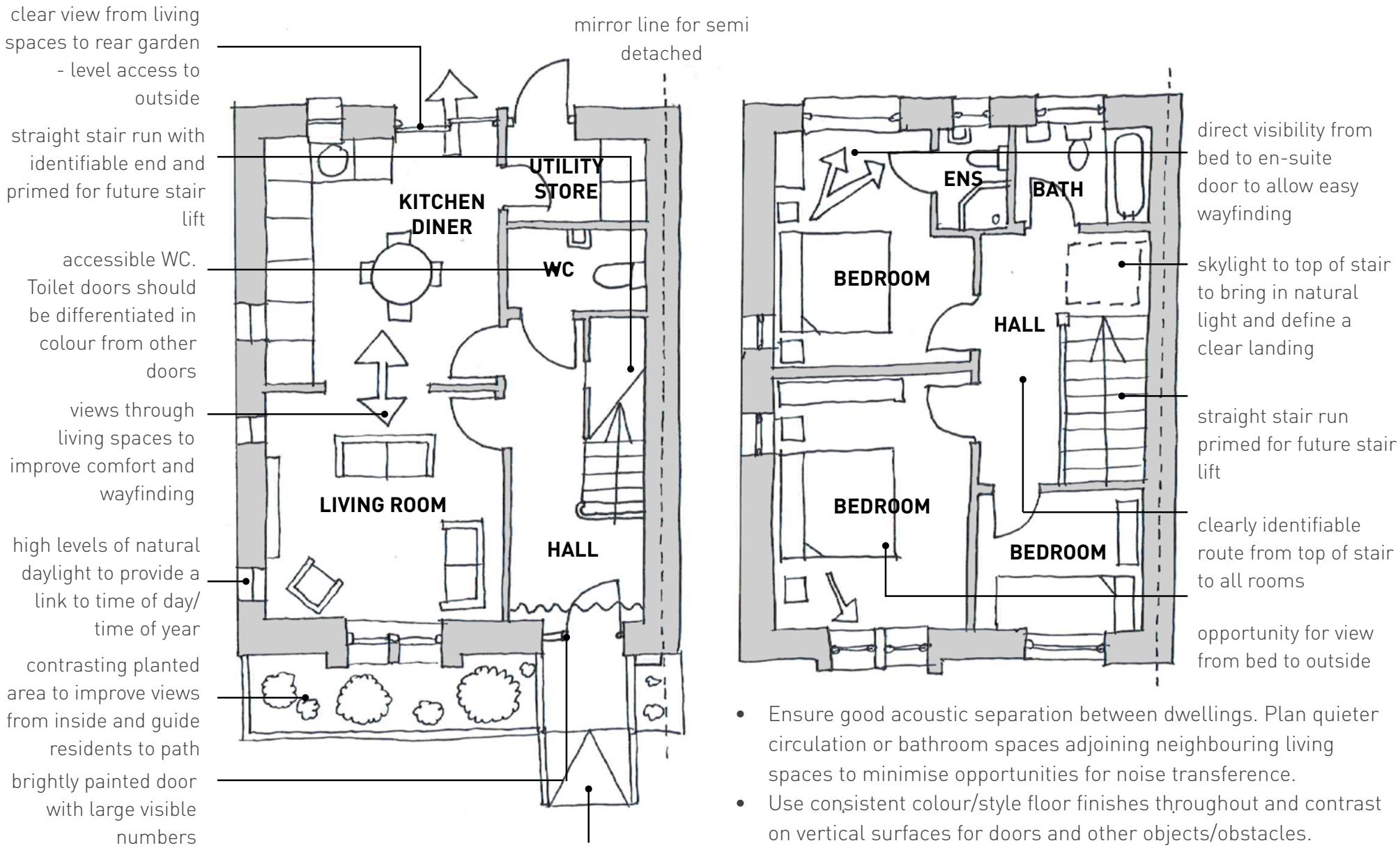
- Internal details and fittings such as handles, taps and switches should be visible and of conventional design to allow residents to recognise them (eg. avoid handleless kitchen cupboards).

- 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. Accessible and adaptable standards should usually be used to create layouts that are easily adaptable for lifetime use at minimal cost.

5.3.7 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

5.3.8 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.

5.4 DESIGNING FOR DEMENTIA - PUBLIC REALM

5.4.1 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.

5.4.2 KEY PRINCIPLES

- Public realm in Oxenhope 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.

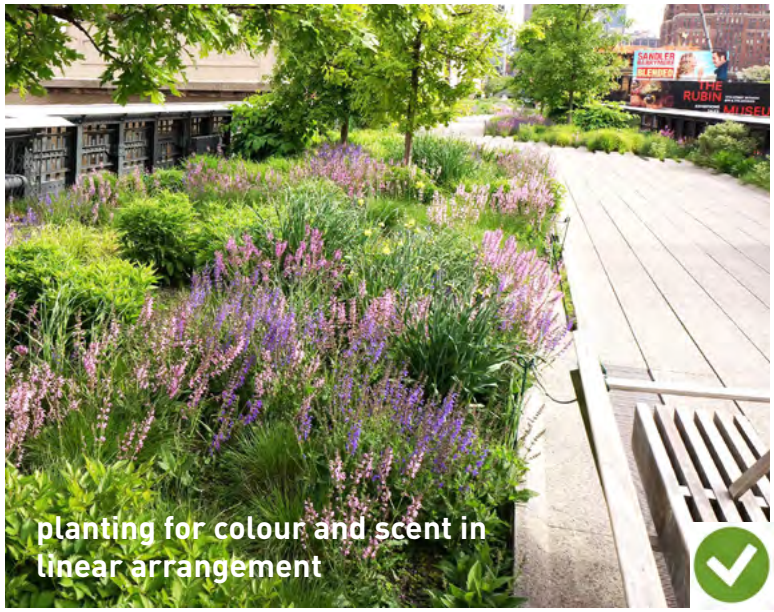
- Steps should be avoided in the public realm and into public buildings to improve accessibility and minimise opportunities for tripping accidents.

- 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 Oxenhope'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.

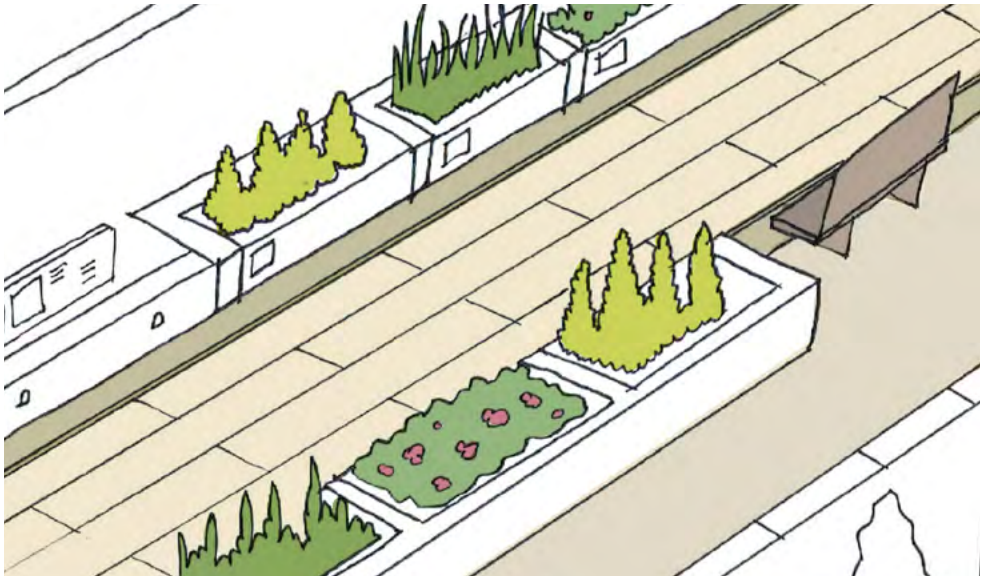
Grey to Green, West Bar, Sheffield

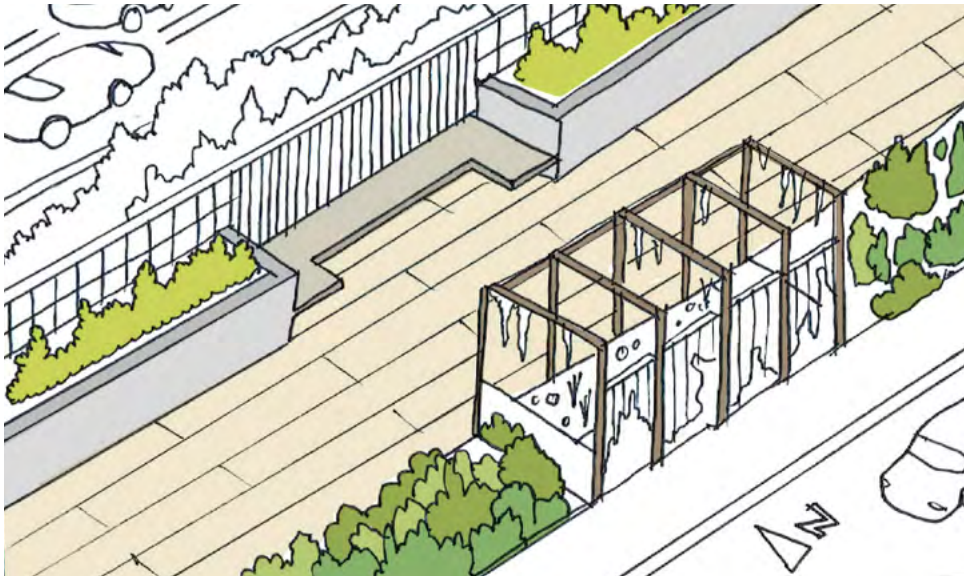
Scentscape

5.4.3 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

5.4.4 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

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

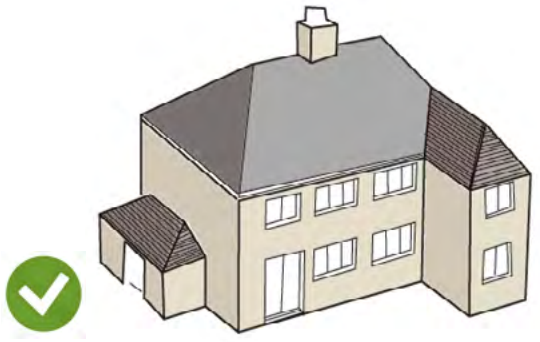
6.1.2 KEY PRINCIPLES

- 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 surrounding 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.

6.1.3 FORM AND PROPORTIONS

Do:

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

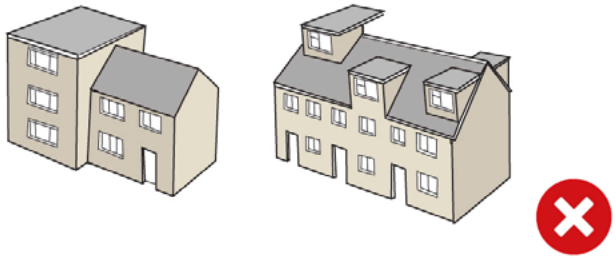


- Ensure that the entire dormer sits below the ridge of the main roof to avoid them dominating the façade.
- Set any dormers back from the eaves of the existing roof to ensure a better proportioned roof-scape.
- Consider roof lights as an alternative to dormer windows as a means or bringing natural light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

6.1.4 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. In most cases 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.

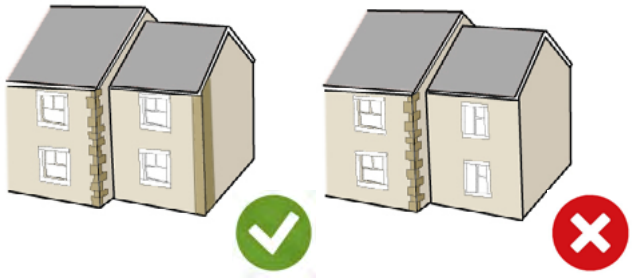
Avoid:

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

6.1.5 DETAILS

Do:

- Detail in such 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 that of the main building.

6.1.6 BOUNDARY TREATMENTS

Do:

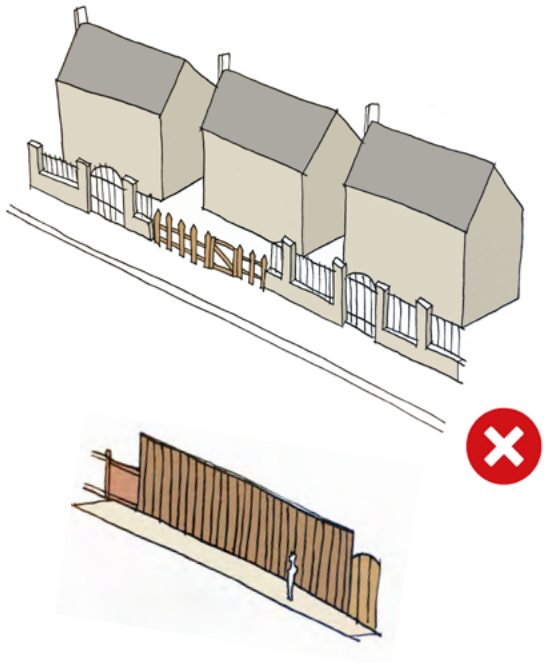
- Ensure that any removal of permeable materials such as grass is replaced by an equally permeable material to control surface water run-off.

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

6.1.7 CONSTRUCTION MATERIALS

Avoid:

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

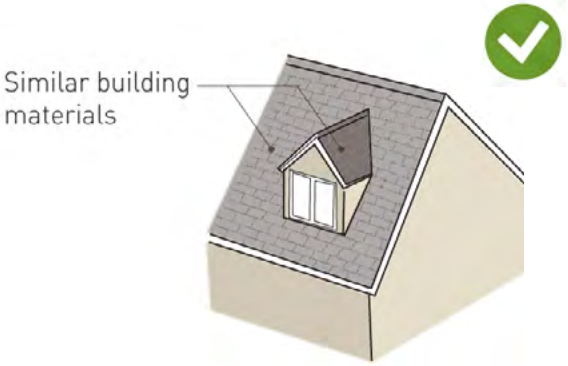


Do:

- 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:

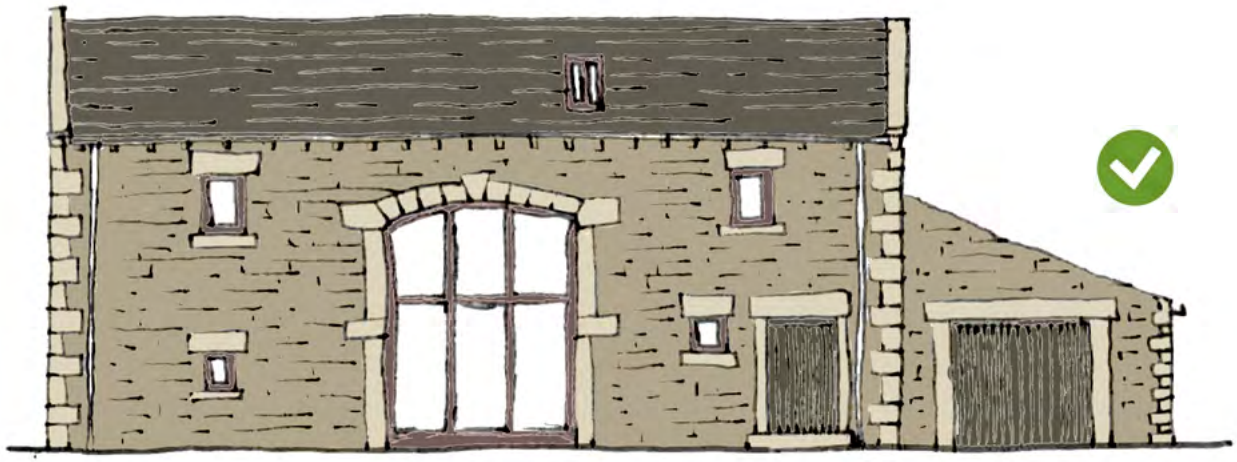
- Non-durable materials that will age badly



6.1.8 BARN CONVERSIONS

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 Oxenhope.
- Dark painted cast iron or aluminium rain water pipes.
- Dark painted timber gutters on black painted brackets or stone corbels. No fascia boards.
- Utilise outbuildings for garages. Modify existing openings to suit & wherever possible re-use existing openings (e.g. stone jambs) in new openings.



- New openings in proportion and numbers kept to a minimum. New stone surrounds to match existing. Painted frames to match existing. Doors painted to match existing.
- Retain / make good existing features and detailing e.g. stone water tabling, kneelers & opening surrounds.
- Retain existing traditional roof covering if sound. When re-roofing, re-use existing traditional material supplemented by reclaimed matching material.
- Retain original barn door openings. Glazing to be kept as simple as possible. Frame to be set back deep in reveals.
- Where chimneys are required, they should be in the form of matte dark painted flues. Consider conservation-type roof windows to minimise openings in elevations.
- No strap/ribbon pointing. Joints to be flush or slightly recessed. Seek advice on correct mortar mixes.

6.2 DEVELOPMENT IN CONSERVATION AREAS

6.2.1 Extensions to houses in conservation areas must demonstrate how historic and architectural features have been preserved, and the character and appearance of the original dwelling protected.

National and Local Policy relating to Extensions in conservation areas:

6.2.2 The objective of conservation area designation and related policy is to preserve and enhance the special interest of a place. The intention is not to stifle change, but to provide for the positive management of these unique areas.

Is your site in a conservation area?

6.2.3 Oxenhope has 4 conservation areas. These are shown in section 1.4 of the plan. If you are unsure whether your property is within a conservation area please contact Bradford City Council Planning department to confirm.

Development in Conservation Areas

6.2.4 In order to retain the character and appearance of conservation areas, planning permission is needed for certain types of work that may be automatically permitted elsewhere.

6.2.5 To find out whether your proposal requires planning permission refer to the Permitted Development Rights information on the Planning Portal website.

6.2.6 In particularly sensitive conservation areas Permitted Development rights may have been removed through Article 4 Directions. Information about Article 4 directions and planning applications required for changes to dwellings in Oxenhope's conservation areas can be found on the Bradford Council website.

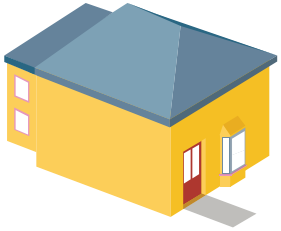
Trees in Conservation Areas

6.2.7 Trees in conservation areas are protected. Anyone planning to cut down or carry out work to a tree in a conservation area must give the Council six weeks notice of their intention to do so. You are advised to take advice on the implication of tree removal and or tree root protection areas prior to carrying out any works.

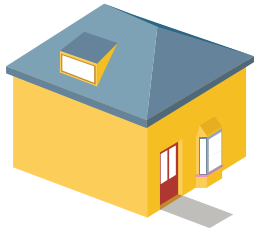
6.2.8 There are some exceptions to this; for example trees cultivated for the production of fruit in the course of a business or trade, when a tree is dead or when a tree is dangerous and action needs to be taken quickly for safety reasons. The advice of an arboriculturalist should be sought to determine the health of a tree prior to it being removed.

6.2.9 It is likely that you will require planning permission for changes to a dwelling in a conservation area. Please refer to the relevant Conservation Area Appraisal when developing in a conservation area to ensure the proposal satisfies the criteria set out. Planning permission is needed in conservation areas for:

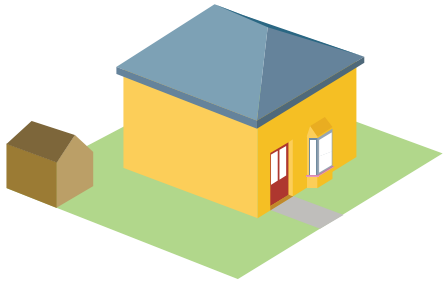
1. Any side extension to a dwelling house.



2. Any rear extension to a dwelling house over 1 storey high.



3. Any enlargement of a dwelling house consisting of an addition or alteration to a roof.



4. The erection of any outbuildings, means of enclosure, pool or containers to the side of a dwelling house.

5. The cladding of any part of the exterior of a dwelling house with stone, artificial stone, pebble dash, render, timber plastic or tiles.

6. The installation, alteration, or replacement of a chimney, flue or soil and vent pipe to any wall or roof slope which fronts the highway and forms the principal elevation or side elevation of the house.

7. The installation, alteration and replacement of an antenna (including satellite dishes) on any chimney, wall or roof slope which faces onto or is visible from a highway or on a building which exceeds 15 metres in height.

8. Any solar equipment installed on an existing wall or roof of a dwelling or a building within its curtilage that is fronting a highway.