

## Calder Valley Community Land Trust

### High Street/Bridge Lanes

Informal report of issues raised at Public Consultation, January 14 2017



About fifty people attended the public consultation held at Hebden Bridge Methodist Church Hall on Saturday January 14<sup>th</sup>, 10.30am-12.30pm.

This informal report (prepared by Bauman Lyons architects) aims to capture all the issues, ideas and comments made. (Note, not all ideas mentioned necessarily attracted consensus; not all the ideas will necessarily be practicable.)

A further consultation will be held in early Spring, before plans are planning-ready.

Further comments and feedback can be made by emailing [info@caldervalleyclt.org.uk](mailto:info@caldervalleyclt.org.uk)

## **A General Notes:**

Generally there were no strong views on massing variations, 3 or 4 storey units being seen as generally acceptable; concern was expressed at height/overdominance at west end near Fox & Goose pub (residents' outlook)

There was some support for stepped option with external terraces, and with a mixture of outside spaces shared and private



## **B Housing Proposals**

### What kind of housing do we want to see in Hebden Bridge?

- Affordable
- High Architectural Value (to match Conservation Setting); modern construction texture were not opposed; steel and smoothness seen as less comfortable
- Accessibility
- There were concerns about pedestrian access. Level access would be helpful for wheelchair/pushchair/buggy users and the like. A funicular was discussed

### Who Should we build homes for?

- Young people eg children of local residents (to retain them in their home town)
- Vulnerable people, needing support
- Mix of Tenants/Residents and Life Requirements
- Tenure blind

### Would you like to live here?

- Small number of consultation attendees would be interested in living here

- Most were interested in seeing plans for local development
- CLT needs to engage with potential clients/residents, as many who attended recognised they would not be the end users.



## C Form & Materials

### What kinds of materials should we use for buildings in Hebden Bridge?

- Modern materials
- Understated materials which are sensitive to the area and site
- Glazing to maximise sunlight and heat is good (limited winter sun in bottom of valley)
- Contextual form and use of materials
- Blocky/modular forms had a mixed reaction
- Treatment of Bridges Lane frontage, comments were received that frontage would benefit from some kind of re-activation and animation
- Residents of Bridge Lanes (East End of site) have concerns of proximity of new development, citing overlooking and overdominance of new dwellings at the east end of the proposals a problem for them
- Conversely, residents on Bridge Lanes (Robert and David, who have just joined as members) were concerned about the height of the dwellings at the Fox and Goose end. They thought there was scope for more height at the 'town' end of High Street, because the buildings will be physically more distant from Bridge Lanes.
- People were comfortable about offsite construction. It was felt that this might improve quality and keep disturbance from construction traffic and noise to a minimum.

- Straw bale was suggested though the thickness of the walls and the use on such a site may be limiting, Modcell was also discussed .
- Nigel Sagar from Skanska (manufacturers of offsite homes and components – including BoKlok [IKEA]) discussed Skanska products, and provided details of a peer (Robert Lambe, formerly Willmott Dixon Energy Director) who has set up Melius Homes – low energy offsite timber homes [Robert.lambe@meliushomes.co.uk](mailto:Robert.lambe@meliushomes.co.uk)
- The contemporary use of stone and timber was a popular option. The view was supportive of materials but they should be ‘interesting, not flashy’ like some of the wood finishes that were on the slides and boards.
- People were not concerned about a lot of glass to the south, particularly for solar gain (although at the last consultation a year ago, some had expressed concern about overlooking the rear of the few houses to the north of Bridge Lanes).
- Texture (rough rather than smooth stone) was considered important.
- Steel was seen as unpopular.
- Comment was made about ‘being honest with materials’.
- Durability was felt to be important: Stone lasts a long time! However, it was also recognised that to achieve the high insulation levels required, stone walls would necessarily need to be thicker (reducing internal volumes).
- The terrace format was seen as appropriate for the site, and perhaps form is a more relevant nod to the local vernacular than the materials used.



#### What special things should a new home have?

- Stepped profile with green roofs and terraces/balconies
- Live/work space
- Good light

- Flexibility of layout was important. There were mixed views about storage (but this, really, is a question that should be asked of an end-user group).
- Views from the other side of the valley need to be considered. This might mean the roofscape could be more important than the facade.

## **D Shared Spaces**

### Would you like to have shared facilities?

- Some facilities would definitely be used and useful
- If they can be maintained (who would do this?)
- Upkeep could be assisted by an income generating function
- Where should this sit on the scale? (From full sharable facilities with small personal living area, to minimal/no sharable facilities and all living functions fitted into larger area dwellings)

### What could these be?

- Shared access so residents have opportunity to interact and meet
- Near to residents (proposed location too far and steps are difficult)
- Try locating shared facilities at west end near vehicle entrance(?) to site and opposite Fox & Goose Community-Owned Pub, or next to parking (if there is parking)
- Shared laundry & log facilities
- Bunk-houses
- East street Arts hostel model worth following up
- Communal gardens, including amenity and productive growing
- People would like to see fruit/vegetable planting. CLOG tend some apple trees for cider on site, but have found the soil difficult to work with: It will need some enrichment to work well
- Workspace (live-work units or workspace in a shared facility)
- Activate and increase access/use of large wooded northern half of the site for use by residents and community (public park?)
- Shared facilities and 'stuff' were widely discussed. Laundry was popular especially when linked to a social aspect, a place to make a drink, chat. Children's facilities as well, for use whilst doing the laundry. Plus potentially shared storage, a rentable or bookable visitor accommodation (room, small flat), and irons, pushchairs, toys (both shared or passed on).

## **E Sustainable Development**

### How can we keep the areas as green as possible?

- Joined up environmental & low-energy strategy that residents 'buy into'
- Create 'HebZED' or other similar Brand Identity
- Benefit of Low-Energy Design (by whatever model of means) acknowledged in terms of environment and, crucially, lower lifetime energy running costs
- Photovoltaics popularly used in Hebden Bridge and outlying areas, but sun may be limited in winter at the bottom of the valley
- Woodburners – efficient

- There is an opportunity for solar thermal and solar PV on the roof. Louise from Pennine Community Energy is happy to work with us on this side of the project. The site might also suit a biomass district heating system.
- Improving the site, garden centres, work on the quality of soil. Hulme Community Garden Centre is an example, could contact Urbed on this
- Incredible Edible will hopefully be interested

#### How should we alleviate flooding?

- No tarmac – grasscrete or other porous surfaces only
- Keep soakaway water drainage on site
- The site needs to remain porous and green to prevent excessive water run-off from Heptonstall Road. This would be an argument for less road, less hardstanding and buildings on stilts/columns.

#### Which BioRegional topics are most important? – Not directly answered



#### **F Parking and traffic management**

- Don't \*fudge\* the car parking issue: Whilst we might be able to keep the centre of the site car-free (by putting car parking at the edge of the site (or elsewhere, e.g. Stubbing Holme Road), we can't simply assume that occupants will have no cars (and we'll need to provide some vehicular access to the heart of the site to allow for deliveries, emergency vehicles, etc. - though this need not be a tarmac 'road')
- Parking spaces and not garages.
- Engage Calderdale re: plans for parking on Stubbing Holme Road (integrated solution for site & area)
- Avoid a road
- Car share and charging points to be used by wider community

- Strong suggestions that double yellow lines be installed to Heptonstall Road – to restrict street parking and not exacerbate safety issues on an already busy & fast road
- Some felt a 1-way route would be a good solution to limit congestion on each road and also limit impact/visibility of cars on site (narrow track), although some felt entry point would disrupt the street frontage on Bridges Lane unduly

## **G Governance, Management and Tenure**

- One person interested in living on the site was keen on 3 bedrooms and a purchase option.
- Length of tenancies (would short term lets destabilise development?)?
- Income assessed rent?
- Could be organised as a co-op
- A co-op or other shared co-housing facilities could extend to include immediately-nearby neighbours & local residents
- Success of a co-op depends on those involved – an exit strategy may be advisable (Connect has stepped in to take over a struggling co-op previously)
- Local Attendee Jane K suggested that she had contacts and experience of successful co-ops which might be useful to research
- Potential for part of rent to be saved for a deposit, to allow tenants to move on after a time

## **H Privacy & Disruption**

- Residents of Bridge Lanes have concerns of proximity of new development, including: overlooking, pollution, vehicle noise.
- Strong preference for materials and construction techniques which would increase speed of building and limit impact on site and neighbours
- Noise from busy main road

## **I General**

- Reference was made to the release of the new Council unitary Plan in May and the suggestion that we should be influencing/understanding it.
- Impact on and access to local school capacity should be considered.