

Ferney Lee Site, Todmorden

Public Consultation

Welcome

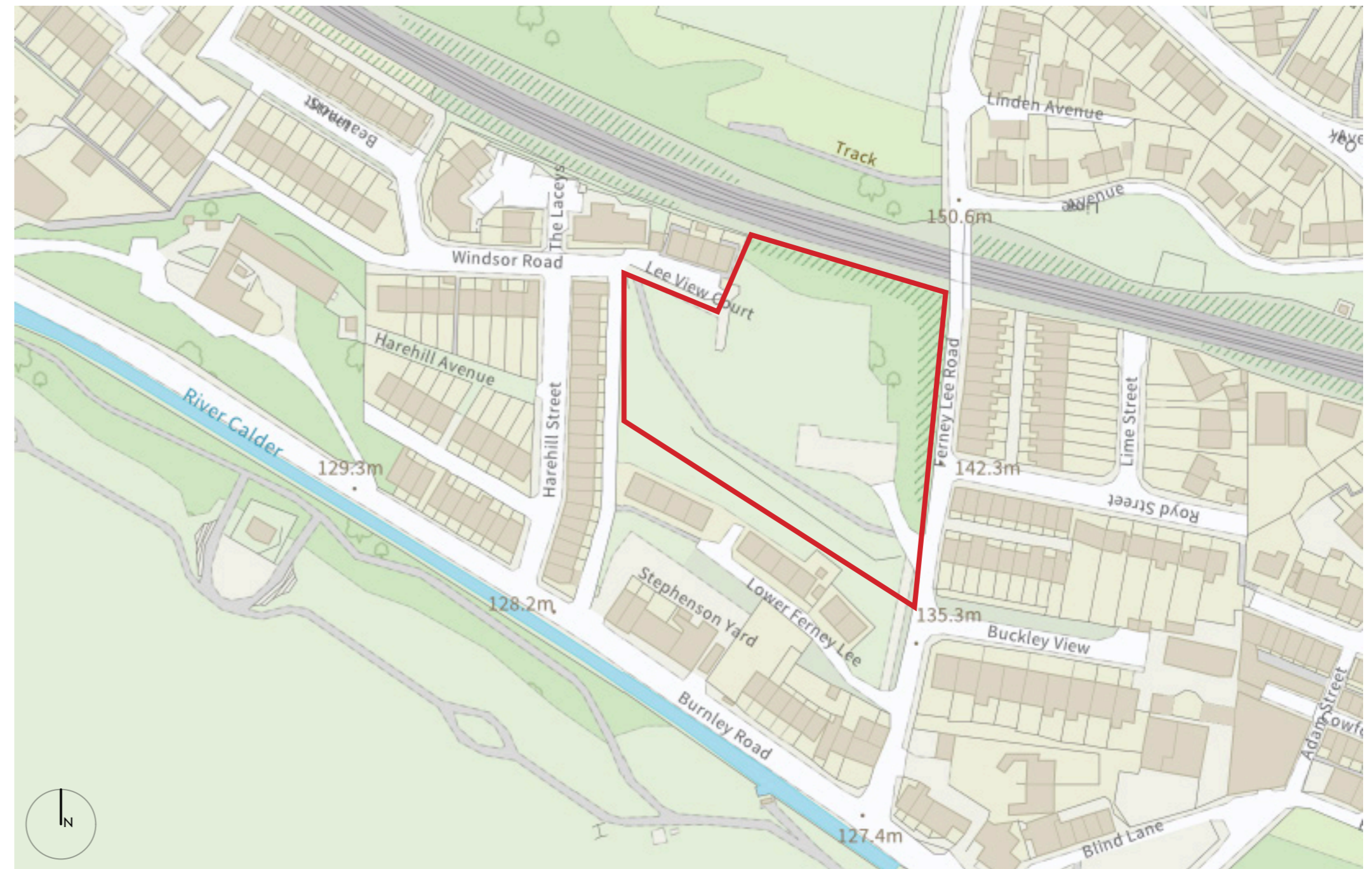
Thank you for receiving our proposals to redevelop the site at Ferney Lee, Todmorden.

Our aim is to regenerate the site, providing twenty highly sustainable and affordable homes to rent (to provide for unmet housing needs identified within the Todmorden area) and an Enterprise Centre providing opportunities for small businesses. The project is currently with the local authority for a Pre Planning Application review.

The Site

At present, Ferney Lee is a large, cleared, vacant brownfield site of 0.75 Hectares / 1.85 Acres. The site is relatively flat, but with steep slopes along the site boundaries, from north-east to south-west with views across the valley to the south.

Following a feasibility study, an affordable housing development of ten 2 bedroom homes and ten 1 bedroom apartments are proposed, all being wheelchair accessible and adaptable. Alongside this is a 900 - 1000 m² Enterprise Centre which will contain rentable workspaces aimed at bringing 21st century jobs to the town and also providing homeworkers an affordable option to separate their home and work environments.



Ferney Lee Site Photographs

Ferney Lee Site Photographs



Stepped communal allotments (Plant / Grow / Learn)



Covered Communal Seating



Community Area



Key:

- Existing Trees
- Omitted Trees
- Proposed Trees
- EV Parking Spaces
- Overlooking Direction
- Proposed Retaining Wall
- Enterprise centre - Circa 850m²

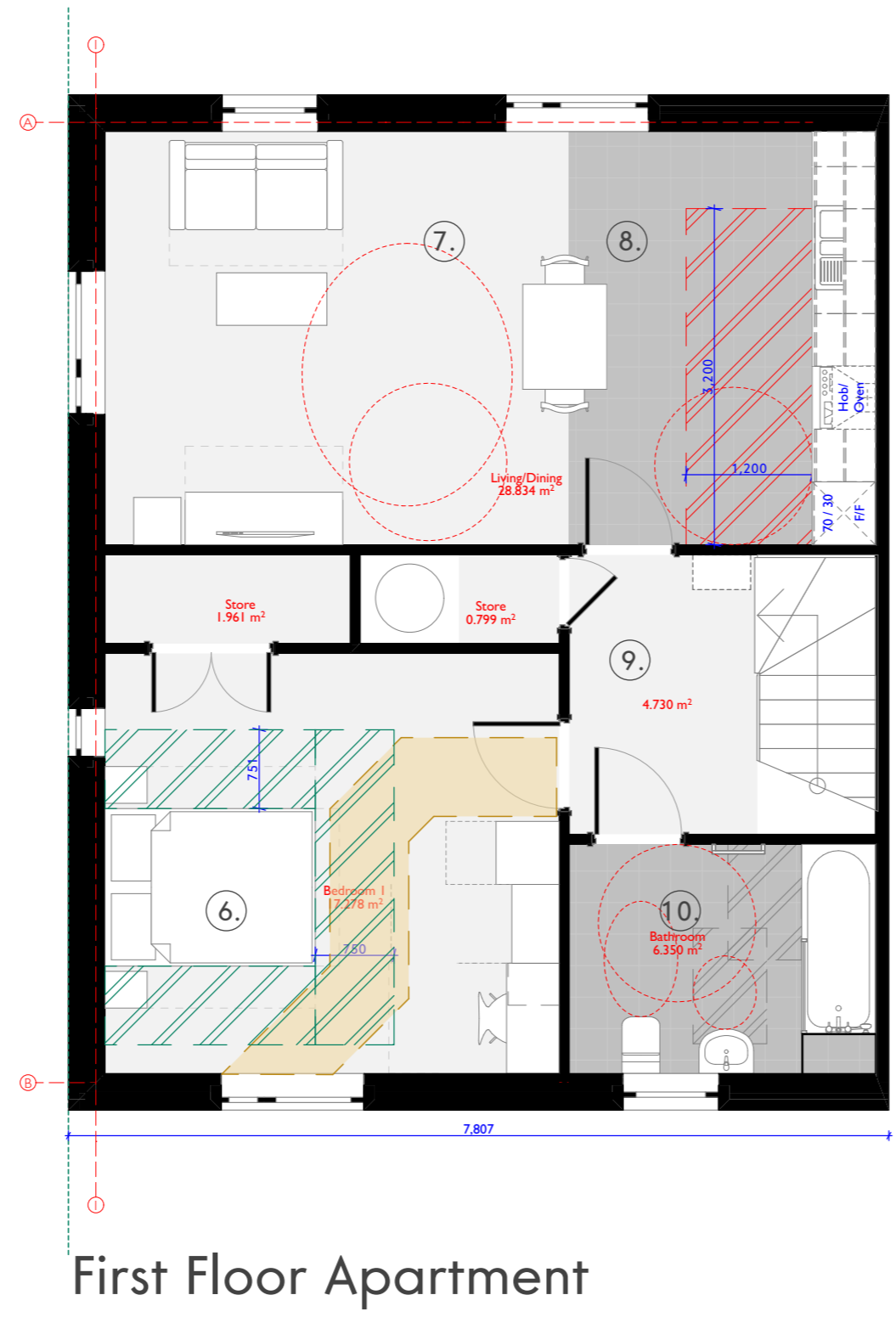
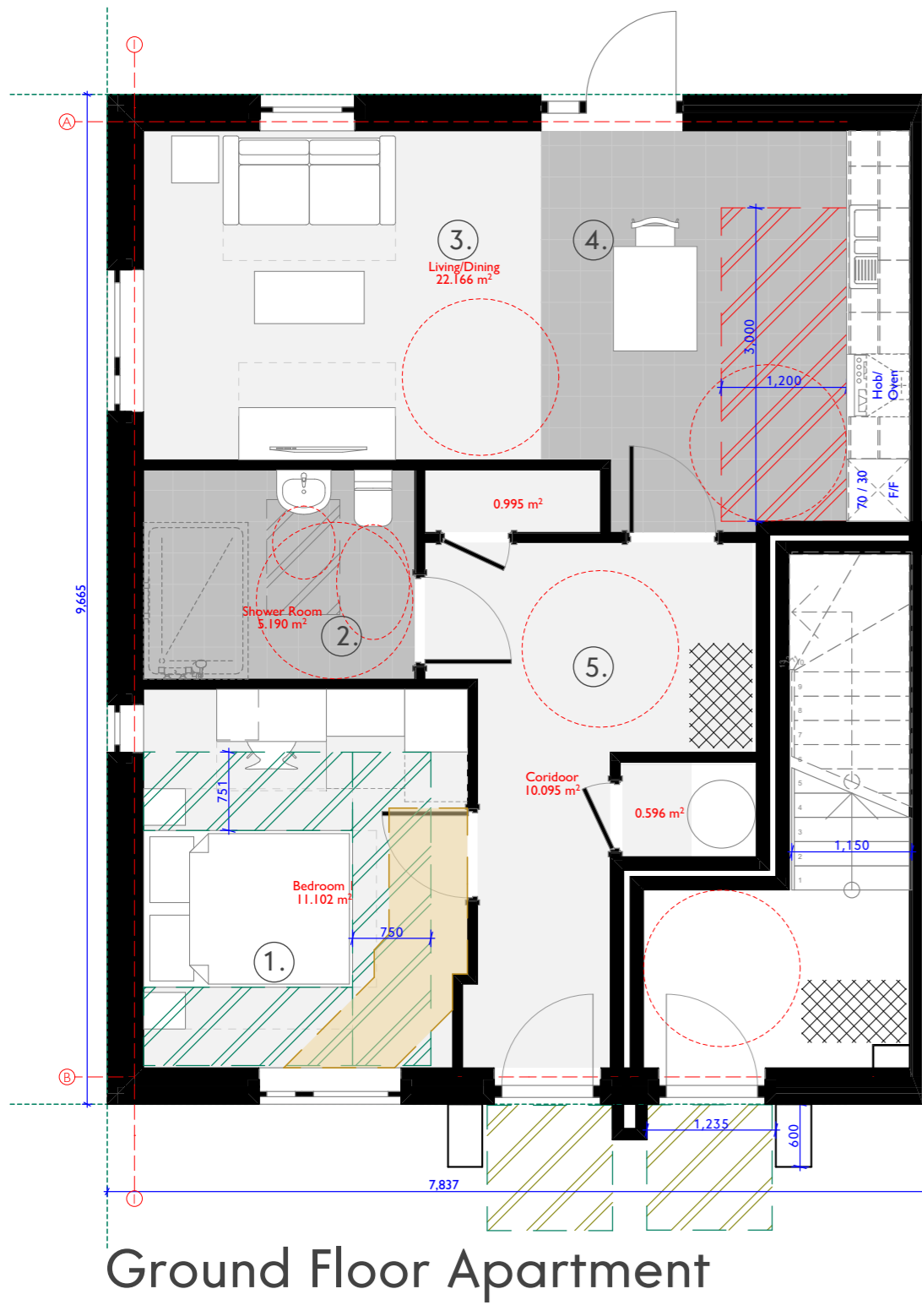
Accommodation Schedule

- 1b/2p Apartment - 10no.
- 2b/4p House - 10no.

Total - 20 homes
 36 Parking Spaces + 4 Visitors spaces
 Total Spaces 40
 2 Motor bike Spaces
 3 Secure bike boxes
 20 Individual bike stores

1. Visitors car park / drop-off point
2. Community bins shared with green area users
3. Retained trees and green belt
4. Joint car park with electric car chargers provision
5. Community hidden bins and recycling with green roof
6. Enterprise Centre green roof
7. Widened site access
8. Drop-off point
9. Covered communal seating
10. Potential for stepped communal allotments
11. Community Area
12. Existing foot path maintained.

Emerging Layouts - Homes



1 Bedroom Apartment

Wheelchair user friendly and adaptable housing. The dwelling provides for a wheelchair user to live and have the ability to use any outdoor areas, parking and communal facilities.

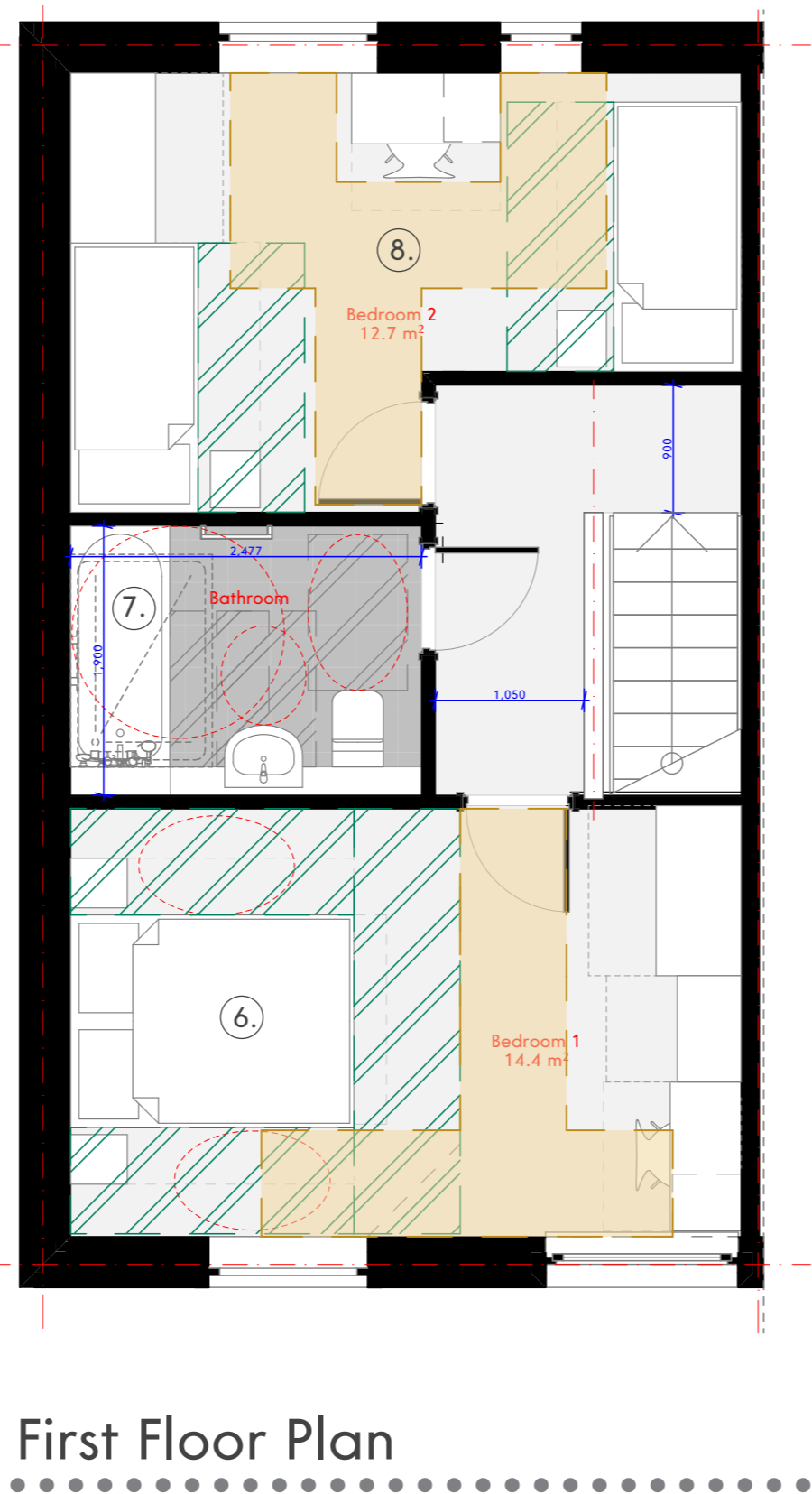
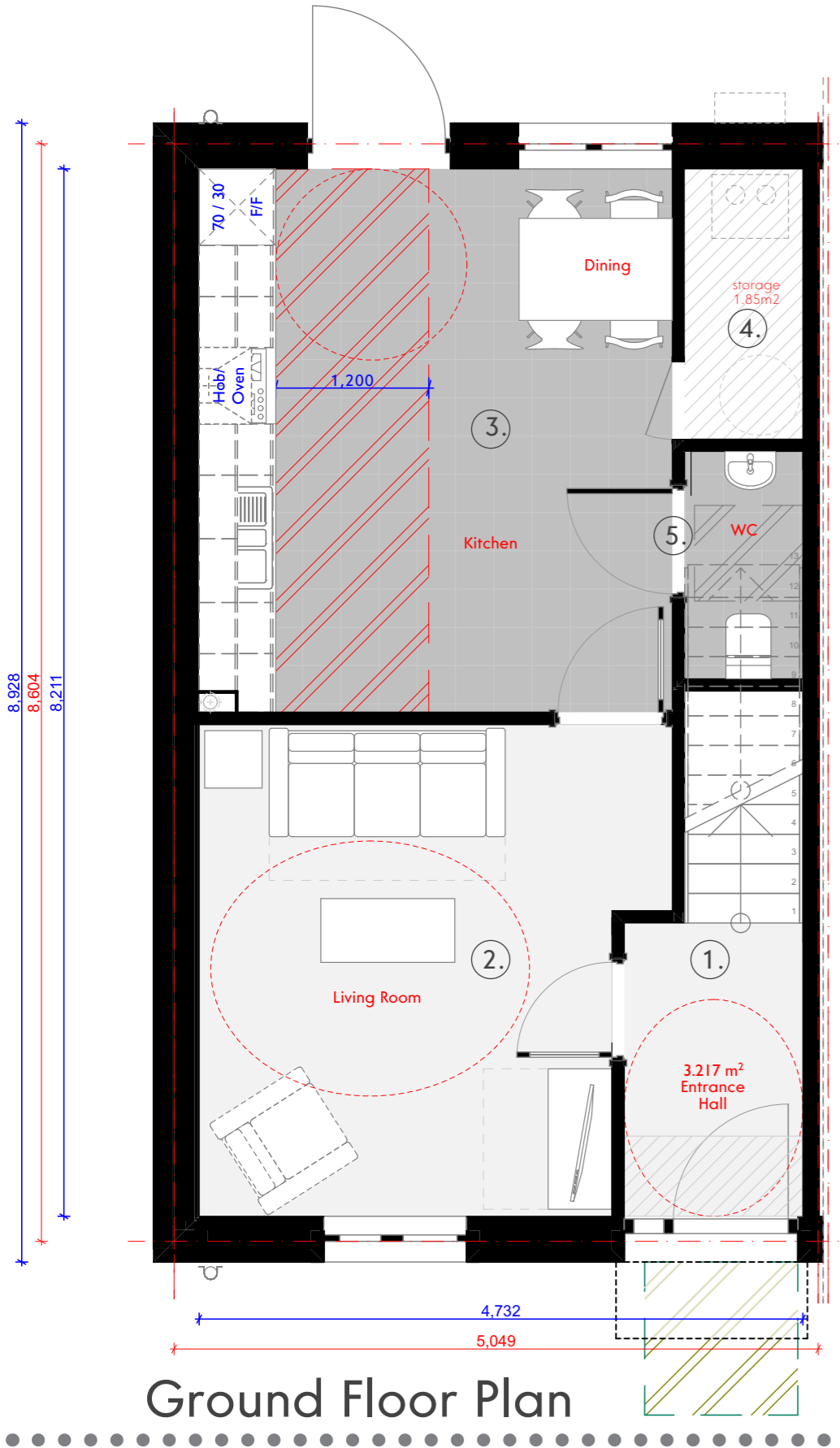
For 2 people
50-65m²



Ground Floor Apartment

First Floor Apartment

- | | |
|--------------------------------|------------------------------|
| 1. Master Bedroom | 6. Master Bedroom |
| 2. Shower Room | 7. Living/Dining |
| 3. Living/Dining | 8. Kitchen |
| 4. Kitchen | 9. Landing with Storage Room |
| 5. Corridor with Storage Rooms | 10. Bathroom |



2 Bedroom Home

Wheelchair user friendly adaptable house. The house provides for a wheelchair user to live and have the ability to use any outdoor areas, parking and communal facilities

For 4 people
79m²

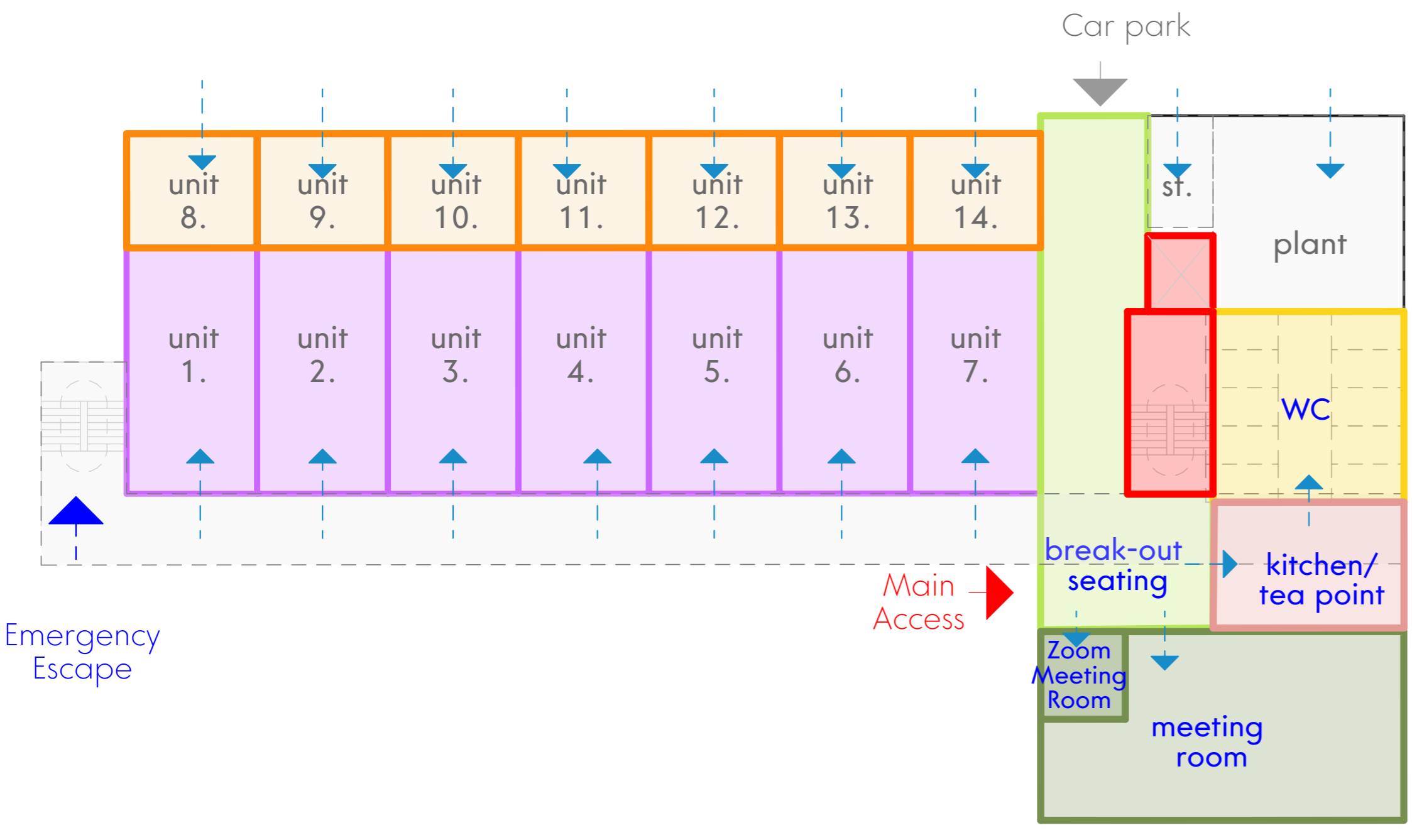


Ground Floor

First Floor

- | | |
|----------------------------|-------------------|
| 1. Entrance Hall | 6. Master Bedroom |
| 2. Living Room | 7. Bathroom |
| 3. Kitchen and Dining Room | 8. Bedroom 2 |
| 4. Storage | |
| 5. WC | |

Emerging Layouts - Enterprise Centre



Enterprise Centre

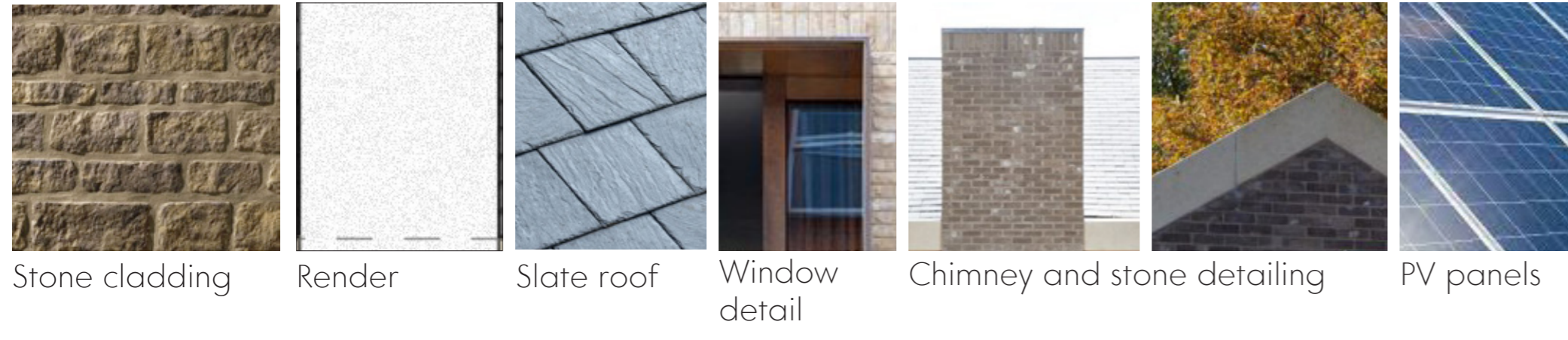
This two level building will provide small rental office/studio spaces and an area including a rentable meeting room and. Each unit is planned to have its own 'front door' externally. Wheelchair access throughout, including a lift to the first floor..

23 units
850m² - 1000m²



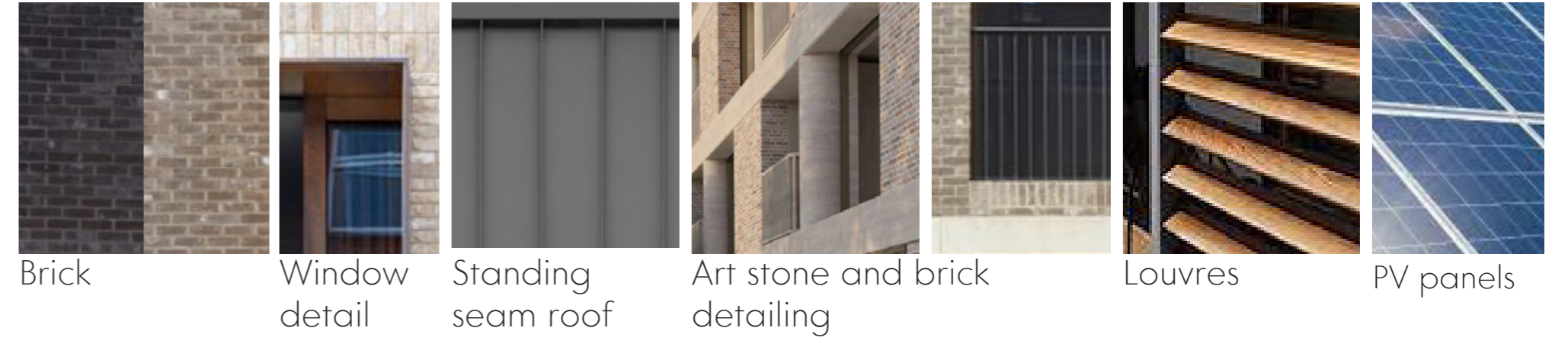
Proposed Elevation Treatments

Proposed Materials

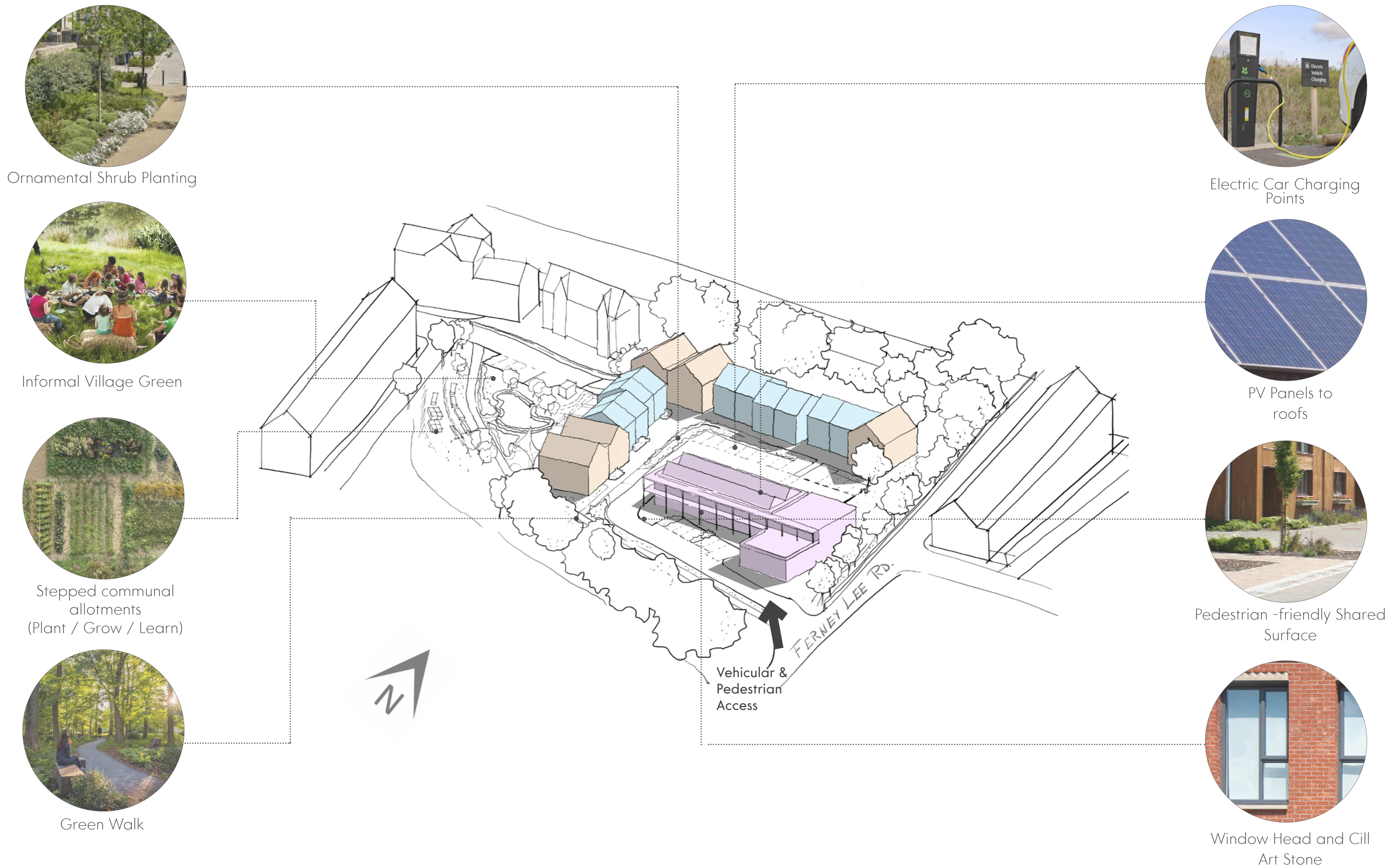


Residential

Proposed Materials



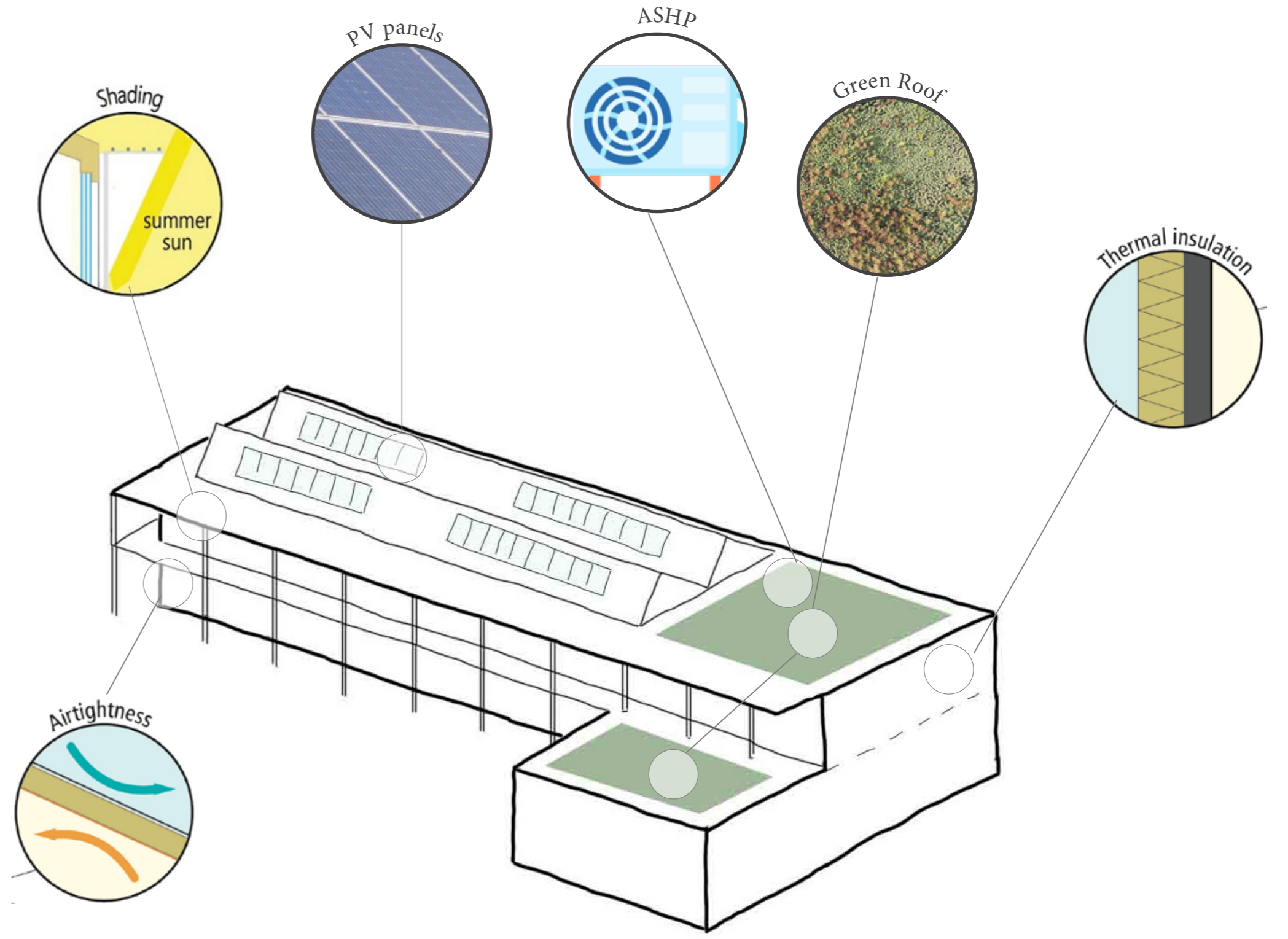
Enterprise Centre



Sustainability Strategy - Enterprise Centre

To reduce carbon emissions in line with the identified in the Calderdale Local Plan, the building will look to include:

- Significant insulation to wall and roof
- LED lighting
- High quality double glazing
- An air-tight building, to reduce heat loss
- Lots of daylight
- Energy efficient fittings
- Photovoltaic/Solar Panels
- Energy efficient Air Source Heat Pumps
- 'Green' planted roof to help rainwater storage/slow outfall to prevent 'downstream' flooding



Homes - Low Carbon Strategies

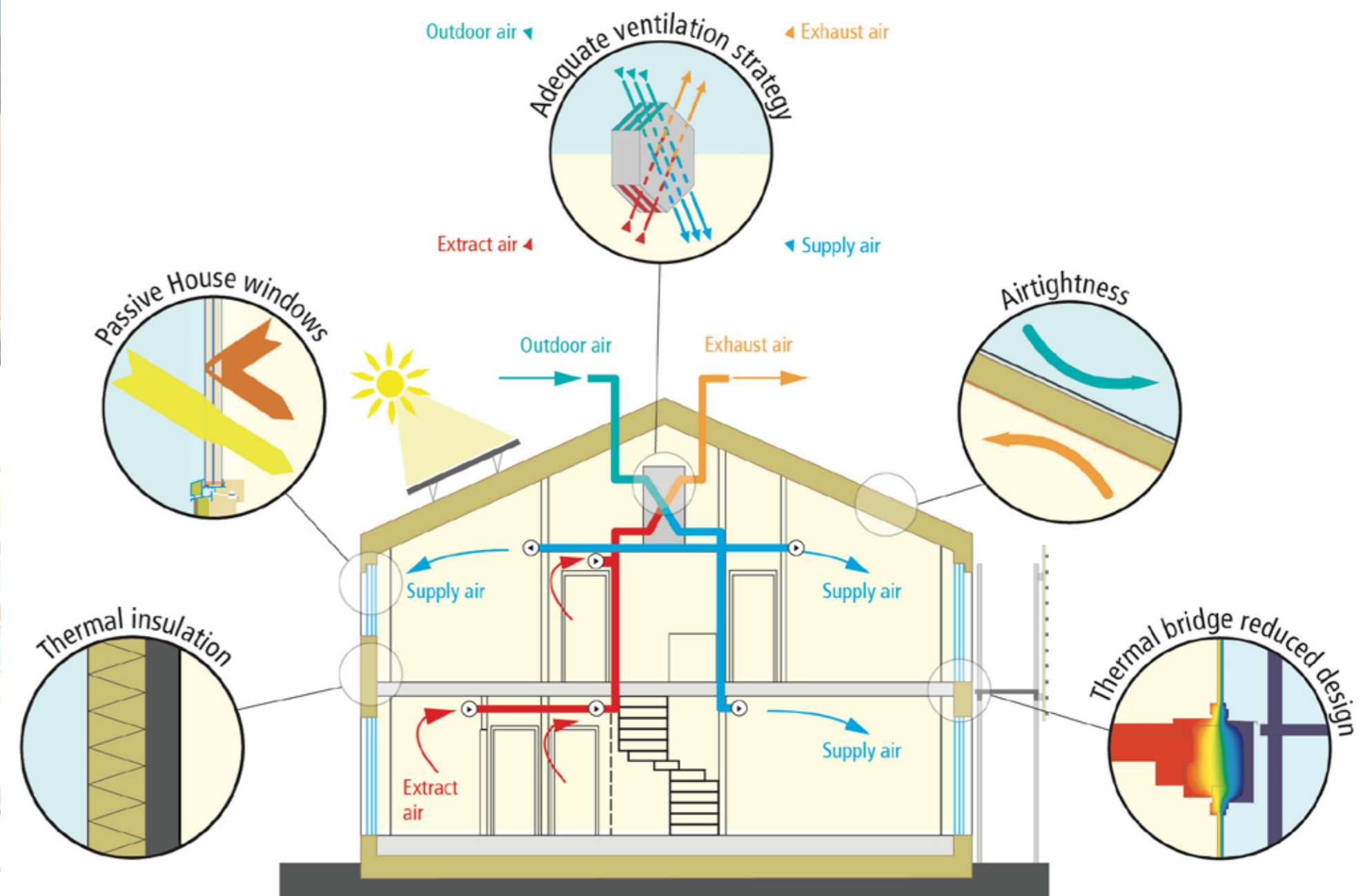
The new homes will be highly sustainable/ be low energy/and have low carbon levels.

Strategies being considered include:

- Airtight – no heat loss
- Increased insulation to walls and roof
- Triple glazed windows

Low Carbon Strategies

- Timber frame (prefabricated)
- Air Source Heat Pump
- Photovoltaic solar panels to roof
- Energy efficient LED lights and fittings
- Mechanical heat recovery ventilation
- Low water flow/restricted toilets/taps
- Water butts



Next steps

A formal public consultation event will take place in November 2023 and your comments and views will help us shape our final proposals.

Once a planning application is to be submitted (target December 2023), Calderdale Metropolitan Borough Council would then undertake its own consultation with the public and statutory consultees.

- December 2023: Submission of Planning Application
- Spring 2024 : Decision Expected
- Summer 2024 : Construction Begins
- End 2025 : Construction Complete

Thank you for reviewing our consultation boards, please complete a feedback form to help us shape the final proposals.

Contact email: consultation@caldervalleyclt.org.uk.



For further detail and to register your interest, please scan the QR Code.