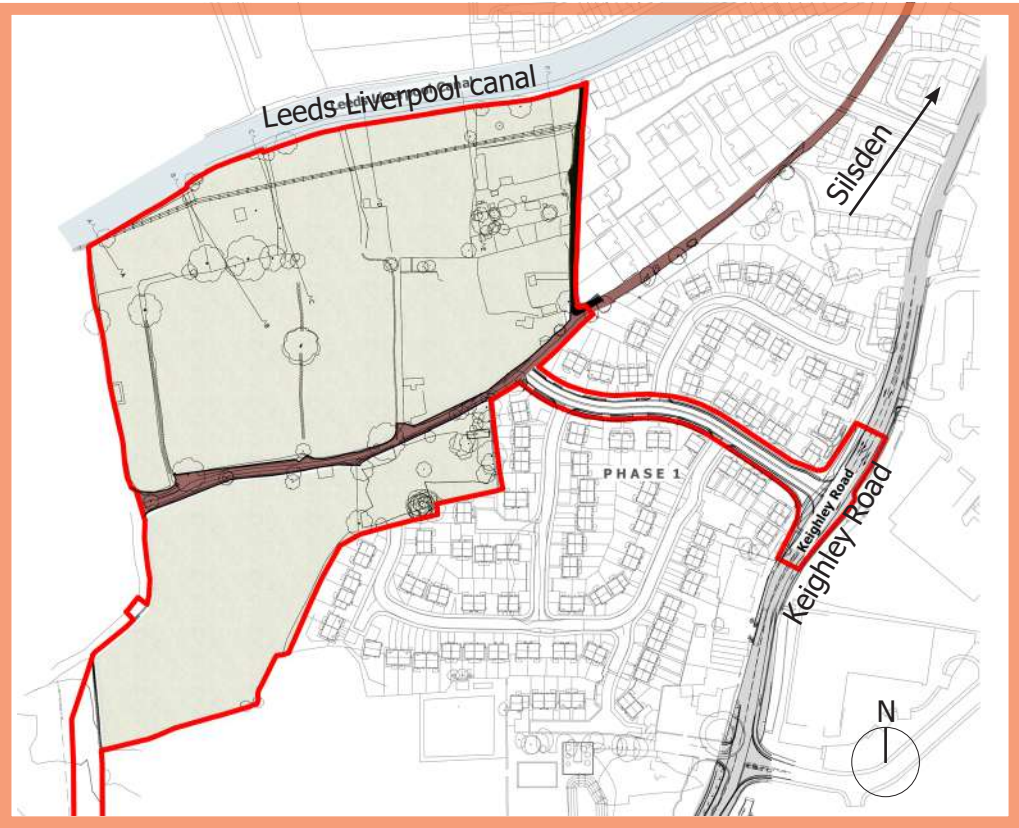


A. COMMUNITY CONSULTATION INTRODUCTION

This consultation relates to a residential development within Silsden being promoted by Yorkshire Housing. The feedback received from this community consultation will help establish the design principles for the scheme as we develop a more detailed design. The preliminary application consists of a range of homes, ample open green space, and connections through the site. All have been carefully designed to enhance and complement the surrounding area.



B. THE SITE

The site off Keighley Road, Silsden, sits due south of the Leeds Liverpool canal, located within an existing populated residential area adjacent to residential built forms. The site was identified as a 'proposed housing allocation' in the new Draft Local Plan prepared by Bradford Council (Site reference SI4/H) and sets out a series of proposed guidelines for new development which the scheme looks to satisfy.

Opportunities

The site is within the settlement boundary of Silsden. Previously allocated partly as safeguarded land to meet future development needs and partly employment land in association with the former Riverside works site, which is now being developed out by Yorkshire Housing.

The redevelopment of the site presents an opportunity to imaginatively respond to the following opportunities:

- Potential to improve sensitivity of the canal frontage.
- Use adjacent historic buildings as a precedence for the scheme.
- Sympathetic design adjacent to the Liverpool and Leeds canal conservation area
- Existing topographical levels are to be preserved where possible and improved throughout the site.
- Enhancing the ability to positively draining the site.
- Well connected residential development.
- Opportunity to tie into the adjacent Phase 01 scheme and provide a broad range of dwelling types to cater for a variety of different housing needs.
- Introduce communal green space to allow for better quality of life.
- Conserve and enhance Sykes Lane.

Community Infrastructure Levy

The scheme will make contributions to infrastructure funding through the CIL charge with at least 25% of these receipts being delivered to the Town Council to spend on local infrastructure priorities.

Planning

In preparation for a detailed planning application, a full suite of technical reports will be prepared to address highways, biodiversity, ecology and flood risk, to ensure that any impacts are fully considered and mitigated where necessary.

Flood mitigation, Biodiversity and Ecology

The site lies predominantly in flood zone 1 and at little risk of flooding. A small section of the site which is being proposed as a public open space is within flood zone 2. Those properties within this area will be lifted a minimum of 600mm above existing levels in accordance with EA/ LLFA guidance.

Surface water run-off from the proposed site will be restricted to greenfield run off rates so the risk of flooding downstream is not increased. Surface water storage will be provided with the public open space area. The area to the south west of the site will double up as a sustainable urban drainage system to ensure that the site provides sufficient drainage infrastructure for the proposed development.

- Numerous ecological enhancements are being proposed within the scheme to help the biodiversity thrive in this area, such as
- Large open green space.
  - New trees and hedges.
  - New green lanes to the canal towpath.
  - Areas of new wild flower planting and green verges.
  - Wetland habitats in the form of SUDS.

C. DESIGN PROCESS

Watson Batty Architects have prepared various feasibility sketch site layouts to capture the key elements of the site and surrounding area.



Accessibility

Vehicular access

Two access points will be formed from the adjoining site from Keighley Road. This was specifically designed to be able to accommodate future development traffic from this particular site.

Pedestrian access

The proposed layout provides a number of attractive routes for walking, including 3 separate footpath links into the canal towpath to the north and Sykes Lane that dissects the site to the south, as well as new footpaths within the development itself. The result will allow new and existing residents to use safe and attractive routes and spaces.

Landscape Approach

The scheme has been designed with the existing landscape in mind, to provide:

- New areas of open space.
- Ecological enhancement.
- A sustainable urban drainage system.
- Conservation of Sykes Lane and the canal towpath. (both will be protected and retained where practicably possible).

The amount of proposed open space on site exceeds the requirements of planning policy (almost double the requirements of the previous Local Plan). Ensuring safe, attractive and green walking routes are included between Sykes Lane and the canal towpath to the north.

Sykes Lane and Canal Connections

The site is adjacent to the Canal and is bisected by Sykes Lane through the centre. The proposal attempts to create new connections to the canal from Sykes Lane and beyond.

The scheme includes the conservation of the rural nature of Sykes Lane as best as possible. The aim will be to enhance the lane with connections to pockets of open green space, allowing for the proposal to integrate within the existing setting nicely.

There will be 3 new connections along the canal. The introduction of the 3 new connections provides green corridors through the site, often crossing Sykes Lane allowing for edge-to-edge connectivity across the development.

D. CONSTRUCTION MANAGEMENT



Caddick Construction are committed to serving and helping the local areas in which they work, through the use of local labour and suppliers to support the regional economy; engaging the local schools and colleges in our activities and aiding them with curriculum-based activities as well as contributing to community projects through donations or materials and/ or labour.


They are also a Partner Member of the Considerate Constructor Scheme and as such register all our sites under the scheme. We are committed to raising the standards within our industry and believe that working with the Considerate Constructor Scheme is instrumental to this.

Caddick understand that their activities have an impact on the surrounding areas, and work hard to ensure these are positive.




E. KEY DESIGN PRINCIPLES


The main aim for the scheme is to create a well integrated, thought-out diverse scheme that sits well alongside the neighbouring spaces and enriches the canal frontage. The following key design principles will help enhance the quality of the development and offer a sense of place to the surrounding areas and the community:




1 Multifunctional recreational green space




2 Integrated design helping build local character




3 High quality design and material selection



4 Coherent use of local vernacular materials and features



5 Architecture that allows for diversity as well as connectivity



6 Harmonious street scenes and canal frontage

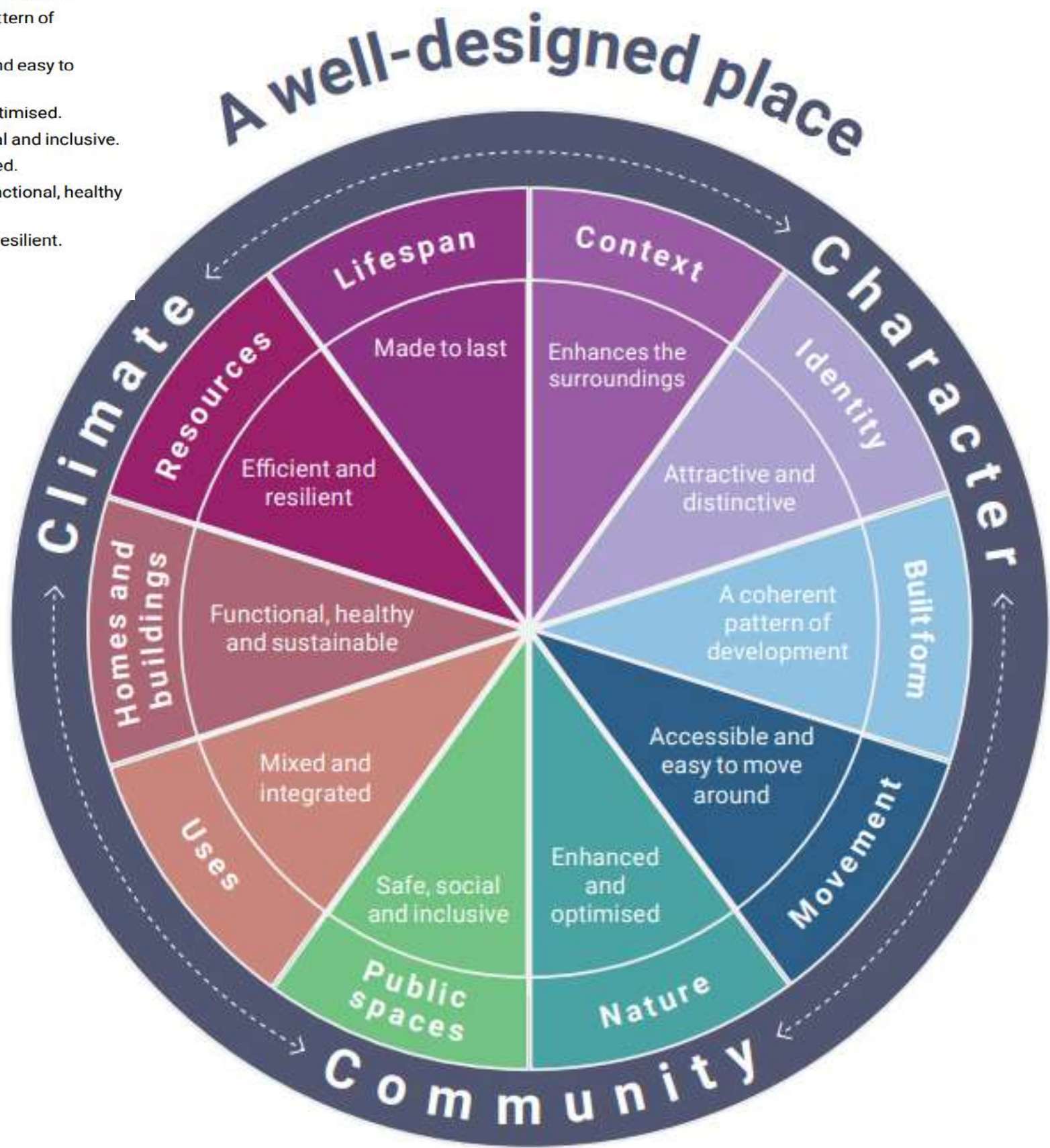
F. SENSE OF COMMUNITY

Silsden is an established town and civic parish with great connections to Leeds, Skipton and Bradford. As a result, the area has become a home for a wide range of people from young professionals to families. Yorkshire Housing intend to continue this trend of a diverse community through their scheme. The proposals will adopt the guidance within the 'national design guide' which outlines the 10 Characteristics required to achieve a well designed place. The guidance states:

'The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework'

Adopting this guidance allows Yorkshire Housing the opportunity to provide for the future residents to live in a high quality home that they can afford in a well established community.

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.



G. BUILD FOR A HEALTHY LIFE

As designers and professionals, we understand the importance of creating well designed homes and neighbourhoods. We have taken independent advice to apply all 12 principles set out in the Building for Life guidance in order to offer a robust design approach for the developments. Elements such as:

- Coordination, retention and enhancement of natural connections. The design looks to provide sustainable accessibility points throughout the scheme from north to south and east to west for both pedestrian and cycle provision.
- All homes have been designed to meet National Space Described Standards, ensuring adequately sized quality housing. All properties are designed with secure rear gardens which meet Bradford Council's minimum size requirements.
- The scheme is designed to ensure a wide range of building types to meet local needs. The design team will ensure that each dwelling is designed in consideration of its location and orientation ensuring that residential development is equally distributed within the site.
- Parking has been sensitively approached throughout the site to provide properties with safe and secure access to park. These parking areas have been located adjacent to their related property, which further enables ease of accessibility and natural surveillance. The majority of the homes have at least 2 parking spaces.



3D Views illustrating Yorkshire Housing types

HAVE YOUR SAY, WHAT NEXT...

PLEASE SEND US FEEDBACK BY 7TH OCTOBER 2022:

EMAIL

newhomesforsilsden@yorkshirehousing.co.uk

POST

Yorkshire Housing, The Place  
2 Central Place,  
Leeds, LS10 1FB

H. THE PROPOSAL

The proposal has drawn inspiration from the local architectural vernacular through the use of materials and features in keeping with adjacent buildings. Alongside this the architectural form of the development is softened by the integration of considered landscaping in key areas along the canal frontage to the front of individual properties and along established routes within the site. The neighbouring buildings have been used as precedence, meaning that they have been closely observed and certain architectural elements that have been employed to initiate the base 'classic design' for all elevations.

Existing Vernacular Precedence



Use of stone for new builds, 1 Old Corn Mill Fold, Silsden.



View of existing houses along the Canal Towpath



Existing boundary treatment along the Canal Towpath



Historic buildings along the Canal illustrating different materials



Stone dentils and window surround precedence. 39 Keighley Road, Silsden.



Examples of The neighbouring vernacular Keighley Road, Silsden.

The classic design creates the foundation for each elevation across the site which will be adapted to suit the area in which the dwelling will be situated on the site. This type of design allows for a sense of continuity with the surrounding area. Including design elements throughout the site such as:

- The use of artificial stone throughout
- Detail elements such as window lintels, sills and full jamb surrounds
- Traditional pitched open porch to help highlight the main entrance to each house
- The use of the colour grey for all windows and doors
- Eaves detailed with up and down gutter brackets or with stone dentils



'Classic design' Front Elevation

'Classic design' Rear Elevation



'Classic design' Rear Elevation variations for canal frontage

I. HIGH QUALITY HOUSING TYPES AND MIX

Yorkshire Housing intend to develop 8,000 high quality new homes across the region by 2030, providing a range of rented and home ownership models and using profits from their market sale homes to build more affordable homes, what Yorkshire housing call 'profit for purpose'.

They are already building affordable homes in Silsden and see this site as a perfect opportunity to deliver another high quality scheme that will provide people with a genuine choice of new housing at all levels. All the houses will be built to the new Part L regulations achieving 30% carbon emission reduction.

The intention for this site is to offer new homes for **sale, affordable home ownership and affordable rent** which will provide a genuine mix for local people. Providing a choice of 2, 3 and 4 bed homes to suit first time buyers, downsizers, families and those looking to rent. All houses have been designed to meet the Government's new housing space standards. This will ensure they are large enough to accommodate existing needs and adaptable to meet changing requirements in the future.