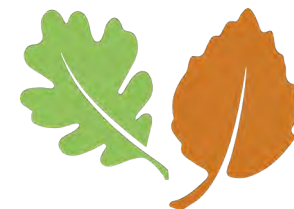# HARDEN DESIGN CODE
MADE

" Rich in historic memories, too, is this
delightfully sequestered little valley,
upon which, had space permitted,
a hundred instead of a dozen pages might
well have been written... "

Chronicles and stories of old Bingley, pg 357 (Harden)

Harry Speight, 1896

Integreat PLUS

Contents

HDC 1 - MATERIALS

Properties should be built using local stone, elements of white or light coloured render are acceptable as a secondary materials or when used on key or landmark buildings or elevations within a scheme. Pointing on stonework should be lighter in colour than the stone itself and should be recessed between the courses. Alternative materials and finishes will only be acceptable where they complement the existing palette of materials.

HDC 2 - HEIGHTS

Properties should be generally 1, 1.5 or 2 storeys. 2.5 or 3 storeys are acceptable if the proposal works sensitively with the topography and landform.

HDC 3 - VIEWS & VISTAS

Developments should work with the topography and land-form to ensure key views and vistas of and into the wider landscape are maintained and framed/celebrated.

HDC 4 - GREEN INFRASTRUCTURE

The Green Infrastructure principles set out in this document should be integral to design proposals. Proposals should achieve biodiversity net gain, include green infrastructure at different scales, and align with the wider environmental and biodiversity objectives for the area.

HDC 5 - MOVEMENT & ACCESSIBILITY

Developments must be designed to promote and enhance safe and convenient movement and accessibility that prioritises people, active travel, and access to public transport. This should be at all scales, from dwellings to street to the wider environment.

HDC 6 - SUSTAINABILITY

Developments should be built to maximise energy efficiency and sustainability, aiming for low, or zero carbon homes. Proposals should include on-site renewable energy provision.

INTRODUCTION

What is a Design Code?
The Harden Village Design Code is a supporting document to the Neighbourhood Plan that:

- Sets out design expectations for all forms of development
- Gives design guidance relating to best practice
- Provides character assessments of the village, highlighting its distinctive qualities
- Gives a historical overview of how the village has evolved over time
- Reinforces the aims and objectives of the Neighbourhood Plan

The document does not intend to stifle innovative, creative and contemporary design, nor does it prescribe a duplication of historic design in Harden. Development should be of its time, but should reference and complement its setting and context.

Why produce one for Harden?
The aim of the Design Code is to ensure that any future development and change in the parish is based on an understanding of the area's past and present. It draws attention to what is special about the buildings, open spaces and settings of Harden and Ryecroft, giving residents a say in the future of their village, by producing guidance on respecting these qualities.

How has it been produced?
The Design Code has been produced on behalf of the residents of the parish with the full support of Harden Village Council. It is the result of public consultation including public meetings, workshops and exhibitions, and draws upon the detailed findings of a local heritage assessment.

How will it work?
This Design Code describes how Harden has evolved to how it is today and highlights the qualities that residents value. It is intended to be a practical tool capable of influencing decisions affecting design and development in the village.

The Design code sets out acceptable design parameters and details how the key aims and objectives of the neighbourhood plan can be achieved. The Design Code and Harden Neighbourhood Plan should be read in conjunction with Bradford Council Planning Policy, and the Homes and Neighbourhoods: A guide to designing in Bradford supplementary planning document.
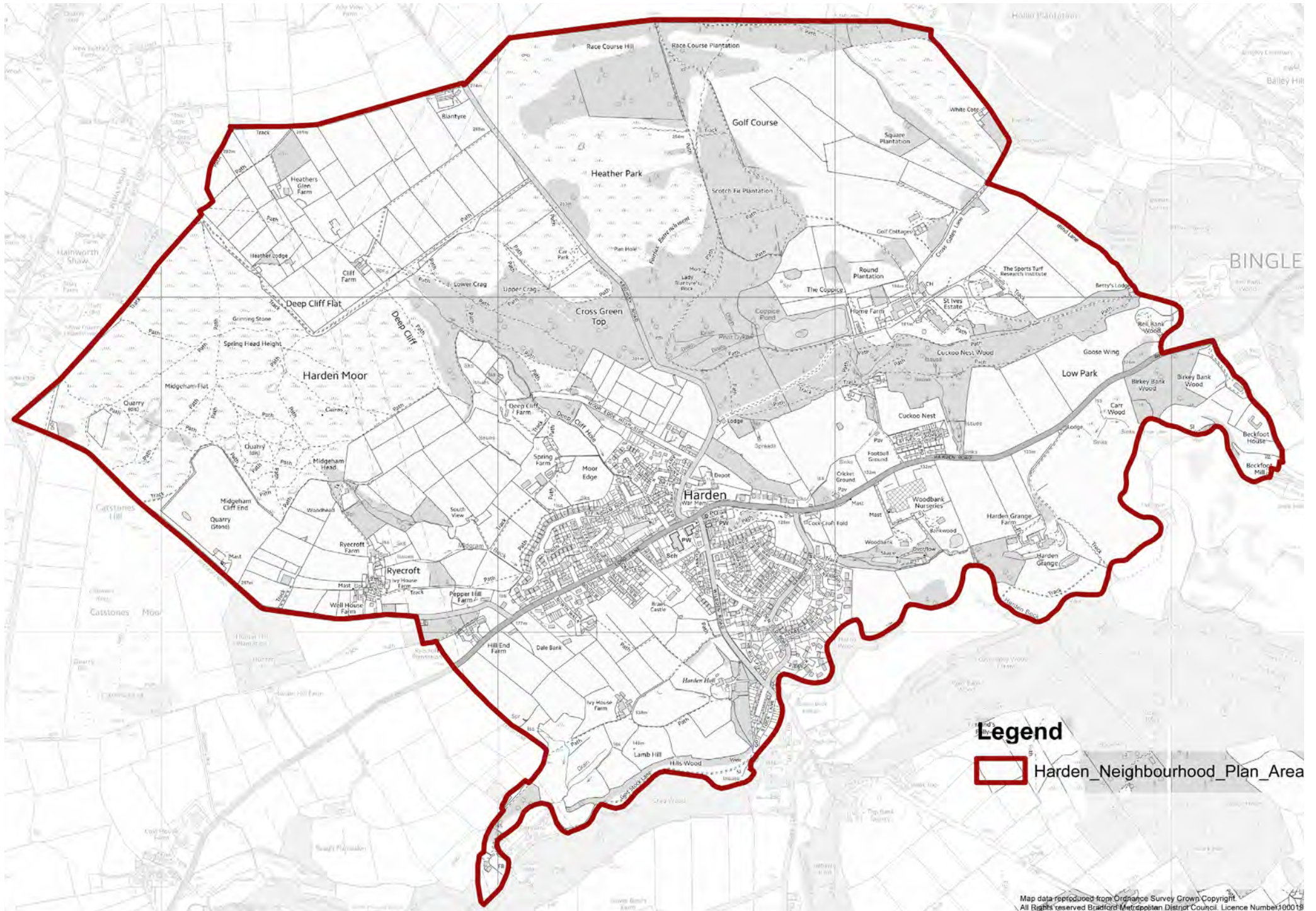
Who is it for?
The Design Code should be used by developers, applicants and homeowners to ensure that their proposals respond to and reinforce the defining characteristics of the village and addresses key local concerns. It will also assist Harden Village Council and Bradford Council (Bradford Council) in commenting on and determining the design quality of applications in the village.

What does it cover?
The document contains sections on:
- the landscape setting of the village,
- the evolution of the village,
- the pattern of the settlements,
- identifying local character
- open spaces and green corridors,
- the form and style of buildings.

Each section concludes with a number of Design Guidelines. Taken together with the accompanying text, plans and appendices, these guidelines provide details of the qualities that define the character of Harden.

Legend

Harden_Neighbourhood_Plan_Area

Map data reproduced from Ordnance Survey Crown Copyright.
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THE LANDSCAPE AND SETTING

Harden is situated within the 'Wilsden' Character Area. The Wilsden character area is a sheltered, settled landscape dominated by the three principle settlements of Harden, Wilsden and Cullingworth which nestle in the concave landform of sheltered hollows and dips.

Farmsteads are scattered throughout the landscape but are often large, and extended with modern farm buildings. It is a well wooded area with significant, sometimes dominant, mixed plantations interspersed with actively farmed pastures, surrounded predominately by stone walls. Parkland also contributes significantly to the landscape and there are small outcrops of gritstone moorland around Harden Moor.

The Wilsden character area is made up from a mixture of seven landscape types, with mixed upland pasture forming the dominant element within the landscape, dissected by large and significant tracts of wooded incline and wooded valley landscape types. Parkland also covers a large proportion of the character area; with gritstone moorland, upland pasture and enclosed pasture also occurring in isolated pockets. In addition there are three settlements within this character area.

HEATHER PARK

CROSS GREEN TOP

HARDEN MOOR

CUCKOO NEST WOOD

RYECROFT

HARDEN

Boundary of the St Ives Estate within
the plan area boundary.

Woodland

The area to the north of the Harden settlement comprises largely of areas of deciduous woodland, including areas of Ancient & Semi-Natural Woodland in Cuckoo Nest Wood (1) and by Deep Cliff (2). There are also smaller more fragmented pockets of woodland within the village boundary.

The Scotch Fir Plantation (3) and Race Course Plantation (4) are two areas of mixed evergreen conifer and deciduous woodland.

Moorland

Harden Moor (1) is an expanse of moorland that lies north of the village. The moor encompasses stretches of heather, pockets of woodland and former quarry workings. Historically, Harden Moor occupied the high ground between Bingley, Keighley, Cullingworth and Harden, but when the St Ives Estate was created, a large swathe of Harden Moor was taken over. Harden Moor was enclosed in 1855.

The area of moorland to the east of Keighley Road (2), known as Heather Park, was said to include the remains of the Civil War Fairfax Entrenchment and were consequently excluded from agricultural or forestry use by William Ferrand, an owner of the St. Ives Estate.
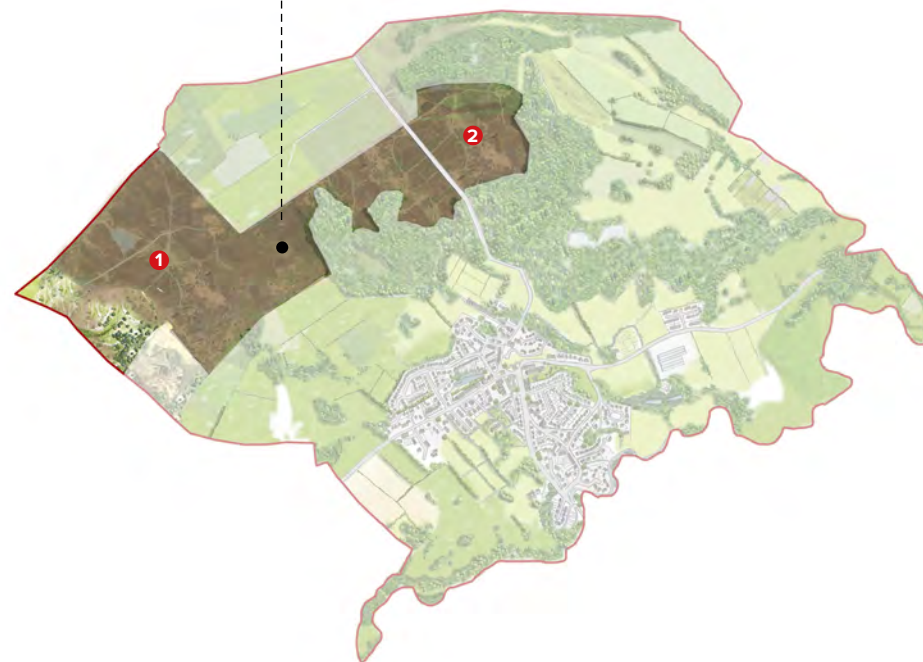
Grassland

The St Ives Estate contains some notable areas of grassland. These are predominately contained within a golf course or improved for agricultural purposes and so are of limited ecological value.

Enclosed Fields

The settlement area of Harden is surrounded by small fields, enclosed by hedgerows. This landscape is most evident to the south west of the village (1). Historically, the pastures came right into the heart of the village, reflecting the traditional balanced relationship between the farmland and the settlement, however this has been fragmented.

Open Fields

Fields to the north west of the village and around Ryecroft (1), and those to the north of Harden Moor (2) tend to be larger, more regularly shaped, and with limited natural field boundaries, reflective of more modern farming techniques.

Wildlife Sites

Harden includes many sites that are designated as Local Wildlife Sites or are within the Bradford Wildlife Habitat Network as well as falling under other classifications of green infrastructure.

Local Wildlife Sites:
• Harden Moor
• Deepcliffe Wood
• St Ives Estate
• Goit Stock Wood & Grasslands
• Harden Beck
• Cuckoo Nest Wood

Bradford Wildlife Habitat Network:
• St Ives Estate
• Woodbank
• Harden Grange
• Cuckoo Nest Wood

Water

• Harden Beck
• The Coppice Pond
• Midgram Beck
• The Mill Pond

1. The Coppice Pond
2. St Ives Woodland
3. Harden Moor

Open Green Space

Harden contains a variety of other green spaces which are not designated wildlife sites but that still contribute to supporting wildlife and biodiversity, leisure and recreation, and the character of the village.

Managed green space for local leisure and recreation:
- Harden Park
- Harden Cricket Pitch
- Harden Football Pitch

Historic setting:
- Green space surrounding Ryecroft Conservation Area

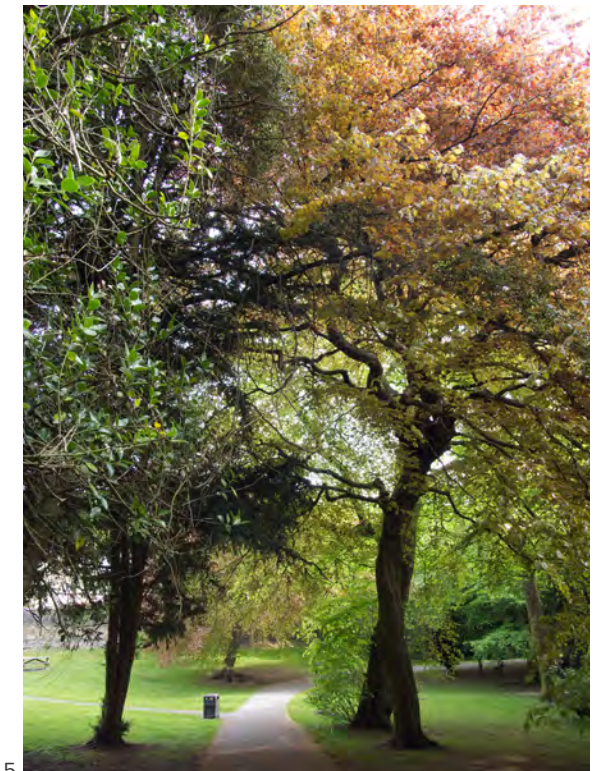**The network of footpaths and bridleways.**

1. Harden Park
2. Fields looking SE of Ryecroft
3. Path between Moor and St Ives
4. Path south of Long Lane
5. Harden Park path

THE EVOLUTION OF HARDEN VILLAGE CENTRE

The first evidence of settlement in and around the village of Harden dates back to the Bronze Age. On the moor above the village are two extensive groups of Bronze Age burial mounds, dating from 1400-1000BC.

Two Roman roads ran through Harden, bisecting the village. One crossed the beck at the site of the bridge by the Malt Shovel, went up past Harden Hall and onto the moor where its remains can be seen by the Guide Inn.

Throughout the Roman and Saxon periods which followed there was probably a more or less permanent settlement on the site of Harden but little remains to be seen, although Bingley parish church has Saxon origins. It is not until the Domesday Book of 1086 that we get the first documentary record of Harden under the name of Hateltone or Hatel-tun (rock valley), part of the manor of Bingley, held by Gespatric an Earl under Edward the Confessor and consisting of three hamlets.

Documentary evidence shows a small farming community existed on the site of the hamlet of Ryecroft by the 13th century, with the hamlet further developing in the 17th century.

The village of Harden developed further during the 19th and early 20th centuries, with the Wesleyan Chapel being built in 1813, the Congregational Church in 1865 and the Parish Church in 1892. The 1801 census records 306 houses in the village for 1,550 adult residents.

c.1890

c.1850

c.1933   c.1964   c.1976   c.2020

> c.1850

By 1850, Harden consisted of isolated farmsteads and country homes, clusters of agricultural and early industrial buildings, and rows of workers' terraces.

Significant local buildings on this map include:

Braes Castle
Shackleton House (now demolished)
Harden Hall
Springfield House (now Memorial Hall)
Cock Croft Fold
Cock Croft Mill
Wood Bank
Crowther Fold

Also included are distinctive terraced worker houses in the centre of the village on Long Lane, Wilsden Road, Harden Brow Lane.
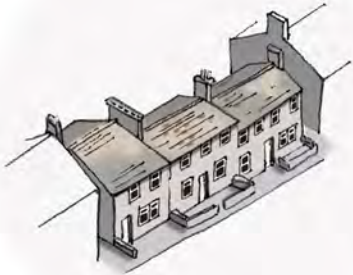

1

2

3

4

5

Original farmsteads, with small clusters of buildings, reflect Harden's relationship to the farming landscape, and are intimately linked to historical patterns of fields and settlement in the landscape.

As village industries built a series of terraces were constructed to house the growing population of workers near to the mills and quarries.

Cock Croft Fold

Springfield House

Cock Croft Mill

Wood Bank

Braes Castle

Shackleton House

Harden Hall
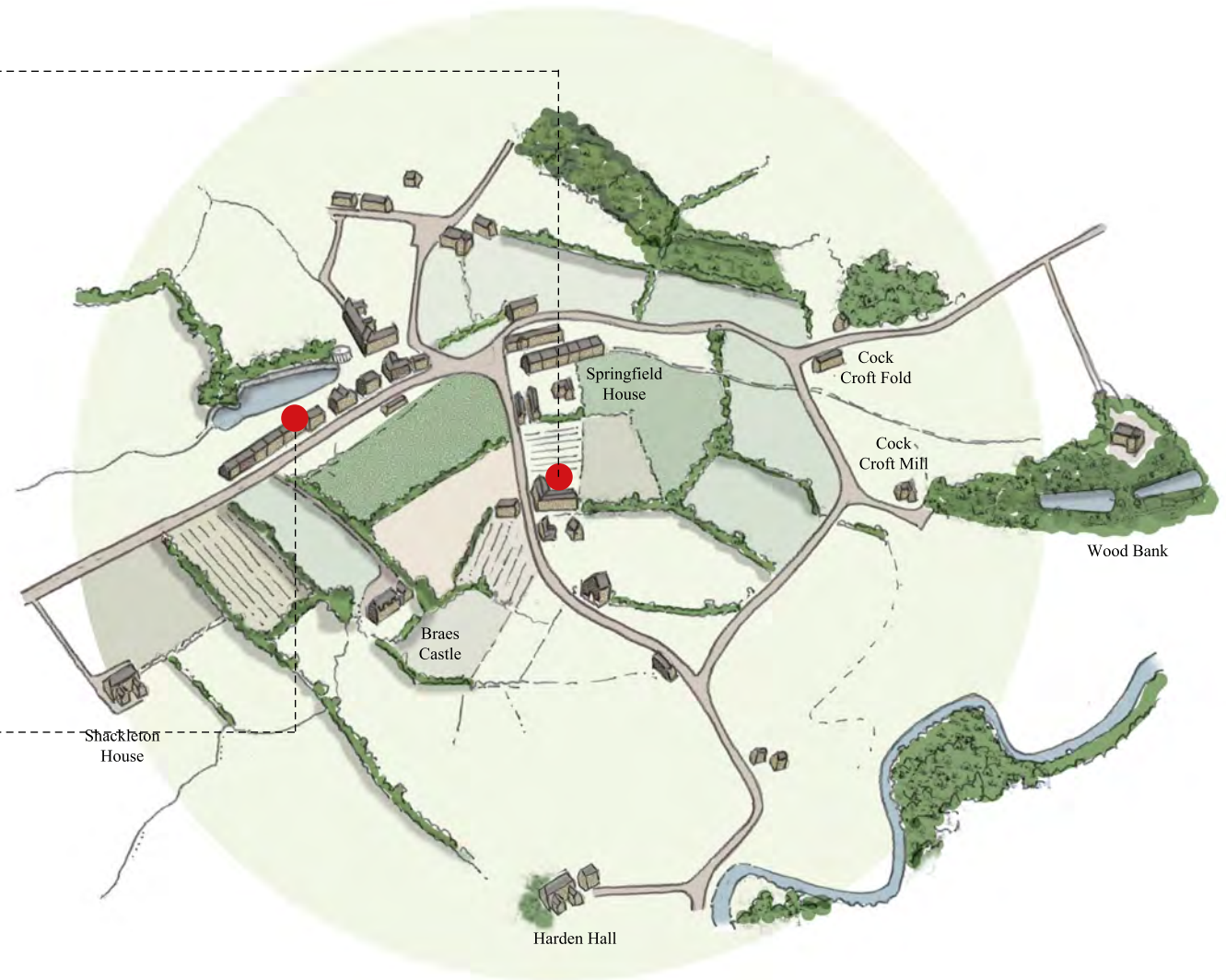
> c.1890

By 1890 several civically important and prominent buildings had been built in Harden such as:

- Harden Wesleyan Chapel (1853) (1)
- Harden Congregational Church (1865) (2)
- Harden School (3)
- St Saviour's Church (4)
- Terraces of Moor Edge High Side (5)
- Harden Mill on Keighley Road (now demolished (6)

> c.1933

The most significant change to the 1933 Ordnance Survey map of Harden is the development of Wilsden Road (1), which bypassed what is now known as Wilsden Old Road.

Construction materials and architectural styles remained broadly similar with previous development in Harden, using local stone and traditional house types such as terraced properties and the occasional large detached house.

New residential properties by 1933 include:

- Progress Avenue (2)
- Wilsden Old Road terraces (3)
- Glen View (4)
- Valley View (5)

> c.1964

By 1964 Harden had begun to change, with the development of new estates, new architectural styles and materials were introduced which depart from the historic style of the area.

Some properties built within this time often included brick and render, rather than local stone. New houses would also introduce different forms and scales of development including bungalows, chalet bungalows and an increase in detached properties.

New developments include:

- Effingham Road (1)
- Goit Stock Terrace (2)
- Harbeck Drive (3)
- Ferrands Park Way (4)
- Narrow Lane (5)
- Meadow Close (6)
- New estate outside of the village centre, St Ives Road, Place and Grove (7)

> c.1976

The 1976 Ordnance Survey map shows an further increase in development in Harden.

These developments continued the trend of introducing new house types, architectural styles and materials.

Predominantly new developments comprised bungalows and detached properties, with no or few terraced properties built.

New development up to 1976 include:

- Extension of Ferrands Park Way (1)
- The Narrows (2)
- Firbeck (3)
- Ferrands Close (4)
- Infilling along Long Lane (5)
- Cliffe Avenue (6)
- Poplar Grove (7)

> c.2020

New developments are generally more in-keeping with the traditional housing stock than those built in the 1960s and 1970s.

These properties are generally built using similar stone and reference historic building types such as the terrace and modern reinterpretations of the townhouse.

Architectural detailing and styles also reference the more traditional styles found in Harden.

Examples of this include:

- Granic Mews (1)
- Highfell Grove (2)
- Milbeck Drive (3)
- Parry Close (4)
- Effingham Road extension (5)

IDENTIFYING LOCAL CHARACTER

Design decisions should be based on the results of local character assessment which should be undertaken as part of a site and context appraisal.

Designers of new housing developments or extensions and alterations to existing buildings should spend time in the local area to gain a critical understanding of its distinctive qualities at an early stage in the design process. Good design draws upon local characteristics, either as a direct reference or as a thoughtful response to it. This should be demonstrated in a planning application.

Identifying local character overview:

Density and form
Proposals should complement their context by making use of the surrounding built and natural environment to inform the layout and massing of the scheme.

Views
Important views such as heritage assets, listed buildings or views of the surrounding countryside should be identified and retained.

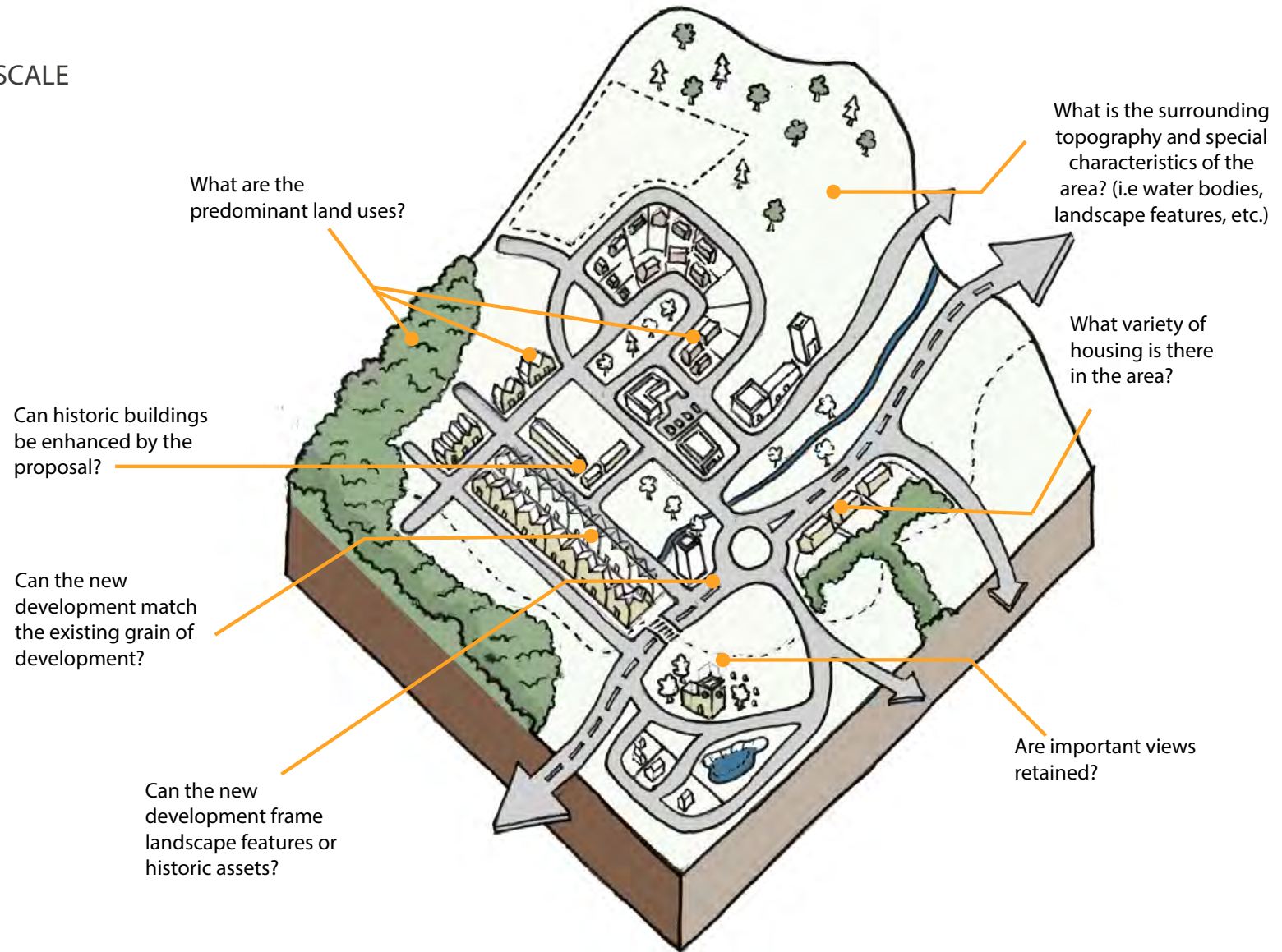**Vernacular design - Details, materials, colours**
New development should respect local characteristics such as building forms, materials, traditions and street patterns, and use these characteristics to inform the design response.

Identifying local character general principles:

- Proposals should be sensitive to the characteristics of the local area, and identify patterns of building forms, details, layouts and boundary treatments

- Density, scale and massing should reinforce the existing character of Harden

- Understanding past change is the key to continuing the narrative of place into the future

- A study of typical local building materials and practice will allow developers to identify the recurring details that contribute to the character of a place

- Topography of the site and its surrounding area should inform the density and layout of a scheme and must be taken into account from an early stage in the design process
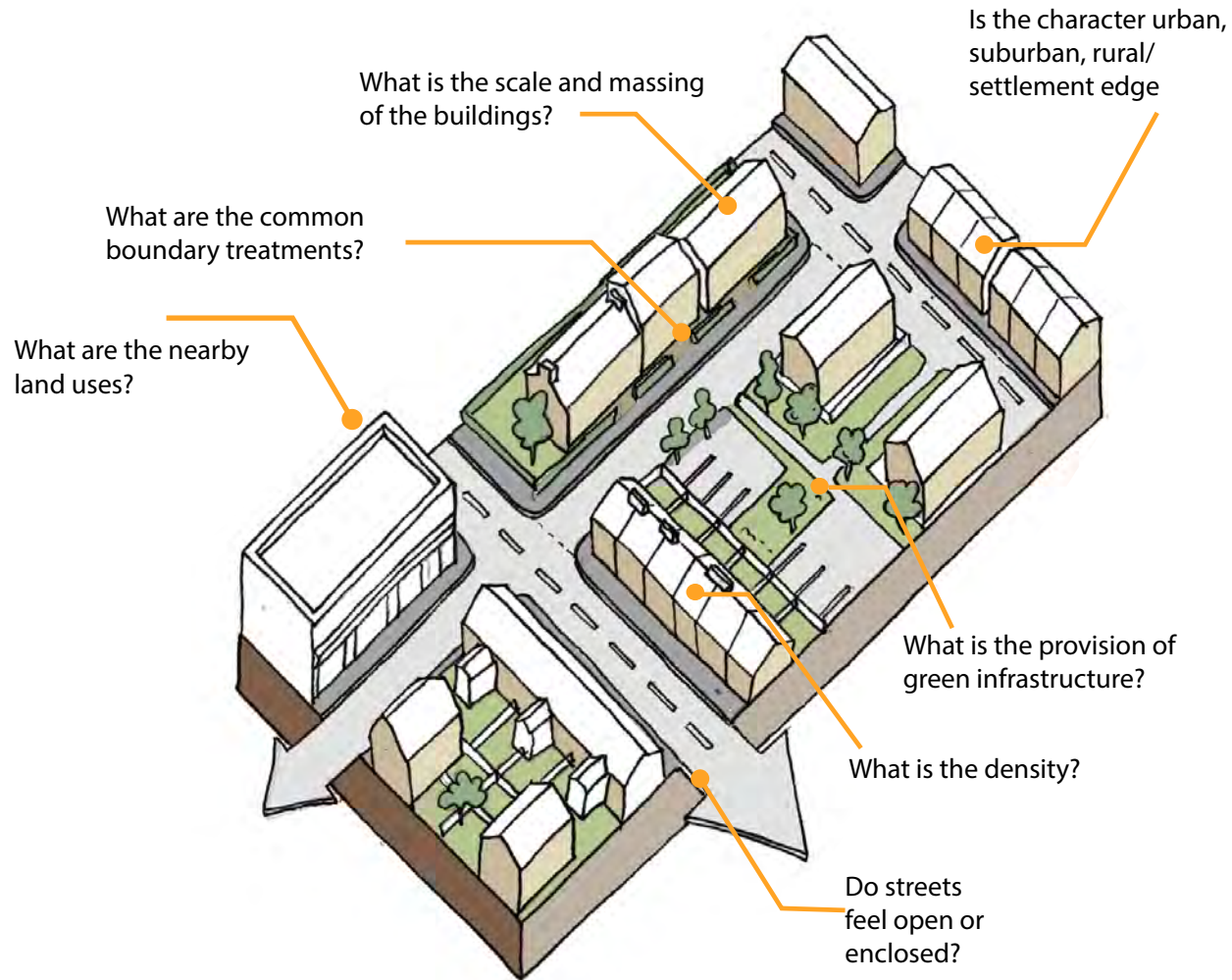
NEIGHBOURHOOD SCALE

Ask yourself...

What are the predominant land uses?

What is the surrounding topography and special characteristics of the area? (i.e water bodies, landscape features, etc.)

What variety of housing is there in the area?

Can historic buildings be enhanced by the proposal?

Can the new development match the existing grain of development?

Are important views retained?

Can the new development frame landscape features or historic assets?

STREET SCALE

Ask yourself...

What is the scale and massing of the buildings?

Is the character urban, suburban, rural/ settlement edge

What are the common boundary treatments?

What are the nearby land uses?

What is the provision of green infrastructure?

What is the density?

Do streets feel open or enclosed?
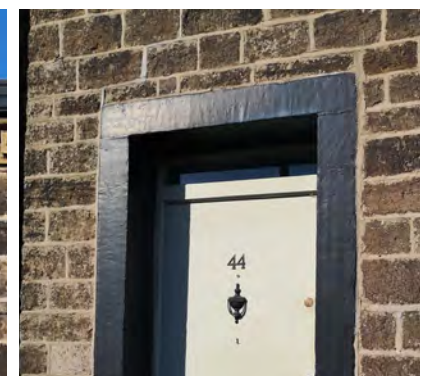

Examples of street character throughout Harden

BUILDING SCALE
Ask yourself...

What is the prevailing number of storeys?

What are the common materials and colours used?

Are architectural details repeated in surrounding buildings?

What are the predominant form of porches / dormer windows, bay windows?
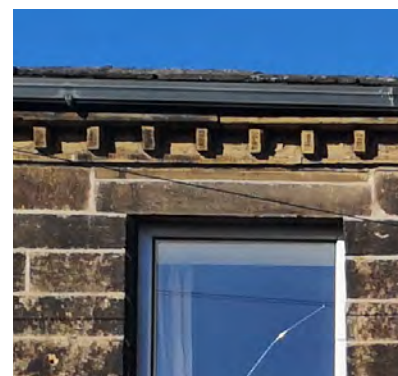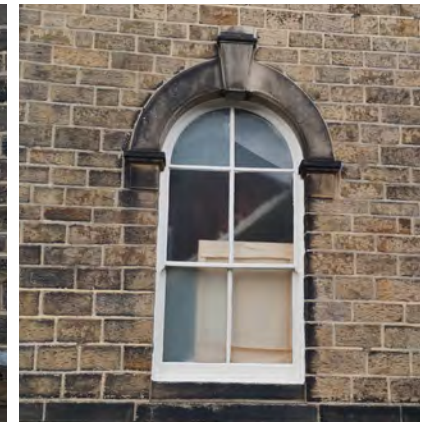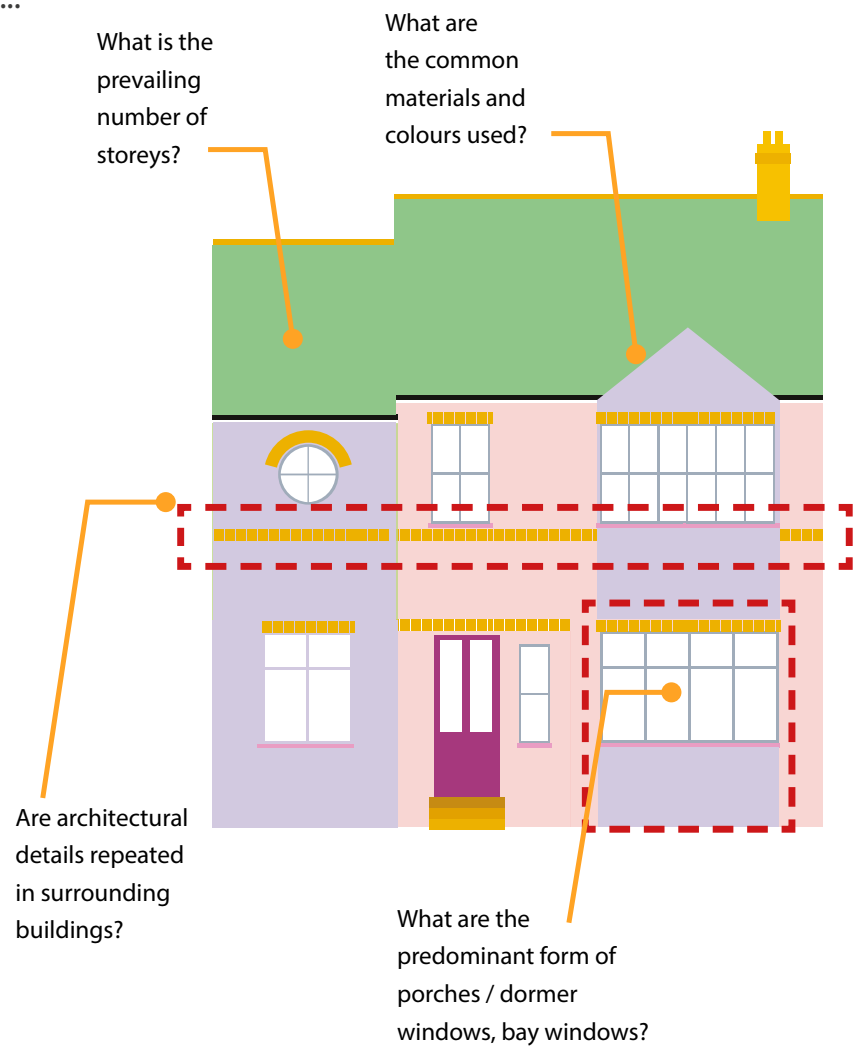
GREEN INFRASTRUCTURE & SUSTAINABILITY

Green infrastructure is a broad-term used to describe natural and semi-natural features of all scales within and between towns and villages from street trees and planting up to rivers, woodland and moorland.

Bradford Council Strategic Core Policy SC6 considers Green Infrastructure as land which already contributes towards, or has the potential to contribute towards the following:

1. Retention, creation and enhancement of important habitats and ecological networks

2. Resilience to climate change and sustainable design

3. Important attributes of natural green space, connectivity to other green spaces and a local need for open space

4. Valued landscapes and local distinctiveness and amenity, particularly within the urban core

5. Historic parks and landscapes and the setting for heritage assets

6. Improving opportunities for walking, cycling and horseriding, establishing strategic green links and enhancing the rights of way network in urban and rural parts of the district

GREEN INFRASTRUCTURE CHECK LIST

- Does the proposal enhance and/or connect with existing or planned pedestrian and cycle infrastructure?

- Does the proposal connect with existing green infrastructure including Local Wildlife Sites and/or the Bradford Wildlife Habitat Network?

- Does the proposal include planting that maximises biodiversity such as native trees and hedgerows?

- Does the proposal include flood mitigation infrastructure such as Sustainable Drainage Systems (SuDS)?

- Does the proposal include space for play and recreation?

- Does the proposal include space for food growing and/or community gardening?

- Does the proposal include infrastructure to support wildlife such as bat and bird boxes and hedgehog gaps in garden walls and fences?

- Does the proposal align with and reinforce local character with regard to habitats and species?

- Does the proposal contribute towards the setting of a historic park or heritage asset?

Key Objectives

- Achieve biodiversity net gain

- Connect or reconnect areas of green infrastructure to enable wildlife to move more freely and for humans to enjoy a greater series of interconnected green spaces

- Provide spaces for leisure, recreation and relaxation contributing to and improving mental and physical wellbeing

- Enhancement of a site's multi-functionality and ability to play a key role in climate change adaption and mitigation, carbon capture, improve wildlife and biodiversity benefits, increased food production, and improved water management and flood risk

- Maximise biodiversity and achieve biodiversity net gain. This might include promoting the planting of native broad-leaved trees, planting that is beneficial to pollinators or the inclusion of bat and bird boxes or hedgehog gaps between properties or physical boundaries

- Deliver green infrastructure provision at a variety of scales from domestic, street, neighbourhood, village, district and regional levels.

Gardens

Gardens and the mature vegetation within them should be retained to ensure that each building has an attractive, verdant setting.

Front gardens can contribute strongly to the character of each street and provide the setting to each building. Gardens create space between and around buildings allowing views across the area and beyond to the rural landscape. Front gardens should be provided with lawns, tree planting, hedges and only small areas of hard surfacing either aggregate or paving.

Where hard-surfacing for car parking in front gardens is necessary, it should be screened from view of the street by trees and hedge planting.

Proposals that provide SuDS solutions and permeable paving are preferable.
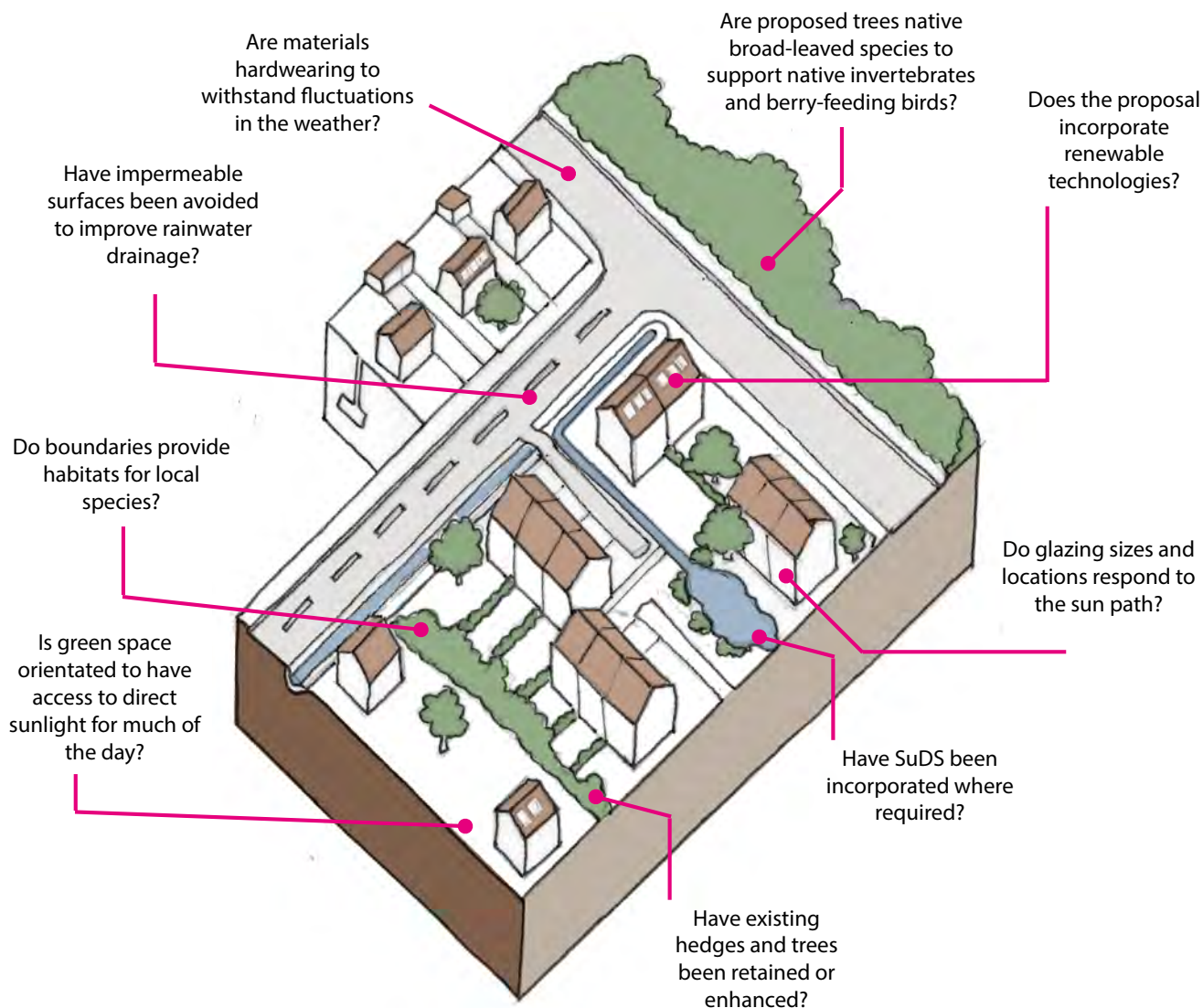
Public Realm

Public realm or communal green space should be provided in development plots to contribute to the provision or enhancement of green space in the area.

Trees

Mature trees should be retained. Where loss to development is unavoidable, they should be replaced at a ratio of 3:1. Retention of all trees and hedgerows, especially along property boundaries is vital. If trees and hedges do need to be removed, they should be replaced within the site. New trees should be disease and climate resilient and ideally native species.

Sustainable design general principles:

- New developments should avoid impermeable surfaces that do not allow for drainage of surface water run-off

- New dwellings should avoid creating north-facing habitable rooms and overuse of north facing glazing that is likely to make homes cold in the winter

- New sustainable habitats should be created in appropriate locations, and existing habitats protected and where possible, enhanced

- The choice of plants and trees should be considered in relation to the microclimate, orientation, geology and maintenance requirements and in relation to their ability to support biodiversity

- New developments should be designed to be sustainable in the widest sense of the word, in accordance with the National Planning Policy Framework

Are materials hardwearing to withstand fluctuations in the weather?

Are proposed trees native broad-leaved species to support native invertebrates and berry-feeding birds?

Does the proposal incorporate renewable technologies?

Have impermeable surfaces been avoided to improve rainwater drainage?

Do boundaries provide habitats for local species?

Do glazing sizes and locations respond to the sun path?

Is green space orientated to have access to direct sunlight for much of the day?

Have SuDS been incorporated where required?

Have existing hedges and trees been retained or enhanced?

Sustainability

An important factor in good design is the sustainability of the proposal. All new developments should promote high levels of sustainability which can reduce carbon emissions, increase energy efficiency, and lead to healthier and happier communities.

Fabric first best practice

The orientation of the dwelling and the location of the fenestration should maximise the benefits of passive solar gain.

Renewable technologies

Technologies that help developments generate, store and distribute electricity sustainably, or reduce the amount of resources a dwelling requires are a requirement for new housing in Harden.

Successful planting

Planting details must be carefully considered so that the species being introduced are appropriate to the context and climate and their management and maintenance is also considered.

Biodiversity

Wildlife habitats should be created throughout the proposal and should include a strategy for maintenance. At the initial site and contextual appraisal local species and habitats should be identified which can help to inform the design and type of infrastructure needed to support it.

Supporting Habitats

Harden is home to a complex and varied ecosystem. Development should minimise impact on the natural environment by providing adequate space for wildlife. This should include integral bat boxes, bird houses and nesting boxes that are discreet and low maintenance.

The design of the elements should be in a material to match the building. Existing hedges and planting should be protected and new planting encouraged.
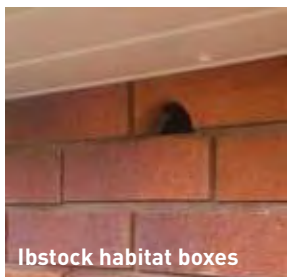
Permeable Surfaces

Increased surface runoff from new hard surfaces should be discouraged to manage flooding. Impermeable surfaces such as tarmac should therefore be avoided. Porous surfaces such as cobbles, stone setts and gravel are all in evidence in Harden and new surfaces should use complementary materials and colours in keeping with the village.

New alternatives such as grasscrete should be considered as alternatives where a greener finish is required.
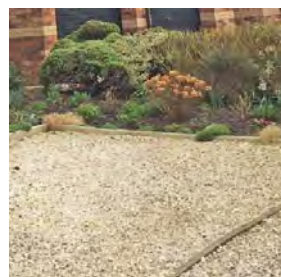
Sustainable Drainage

Where possible, small areas of water storage should be promoted in new and existing gardens to manage surface run off. Rain gardens store and filter water, slowing discharge to main water courses.

Proposals of all scales must take steps to minimise flood risk. SuDS describe various strategies designed to drain surface water efficiently and sustainably.

Ibstock habitat boxes

Ibstock habitat boxes

attenuation

rain garden

Are trees and planting native species that align with the wider biodiversity objectives?

Does the proposal include space for play and recreation?

Do boundary treatments to properties include green infrastructure?

Are flood and water management infrastructure included?

Are open and green spaces accessible and linked to improve connectivity?

Is planting beneficial to pollinators?

Is there space for food growing and/or community gardening?

URBAN STRUCTURE AND BUILT FORM

The urban structure and built form of Harden has evolved over time reflecting its changing function from farming community, to mill village to present day. Historically Harden comprised isolated farmsteads, manor houses and agricultural and industrial premises, including worker cottages.

The urban structure of these buildings started organically and unplanned which is demonstrated through informal clusters of related building types such as farmsteads.

As the village developed over time the urban structure changed with the introduction of new building layouts, building types and forms. Organic clustering of development was replaced with planned suburban development which has changed the historic character of the area. Residential buildings now tend to sit in more generous plots, with the majority of contemporary dwellings being detached homes.

Some new developments have referenced and reinterpreted the historic urban structure of the village.

This can be seen in the building arrangement and layout, and in the mixture of house types including terraced properties.

Dwelling Types

The 2011 census showed that there were 826 households in Harden Village, living in the following house types.

- 327 detached houses
- 216 semi detached houses
- 257 terraced houses
- 25 flats.

Compared with Bradford District, Harden Village is notable for having nearly 3 times the Bradford average of detached homes.

Unusually for a village, the number of terraced houses is above the national average, reflecting the historically industrial history of the village and West Yorkshire region generally.

Harden village has a very low proportion of purpose built flats, about a sixth of what would typically be expected across Bradford.

New developments should reflect housing type needs as required by Neighbourhood Plan policies H2 & H5.

TERRACES

SEMI-DETACHED

DETACHED

BUNGALOWS
(1 & 1.5 STOREYS)

FLATS/APARTMENTS/
OTHER
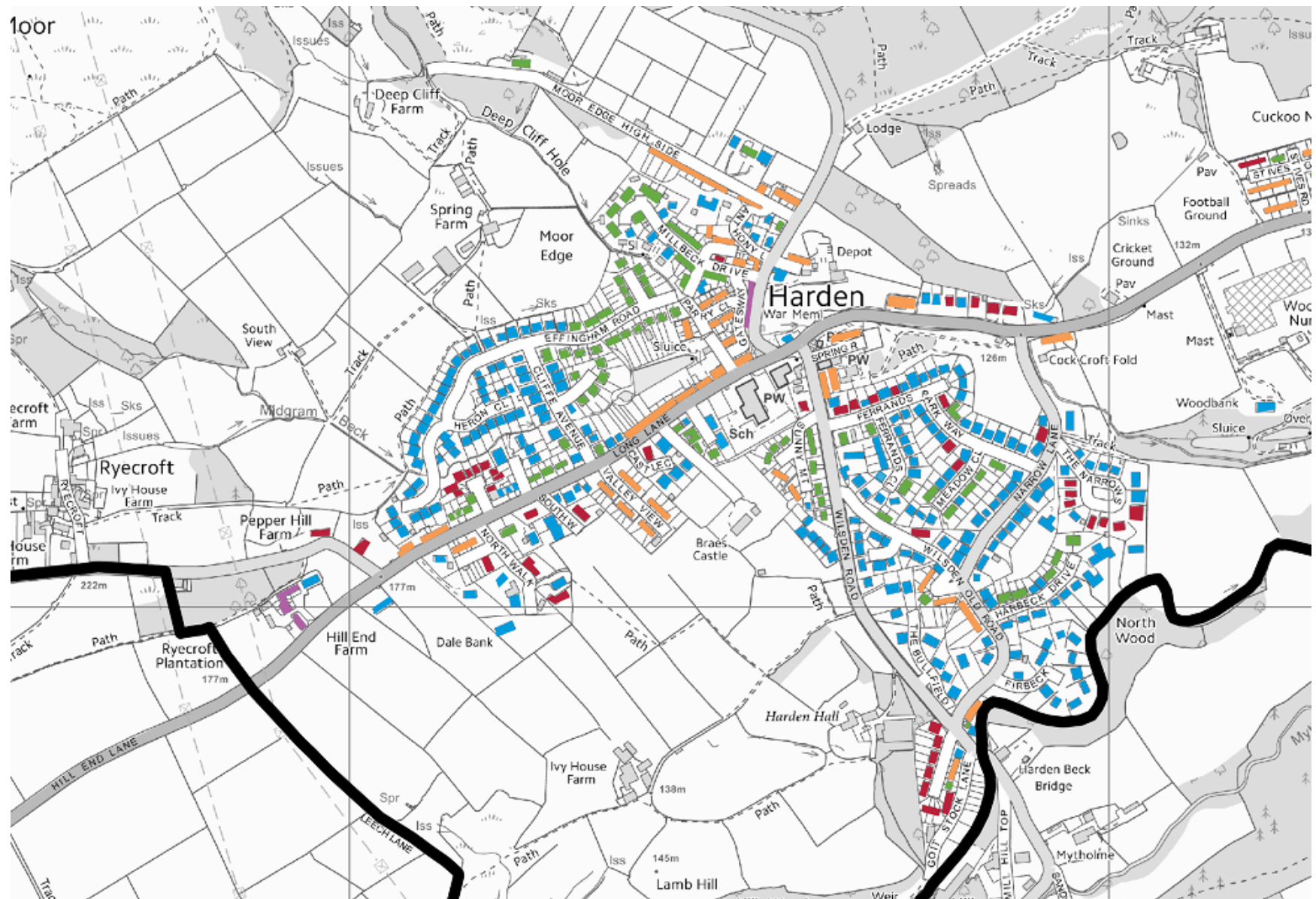
Scale & Massing

New development will be more likely to integrate successfully with the settlement if the scale, height and massing of new buildings demonstrates consideration for the context of the original buildings within the area.

Buildings should not be designed in isolation. Whether they are of traditional or contemporary design, buildings should be part of a design concept for the whole site. This will need to be explained in a Design and Access Statement accompanying the planning application.

Position

New development and alterations to existing buildings, shall respect the position of existing buildings relative to the street and within the plot.

The proportions of proposed houses should match adjacent houses of the same building type.
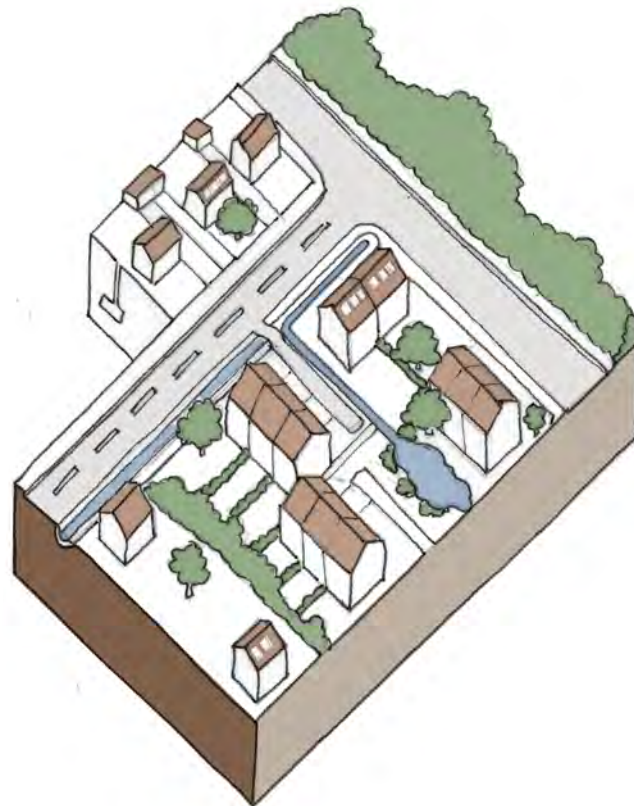
Height & Roofline

New houses that respect the existing height and follow the roofline of adjacent houses should be encouraged. Similarly proposed extensions are more likely to be successful if they do not exceed the height or footprint of the original building.

Roofs should be designed to reflect the style of the proposed development and its context. Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line.

Properties should be generally 1, 1.5 or 2 storeys. 2.5 or 3 storeys are acceptable if the proposal works sensitively with the topography and landform.

HDC 2

Orientation

Generally, houses should be orientated so that the principal elevation faces the main street. Presenting a blank gable end to the street should be avoided to ensure that there is activity and passive surveillance to the street. Orientation should reflect the character of its local area. However there are some examples of older properties in Harden with side elevation that front the street.

This orientation will also help to define streetscapes more clearly and enclose space more successfully. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy technologies.
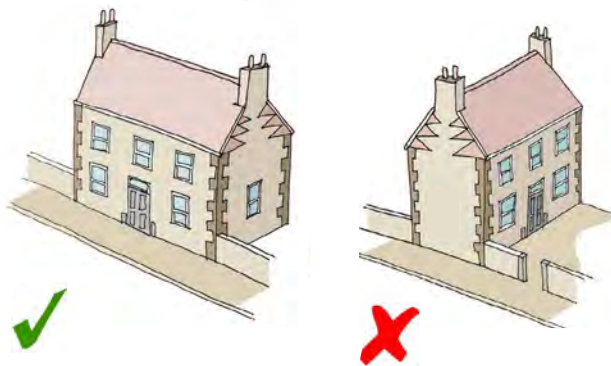
Elevations

All elevations of new houses should be treated as important and include 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.

Skylights should not be included on roofs facing the street. Instead, dormer windows will be acceptable to provide natural light and contribute to the skyline of the street.
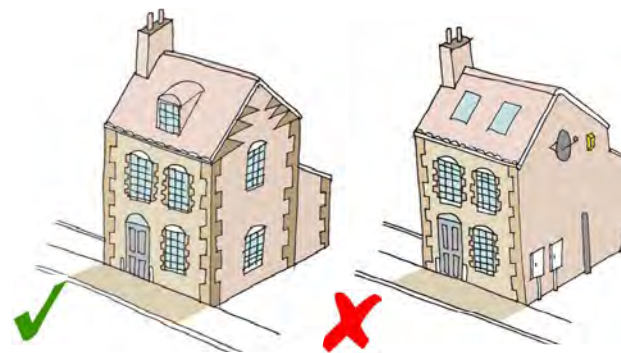
Frontages

Where a house is to be set back from the pavement, the resulting space should be adequately planted and greened to contribute to the rural character of the village.

The inclusion of front parking should be avoided in both existing and new properties.

The boundary treatments to gardens are important contributors to the character of the village and should be maintained.
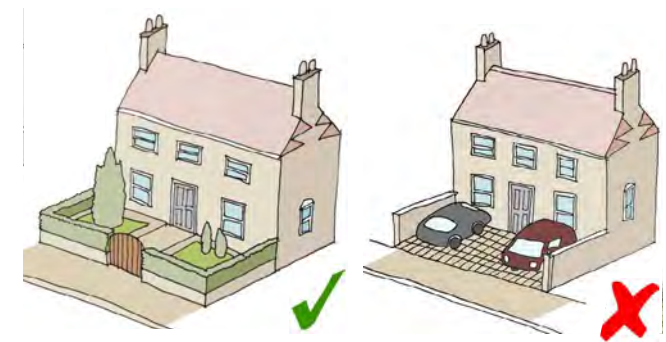
Streets for People

Streets, shared spaces and parking areas must be designed to meet the needs for all members of the community and should not prioritise vehicular movement at the expense of pedestrians and cyclists. There should be a focus on a range of flexible areas that meet a range of needs and mitigate potential conflict between different users.

Streets for people overview:
- Prioritising people
- Carriageway widths
- Speed restraint
- Green infrastructure
- Active frontages
- Street lighting
- Parking outside the curtilage

Usually, using a variety of parking treatments and solutions (both within and outside the curtilage) will create more capacity and avoid over-dominance of parking in any particular area.
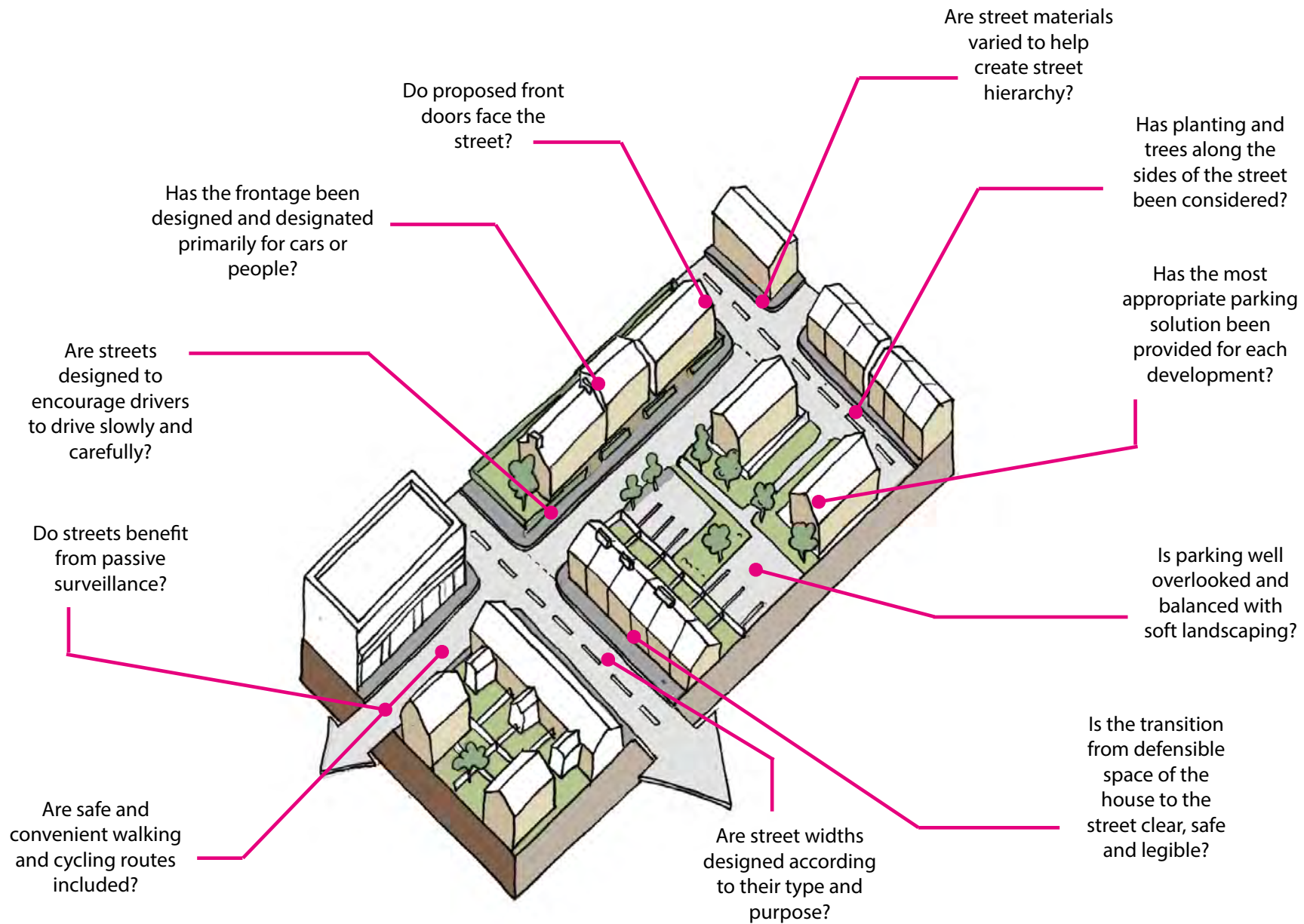
Street design and materiality

Proposals are encouraged to incorporate materials that are visually attractive, require minimum maintenance, and are in keeping with the specific local character of the area.

Streets for people general principles:

- Streets should support and encourage sustainable and healthy travel, including the provision of electric vehicle charging points

- All fronts of buildings, including front doors should face the street

- Streets should be designed in such a way that encourages drivers to drive slowly and carefully

- A variety of parking solutions that are appropriate to the context should be used

- Parking should be well overlooked, and if possible residents should be able to see their car from their home

- On-street parking should be balanced with trees and soft landscaping to balance the visual impact of parked cars on the streetscape

- Existing green and blue infrastructure should be integrated into the layout of the development

- Streets should be multi-functional with areas of blue and green infrastructure where appropriate

Are street materials varied to help create street hierarchy?

Do proposed front doors face the street?

Has planting and trees along the sides of the street been considered?

Has the frontage been designed and designated primarily for cars or people?

Has the most appropriate parking solution been provided for each development?

Are streets designed to encourage drivers to drive slowly and carefully?

Do streets benefit from passive surveillance?

Is parking well overlooked and balanced with soft landscaping?

Are safe and convenient walking and cycling routes included?

Is the transition from defensible space of the house to the street clear, safe and legible?

Are street widths designed according to their type and purpose?

THE STREET SCENE

Given the way Harden has evolved over 300 years the village contains a variety of neighbourhoods and streets with their own distinct character and identity. New development should always be informed by a site and contextual appraisal to influence the design response, ensuring that new development responds to and reinforces the character of its area.

The Neighbourhood Plan and Design Code is keen to ensure that new development responds to and reinforces the character of Harden whilst being sensitive to its defining qualities. New development should also seek to achieve the aims and objectives set out in both documents.

There are general principles to inform the design and siting of new development, replacement dwellings and extensions and alterations to existing properties. This sections demonstrates how any type of new development will be expected to respond to the street scene and contribute to creating well-designed, safe, and liveable streets and neighbourhoods.

Building Line

The set back of new buildings should respect the existing building line along the street, any new or infill development should be built to respond to its neighbours building line to add coherence to the street scene. Dwellings should not be set in front of the existing building line nor should they be behind the neighbours' building line.
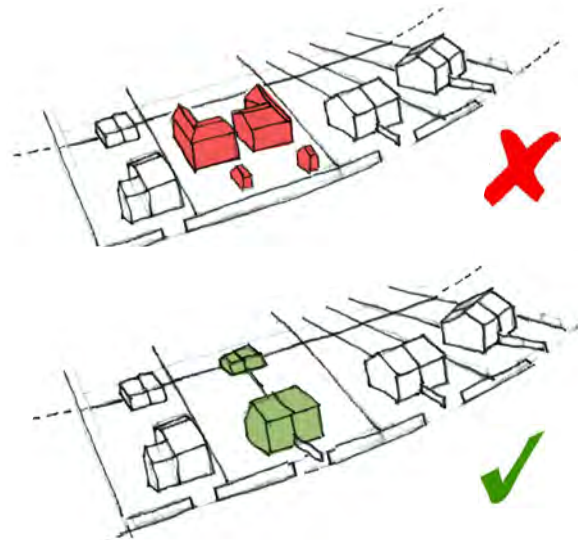

Replacement Dwellings

Where replacement dwellings are being constructed they should respond to the defining characteristics of their immediate context. Building heights, plot widths, building lines, and scale and massing should be respected and referenced. This should be informed by a robust site appraisal that details the characteristics and built form of the surrounding context.

Generally replacement dwellings up to 130% of the footprint of the original dwelling will be accepted providing the proposal complies with other relevant policies and design criteria.

Backland Development

Where properties could potentially accommodate new developments there can be issues with this including impacts on residential amenity, loss of light and privacy. Back-land development can also compromise existing and historic building lines, layouts and streetscapes. Loss of green infrastructure such as gardens and vegetation are other issues arising from back-land development.

This may mean that back-land development is considered inappropriate if the proposals would negatively impact the character and quality of the area.
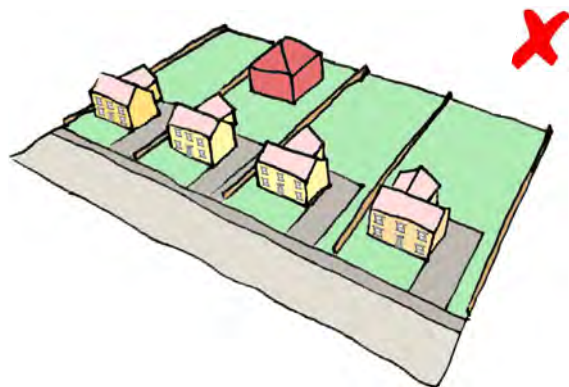
Infill

Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the village.

New houses in existing streetscapes should take reference from surrounding building heights, being no taller than the tallest and no shorter than the shortest. This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the street as a whole.

Where more than one house is proposed as infill, each property should aim to be individual in its approach to referencing the surroundings, avoiding repetition.

too short

too high

Parking

The relationship between new housing development and parking is an important contributor to the success and liveability of the scheme.

• Car parking should be designed and managed to ensure adequate provision for residents and visitors, to minimise the likelihood of conflicts and to prevent parked vehicles from blocking emergency access or obstructing or endangering people on foot or bicycles.

• Design should minimise the physical and visual impact of cars on people and the environment and design for equal priority amongst streets users.

• Unregulated on-street parking (such as on verges and kerbs) should be designed out by the arrangements of paving and carriageway, and by providing adequate spaces for each dwelling.

• Parking strategies should allow buildings to define streets rather than driveways. In this regard, a strong building frontage should be encouraged as part of a defined street section.

• Parking location should allow for the possibility of defined and green front gardens.

• Parking surfaces should be permeable and minimise surface run-off.
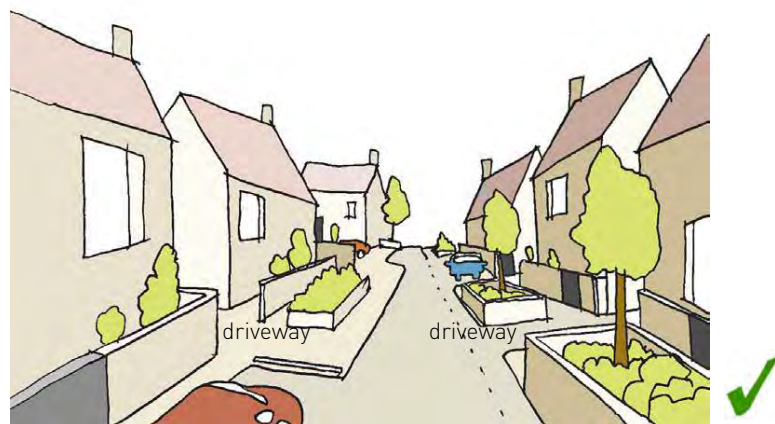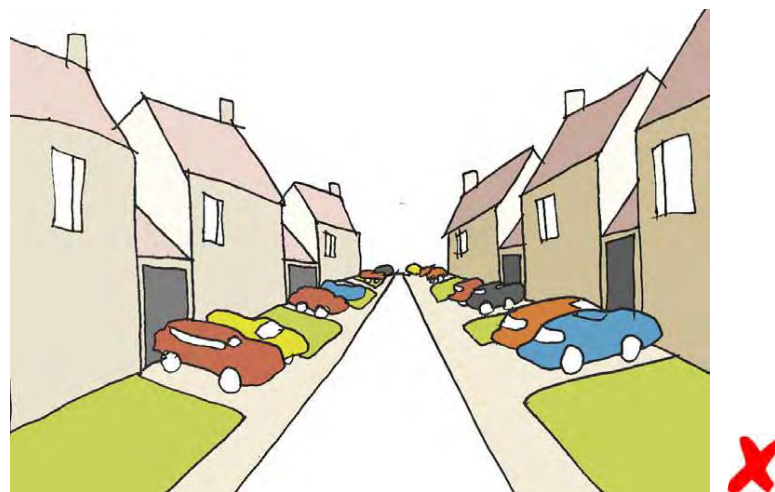
Views & Vistas

Views and vistas into and of the surrounding landscape is a defining characteristic of Harden.

Buildings tend to be located and orientated to help frame views of the wider landscape, working with the topography and landform.

Streets often frame key views as shown opposite.

Development proposals should undertake an assessment of key views and seek to retain, and frame these views wherever possible. This should include glimpses and vistas between buildings, and distant views from street level, working with the topography of the site.

Key views and vistas have been identified in the Harden Neighbourhood Plan under policy HNDP21.

Level Changes

The topography of Harden is a defining characteristic that informs the built environment.

The way in which buildings respond to the topography of Harden is generally through stepping down along level changes.

This is especially true of terraced properties and long blocks such as the properties on Keighley Road.

The extent of the step varies, depending on the gradient.

In some cases dwellings are grouped into larger blocks which step down as a group to the next group below, rather than a level change for each individual property within the row. This can be seen on the row of properties at the north-eastern end of Moor Edge High Side.

Figure 1 highlights how basement level parking can be achieved by working positively with the topography of the site. From the principle elevation the building appears 2 storey with a dormer in the attic yet the design allows all 4 floors of the property to be used by occupants.

The principle elevation of properties on Moor Edge High Side are 2 storeys at street level and 3 storeys to the rear.


Figure 2 demonstrates how proposals can work with the gradient of sites to produce split level housing.
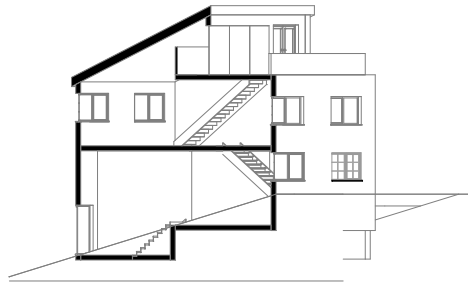
Properties use the ground level for parking bays and bin storage as well as for ground level access.

Figure 3 shows how level access can be achieved on a sloping site including an integrated garage and basement for storage or ancillary uses in the basement, also with level access.
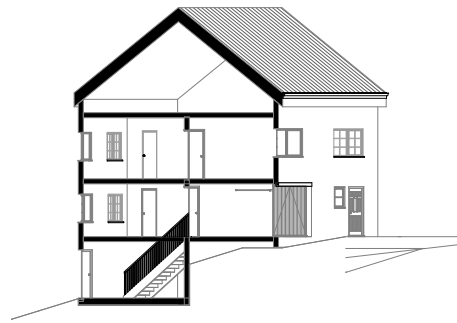
A property on Keighley Road uses the topography of the land to achieve 3 storeys whilst maintaining a consistent roof line with its adjoining 2 storey property.

MATERIALS AND DETAILING

The materials and architectural detailing used throughout Harden contribute to the character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce the local distinctiveness of the area. Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built and natural environment.

A palette of materials and details has been included on the pages overleaf, however a study of the immediate vernacular should be undertaken and recorded as part of any application process.

Properties should be built using local stone, elements of white or light coloured render are acceptable as a secondary materials or when used on key or landmark buildings or elevations within a scheme. Pointing on stonework should be lighter in colour than the stone itself and should be recessed between the courses. Alternative materials and finishes will only be acceptable where they complement the existing palette of materials.

HDC 1

New Build Materials

Use locally appropriate materials. Materials proposed for the use in new builds should complement those used in the village. A typical palette in Harden includes rubble stone, sandstone, timber painted windows, clay and slate roof tiles, and simple stone door surrounds or pediments.

Historically, the choice of wall materials in Harden was largely dictated by those materials that could be sourced locally, and this largely comprised sandstone for walls. In more recent times the range of materials has broadened. The design palettes overleaf illustrates some of the materials used across the village.

New buildings should propose materials based on the existing building or surrounding vernacular. Proposals for innovative and complementary material options should also be encouraged.

Extensions and Repair

Materials used for the repair or alteration of buildings, for new buildings, and for surfacing and boundaries should complement the existing high quality palette of materials that typifies the character of the area. Materials proposed for the use in building extensions shall complement those used in the existing building.

Use locally appropriate materials. Materials proposed for the use in building extensions shall complement those used in the existing building.

Differing materials on an extension or a different design approach may result in a development appearing incongruous. Whilst, exceptionally, an extension may intentionally be designed to be contrasting, such an approach will need to be carefully justified and its success will rely on a high quality design.

Windows

Windows in new houses should complement the pattern and scale of windows reflected in local architectural detailing.

The choice of paint colour for windows can have a dramatic effect on the appearance of a building. Paint colours should respect traditional, local colours. Muted and natural tones are most appropriate.

Doors

Doors can be noticeable features and, as with windows, they can have a dramatic impact on the appearance of a property. Doors should be simple and well- proportioned; pastiche of historical designs should be avoided.

Detailing

Architectural detailing in new development shall typically display elements that balance with those on existing traditional buildings in terms of interest, scale and texture and form.

Traditional elements often include detailing around windows including cills, quoins and masonry detailing, door surrounds or porches and timber framed, sash windows. Attention to high quality architecture and architectural detailing which avoids pastiche is encouraged.

Material Palette

The 1852 Ordnance Survey shows several sandstone quarries throughout Harden. Historically the majority of buildings in Harden were built using local sandstone. This has a distinctive yellowy-brown hue which has a tendency to darken to an almost black colour over time when exposed to polluted air.

Different finishes relate to the period in which the buildings were constructed. 17th century structures tend to be built of roughly dressed rubble; 18th century and early 19th century buildings of hammer dressed stone, and later 19th century buildings of hammer dressed stone with ashlar stone.

The pointing of stone buildings can have a dramatic impact on the appearance and character of the building. Traditionally stonework would have been pointed with a slightly lighter colour of mortar than the stone itself and recessed between the courses.

There are now many examples of rendered properties in Harden which are generally white or off-white in colour. Some properties render single elevations whilst others are completely rendered.

Roof tiles historically would be made from stone slate and modern developments should try to match this material and colour.
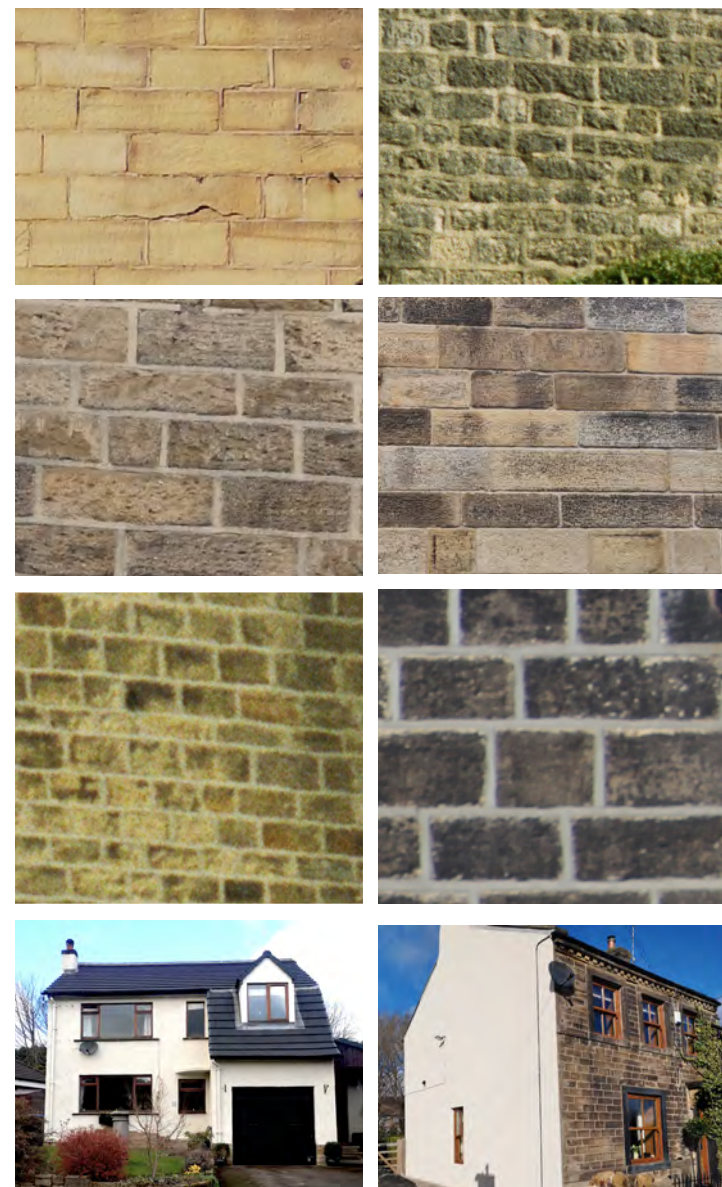
Windows

There are a variety of window styles and treatments throughout Harden which have changed in line with architectural styles over the years.

Traditionally window frames would be timber supported by stone lintels, mullions and jambs. Timber frames are encouraged in new developments as opposed to UPVC window frames.

There are many examples of dormer and bay windows throughout Harden. Generally domestic properties would include square or rectangular windows which are well proportioned and symmetrical in rhythm with the rest of the windows, or other adjoining properties.

Larger civic or commercial properties in Harden would often be decorated with more ornate window detailing such as the arched windows of the Congregational Church or the Wesleyan Chapel.
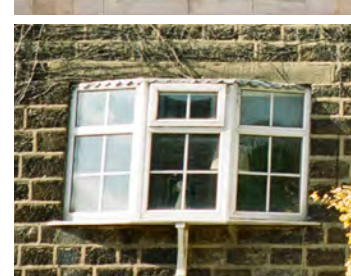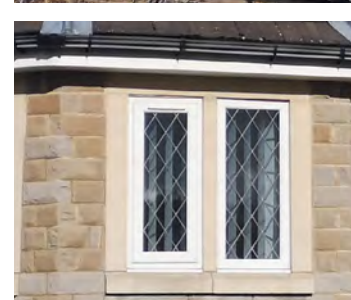
Doors

There are a variety of different styles and types of door in Harden. These vary given the scale and nature of each building.

Some terraced worker properties would include simple recessed doors supported by stone lintels and jambs.

Larger properties or civic buildings might include porches, and decorations such as kneelers, headers or other architectural detailing.

These key design features best fit the historic character of the area, and inappropriate replacements that do not fit aesthetically can have a significant detrimental impact on the overall character.

Boundaries

Boundary treatments are predominantly dry stone walls or stone walls built using mortar. Traditionally this would be made from local stone. Some properties used dressed stone and other use rough stone. Where dressed stone is used, these are usually coupled with stone coping.

In many cases stone walls are coupled with hedgerows or planting. There are some examples, such as terraced properties where the property is close to the curtilage where low stone walls are coupled with railings to create appropriate defensible space.

There are a limited number of boundary treatments that use hedges and or timber fences.

PRACTICALITIES OF THE HOME

The way homes are designed can positively or negatively shape the way in which people live their daily lives. Service infrastructure and practicalities of the home should be considered as a key part of the design process to ensure homes and streets function properly and support safe and convenient living.
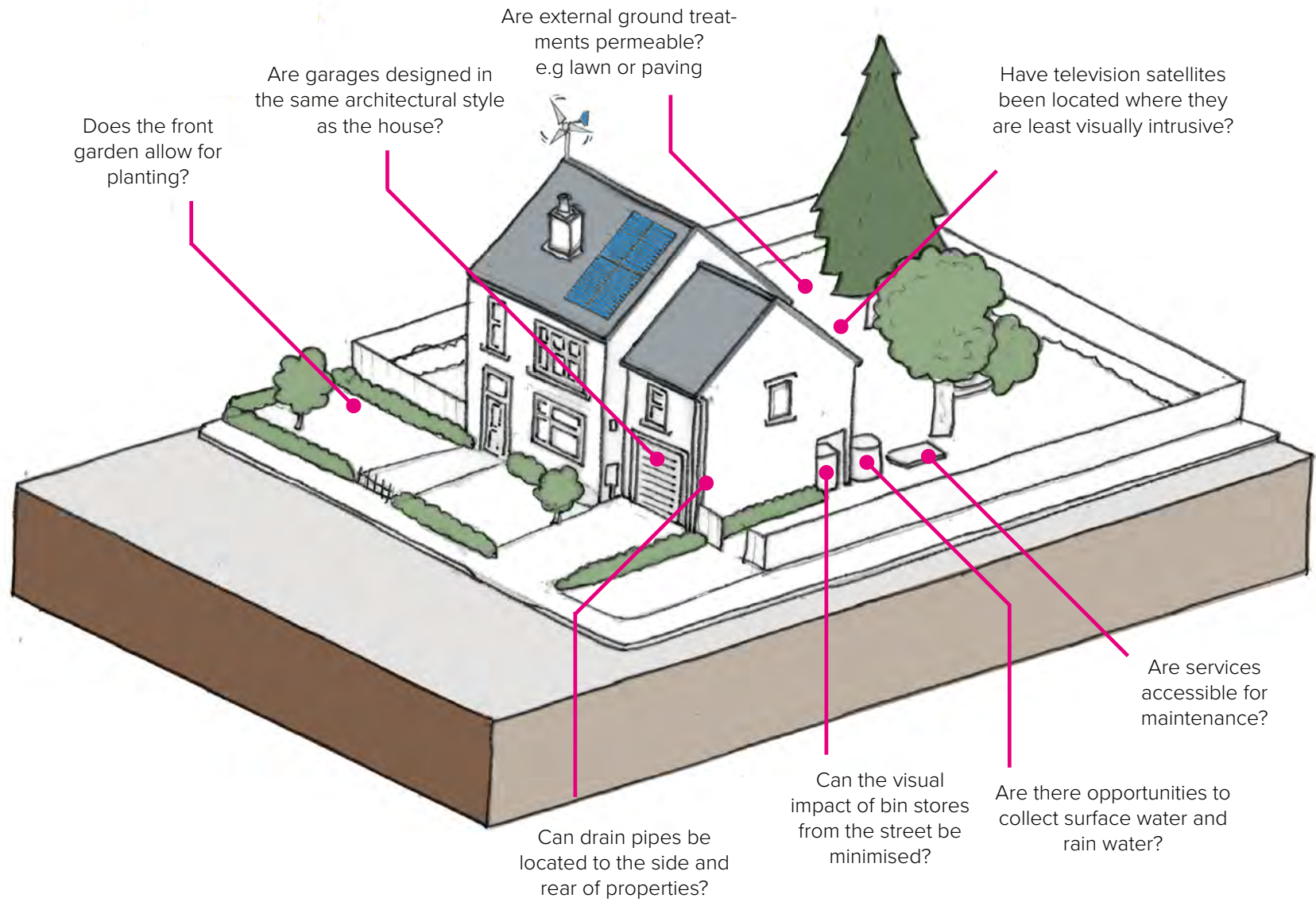
Parking, access, storage, renewable energy provision and property maintenance are key functions and infrastructure that, if designed poorly, can cause visual clutter, detract from the streetscene and inconvenience residents and visitors.

This section demonstrates how service infrastructure can be designed in a way that supports the needs of users whilst contributing to a high quality public realm and neighbourhood.

Practicalities of the home - general principles:

- Front gardens must not be designed for parking alone

- Residents should have secondary access to their rear garden without having to walk through the home

- Bin stores should be located where they are convenient for residents as well as for refuse collectors, but their visual impact from the street should be minimised

- Telephone, radio and television systems should be integrated, and servicing should be located to minimise visual impact from the street

- Hard landscaping for parking at the fronts of houses should be permeable

Are external ground treatments permeable? e.g lawn or paving

Are garages designed in the same architectural style as the house?

Does the front garden allow for planting?

Have television satellites been located where they are least visually intrusive?

Are services accessible for maintenance?

Can drain pipes be located to the side and rear of properties?

Can the visual impact of bin stores from the street be minimised?

Are there opportunities to collect surface water and rain water?

Parking in the curtilage

Parking within the curtilage of a property helps prevent cars from dominating the street scene. However, if hard landscaping is not well considered and is not balanced with areas of soft landscaping then building frontages can be overbearing and can exacerbate issues with water run-off and potential flooding.

Drainage and other services

Services such as satellite dishes or aerials, drain pipes and water storage infrastructure should be well-integrated or hidden to reduce their visual intrusion.

Storage

New properties should provide secure storage for cycling equipment. Cycle and bin stores should be integrated into the garden and screened from the street.

Bin storage must be adequately provided for with each dwelling having sufficient space for 3 bins. Adequate space must be available for bins to be wheeled to collection points easily.

Accessible and adaptable dwellings standard

Harden Neighbourhood Plan encourages new housing developments to include dwellings that are accessible and adaptable. This is to ensure that properties are inclusive, accessible and suitable for the changing needs of occupants throughout their life.

The areas accessible and adaptable dwellings standards are concerned with are:

1. Parking (width and widening)
2. Approach to dwelling from parking (distance, gradient and widths)
3. Approach to all entrances
4. Entrances
5. Communal stairs and lifts
6. Internal doorways and hallways
7. Circulation space
8. Entrance level living space
9. Potential for entrance level bed-space
10. Entrance level WC and shower drainage
11. WC and bathroom walls
12. Stairs and potential through-floor lift in dwelling
13. Potential for fitting of hoists and bedroom / bathroom
14. Bathrooms
15. Glazing and window handle heights
16. Location of service controls

These are explained in the following illustrations.

Glazing and Window Handle Heights

To allow a reasonable view from the living spaces, the windows glazing should start no higher than 800mm above floor level. There should also be potential for a 750mm wide approach route to the window to enable a wheelchair user access.

Bathrooms

An accessible bathroom, providing ease of access, should be provided in each dwelling, close to a main bedroom either on the ground floor or on a level with potential for access by a through floor lift.
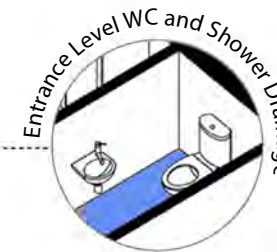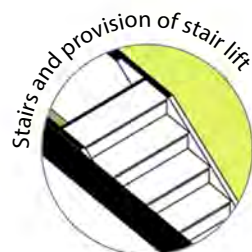
Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Glazing and Window Handle Heights

Entrance Level WC and Shower Drainage

Internal Doorways

Circulation space

Living rooms/ dining areas should be capable of having a clear turning circle of 1500mm diameter. Furthermore, basic circulation space for wheelchair users should be implemented elsewhere.
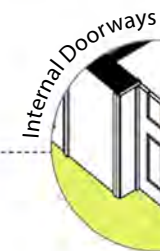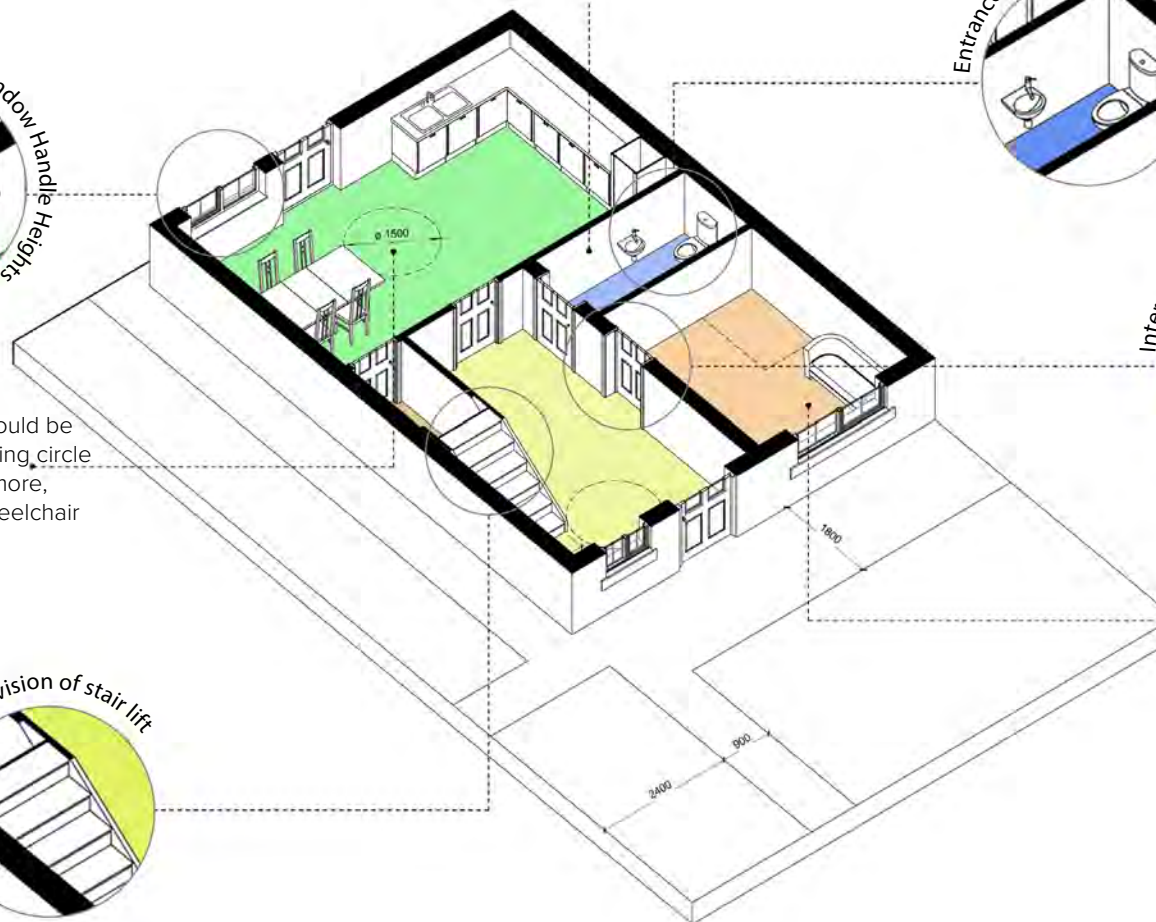
The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on' is 750mm.

Stairs and provision of stair lift

Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

The existing stairs should have the potential for stair-lift installation without significant alteration or reinforcement. A clear width of 900mm should be provided on the stairs.

First Floor

Movement in hallways and through doorways should be as convenient to the widest range of people. If the dwelling provides adequate door opening widths the minimum width of any hallway/ landing in a dwelling is 900mm.

Internal Hallways

Location of service controls
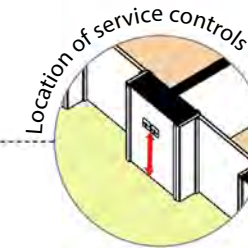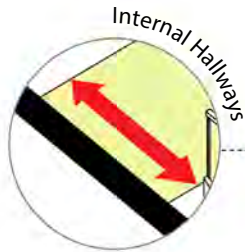
Location of service controls should be within a height band of 450mm to 1200mm from the floor level and at least 300mm away from any internal room corner.

WC and bathroom walls
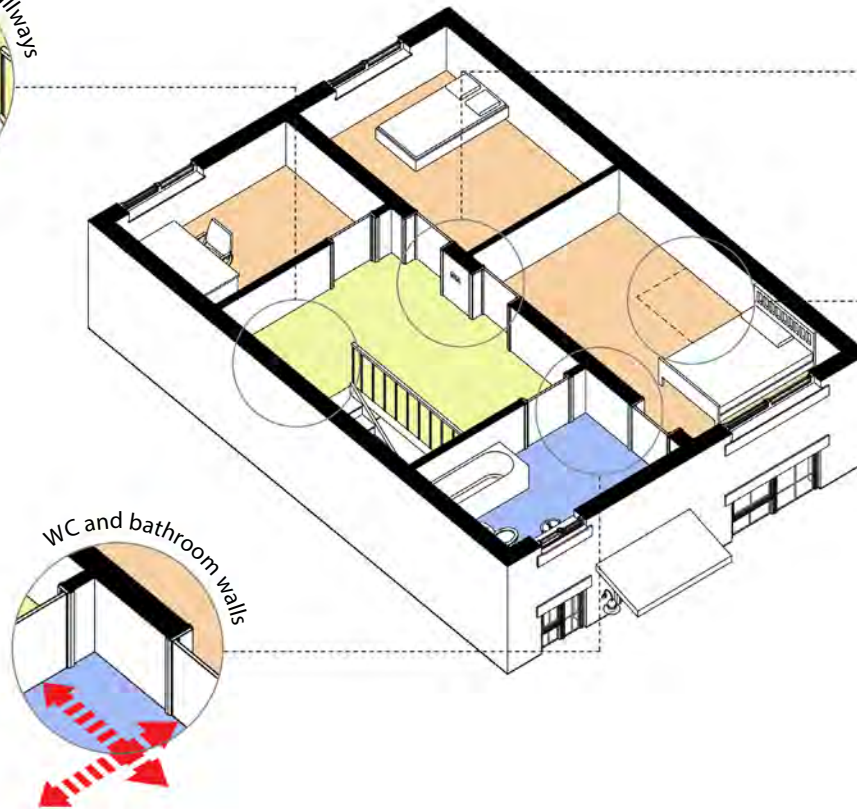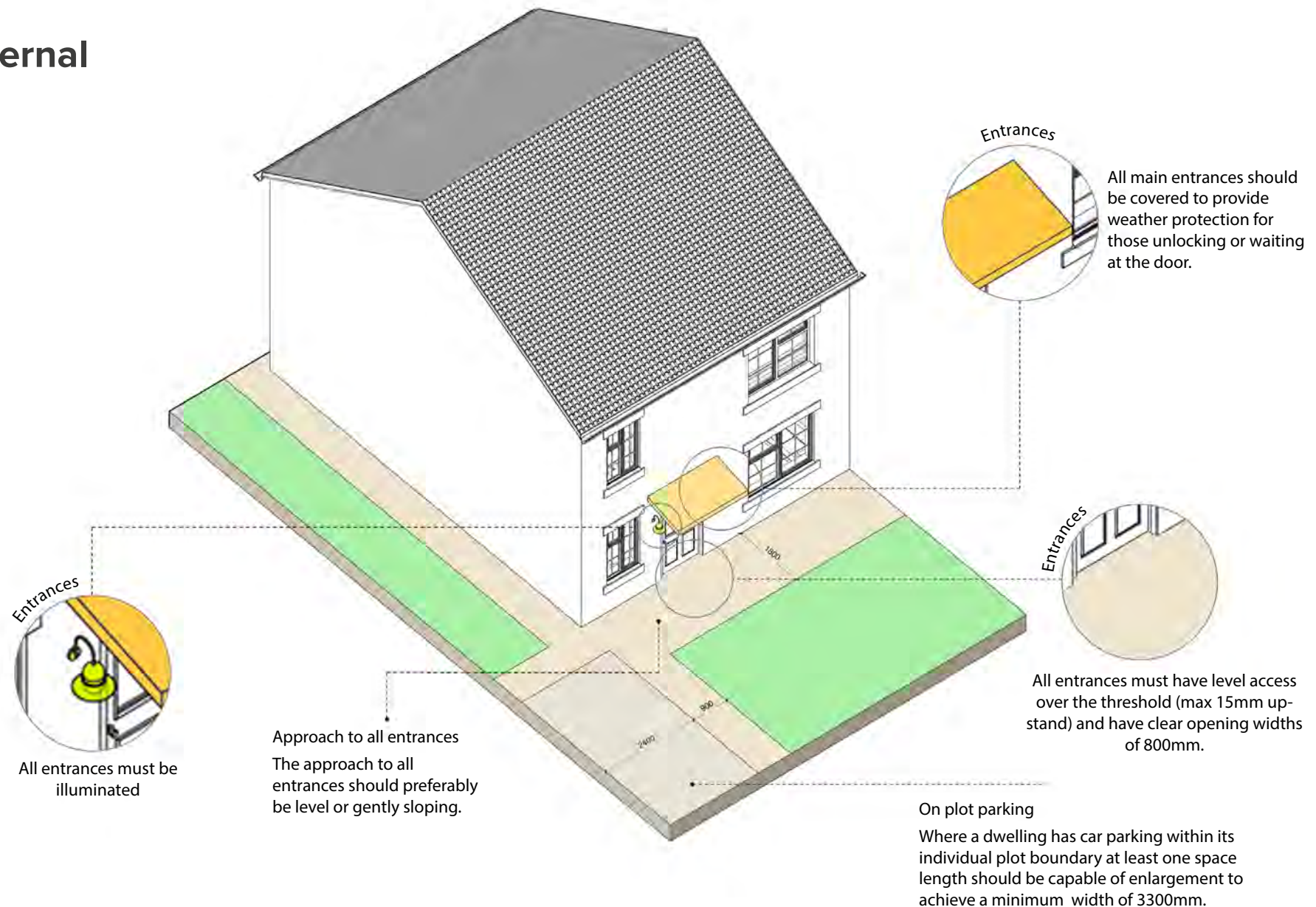
Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Provision of through-floor lift
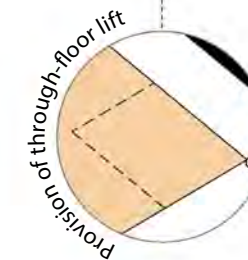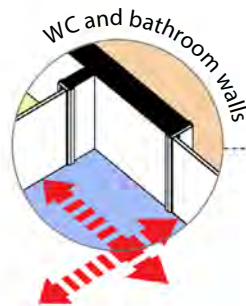
A suitable identified space for a through the floor lift from the entrance level to a storey containing a main bedroom and bathroom is required. The minimum space allocated should be 1000mm x 1500mm.

External

Entrances

All main entrances should be covered to provide weather protection for those unlocking or waiting at the door.

Entrances

All entrances must have level access over the threshold (max 15mm up-stand) and have clear opening widths of 800mm.

Entrances

All entrances must be illuminated

Approach to all entrances

The approach to all entrances should preferably be level or gently sloping.

On plot parking

Where a dwelling has car parking within its individual plot boundary at least one space length should be capable of enlargement to achieve a minimum width of 3300mm.

SUMMARY

The preceding sections to the Design Code have demonstrated and described:

- **The evolution of Harden**
- **The character and defining qualities of Harden**
- **The landscape character of the village**
- **Key development principles and objectives**

Applicants will be expected to conform with the principles set out in the document and demonstrate how development proposals respond to and reinforce these principles and the character of the village.

A Design Code has been produced which briefly sets out acceptable design parameters for new development in Harden. These points should be carefully considered and form an integral part of any design proposal to ensure that new development responds to the character of the area whilst achieving the aims and objectives of the village.

HDC 1 - MATERIALS

Properties should be built using local stone, elements of white or light coloured render are acceptable as a secondary materials or when used on key or landmark buildings or elevations within a scheme. Pointing on stonework should be lighter in colour than the stone itself and should be recessed between the courses. Alternative materials and finishes will only be acceptable where they complement the existing palette of materials.

HDC 2 - HEIGHTS

Properties should be generally 1, 1.5 or 2 storeys.

2.5 or 3 storeys are acceptable if the proposal works sensitively with the topography and landform.

HDC 3 - VIEWS & VISTAS

Developments should work with the topography and land-form to ensure key views and vistas of and into the wider landscape are maintained and framed/celebrated. HDC 3 links with Harden Neighbourhood Plan Policy HNDP21 Key Views.

HDC 4 - GREEN INFRASTRUCTURE

The Green Infrastructure principles set out in this document should be integral to design proposals. Proposals should achieve biodiversity net gain, include green infrastructure at different scales, and align with the wider environmental and biodiversity objectives for the area.

HDC 5 - MOVEMENT & ACCESSIBILITY

Developments must be designed to promote and enhance safe and convenient movement and accessibility that prioritises people, active travel, and access to public transport. This should be at all scales, from dwellings to street to the wider environment.

HDC 6 - SUSTAINABILITY

Developments should be built to maximise energy efficiency and sustainability, aiming for low, or zero carbon homes. Proposals should include on-site renewable energy provision.