

# A Design Brief for Halifax Road, Todmorden

(Discussion Draft: December 2005)



*Prepared for Todmorden Pride*

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**Urbanalysis**



This Design Brief is intended as a document which will contribute to the current debates about the future of a series of strategically important sites along the Halifax Road in Todmorden. It starts with an analysis of the qualities and character of the area, followed by indicative suggestions as to how to maximise its development potential. These proposals include ideas to enhance one of the main 'gateway' entrances to the town, to make the most of a unique and attractive canalside location and provide building and land uses appropriate to the settlement's current and future aspirations.

# Five Important Sites



A view across the five sites from the hills opposite

## The Five Sites:

*The study focuses on five canalside sites, all of which are either currently or formerly used for industrial purposes:*

- The site to the north, between **Derdale Street** and **Key Sike Lane** has planning permission for a predominantly housing based scheme with a small amount of employment use.
- A series of unattractive sheds border Gibson and Derdale Street but presently provide the location for a local employer.
- The site **Hope Mill Site** has been cleared and is awaiting development.
- The petrol station between Hope Street and Stack Hills Road Street has recently been purchased by a new owner, whilst the building behind the station (**the Kingham Site**) could be redeveloped.
- A local employer (**Poly-Hi Solidur**) occupies the site between Stack Hills Road and the former Co-op Supermarket building (presently being redeveloped by Lidl).

## The View from the Road: *first & lasting impressions*



The sites border onto Halifax Road and provide the opportunity to enhance the first impressions of the Town Centre and to 're-enclose' an important street through the provision of attractive new development appropriate to existing Scales and contexts



At present a poorly designed and unattractive petrol station, faced by a retail outlet covered in brash signage, provide the visual backdrop for those leaving the town centre and heading up the Valley.

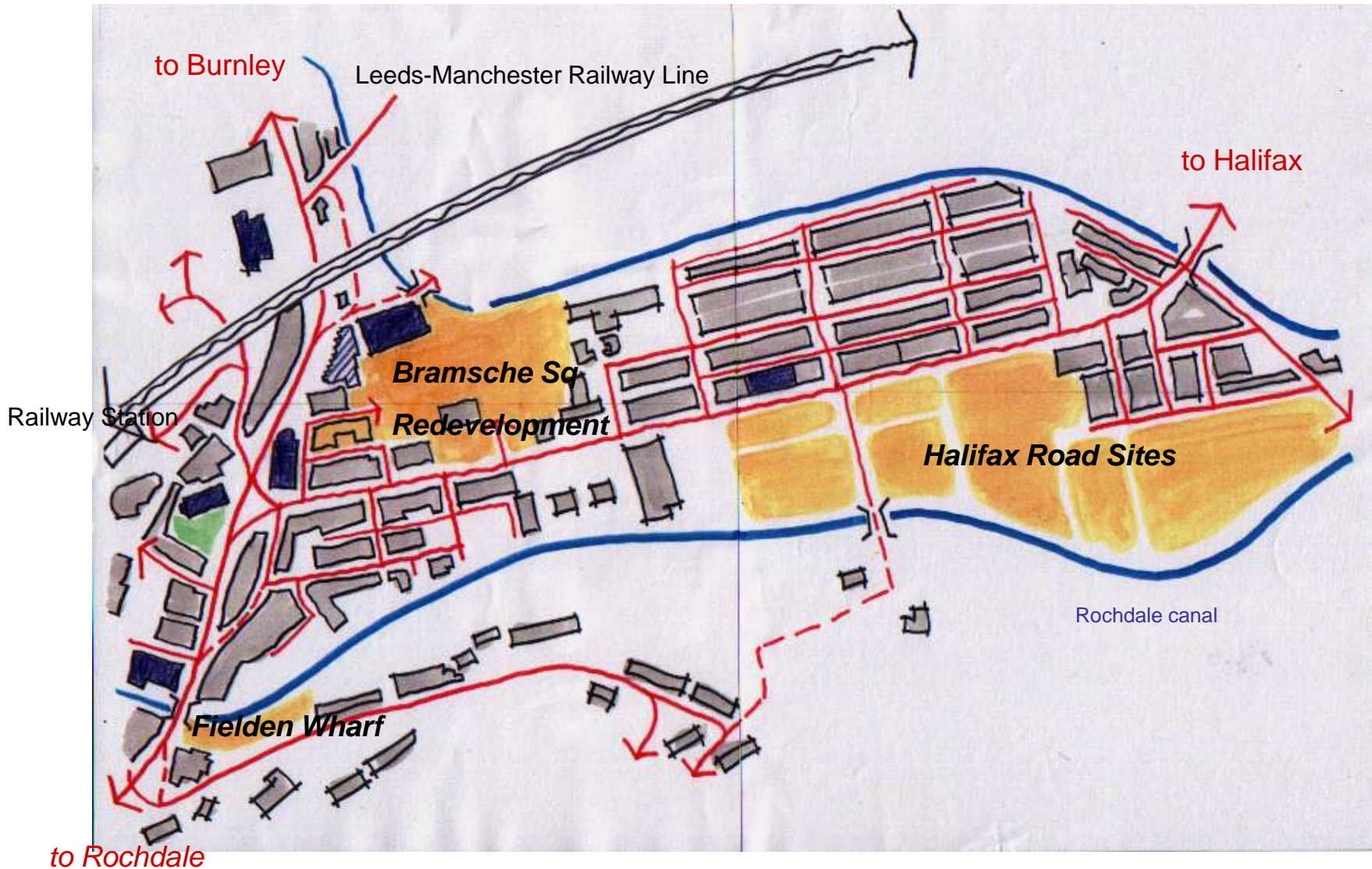
## The View Along the Canal: *Attractive Potential*



This stretch of the waterway is one of the most attractive sections of the **Rochdale Canal**, providing the walker/cyclist averts their gaze from the threatening and bleak facades of the existing canalside developments and their perimeter fencing.

**Baltimore Marina**, the adjacent turning circle where the canal widens into a large pool and the stone bridge offer an appealing context and range of attractive views for potential new development.

# Area and Site Analysis: *Three Major Development Opportunities close to the Town Centre*



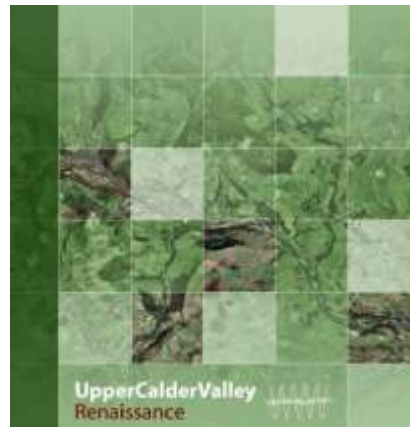
# Attractive Development along Halifax Road



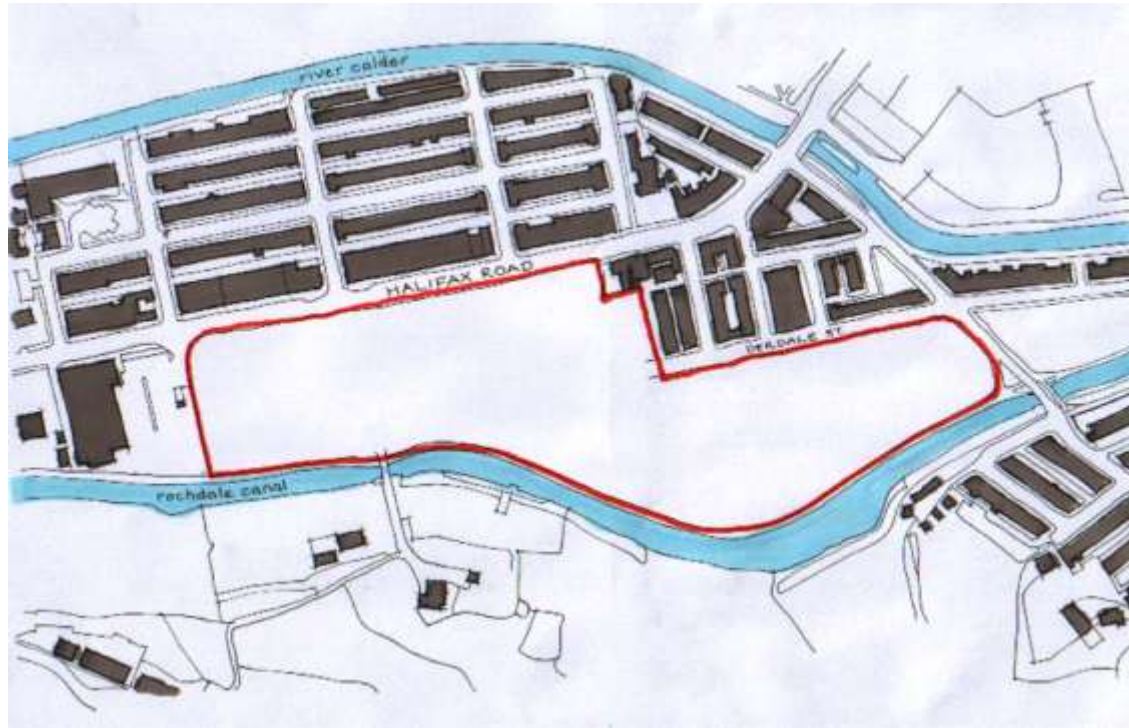
# Unattractive Development along Halifax Road



# UCVR: Identified the area as a key opportunity



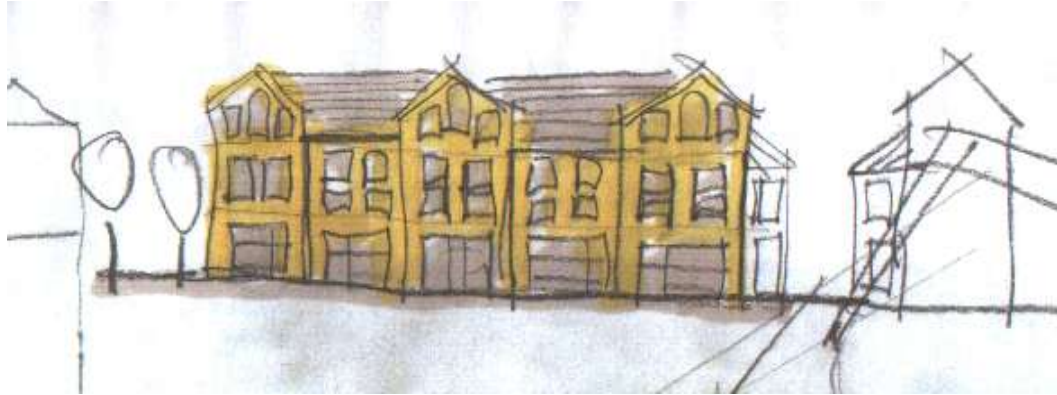
## A Co-ordinated Approach to Development (?)



For the purposes of the first part of this [Design Brief](#), and in order to highlight the enormous potential of the sites under consideration, a co-ordinated approach to the areas development has been adopted.

This enables an *'ideal' scenario* to be put forward – one in which all the land shown outlined in red in the above plan is developed, including those sites currently being used by local businesses. Although this is an academic exercise it does serve to demonstrate the opportunity facing the town and its community. The second proposal develops approximately half of the site outlined in red.

## ***Initial Sketch Designs***

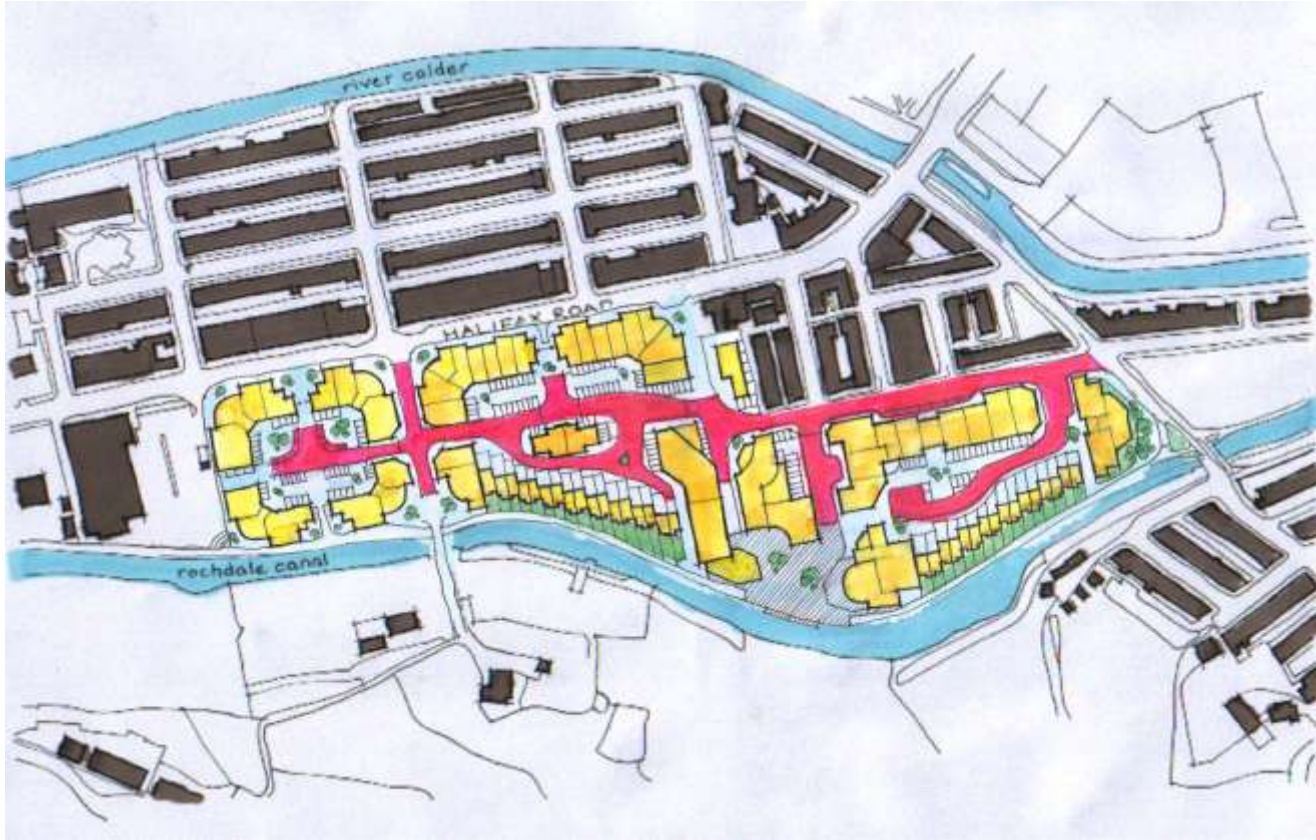


***Halifax Road Elevation***



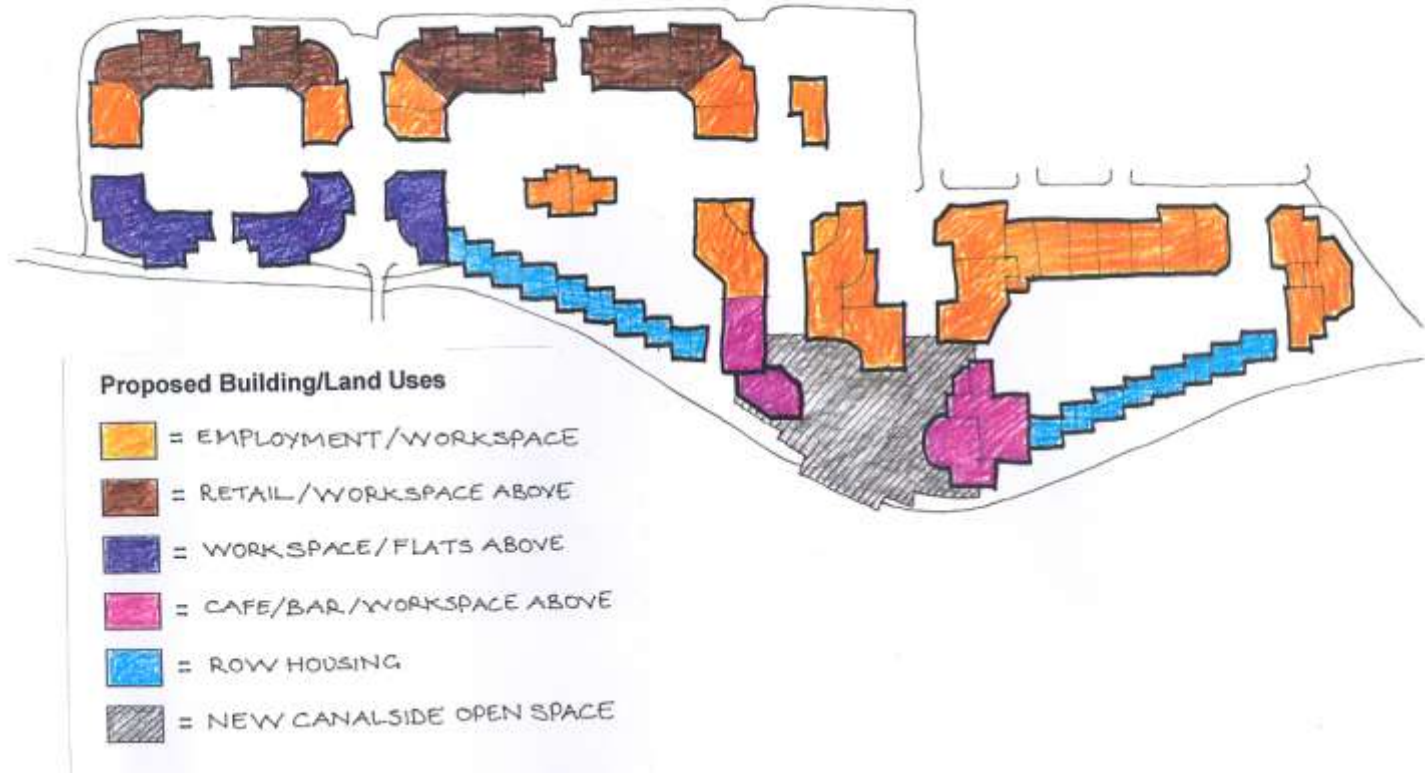
***Site Plan***

# A Mixed Use Urban Employment Village for the 21<sup>st</sup> Century: The 'ideal' scenario



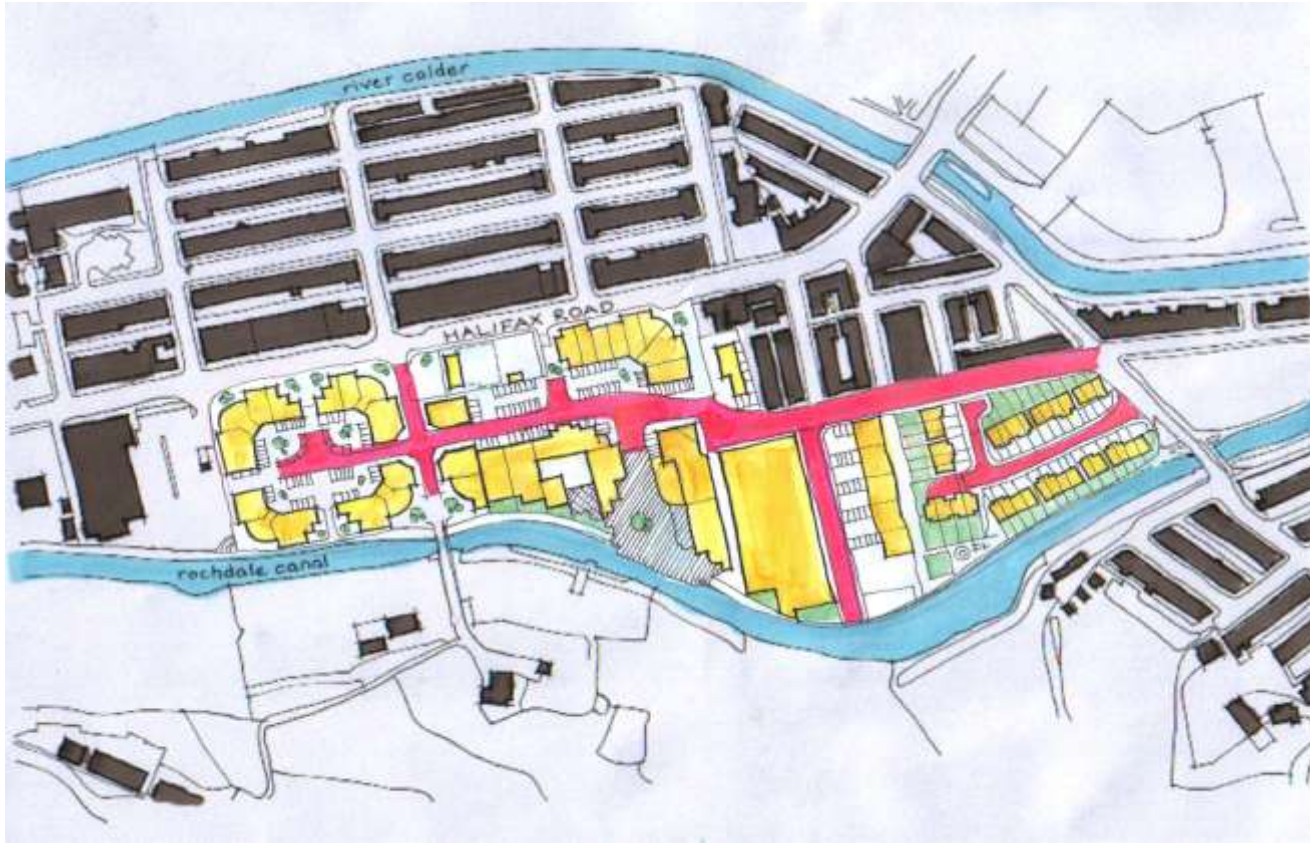
The Five sites are redeveloped in a co-ordinated way thereby realising all their full potential and enhancing the 'gateway' into the town centre on the Halifax Road and making the most of the high quality canalside location.

# A Mixed Use Urban Employment Village for the 21<sup>st</sup> Century: The 'ideal' scenario



The predominant land-use after the redevelopment of all the Five Sites is that of employment, with a new canalside public space bounded by a two café/bars, flanked by canalside housing.

# Incremental Site Development: The 'Pragmatic' Scenario



This shows the redevelopment of the Hope Mill, Kingham and Poly-Hi Solidur sites, the retention of the existing 'shed' on Gibson Street and the development of the Derdale Site as per the current planning permission.

# Incremental Site Development: The 'Pragmatic' Scenario



The predominant land-use after the redevelopment of the three most westerly sites is that of employment, with a new canalside public space bounded by a two café/bars, flanked by some canalside flats.

# Inspirations and Aspirations: *A new form of employment in a new type of place*

The inspiration behind the proposed new development of these sites comes from the award-winning 'Round Foundry' in Leeds. This mixed-use, predominantly employment, scheme is part of the regeneration of the former industrial area of **Holbeck**, an *urban heritage village* – a built environment similar in many ways to this part of Todmorden. The urban village combines commercial uses - particularly managed workspaces for creative and media industries - with retail, leisure and residential development.

The Round Foundry is a **Yorkshire Forward-**funded scheme 'creating a bustling atmosphere within which people work, play and reside'. It was given the national *RICS Regeneration Award 2005* for its 'excellence, value for money and commitment to sustainability'.



# The 'Crinkly Tin Shed' :

The worst case scenario or what not to do?



# *A new form of employment in a new type of place*



# Waterside Housing: Traditional living in a modern style



# A Creative Community in 21<sup>st</sup> Century Employment



# ***The Next Step:*** Todmorden engages in *community debate and consultation*



**Halifax Road New Elevation in 2007 (?):** An attractive, active gateway frontage to the town centre



**Exploring future design and regeneration options:** working with all sections of the local community towards the creation of a shared 'Vision' for the sustainable development of the town, its environment, economy, people, places and spaces.

# A Vision for Todmorden: Key Answers

- How can the town make the most of its stunning setting and surrounding natural environment?
- How can new, modern, forms of employment help create jobs and prosperity?
- What sort of housing will be needed in the near future and beyond and where should this be located?
- How might young people have a better quality of life and be enticed to stay in Todmorden?
- How can you involve local people in helping to plan the future of the town?
- What needs to be done to improve transport and access into and around the town – including dealing with traffic, pollution and parking problems?
- How can Todmorden improve its image and sell itself more effectively to the outside world?
- What will the future image of Todmorden be?

# A Vision for Todmorden

**Change in Todmorden is now inevitable**

**The key issue is:**

***the extent to which we are at the mercy of change or in control of it***

