

## **Design and Access Statement** **Todmorden Learning Centre and Community Hub at Tod College**

Proposed extension to include a toilet block, relocation of main entrance, cladding, windows and doors to north and east elevations, removal of single window on north elevation, and external works to include ramped and stepped access

at Todmorden Learning Centre and Community Hub Ltd (TLCCH) at Tod College  
Postal address - Todmorden Community College, Burnley Road, Todmorden, OL14 7BX

Prepared by Reed Studio Limited  
January 2024



# Overview

# The site



Plan indicating wider context to site

Tod College is a community-run education centre, managed by Todmorden Learning Centre and Community Hub (TLCCH) with the aim to deliver opportunities for learning, sports facilities, office, studio, and workshop spaces.

The site is situated on the A646, which runs through Todmorden and connects to Hebden Bridge and Halifax to the east of site and Burnley to the north west.



Plan illustrating local context and site boundary

## The project

Todmorden Learning Centre and Community Hub Ltd (TLCCH) at Tod College is a Community Benefit Society (CBS) established in 2017. TLCCH campaigned and fund-raised for five years to save the College building from demolition and in the Spring of 2021 the building was asset-transferred to the community benefit society from Calderdale Council.

The aim of the centre is to be a community space for the benefit of the people of Todmorden. It now offers a rapidly growing range of provision for local people and community groups including opportunities for learning, sports facilities, office, studio, and workshop spaces. 'The Makery' – a fully equipped community workshop, repair café, and tool library is helping the local community to stop throwing things away and to mend or repurpose them instead – helping to build the circular economy in the town.

Incredible Edible Todmorden have made their home here, alongside exercise classes, creative writing, basic skills, art and craft classes, book groups, and meeting space for local organisations. Each week Todmorden's food bank operates from the building.

TLCCH has practical climate change learning and career building as a central tenant of its constitution and representatives of the School of Natural Building and Incredible Farm as key board members. Sustainability education is being delivered through the 'Climate Challenge College' which has been running full-time courses for local young people to learn practical skills for jobs in the future green economy.

TLCCH has recently been awarded £1.7 million in the Town Deal Fund and as a result is undertaking a retrofit of the College building and some spatial improvements. The timeline for the Todmorden Town Deal Fund requires all projects to be completed by March 2026. TLCCH aim to complete these works by Autumn 2025.

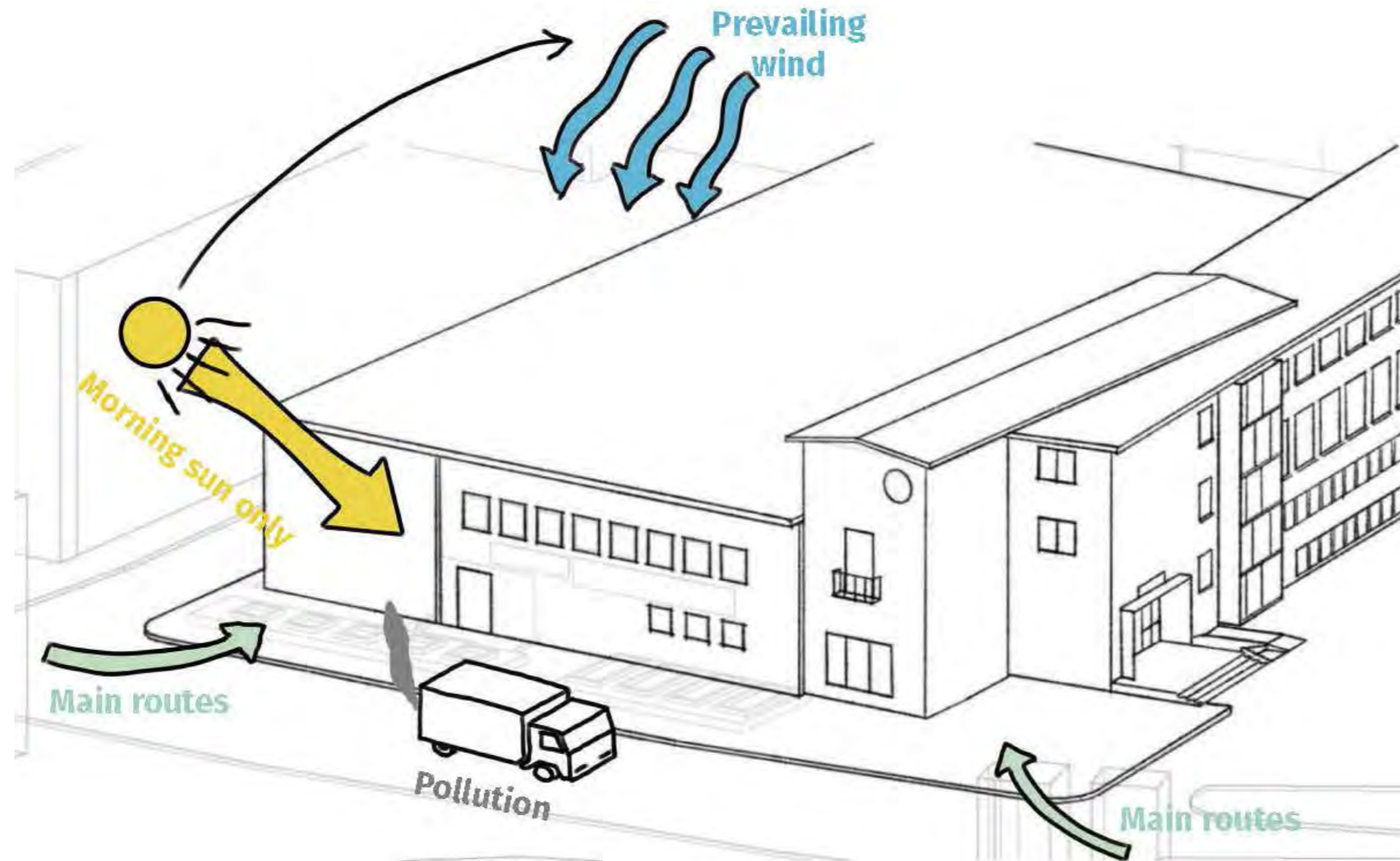
The designs for parts of the improvement works have been developed alongside a consultation with Year 6 architecture students from the University of Sheffield as part of their "Live Project".



Straw insulation panels being installed

# Site Analysis

# Site analysis



The analysis of the site by the Sheffield University team looked at both the wider site context and the immediate building itself.

On a wider scale, the site is within a Conservation Area and Flood Zone, and so these factors have helped to inform the design process, whilst the location of the site on the A646 allows for easy access to it by bike and bus.

At a more detailed level, the analysis has highlighted core access and circulation routes and where these may need to be improved, along with opportunities for enhanced green infrastructure and space for Incredible Edible, SuDS and the relocated cycle and disabled parking facilities.

Crucially the analysis brought up the potential of the street frontage of the building, and how the re-location of the main access point could encourage more visitors and improve overall accessibility. Conversely the analysis also highlighted issues such as pollution and noise from the A646 and how these may be addressed through design and planting.



Conservation



Transport



Flooding



Social Spaces

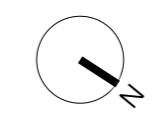
# Existing Site

The existing ground floor plan for the site is shown opposite, and illustrates the current main access point, foyer, offices, parking provision, and raised planters.



Key:

- 1. Existing vehicular entrance to site
- 2. Existing car parking area
- 3. Existing cycle storage 10 spaces
- 4. Existing stepped and ramped access
- 5. Existing Entrance Foyer
- 6. Existing office space
- 7. Existing raised planting beds
- 8. Existing fire exit



# Site photos



View of Tod College from the opposite side of the A646 looking north east



View of Tod College from the opposite side of the A646 looking south east



View of Tod College northern elevation from the opposite side of the A646 looking south



View of main entrance, steps and ramp



View of A646 street frontage including steps and planters



View of raised planters and fire exit onto A646 street frontage



# Proposals - Landscape

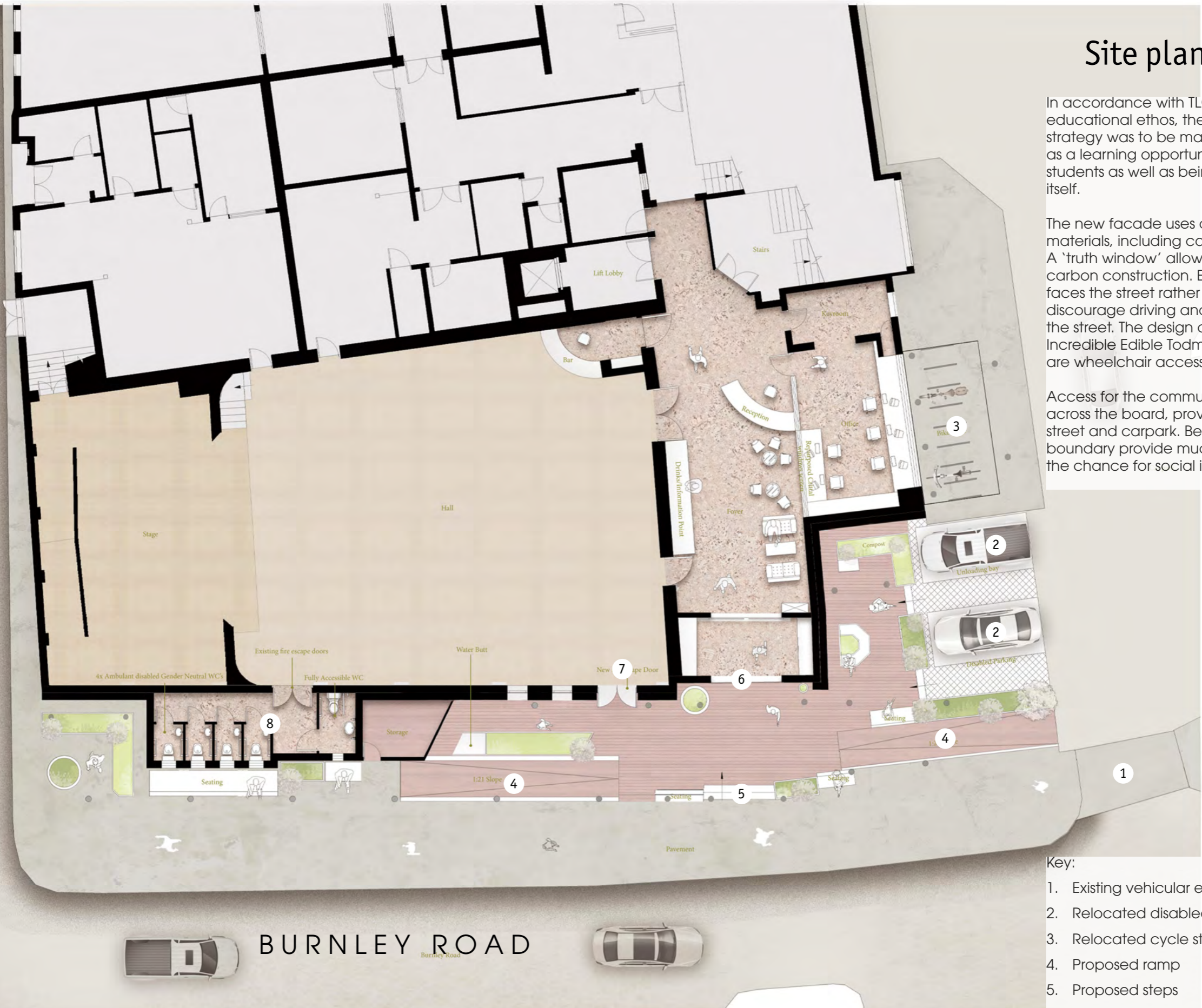
# Site plan proposed

In accordance with TLCCH's sustainable and educational ethos, the design's environmental strategy was to be made visible in order to act as a learning opportunity for the community and students as well as being an advert for the college itself.

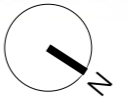
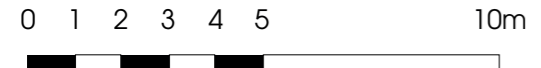
The new facade uses a collage of natural materials, including cork, lime render and timber. A 'truth window' allows a glimpse into the low-carbon construction. Entry to the building now faces the street rather than the carpark, to discourage driving and welcome people in from the street. The design also provides new planters for Incredible Edible Todmorden, including some which are wheelchair accessible.

Access for the community has been improved across the board, providing new ramps from the street and carpark. Benches along the street boundary provide much needed rest points and the chance for social interaction

ALDI Supermarket



- Key:
- 1. Existing vehicular entrance to site
  - 2. Relocated disabled access parking bays
  - 3. Relocated cycle storage 14 spaces
  - 4. Proposed ramp
  - 5. Proposed steps
  - 6. Relocated main entrance
  - 7. Proposed fire exit
  - 8. Proposed extension to include toilet block and landscape maintenance store



# Indicative sustainable drainage layout

The drainage strategy aims to slow the flow of surface water run-off in a sustainable way through the application of green roofs, green façades and a rain garden connected to the down pipes of the main roof.

The replaced planting beds will also ensure there are soft landscape areas to help absorb rain fall and reduce pressure on the storm-water system. These features will also form part of the wider language of sustainability relating to the college and may be an educational tool along with other features such as the cladding.

ALDI Supermarket



## LEGEND

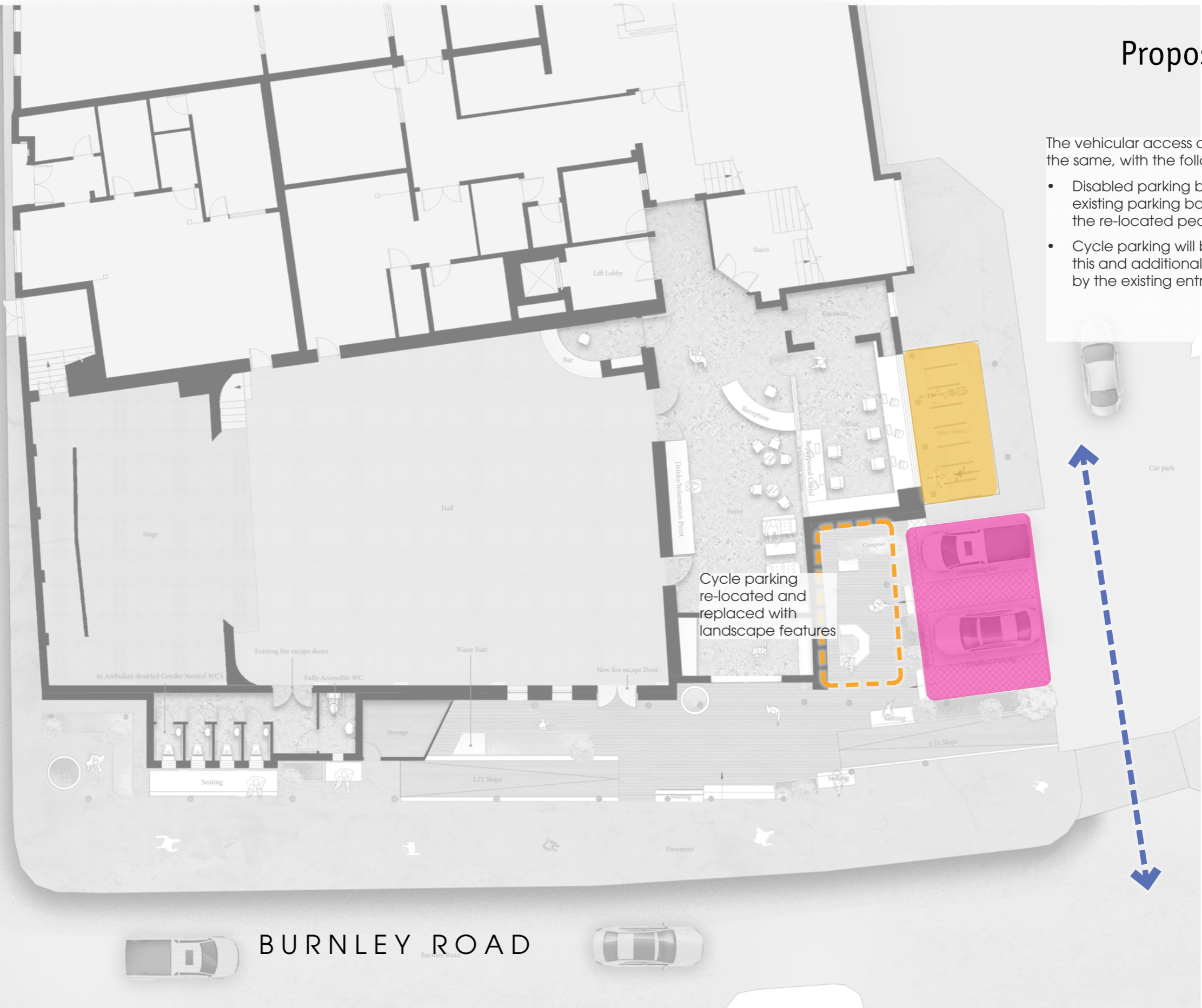
- Green roof
- Green facade
- Rain garden

# Proposed access & parking

The vehicular access and parking will stay much the same, with the following minor alterations:

- Disabled parking bays will be flipped with existing parking bays to move them closer to the re-located pedestrian entrance
- Cycle parking will be moved to make room for this and additional planting areas, and placed by the existing entrance point

ALDI Supermarket

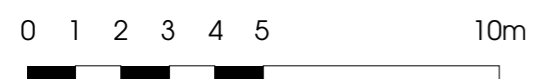


Cycle parking re-located and replaced with landscape features



Car park

BURNLEY ROAD



**LEGEND**

- Vehicular access
- Relocated disabled parking
- Relocated cycle parking

# Hard landscape proposals

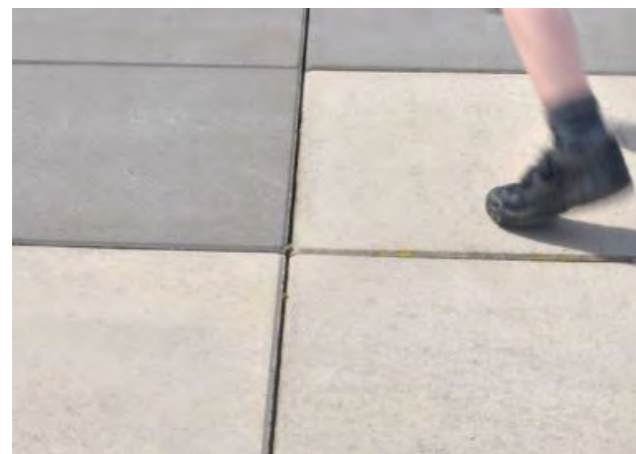
The ethos behind the hard landscape design will be utilising products that are recycled and / or have sustainability within their manufacturing process. Some suggested products are set out below.



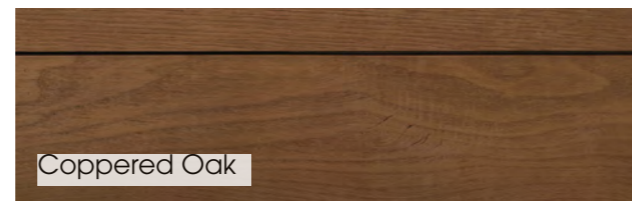
Resin bound surfacing

Recycle Bound product, the award-winning and world's-first sustainable resin solution from Oltco, made using waste plastic which is already in circulation.

Alongside Recycle Bound, Oltco also offers Recycle Base, a ground reinforcement system which is made utilising low-grade plastic, including ocean waste plastic.



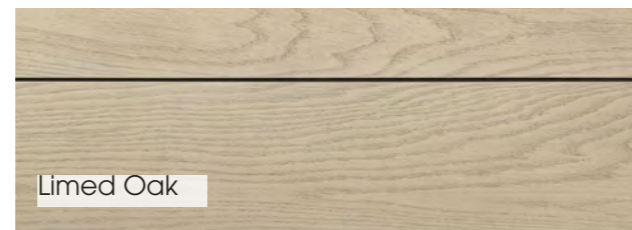
Many flag paving products contain an element of recycled material, and many are 100% recyclable after use.



Coppered Oak



Golden Oak

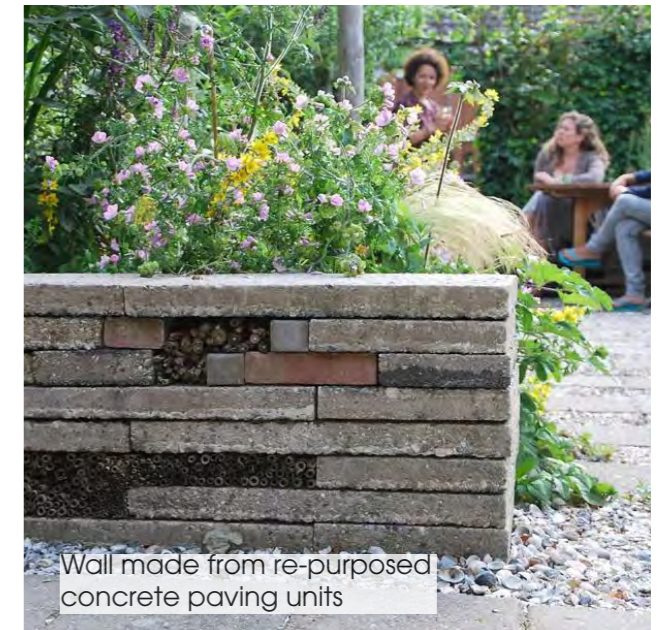


Limed Oak

Composite materials - decking and cladding could compliment the timber structures and building facade. This is comprised of recycled material and is also anti-slip, embodying the college's ethos whilst ensuring safe access and low maintenance. The images above are examples of possible tones from Millboard's Enhanced Grain collection



Existing stone walls, coping and concrete paving units



Wall made from re-purposed concrete paving units



Sandstone paving



Sandstone setts

Reclaimed Paving Units and Natural Stone - some existing stone walls and coping, along with existing paving units that will be removed for the proposals could be re-purposed on site. In addition locally sourced sandstone, reflecting the greys and honey colours found in Todmorden buildings and paving may also be utilised.

## Soft landscape proposals



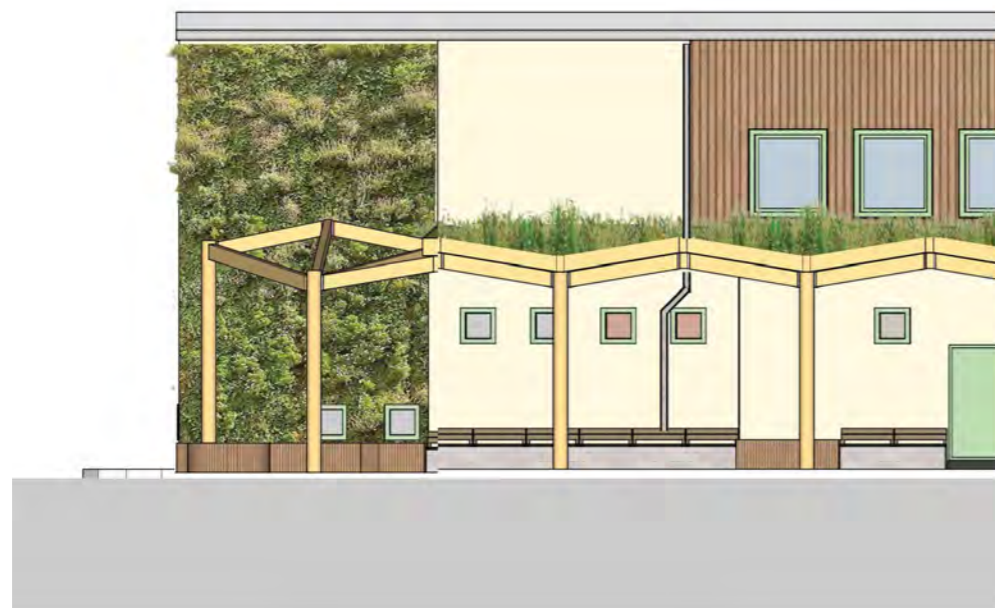
Incredible Edible will continue to develop planting in the new raised beds across the site. The addition of climbing plants up and over the timber frame and on the green facade could also focus on edible species such as herbs and Nasturtiums as well as plants that attract pollinators such as honeysuckle.

The rain garden planters would have species that are tolerant of occasional waterlogged soils, whilst the green roof would focus on sedum and meadow species that can grow in minimal, lightweight substrate to reduce loading on the structure, although larger species could be placed at posts where deeper soil may be supported to add species diversity.

# Proposed green wall

Part of the eastern elevation of the existing building (see elevation below) will be a green facade. This will take the form of a vertical green wall system. These may be a variety of species, with some edible, some providing year-round cover and some for attracting wildlife.

This Mobilane MobiPanel system, illustrated below, was specially developed for future-proof and sustainable construction. The corrosion-resistant profiles can be installed both horizontally and vertically, depending on the form and layout of the backing wall. The profiles provide the bearing structure for the plant cassettes and the plants take up water from the internal water buffer via capillary microfibre textile. An automated irrigation and drainage system ensures an even supply of water and fertilizer.



East elevation - green wall (NTS)



# Proposals - Architectural



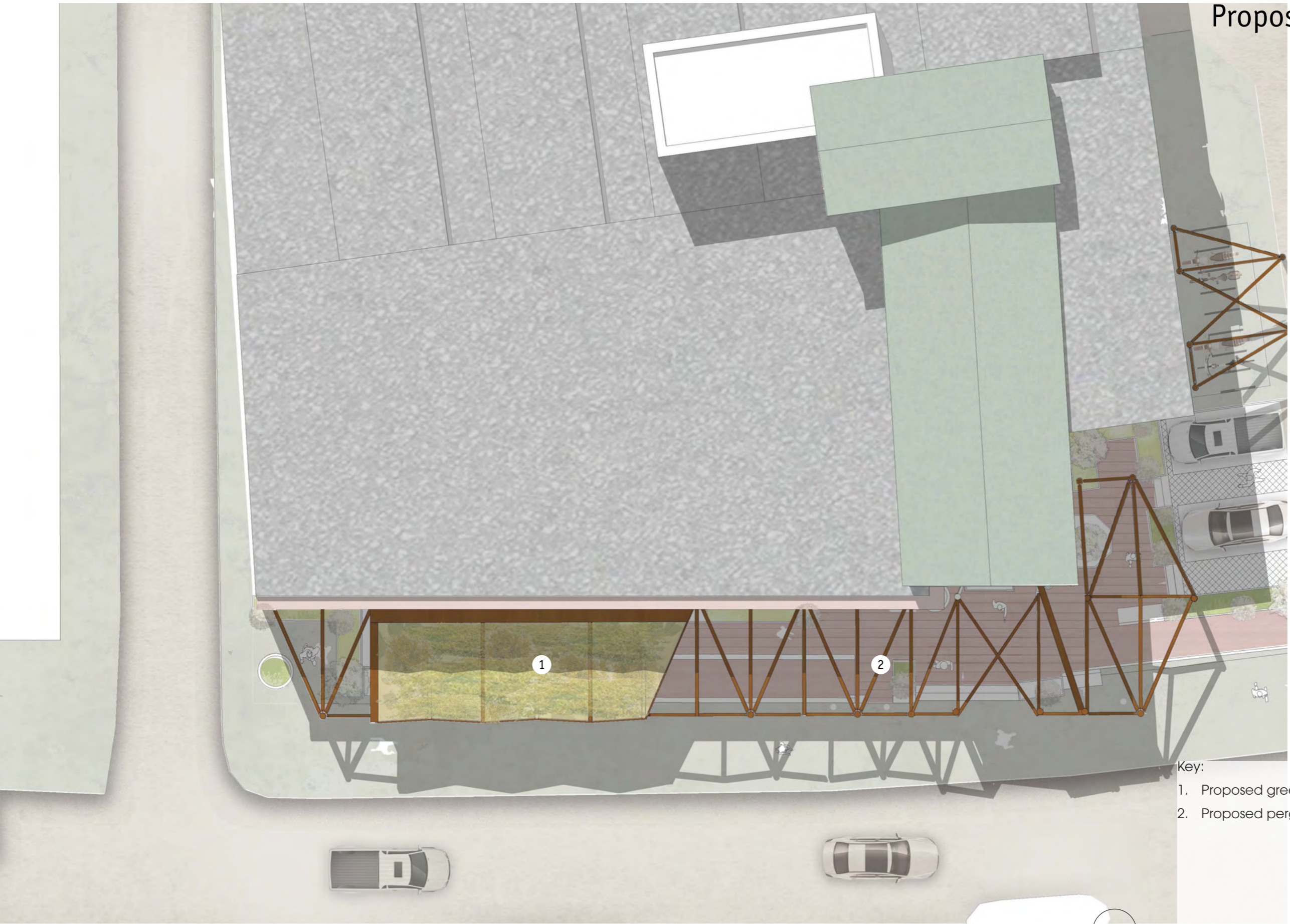
# Proposed ground floor plan



- Key:
1. Proposed entrance foyer
  2. Proposed reception area
  3. Proposed office
  4. 4 x toilets within proposed extension (including 1 composting)
  5. 1 x accessible toilet within proposed extension
  6. Proposed external maintenance store



Proposed roof plan



- Key:
- 1. Proposed green roof
  - 2. Proposed pergola

0 1 2 3 4 5 10m



## Proposed streetscene

The image below provides an artists impression of the proposed development within the Burnley Road streetscene.



# Proposed elevations

## Proposed east elevation



The proposed east elevation will include the addition of the toilet block, the re-located entrance, planters and seating, along with a variety of facade types including external wall insulation and a vertical green wall, timber and cork cladding, whilst windows will also be replaced or upgraded to improve insulation properties of the building. The toilet block will be a straw panel construction with a lime render, whilst the pergola structure will be timber. Features such as insect hotels and truth windows (showing the workings of the construction of the facade) will also be included. The Logo of the college and updated signage on the facade will be the finishing touches (but will be dealt with in a separate application).

## Proposed north elevation



The proposed northern elevation will primarily focus external wall insulation and cladding the existing walls with a variety of sustainable materials as shown above, whilst windows will also be replaced or upgraded to improve insulation properties of the building.

# Retrofit - proposed external wall insulation

Prior to the cladding of the building an external, natural insulation would be applied to the walls. This will be either a straw or wood fibre panel insulation and will be crucial to reducing the heat loss the building currently experiences and improving energy efficiency whilst reducing running costs and being a sustainable, eco-friendly insulation approach.



Wood fibre board such as HEMSPAN® Bio Board is a 100% breathable, natural fibre interior construction board product consisting of hemp straw and a mineral binding agent. The pure natural materials, water resistance and breath-ability contribute to a healthy living environment.

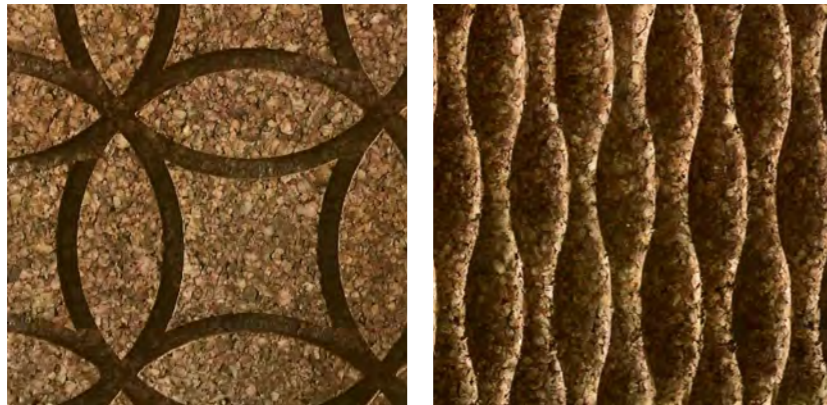


The EcoCocon straw panel innovative wall system is revolutionising construction by making the best of natural materials while ensuring healthy, comfortable, and energy-efficient living at the same time.



## Retrofit - proposed cladding materials

Once the external insulation has been added, the north and east facades will be retro-fitted with a variety of cladding types that represent the sustainable ethos of the college and act as a teaching tool for sustainable construction. The cladding options have been chosen for their sustainable qualities as well as their natural aesthetic.



Cork will be one of the materials used to clad the building. It has numerous benefits including being a natural and recyclable material with strong thermal and acoustic insulation properties. It is also an excellent teaching aid, with the cork itself being visible and therefore easier to discuss. It can also come in a range of patterns and styles (see examples from Mike Wye above).



Timber cladding to the building will also be used to the north and east facade. It is a sustainable, durable and cost-effective cladding solution and will be FSC certified as well as sourced from well managed, ideally local forests to reduce travel distance.



Lime render will also be used - it is a plaster or coating made from lime, sand, and water and is a traditional building material used for centuries in construction and restoration projects, and may therefore be a suitable addition to the aesthetic of the Conservation Area

## Proposed pergola structure

The proposed timber pergola to the street frontage is designed to create an impactful but permeable addition to the college. In parts it will form the structure for the toilets and green roof, in other areas it will be a shelter for the re-located cycle parking, and elsewhere will help to define the new entrance and shared growing area and public realm. It will also serve as a means to grow climbing plants up and help to define the transition between the street and college in a unique space using sustainably sourced, FSC Certified timber.



## Proposed windows

A glazing strategy is proposed for the building and will involve upgrading windows to improve insulation. The strategy will vary across the building but will include double glazing within existing frames, adding secondary double glazing and replacing with new aluminium double glazed windows to match identical to existing.

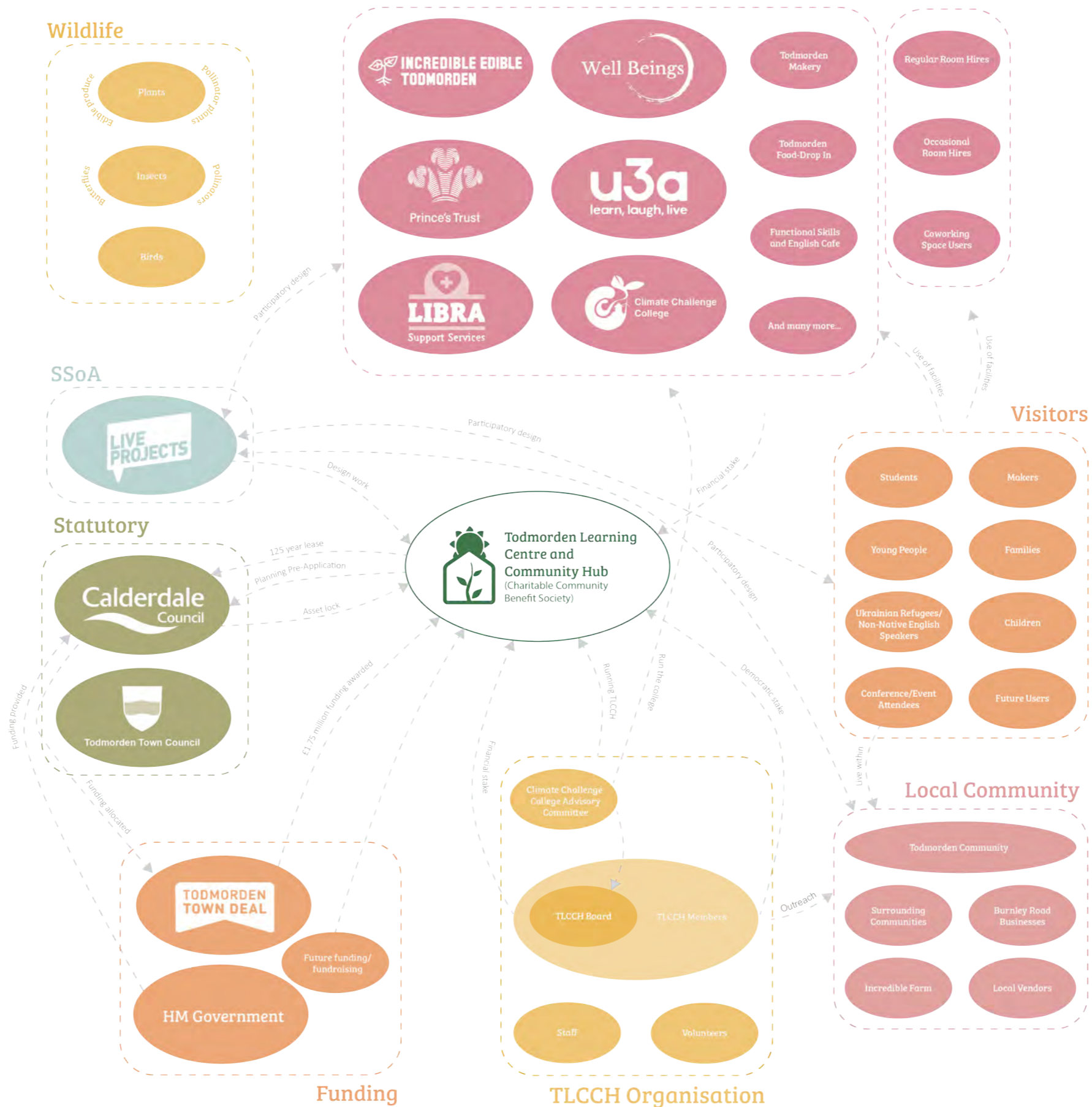
There will also be the removal of single window on north elevation, at the very western end. This window is located on a store room and is no longer required.





# Site Stakeholders

The University of Sheffield identified the existing stakeholders and core components of the site, in order to better understand the requirements of the development. This is illustrated by the diagram below:



# Public consultation

Having identified the site stakeholders, the university team undertook a series of consultations with the public both at the site and at Tod market over a series of days



9th October 2023 outside the site

12th October 2023 outside the site and at a local indoor market

18th October 2023

# Incredible Edible and TLCCH consultation

Consultations with Incredible Edible and TLCCH were also vital to inform the proposals



Visiting Incredible Edible sites and volunteers

Discussions with TLCCH relating to their requirements and aims for the proposals

# Conclusion

The proposals aim to embody the sustainable ethos and educational focus of Tod College and the TLCCH through the application of environmentally-sound materials and building techniques, serving as a visual representation of, and learning tool for the college.

The scheme aims to re-invigorate the college and its presence in the community by re-locating the main entrance to the street frontage and creating a more inviting public realm space through planting, increased accessibility, seating areas and a palette of materials that may be seen as softer than the current building and planting space.

Internally the college will be re-aligned to suit the new entrance point whilst also offering a more contemporary and accessible reception and office spaces.

The addition of the toilet block will further improve accessibility for visitors whilst also being a physical street presence that helps to define the new public realm space.

The materials palette is designed to be harmonious and more attuned to a natural quality, whilst also representing sustainable construction methods and enhancing biodiversity and aesthetic quality where possible through features such as the green roof, green facade and planting.

Extensive public and client consultation has been undertaken to ensure that the requirements of the community that the building serves are factored in to the finalised proposals.



**Reed Studio Limited**

Telephone  
07920053316 | 07887747393  
contactus@reedstudio.co.uk

[www.reedstudio.co.uk](http://www.reedstudio.co.uk)