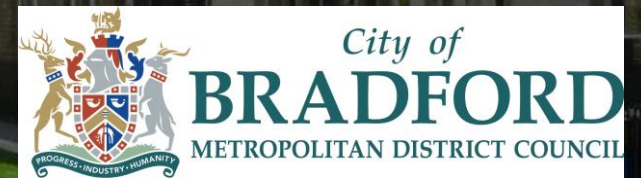


# Bradford District Design Code Pathfinder

PAS & DLUHC Online  
Workshop

Design Codes & The LURB

15<sup>th</sup> February 2023



# Overview

## **Part one. Setting up the project**

- About Bradford and our design code
- The project plan and programme
- Preparing the brief / procuring the work

## **Part two. Developing the Code**

- Stage 1 – Analysis
- Stage 2 – Vision
- Stage 3 – Draft Code

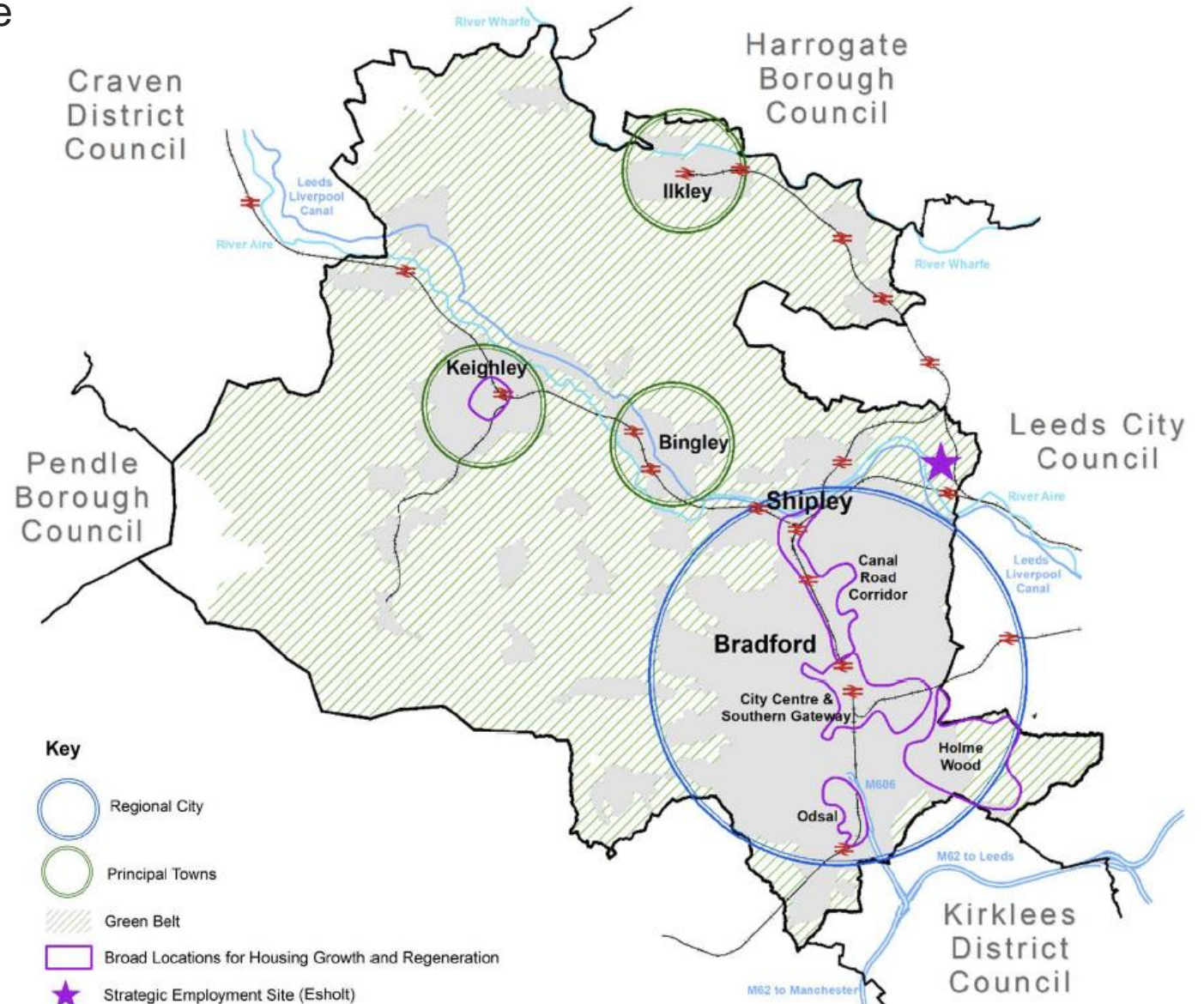
Q&A

# Part one. Setting up the project

# About Bradford and our design code

## Overview of the District and focus of the code

- One of the largest metropolitan districts in the UK.
- Very varied in terms of topography, landscape, settlements
- Very diverse, young and fast growing population
- Need for 30,000 new homes in the District by 2040
- The majority of new homes (80%) proposed to be located in main urban areas (70% within city of Bradford)
- Big disparities between different parts of the District – one third of wards are within 10% most deprived in the country
- The focus of the code is new urban housing to support our regeneration ambitions and deliver more compact, sustainable forms of urban living.
- And explore how traditional Bradford housing types (e.g. the terraced street and back-to-back) can be interpreted in a contemporary way.

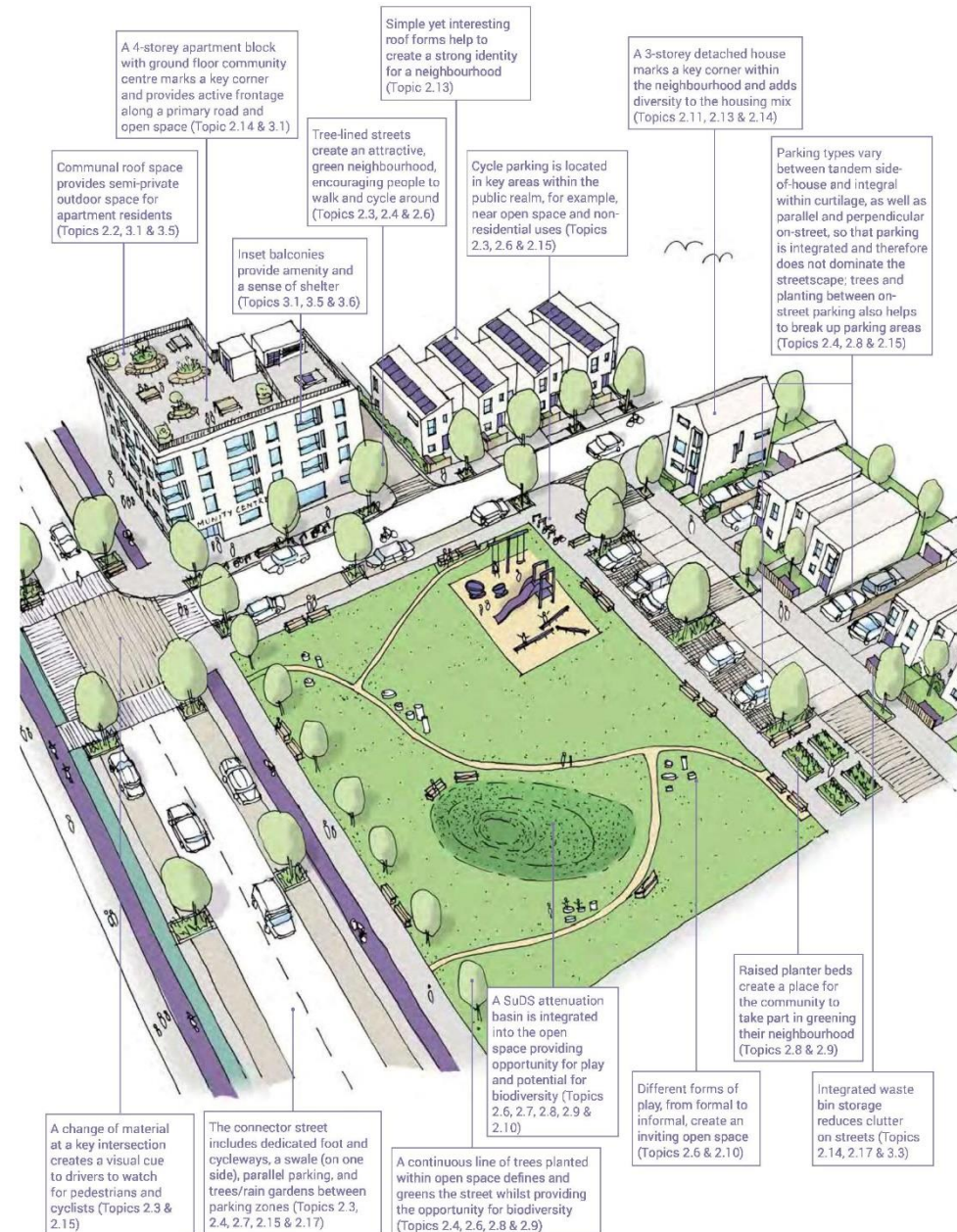


# About Bradford and our design code

## Planning and regeneration context

### Key influences on the code:

- Homes & Neighbourhoods Design Guide SPD (2020)
- Draft Local Plan (inc. new Urban Housing Policy)
- Development Frameworks/Masterplans for key regeneration areas (e.g. Southern Gateway and Holmewood)
- Clean Growth Strategy
- Clean Air Zone
- UNICEF Child Friendly District bid



Images from Homes and Neighbourhoods SPD

Indicative neighbourhood diagram to illustrate various Section 2.0 design guide topics

2.10  
PLAY

### PRIORITY



### PRINCIPLE 2.10

Housing developments should provide children and young people of all ages and abilities with a variety of safe and accessible play spaces and facilities which are soft, green, inspiring and educational.

### POLICIES / REFS

Local plan: EN1 Shipley & Canal Rd AAP: SCRC/HSC2  
Fields in Trust guidance  
NPPF: paragraphs 91, 96, 110, and 127  
Active Design: princ. 1, 5

“MY DAD TAKES ME TO THE PARK ON MY SCOOTER. HE CAN’T KEEP UP WITH ME!”



## Project Plan

### Identifying existing data and gaps

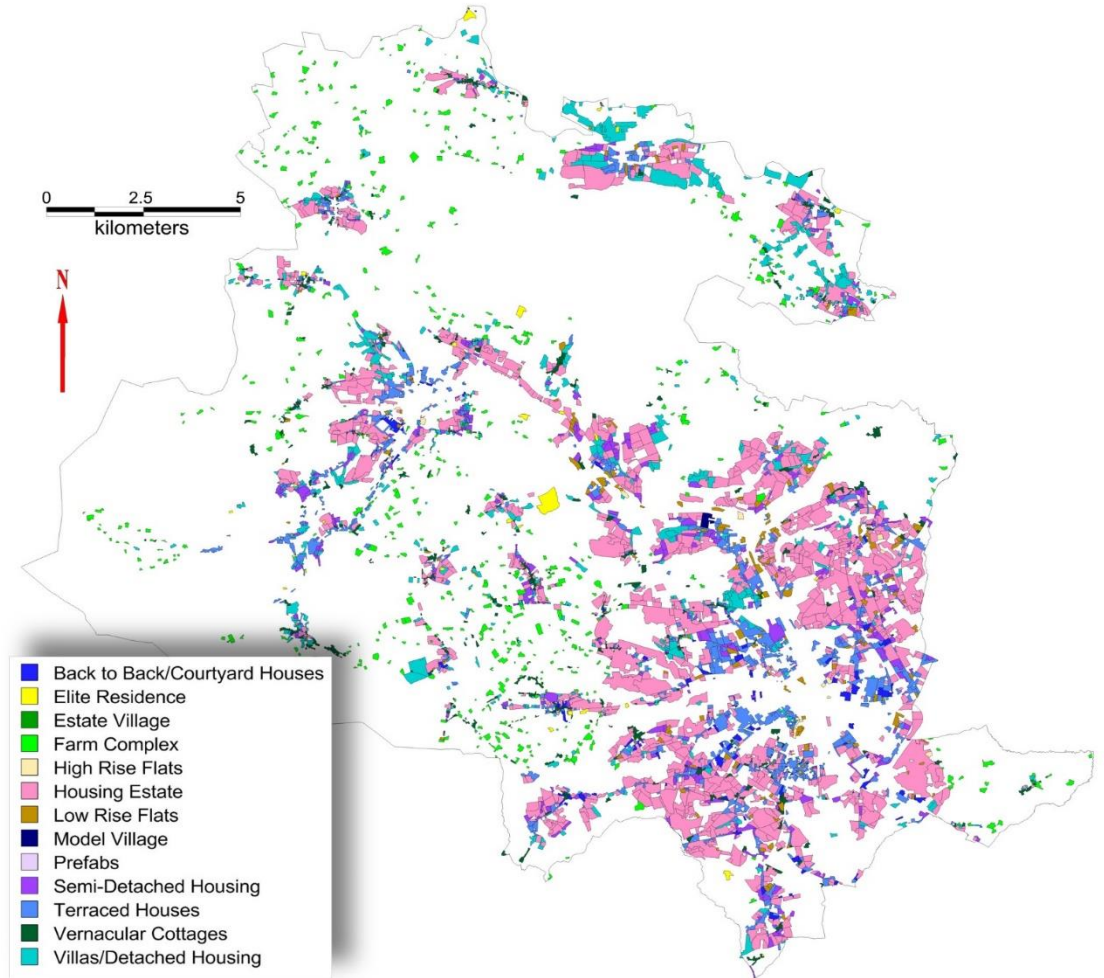
Preparing a Project Plan was the first requirement of the DLUHC Pathfinder programme.

This included identifying what data we already had in relation to the NMDC Code stages and identifying gaps.

e.g. List of existing Baseline data on character:

- West Yorkshire Historic Landscape Characterisation Project
- Conservation Area Assessments (various)
- Landscape Character Assessment
- Bradford City Centre Design Guide
- Neighbourhood Development Plans (various)

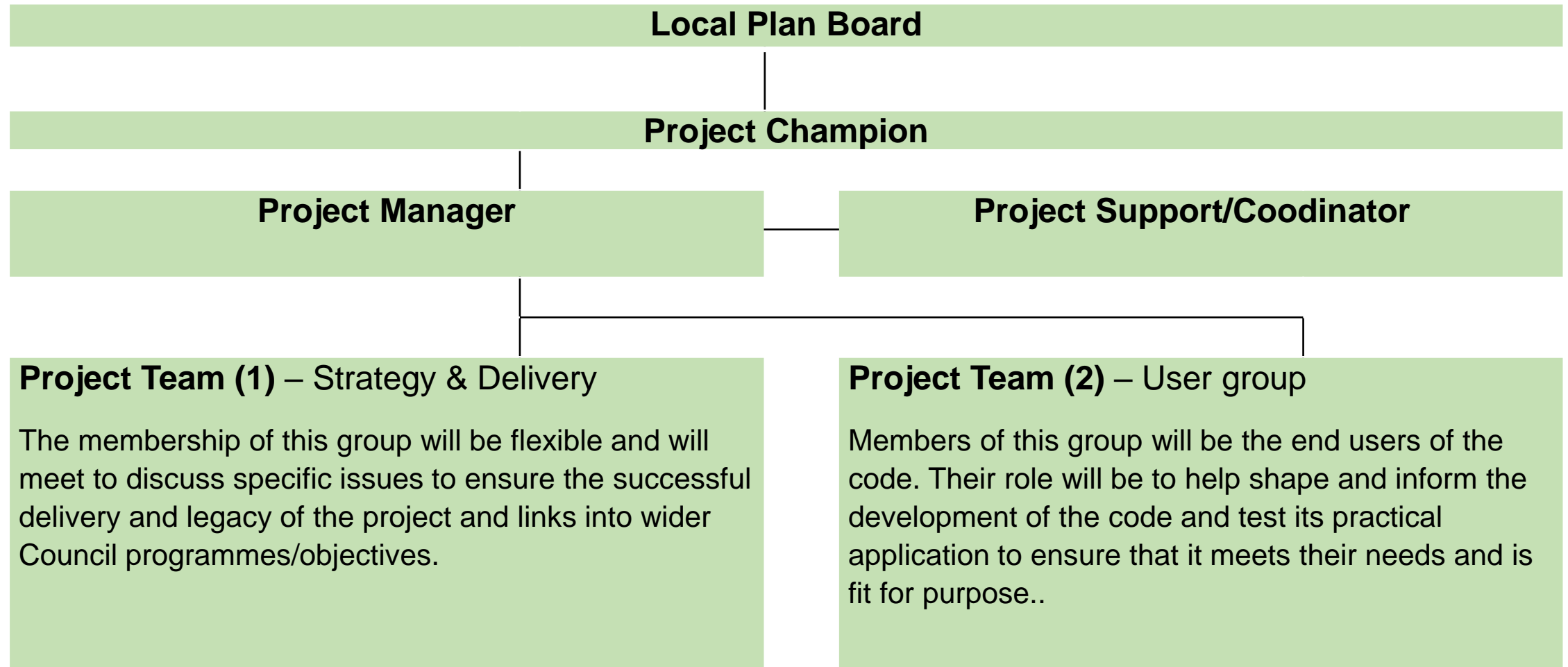
Gaps – lack of detailed understanding of character in large parts of the urban areas



*West Yorkshire Historic Landscape Characterisation Project*

# Project Plan

Internal team structure



# Project Plan

## Programme

	2022						2023					
Stage	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Prepare project brief	■	■										
Competitive tender process to select team			■	■								
Preparation of design code stage 1 (Analysis)					■	■						
Preparation of design code stage 2 (Vision)							■	■				
Preparation of design code stage 3 (Draft Code)									■	■		
Final design code											■	■
Engagement/workshops				●		●	●	●		●	●	





## Procuring the work

### Preparing the brief & procurement process

- We decided the best way for us to deliver the code would be to appoint a consultant team to lead on all aspects of the project.
- The Project Plan helped inform the preparation of the brief/specification for the work – e.g. defining the objectives, scope of work, tasks, outputs, process, timescales etc.
- Council officer workshop with representation from different departments to ensure the brief reflected Bradford's priorities.
- Competitive tender process to select a consultant team

# Procuring the work

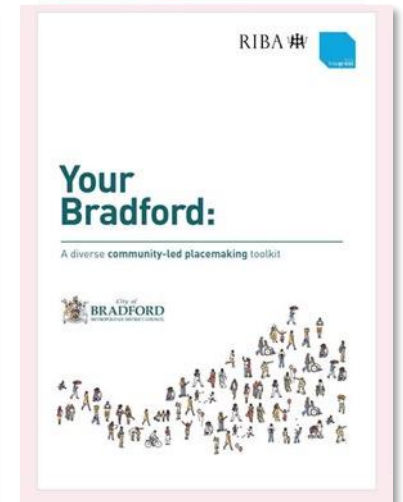
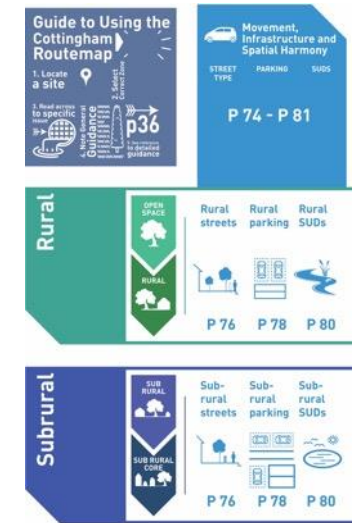
## The Team

**Tibbalds Planning & Urban Design** – Lead consultant, planning, architecture, masterplanning and coding

**Integreat Plus** – Community engagement, architecture and urbanism

**Civic Engineers** - Streetscape, movement, green and blue infrastructure

**AspinallVerdi** - Viability



## **Part two. Developing the Code**

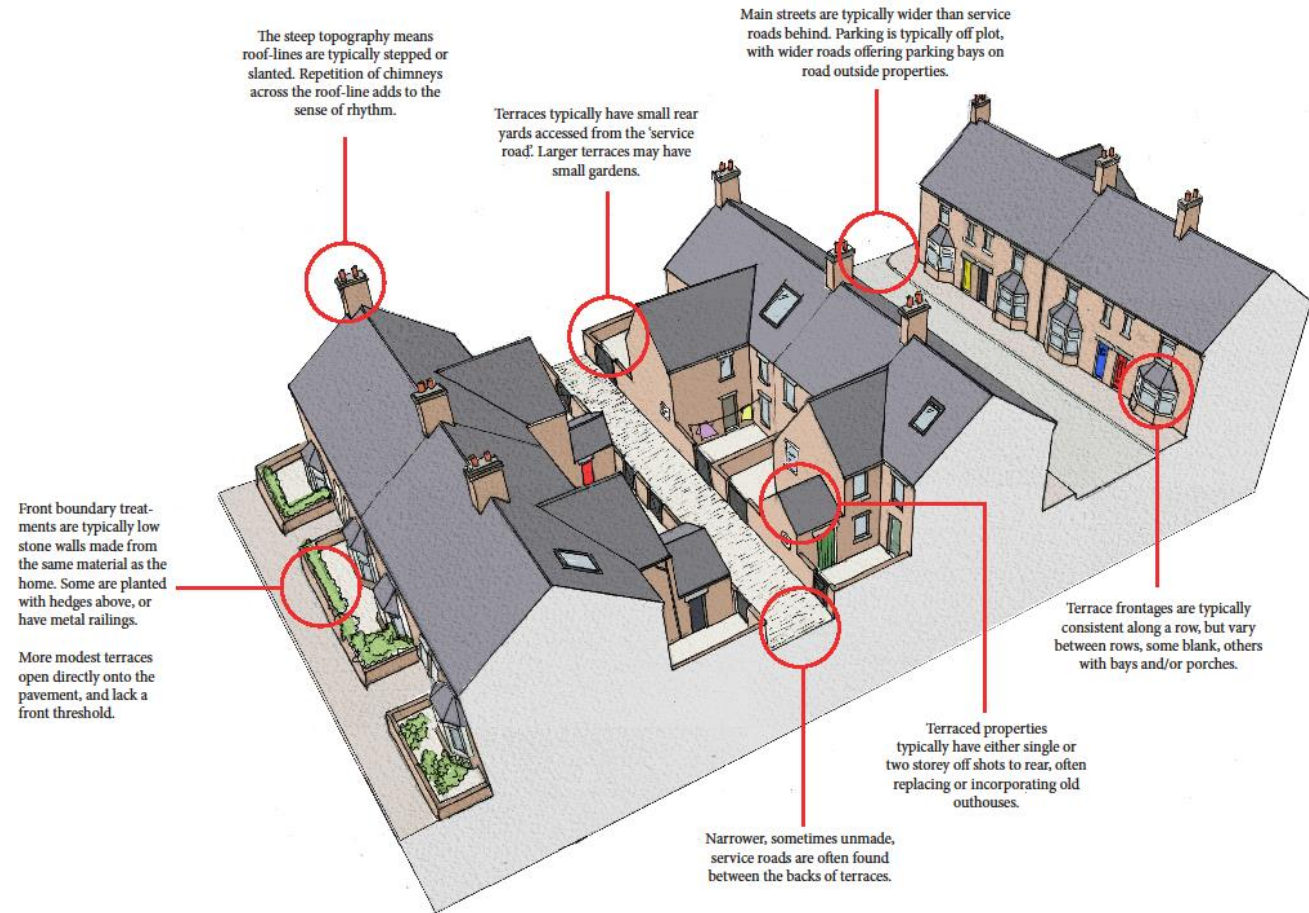
- Stage 1 – Analysis (Sept-Nov 2022)
- Stage 2 – Vision (Dec-Jan 2023)
- Stage 3 – Draft Code (Feb-Mar 2023)

# Stage 1 (Analysis)

## Characterisation of urban housing

- Predominantly 2-4 storeys terraced
- Works with the steep topography of the area
- Dense, tight urban grain
- Service roads to rear of rows for parking and bins
- Long and short rows of terraces
- Consistent use of local materials
- Rhythm and symmetry of along the streetscene
- Flats reference rows of terraces with similar forms, scale and mass or flats reference traditional mills in terms of heights and proportions

### Typical Bradford Terrace Character



### Typical Bradford Terrace Character

## Stage 1 (Analysis)

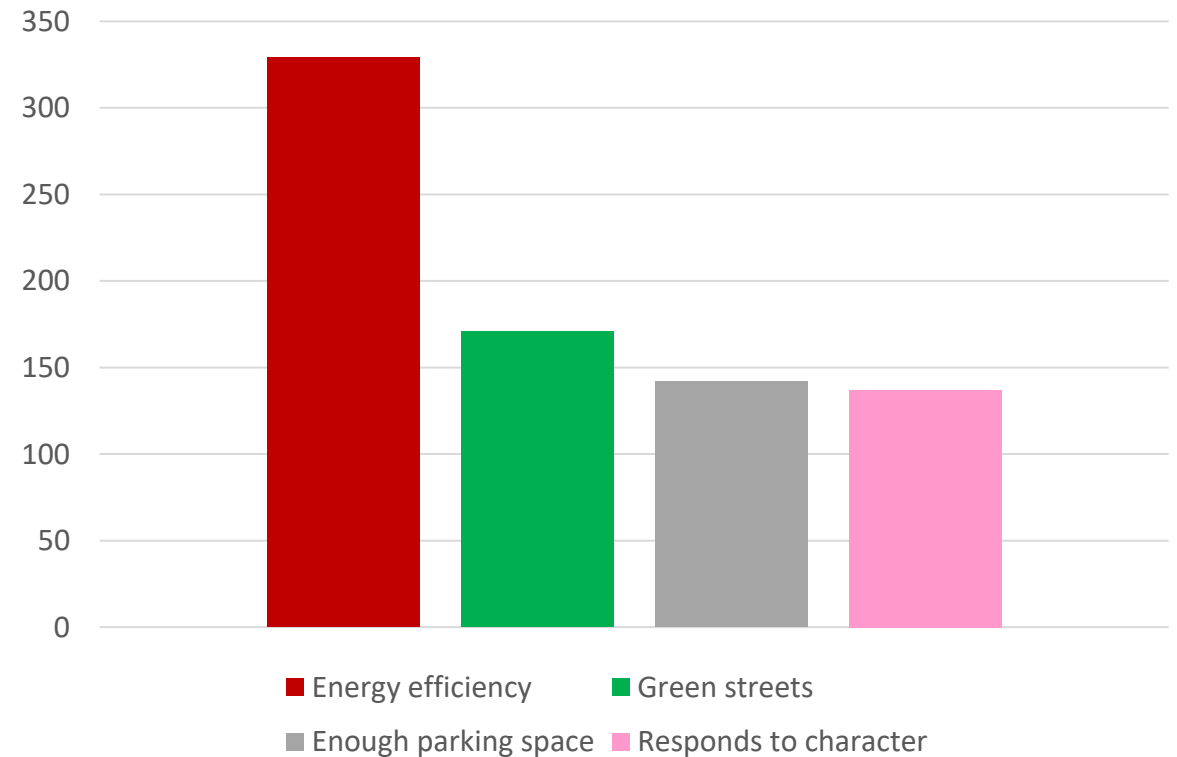
Engagement (website survey)



Number of website visits **4,500+**

Online survey **562** responses

Top Priorities for new development



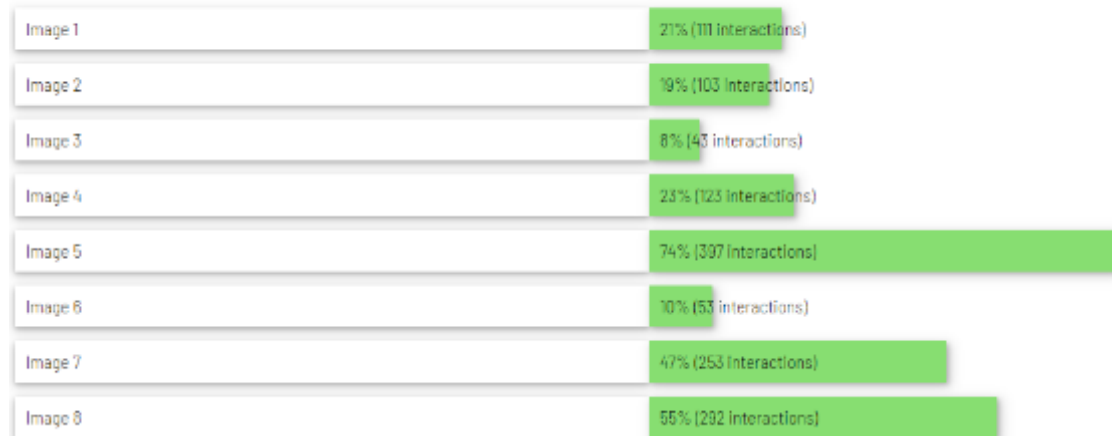
## Stage 1 (Analysis)

### Engagement (website survey)



06. Selecting from the below, which photo(s) best represent Bradford's character?

All interactions



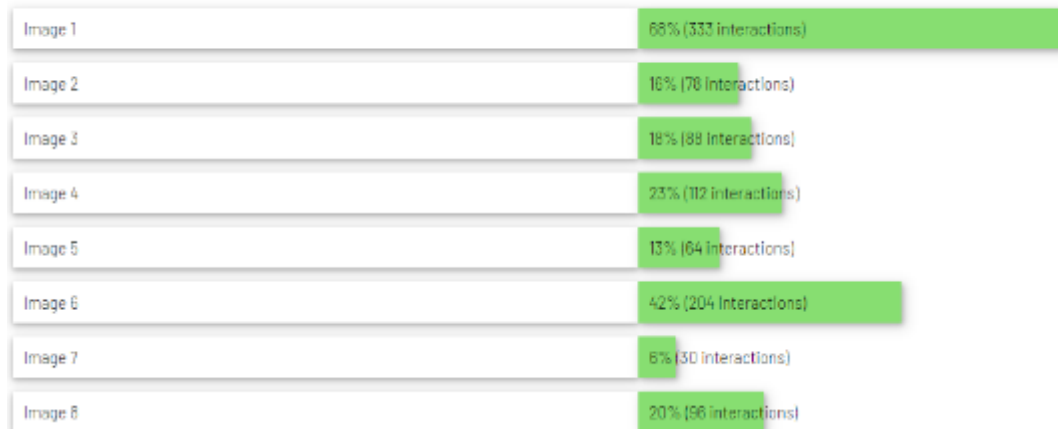
## Stage 1 (Analysis)

### Engagement (website survey)



07. Selecting from the below, which photo(s) represent the type of homes and streets you'd like to see more of in Bradford:

All Interactions



# Stage 1 (Analysis)

## Long list (matrix) of potential coding requirements

<p>Nature</p>	<p>2.7 Water and drainage</p> <p><i>Local blue infrastructure should be extended and integrated into new residential developments, improving outdoor amenity, enhancing biodiversity, providing urban cooling, and supporting a sustainable drainage system for the scheme.</i></p>	<p>+</p>	<p><b>Addingham NDP – Policy ANDP14 Responding to climate change</b> e) Use of surfaces that increase ground infiltration and reduce run-off;</p> <p><b>Ilkley NDP – INDP5 high quality and zero carbon design</b> l) Any hard surfaces should be permeable, allowing surface water to soak away and incorporate the principles of sustainable drainage systems (SUDS).</p> <p><b>Oxenhope NDP – GP4 SUDS</b> Where appropriate, developments should include Sustainable Drainage Systems and rainwater harvesting to help mitigate flooding and alleviate surface water</p> <p><b>Sustainable design guide / RUDP Policy D2:</b> Proposals should maximise opportunities to conserve energy and water resources through the layout and design of development. In considering planning applications the Council will encourage where appropriate: (1) The use of solar energy, passive solar gain and heat recycling (such as combined heat and power); (2) Layouts which reduce windchill and maximise the efficient use of natural light; and, (3) <b>The use of rain water and grey water recycling and sustainable drainage systems.</b></p> <p><b>Cheltenham Climate Change SPD</b> Therefore all developments should seek to: • Ensure new development doesn't increase flood risk onsite or cumulatively elsewhere and to seek betterment over the minimum requirements wherever possible. • Design buildings, streets and open spaces that are resilient to flooding, utilising flood resilient construction and implementing flood mitigation measures. • <b>Work with the natural landscape and its features to reduce the risk of flooding</b> (not only on site but also beyond the site) including Natural Flood Management (NFM) techniques • <b>Control the flow of water on site through the use of Sustainable Urban Drainage Systems ( SUDS ) and take a creative approach to reduce the long term risk of flooding and enable environments to absorb water.</b> • <b>Maximise opportunities for betterment of water quality, amenity and biodiversity.</b></p>	<p><b>All Houses must:</b> * <i>consider grey-water recycling and/or rainwater harvesting opportunities;</i> * <i>specify low water usage appliances;</i> * <i>have permeable paving (parking, outdoor spaces);</i> * <i>have permeable front gardens;</i> * <i>be resilient to flooding and utilise flood resilient construction;</i> * <i>implement flood mitigation measures;</i></p> <p><b>All Flats must:</b> * <i>integrate rainwater harvesting opportunities into communal outdoor areas (e.g. to help maintain communal planting areas)</i> * <i>consider green infrastructure to facilitate rainwater management</i> * <i>have permeable paving in outdoor areas;</i> * <i>be resilient to flooding and utilise flood resilient construction;</i> * <i>implement flood mitigation measures;</i></p> <p><b>All Streets must:</b> * <i>integrate rain gardens and other SUDS into streets;</i> * <i>have permeable paving in parking areas;</i> * <i>be resilient to flooding; and utilise flood resilient construction;</i> * <i>implement flood mitigation measures;</i> * <i>control the flow of water on site through the use of Sustainable Urban Drainage Systems ( SUDS );</i></p> <p><b>All developments should:</b> * <i>ensure new development doesn't increase flood risk onsite or cumulatively elsewhere;</i> * <i>seek betterment over the minimum requirements wherever possible;</i> * <i>work with the natural landscape and its features to reduce the risk of flooding (not only on site but also beyond the site) including Natural Flood Management (NFM) techniques;</i> * <i>take a creative approach to reduce the long term risk of flooding and enable environments to absorb water;</i> * <i>maximise opportunities for betterment of water quantity, quality, amenity and biodiversity;</i></p>
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NMDC issue: Nature

Design Guide principle: **2.7 Water and drainage**

Baseline information: *Addingham/Ilkley/Oxenhope NDPs;*

*Sustainable design guide SPD*

Translating to the Code e.g.:

All houses must: ***consider grey-water recycling and/or rainwater harvesting opportunities***

All flats must: ***have permeable paving in outdoor areas***

All streets must: ***integrate rain gardens and other SUDS into streets; be resilient to flooding and utilise floor-resilient construction***



## Stage 2 (Vision)


Engagement workshops (online and in-person)

Purpose: To establish the vision and refine the list of coding requirements

Activities included:

- Council Officer workshop (online with break out groups)
- Technical Highways workshop (to explore BGI, active travel and play elements within streets)
- Developers, Designers & Agents Roundtable
- Bradford Property Forum
- Health & Young People Expert Group
- Community Conversations (in person workshops with broad range of age, abilities, ethnicity, location etc. Food provided)
- Town councils & civic societies





## Stage 2 (Vision)

The draft Vision

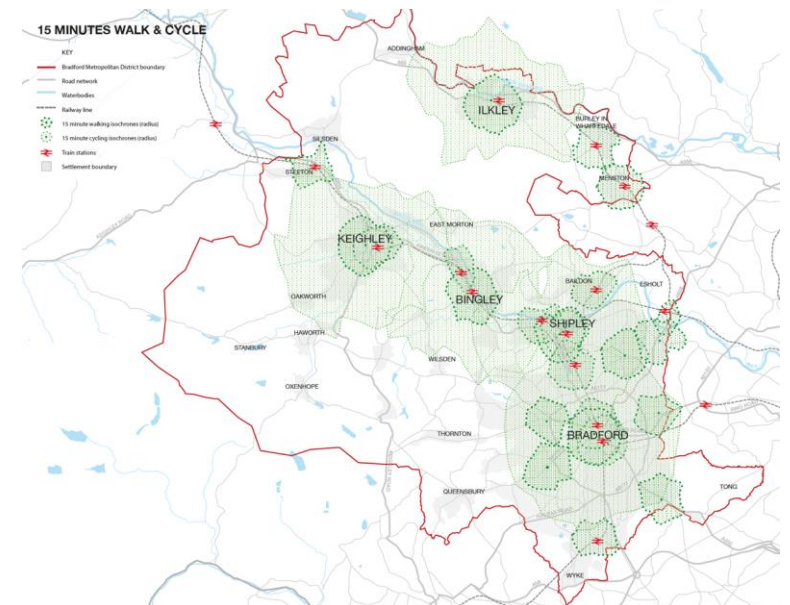
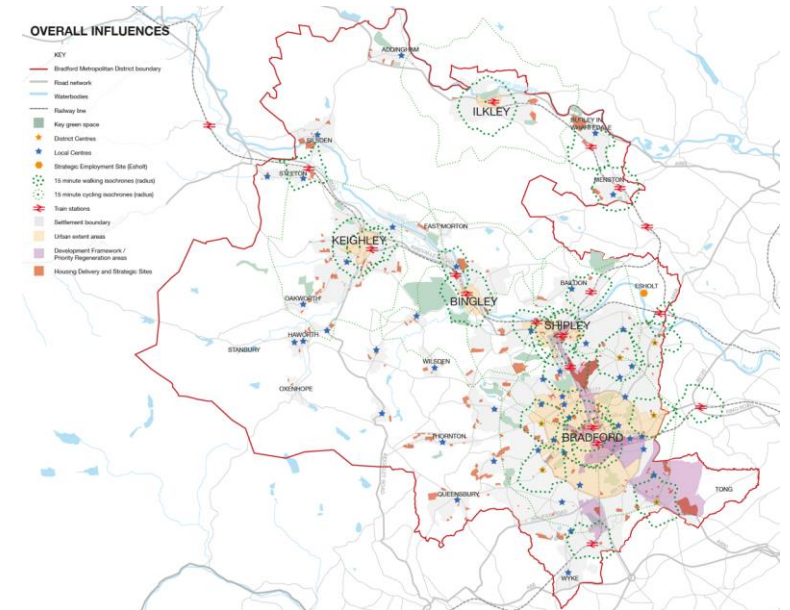
Our vision for new homes and streets within urban areas is that they contribute towards making life healthier and happier for local communities, enable environmentally-friendly lifestyles, be fit-for-purpose and become part of the established positive local character.

## Stage 2 (Vision)

The draft Coding Plan (criteria for urban housing area type)

We propose that 'urban areas' (e.g. where urban housing will be supported) include the following:














- Bradford City Centre
- Keighley, Ilkley, Bingley and Shipley Town Centres, and within 15-minute walk of its centre
- The District Centres of Five Land Ends, Girdlington, Great Horton, Greengates, Thornbury, Tong Street, and within 15-minute walk of its centre
- Local Centres
- Within 15-minute walk of train stations and high-frequency public transport
- in all Development Framework / Priority Regeneration areas (except where access to public transport and local amenities is beyond a 15 minute walk and there is no provision planned)
- Existing 'urban terraces' areas (e.g. "areas of existing urban form")

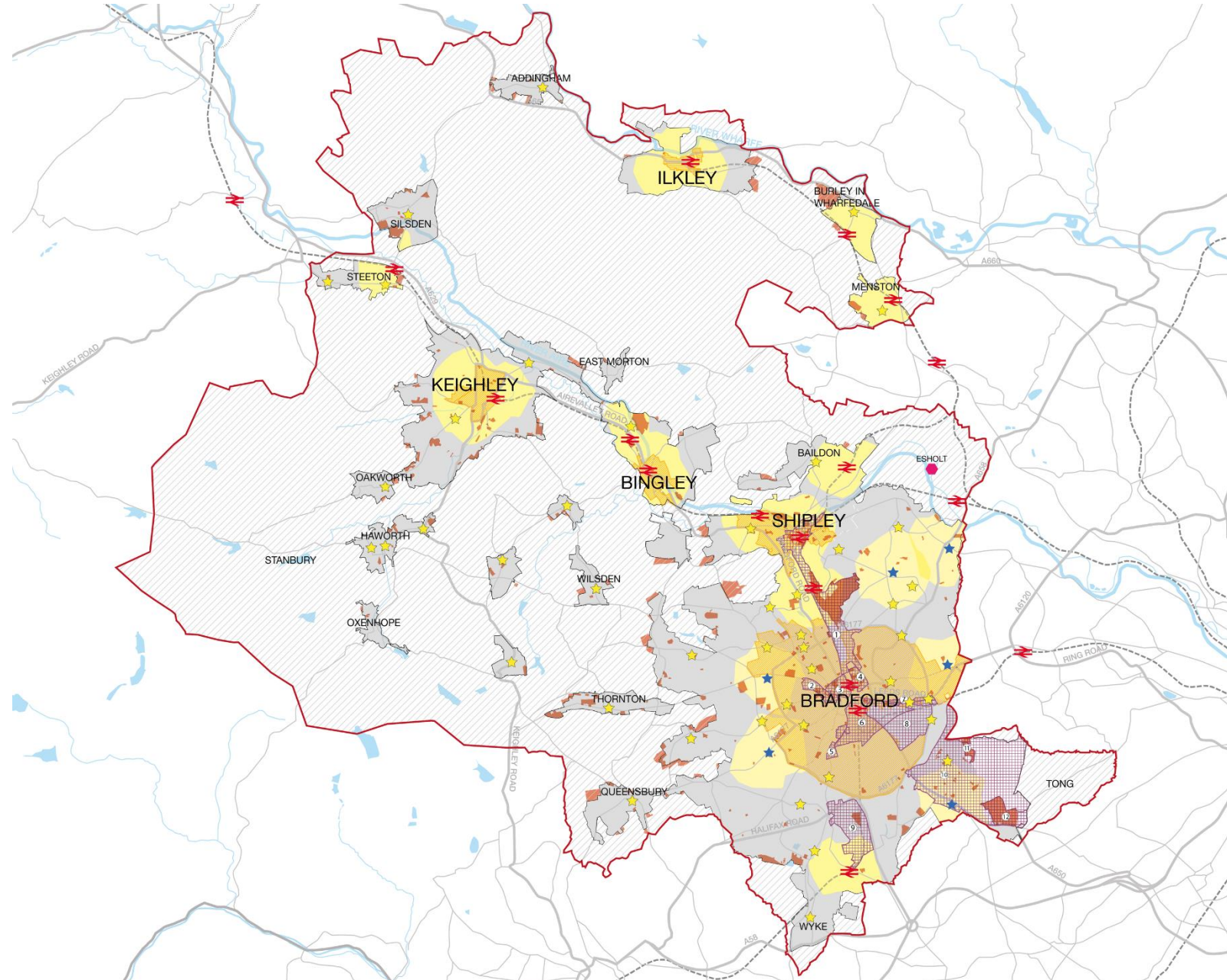


# Stage 2 (Vision)

## The draft Coding Plan

### KEY

-  Bradford Metropolitan District boundary
  -  Road network
  -  Waterbodies
  -  Railway line
  -  Train stations
  -  Area where code does not apply
  -  Suburban built form (code may not apply)
  -  Housing Delivery and Strategic Sites
- AREAS WHERE CODE APPLIES
-  District Centre
  -  Local Centre
  -  Areas of existing urban form
  -  15-minute walking neighbourhoods
  -  Development Framework / Priority Regeneration areas



## Stage 3 (the draft Code)

### The 'Kit of Parts'

- The 'Kit of Parts' – A graphical document of building and street types to illustrate design and sustainability requirements

House types	Flat types (3-6 storeys)	Street types
Detached	Mixed-use	City Connectors
Semi-detached	Ground floor maisonettes	Neighbourhood Link
Terrace	Ground floor single flat	Local Streets
Back-to-back	Student accommodation	Home Zones
Up-and-down	Co-housing	
Multi-generational	Older people's accommodation	
Live-work	<i>Tall buildings (9+ storeys)</i>	

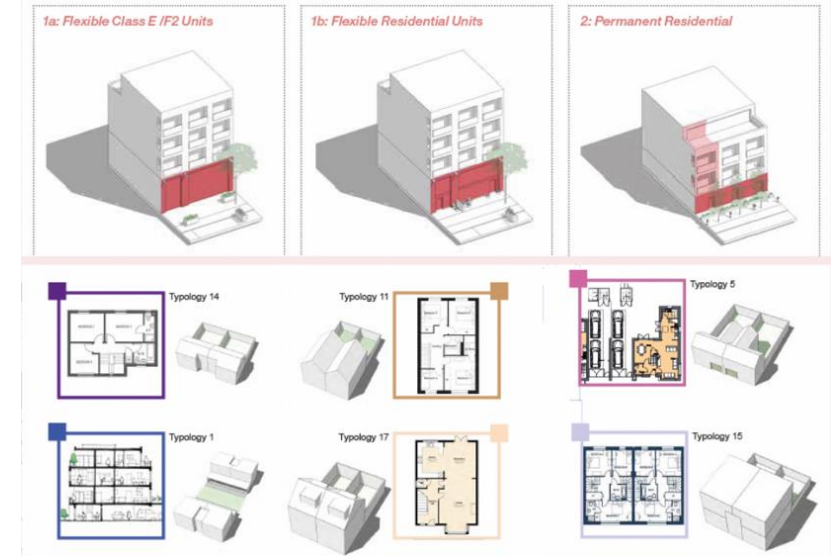


Figure 4.10: Illustrative interpretation of a Tertiary Residential Street



Figure 4.11: Illustrative interpretation of a Greenspace Street

# Stage 3 (the draft Code)

## Proposed design code document structure

### Part A: Introducing the Code

#### 0.0 Introduction - Vision and objectives (2-page spread, approx. 8 pages in total)

- 0.1 Policy and guidance - National Design Guide, National Model Design Code, Homes and Neighbourhoods, Local plan, Neighbourhood plans, etc.
- 0.2 Purpose of the Code
- 0.3 How to use the Code - the Coding plan and the kit of parts
- 0.4 Assembling the block - explaining examples throughout the Code of the 'kit of parts' being put together to create positive environments

### Part B: Coding requirements

#### 1.0 Creating a neighbourhood: All development must... (2-page illustrative summary spread, approx. 4-6 pages in total)

- 1.1 Reinforce local character
- 1.2 Work with topography
- 1.3 Integrate a mix of uses
- 1.4 Create space to play
- 1.5 Promote walking and cycling
- 1.6 Design for the environment
- 1.7 Integrate the car

#### 2.0 Creating a street (2-page illustrative summary spread, approx. 6-8 pages in total)

- 2.1 Green and blue streets
- 2.2 Social streets
- 2.3 Streets for walking and cycling (incl. parking)
- 2.4 Doorstep play
- 2.5 Parking - clustered parking, EV, car clubs
- 2.6 Requirements for specific street types

#### 3.0 Creating a successful transition zone (2-page illustrative spread, approx. 4-6 pages in total)

- 3.1 Safe and accessible entrances
- 3.2 A functional front garden - bin, bike and utilities (communal and individual)
- 3.3 Contributing to character - boundaries, landscape and materials

#### 4.0 Making a home: Flats (2-page illustrative spread, approx. 6-8 pages in total)

- 4.1 Ground floor mixed-uses
- 4.2 Internal storage
- 4.3 Communal space and access
- 4.4 Private open space
- 4.5 Cycle (and other outdoor equipment) storage (individual and communal)
- 4.6 Waste storage
- 4.7 Parking - undercroft / partial-undercroft
- 4.8 Requirements for specific flat types - mixed-use, maisonettes, family-sized flats, student accommodation,

#### 5.0 Making a home: Urban houses (2-page illustrative spread, approx. 6-8 pages in total)

- 5.1 Internal storage
- 5.2 Private open space (incl. roof terraces)
- 5.3 Waste storage
- 5.4 Parking integrated
- 5.5 Requirements for specific house types - terrace / back-to-back / up-and-down / multi-generational / co-housing / mews housing

## Stage 3 (the draft Code)

### Examples of emerging coding requirements

(Note that these are examples from a much longer list which is constantly evolving, being whittled down and refined to try and create workable codes)

#### Streets must:

- Include **green infrastructure** (e.g. SUDS and street trees), including native species to help reinforce the local landscape character
- Provide handrails and **places to rest** at regular intervals where streets are steep
- Provide min. 2m-wide clear level **footway** on either side of the carriageway
- Integrate **doorstep play** elements on all tertiary or lesser streets

#### At the street/building interface:

- Reinforce street scene through the use of a consistent **front edge and boundary treatment**
- Accommodate **bins** in specific storage areas and screen from the street
- **Front gardens** must not be 100% hard-standing and at least 50% must be soft landscaping. 80% of any hard surfacing must be permeable.
- When building on **sloping sites** the use of retaining walls must be minimised, where they are used, they must make a contribution to the landscape setting and biodiversity, i.e. not a blank concrete wall

#### Houses must:

- Have **roofs that can be converted** to additional living space in the future
- Have roof structures that are able to accommodate PV panels in the future and that can be retrofitted
- Provide a (fruit) **tree in every garden**
- **Orientate dwellings** to +/- 30deg to the south
- Provide min. 20sqm for 2P of **private garden space** + 5sqm per extra 1P and with a mix of hard and soft areas

**Q&A**