

Modified Policy BH1 and supportive text.

Development proposals should be of high quality design, respect the site and its setting, and enhance the character and local distinctiveness of the City Centre. Proposals will be expected to accord with the Bradford City Centre Design Guide and Addendum, the Neighbourhood Spatial Frameworks and Proposal Statements, and any other relevant policy or guidance.

Proposals should:

- A. Enhance the street network by ensuring that large developments are well connected to existing streets, that urban blocks are kept small, that new routes and spaces are in the public not the private realm, and that they are designed to have pedestrian priority.
- B. Animate the public realm by ensuring that the primary elevations of new buildings face onto the street, that blank and uninteresting elevations are avoided, and that buildings present active frontages at ground floor level.
- C. Provide enclosure to the public realm by ensuring that the primary elevations of buildings follow the building line and that they are of a height which is appropriate to the character of the street or space.
- D. Create new city centre landmarks by taking the opportunity to design 'star' buildings in prominent locations and where new important public buildings are proposed.
- E. Achieve good quality design by being appropriate to its context in terms of urban grain, height and massing, roofscape, materials and appearance. Contemporary design approaches will be encouraged.
- F. Preserve and enhance the character, appearance and setting of the City Centre's heritage assets by ~~having suitable regard to the adopted Conservation Area Appraisals and Listed Building Statements.~~
- G. Support the vitality and diversity of the city centre by optimising the potential of the site to accommodate development and being of an appropriate scale and density

4.126 As there are nationally designated and local heritage assets across the entire District, including the Town Centre, their protection and conservation is covered by Policies EN3, EN4, DS3, SC1, BD1, BD2, and TR4 of the Bradford Local Plan: Core Strategy . The Bradford Local Plan: Core Strategy also sets out a proactive strategy for the conservation and enhancement of the historic environment, to which the AAP will contribute. The Council is ~~producing~~ has also produced a series of Conservation Area Appraisals which ~~will~~ provide further information and advice about the special interest of each Conservation Area and their management.

Applications for development proposals within Conservation Areas should have special regard to the information contained within these Appraisals to ensure there are no significant detrimental impacts upon heritage assets or the historic fabric of the area.