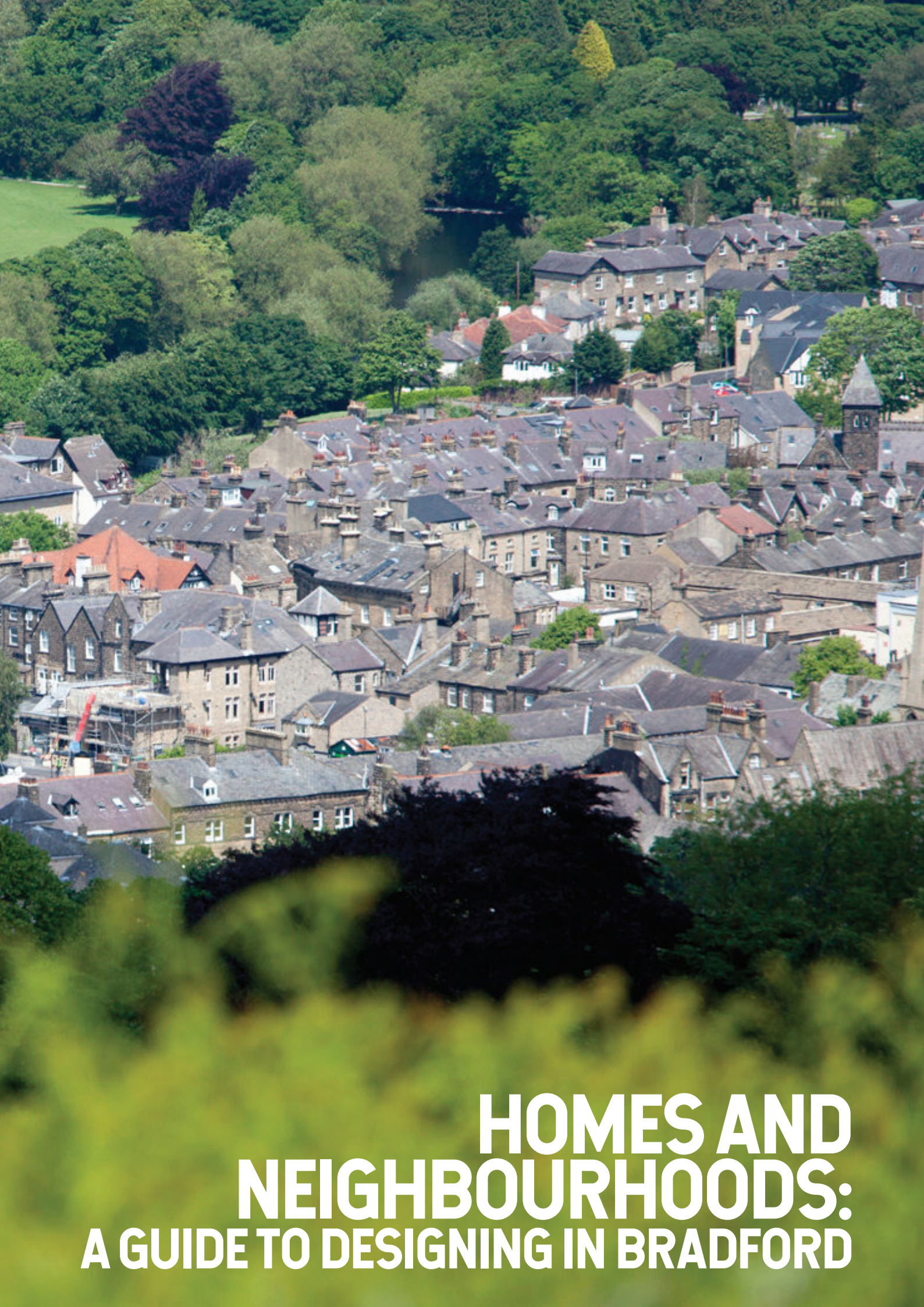

HOMES AND NEIGHBOURHOODS:
A GUIDE TO DESIGNING IN BRADFORD

**"THIS IS ABOUT US.
IT'S ABOUT WHAT WE WILL DO TO CREATE AS GOOD A QUALITY OF LIFE AS POSSIBLE FOR THE PEOPLE AND COMMUNITIES OF THE BRADFORD DISTRICT."**

Kersten England, Chief Executive
Bradford Council Plan 2016-2020

This document was adopted by City of Bradford Metropolitan District Council as a supplementary planning document on 4th February 2020

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CONTENTS

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PART A:
INTRODUCING THE GUIDE

INTRODUCTION

Bradford District has a population of over half a million, and with over 124,000 people under the age of 16 it is the youngest city in the country. It is also a fast-growing city, with an increasing number of older people. A significant number of new homes will be required to meet the district's needs by 2035.

The district is facing significant health challenges, including some of the highest rates of childhood illness in the UK and serious concerns over air quality in certain areas. And Bradford is the 11th most deprived district in England.

There is overwhelming evidence that the environment in which we live affects our health and well-being. The Council is seeking to tackle these issues to resolve the underlying causes of illness, inequality and short life expectancy. The requirement for such significant amounts of new housing provides an opportunity to set a benchmark for the quality of housing and the environment in the district.

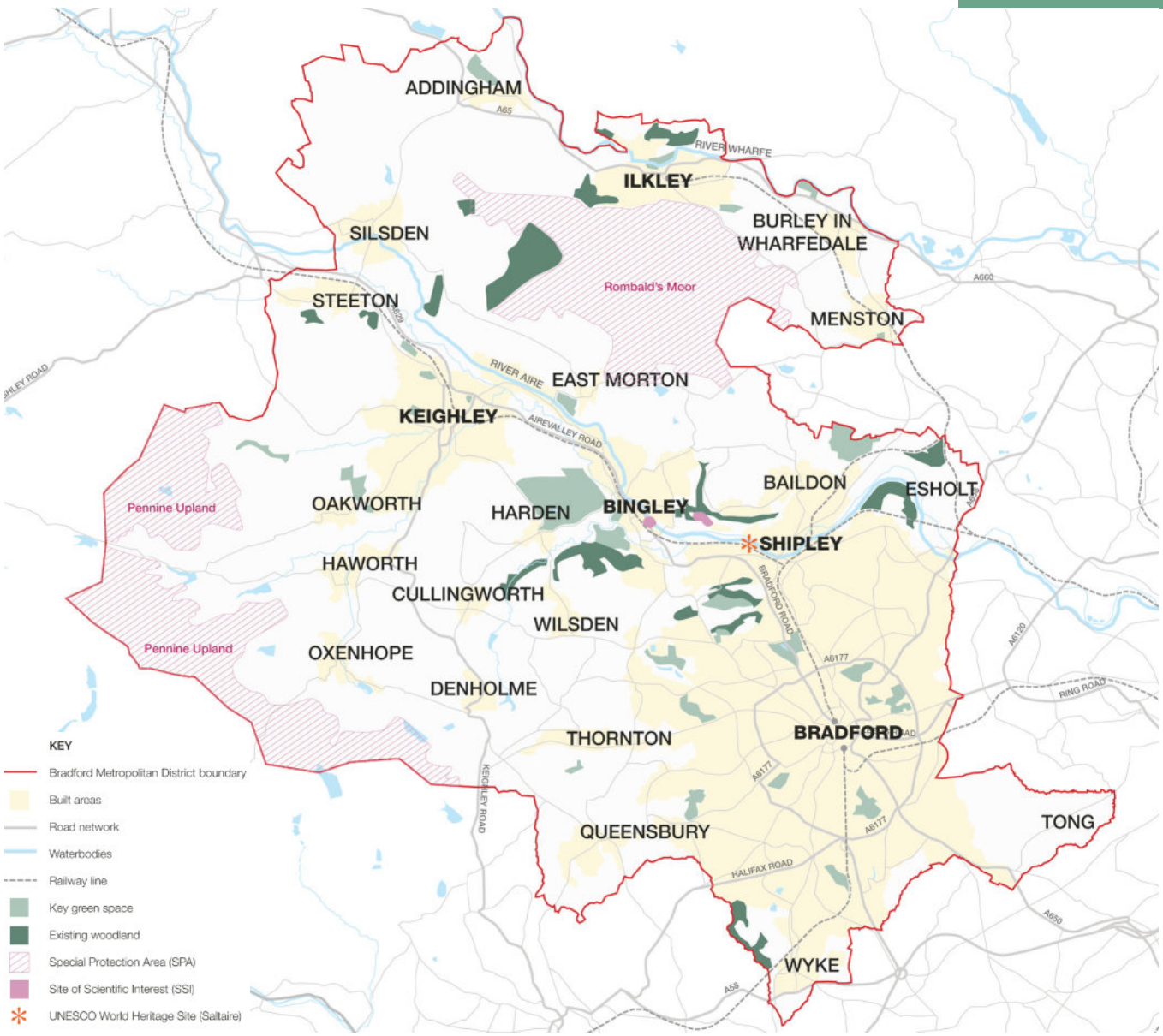
This document, Homes and Neighbourhoods: A Guide to Designing in Bradford, will help plan for places where people can flourish: not just in housing schemes, but in successful neighbourhoods. These must be inspired by the best places that have developed though the district's history, and make the most of its varied settings and landscape.

This guide has been created by collaborating with several key stakeholders in the district to ensure that it responds to Bradford's underlying issues, and that it is supported by the companies and individuals who will deliver the housing.

These stakeholders have included:

- Born in Bradford: one of the world's largest research studies, it is tracking the lives of over 30,000 Bradfordians to find out what influences the health and well-being of families.
- Older and Disabled People Group: a network of established groups across the city representing a range of interests. They include those with mobility problems, older people, visually impaired people, dementia sufferers and people with learning difficulties.
- Bradford Civic Society: a society that champions Bradford's heritage and built environment, and encourages higher standards of design and architecture in new development.
- Bradford Property Forum: a network of local property professionals, including architects, planners, developers and surveyors.
- Housebuilders and housing associations, the main developers of housing in the city.
- All relevant departments within the Council, covering public health, architecture, housing, accessibility, drainage, engineering, planning, and urban design, among other matters.

As a supplementary planning document, these guidelines support the local plan policies and advance the government's agenda by putting high-quality design, healthy and happy communities, and inclusive design principles at the forefront of market-appropriate and financially viable new housing in Bradford.



Map of Bradford District's main urban areas and open spaces

HOW WILL THIS DOCUMENT BENEFIT DIFFERENT USERS?

This guide aims to ensure that new housing will create healthy communities in Bradford. It is also designed to ensure that everyone involved in delivering housing will benefit too.

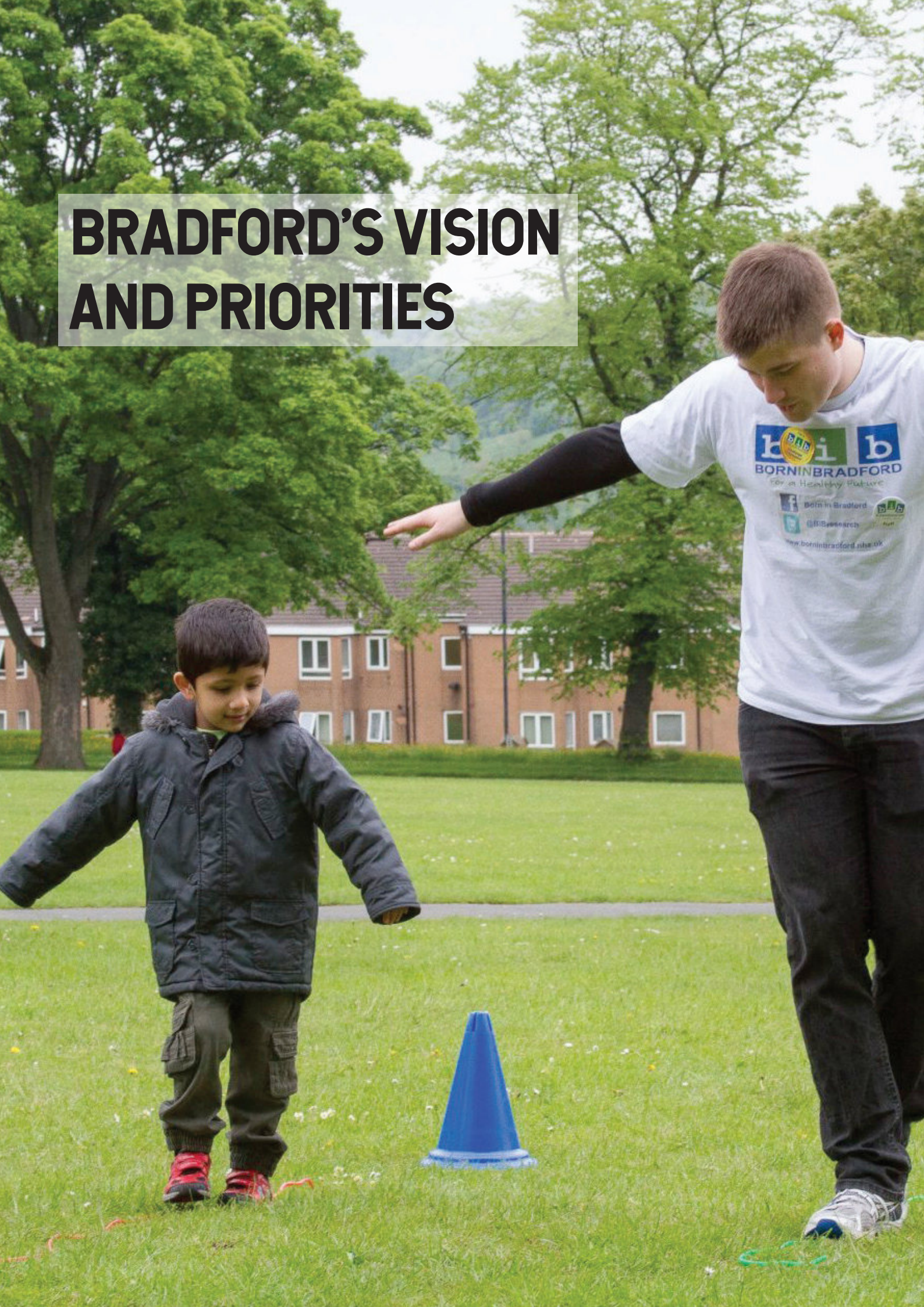
Housebuilders and developers want to build the best that is economically viable for their target market, and they want their progress through the planning system to be as quick and certain as possible.

The Council wants to encourage the best housebuilders and developers to see the district as a place where they can make a reputation for creating homes and neighbourhoods that people really appreciate.

Community groups and residents can make a positive impact on developments through the consultation process to ensure that schemes are tailored to local needs.

The guide is intended for developers, housebuilders, self-builders, local communities, politicians, planners, architects, designers and the full range of built environment professionals. It explains the Council's aspirations for housing design, and it sets out its view of how the planning and design process can work together to help achieve them.

BRADFORD'S VISION AND PRIORITIES



This design guide sets out eight priorities for homes and neighbourhoods in Bradford District. These target the key issues that were identified through consultation with a wide range of stakeholders who have an involvement or interest in design and development quality in Bradford (as set out on page 6). The vision and priorities are locally based, reflecting what is important in Bradford District.

The design guidance is based on the vision and priorities, addressing specific local aspirations, issues and concerns, as well as promoting good practice. These are set out in the 31 design principles in Part B of this document. The key principles that relate to each of the priorities are also set out overleaf.

As a supplementary planning document, this guide's role is to support the district's Core Strategy, and to provide more detail on how to interpret and assess it. This means that the guide must be consistent with planning policy at both national and district levels.

Housebuilders, other developers, and their architects and/or designers can use these eight priorities as headings to structure any stage of the planning and design process, including pre-application discussions, masterplans or design and access statements.

The following pages explain the eight priorities and why each has been identified.

OUR VISION IS FOR GREEN, SAFE, INCLUSIVE AND DISTINCTIVE NEIGHBOURHOODS THAT CREATE HEALTHY COMMUNITIES FOR ALL

1	CHOICE	A broad variety of adaptable and efficient homes that are affordable to build and run
2	GREEN	Green streets and spaces and connected networks of green infrastructure
3	INCLUSIVE	Accessible, inclusive and connected places with clear pedestrian routes
4	HEALTHY	Healthy and connected neighbourhoods that promote wellbeing and community life
5	DISTINCTIVE	Neighbourhoods with identity, reflecting the district's varied character
6	SLOPES	Opening up views and designing to make the most of the topography and ground
7	EFFICIENT	Using resources efficiently to achieve climate resilient development
8	PROCESS	Making design and planning processes work together

1 CHOICE

A broad range of adaptable and efficient homes that are affordable to build, buy, rent and run

A range of home types and sizes must be delivered to meet the needs of people in the district. The design of homes must make good use of space, daylight and sunlight; provide good insulation, ventilation, storage and privacy; and give careful consideration to appearance, noise, outdoor space and amenities. Homes must be easy to live in and efficient to run, and have the potential to adapt to new circumstances.

A particular challenge in Bradford District is to build homes that are well designed and of high quality, without being beyond the means of the people who need them. The district's diverse population needs these homes to be of a wide variety of sizes and types.

KEY RELATED PRINCIPLES

2.11 Housing mix
3.1 Flats and apartments
3.2 Internal layout
3.3 Storage
3.4 Light and ventilation
3.5 Outdoor space
3.6 Privacy
3.9 Energy efficient

2 GREEN

Green streets and spaces and connected networks of green infrastructure

Every new development should be seen as an opportunity to plant trees and shrubs, and to create attractive landscapes. Careful design of matters such as overlooking, lighting, security, seating and boundaries, and consideration of the development's impact on the microclimate, will contribute to making a public realm that works well and is enjoyable to be in. Green corridors, and blue and green infrastructure, should connect areas, helping people and wildlife get about and to sustain biodiversity and create climate resilient places.

Successful neighbourhoods have green streets and pleasant spaces. The benefits will be that people's health will be improved as they are inspired to spend time outdoors; homes will have an attractive outlook; and air pollution will be reduced.

KEY RELATED PRINCIPLES

2.4 Green streets
2.6 Open space
2.7 Water and drainage
2.8 Landscape
2.9 Biodiversity
3.5 Outdoor space

3 INCLUSIVE

Accessible, inclusive and connected places with clear pedestrian routes

Development should contribute to making walkable, well connected neighbourhoods where homes are close to community amenities, shops, green space and workplace; and where footpaths give priority to pedestrians, wheelchair users, buggies and people with impairments. Parking, for cycles as well as cars, must be convenient, without obstructing people on foot and in wheelchairs.

Access needs to work well at every level, from inclusive access inside homes to streets that encourage active travel (on foot, cycle and other self-propelled ways of getting around), and good access to public transport. This will help residents and visitors alike to feel equal, welcome, and able to find their way around easily and comfortably.

KEY RELATED PRINCIPLES

2.3 Movement
2.15 Parking
2.17 Making inclusive places
3.2 Internal layout

4 HEALTHY

Healthy and connected neighbourhoods that promote well-being and community life

The design of a healthy, well connected neighbourhood must be made to work at every scale. It will start with locating development in places where residents will not be condemned to using a car or being stuck at home. It must ensure that the space outside each home will be used and enjoyed, and that traffic will be calmed to make the street safe. It must take account of existing uses, avoiding such problems as noise and fumes from roads and commercial premises.

The design of homes and neighbourhoods must promote the health of the people who live there. Good connections alongside high-quality green and blue infrastructure will encourage people to walk and cycle, to play and exercise outside, to meet and interact with other people locally, and to access the countryside.

KEY RELATED PRINCIPLES

1.4 Making places for people
2.6 Open space
2.10 Play
2.17 Making inclusive places
3.4 Light and ventilation
3.5 Outdoor space
3.6 Privacy

5 DISTINCTIVE

Neighbourhoods with identity, reflecting the district's varied character and heritage

Development must be inspired by the best places that have developed through the district's history, making the most of their enormously varied settings and landscape. This will depend on carefully appraising the site and its wider context at the start of the project, and designing thoughtfully in response to this.

Development should be inspired by and enhance the district's highly varied architecture, townscape and landscape, which has been shaped by geology, topography and the aspirations of past generations. This will help to make the district's new and improved neighbourhoods places with real character

KEY RELATED PRINCIPLES

1.2 Site and context analysis
1.3 Responding to character
2.1 Define a concept
2.2 Density and scale
2.5 Safe and characterful streets
2.13 Roofs and building forms
2.14 Key buildings and corners
3.7 Elevations
3.8 Materials and details

6 SLOPES

Opening up views and designing to make the most of the topography and ground.

The district's dramatic and varied landscape and topography create valuable opportunities to open up views from developments towards built landmarks and the countryside, and to views of new housing in its setting. Successful development depends on understanding not only this, but also the ground's stability, any contamination, and any history of mining and other uses.

The attractiveness of some of the district's best historic places derives particularly from how development is fitted to sloping sites. Today the hilly topography presents many similar opportunities for thoughtful design.

KEY RELATED PRINCIPLES

2.12 Topography and ground conditions
2.13 Roofs and buildings forms
3.2 Internal layout

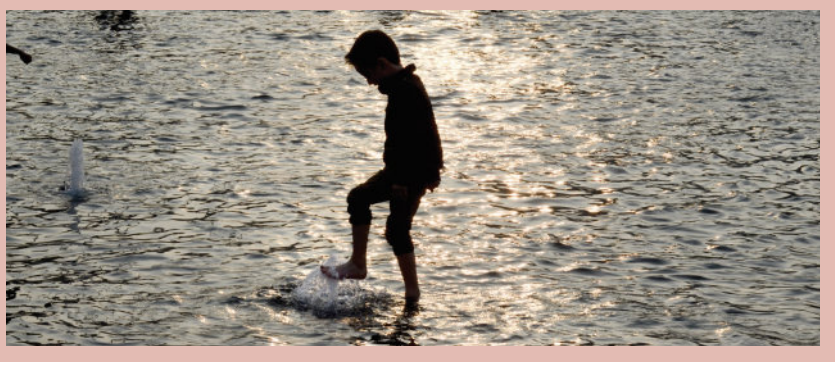
7 EFFICIENT

Using resources efficiently to achieve climate resilient development

New development must be designed to use resources efficiently to contribute to the District's efforts to address the climate emergency. A development's location, density and all aspects of transport must be carefully planned, particularly to minimise the use of cars. Sustainable drainage will make good use of water and reduce the risk of flooding. The effects of sun and wind must be considered in such matters as passive solar gain, shading, and the microclimate of public spaces. The energy demand for heating, lighting, hot water and cooling should be minimised, and low-carbon energy solutions used. Designing for waste should include arrangements to collect separated waste streams and carefully considered construction processes can themselves help to minimise waste and the use of energy. Priority should be given to reusing of existing buildings as this is inherently more sustainable than demolition and building anew.

KEY RELATED PRINCIPLES

1.5 Prioritise the environment
2.2 Density and scale
2.3 Movement
2.7 Water and drainage
2.16 Waste
3.4 Light and ventilation
3.8 Materials and details
3.9 Energy efficient



8 PROCESS

Making design and planning processes work together

The planning system can guide the development of healthy, green, well-connected housing and neighbourhoods, achieving public policy, while giving housebuilders and developers certainty and avoiding delays. Housebuilders and developers must consult and collaborate effectively with interested parties in all new developments, and take part in supportive early discussions with the planning authority.

An open and collaborative planning and design process can achieve the best outcomes for everyone. It will ensure that housebuilders, developers, designers, the Council and local communities are all part of achieving our vision of greener, safer, more accessible and distinctive neighbourhoods that create healthy communities for all.

KEY RELATED PRINCIPLES

1.1 Establish a project brief
2.1 Define a concept

POLICY AND GUIDANCE

As a supplementary planning document (SPD), this design guide supports and elaborates on local planning policy as set out in the Bradford Core Strategy (2017).

It is consistent with planning policy at national and district level.

NATIONAL POLICY

The government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2018). Section 12 says: 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve' (paragraph 124). Local authorities are encouraged to use the wide range of tools available to achieve this, including design guides like this one.

The NPPF explains that success depends on 'effective engagement between applicants, communities, local planning authorities and other interests throughout the process' (paragraph 124). Part B of this document provides guidance on consultation and engagement in Bradford.

The NPPF states clearly: 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents' (paragraph 130). Bradford District Council is committed to testing all development against that benchmark. This design guide helps to clarify what local guidance is most relevant to Bradford.

The NPPF is supplemented by the government's National Planning Practice Guidance (NPPG), as well as other government produced or endorsed guidance such as the National Design Guide, Manual for Streets and Building for Life 12. In Part B of this guide the principles are cross-referenced to the relevant national policy and guidance, as well as other useful references (e.g. the Sport England and Public Health England produced Active Design Guidance).

The NPPF says that well-designed or changing places should:

- be functional
- support mixed uses and tenures
- include successful public spaces
- be adaptable and resilient
- have a distinctive character
- be attractive
- encourage ease of movement.

DISTRICT POLICY

Bradford's Core Strategy (2017) is the adopted local plan for the district. A Partial Review of some of the policies in the Core Strategy is currently underway including Policy HO9 Housing Quality. Appendix 1 summarises how the vision and priorities in this design guide relate back to key policies in the adopted local plan.

Bradford's Core Strategy (2017) is based on the following themes:

- Planning for Prosperity (economy and jobs, transport and movement),
- Planning for People (housing),
- Planning for Places (environment, minerals, waste and design),

This design guide refers to specific policies within all three themes, illustrating the broad view required to design successful homes and neighbourhoods. The policies most relevant to this guide are:

- **DS1: Achieving Good Design,** which emphasises collaborative design and a holistic view of placemaking, based on a good understanding of context.
- **DS2: Working with the Landscape,** which emphasises sensitivity towards existing landscape and providing high-quality new landscape and open spaces.
- **DS3: Urban Character,** which requires new development to create a distinctive character, with appropriate levels of sensitivity to context, or creating new identity through creative design.
- **DS4: Streets and Movement,** which identifies the importance of connected networks of routes for all modes, particularly promoting cycling and walking.
- **DS5: Safe and Inclusive Places,** which emphasises accessibility for all, safety, and social interaction.
- **HO9: Housing Quality,** which sets out qualitative requirements for new homes.

In Part B of this guide, Design Guidance, each principle is cross-referenced to the relevant local plan policies.

Where specific principles also relate to other local policies, these have also been highlighted in the panel on each topic page.

Other relevant local policy is also cross-referenced within Part B. It includes Shipley and Canal Road Corridor Area Action Plan, and Bradford City Centre Area Action Plan.

This guide should also be read in conjunction with any Neighbourhood Plan which covers the area of the proposed development as these will form part of the Local Plan. There are currently two adopted Neighbourhood Plans in the District at Burley-in-Wharfedale and Addingham and a number of others are currently planned or are in preparation for towns and villages within Airedale, Wharfedale and the South Pennines.

The Council has produced a number of other Supplementary Planning Documents (SPDs) which provide detailed guidance on specific topics relevant to the design of homes and neighbourhoods. These include:

- Bradford City Centre Design Guide SPD
- Householder SPD
- Landscape Character SPD
- Menston Sites SPD
- Planning for Crime Prevention SPD
- Sustainable Design Guide SPD
- The forthcoming Bradford Street Design Guide SPD – this will be a sister document to the Homes and Neighbourhoods Guide and will provide detailed guidance on the design of residential streets.

The Council has also published Conservation Area Assessments and Appraisals which include character specific design guidance for each of the 59 conservation areas in the District.

HOW TO USE THE DESIGN GUIDANCE

DESIGN TOPICS

All design guidance chapters are laid out on the page in a similar format (see opposite), with a reference bar along the right-hand side of the page. This provides the key information that the chapter relates to e.g. design principle, relevant policy/guidance and the Bradford priority(s). A quote from a local character is provided as a reminder of some of the health and well-being benefits that each design topic is aiming to promote.

TYPE OF PLANNING APPLICATION

All planning applications, whether outline or detailed, will need to respond to all of Section 1, Defining a Brief. The scale, location and type of project will determine which topics from Section 2, Creating a Neighbourhood and Section 3, Making a Home must be referenced for each project. These should be discussed and agreed with a Planning Officer early on in the project.

SCALE OF DEVELOPMENT

It is acknowledged that different scales of development will need to determine different levels of detail within the design of their planning application.

Bradford Council splits its applications into Minor (1-9 units) and Major (10+ units) applications. Therefore, for the purpose of this design guide, different scales of development are defined as:

- Small: 0-9 units,
- Medium: 10-99 units,
- Large: 100+ units.

Medium and Large developments are likely to include some sort of public realm or interaction with it, so they are likely to need to reference all the Design Principles in the guidance.

Small developments may not need to respond to all of the design guidance in Section 2: Creating a Neighbourhood, as this section generally refers to the establishment of larger-scale urban design strategies. However, small schemes should still reference the headline Principles, as summarised at the start of the chapter to ensure that high-quality is delivered.

The Council will also encourage the principles in this guide to be applied to the retrofit, refurbishment, reuse and extension of existing homes and buildings in the District, particularly in terms of making them more sustainable and energy efficient.

KEY

Sample page from design guidance with explanation of the page structure

1. Principle number.
2. Bradford Priority reference.
3. Design Principle.
4. Policy or guidance document references.
5. People - how this guidance benefits people in Bradford - with a particular focus on health and well-being.
6. Page number.
7. Case study or example.
8. Design Topic heading and Principle.

PROCESS

Successful design depends on getting the process right. To help achieve that, this design guide is set out in a way that follows the process of designing new homes and neighbourhoods. This will allow the user, whether a housebuilder, architect, planning officer or local resident, to know what is expected at each stage of the design journey.

A communication strategy supporting the complex process of designing homes and neighbourhoods needs to link into the planning process, with clear communication with the planning authority. It also needs to reach out to local stakeholders, using consultation and engagement that may include residents, community groups, business-owners and landowners.

The Design and Access Statement (DAS), which must be submitted as part of most planning applications, is another tool for communicating to planning officers, members and local residents, so it is important that it explains the thinking and process behind the proposal.

The table opposite summarises the three stages of design from setting the brief, to creating a design concept, through to carrying out detailed design. This is how the design guidance in Part B is set out.

Within these three stages, or sections of the guide, a guidance summary is set out, with the following information:

- The key output for the stage of work.
- A list of the design topics included in the section (as set out in Part B).
- Appropriate content to include within pre-app meetings.
- Appropriate content to include in public consultation.
- The equivalent RIBA stage that the section relates to.

In order for applicants to deliver the best housing possible, we encourage all applicants to use this table to discuss the preferred process, outputs, content, consultation, pre-application strategy and any challenging design issues with the planning authority to agree a preferred approach as early as possible.

The indicative timeline below illustrates how the design outputs will be informed by well-planned consultation with local people and regular pre-application meetings with the planning authority.

Key

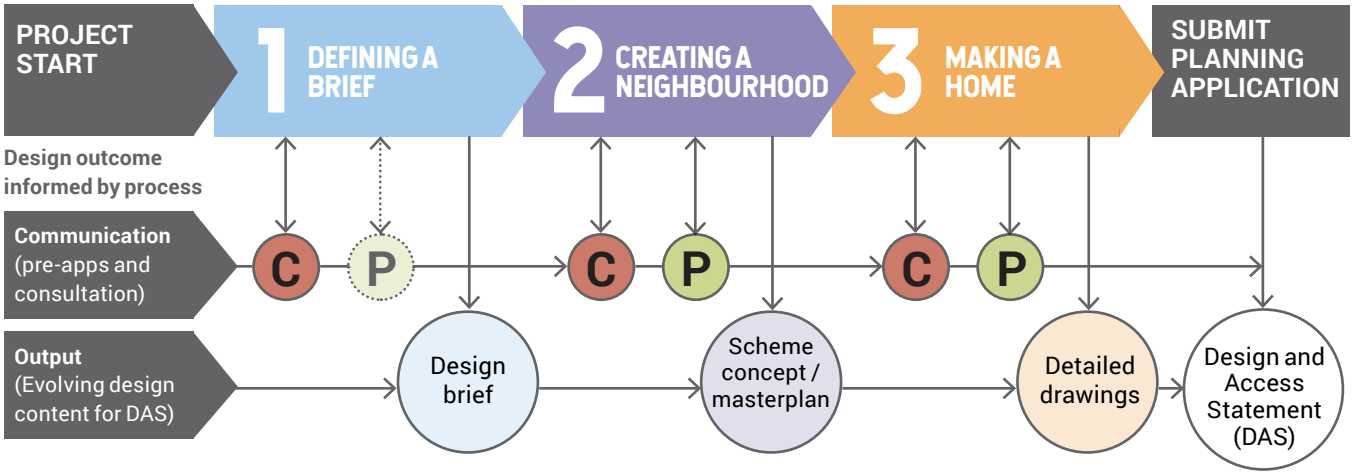
C *Consultation events*

P *Pre-application meetings*

⟷ *Key link*

⟷ *Link for complex/ sensitive projects only*

See the following pages for further information



Design guidance (as set out in Part B)	1 DEFINING A BRIEF Analysing the site and creating a project brief	2 CREATING A NEIGHBOURHOOD Creating a neighbourhood layout with a clear concept	3 MAKING A HOME Working up the dwelling design detail
Summary of the section's purpose	This section sets out a method of thorough site and context analysis. This is critical to understanding opportunities and constraints, such as local character, identity and topography, before moving on to design. It also sets out the key ingredients to make a sustainable place for people to thrive.	Using the brief created in Section 1, this section shows how to define the strategies for a robust and justified scheme concept and a masterplan. It focuses on the layout or macro neighbourhood scale, encouraging applicants to resolve the design issues here, before moving on to the detailed design of homes in Section 3.	This guidance sets out the detailed design guidance for homes. It should respond to the design brief created in Section 1, and develop from the scheme concept, masterplan and neighbourhood design in Section 2.
Key output	Design brief	Scheme concept / masterplan	Detailed drawings
Pre-app meetings P	If a site is particularly sensitive (e.g. complex ground conditions or topography) or is within a conservation area or place of environmental or cultural significance, an early pre-app meeting should be organised to discuss with the Council the best approach to the scheme.	Applicants should have a pre-app meeting as soon as a scheme concept, design principles and a draft masterplan have been created. At this meeting the number of further meetings should be agreed, based on the complexity and size of the scheme.	The Council will now have an understanding of the scheme principles, so this stage will allow for discussions of detail design elements. Again, the number of meetings needed will depend on the complexity and size of the scheme.
Public consultation: suggested issues to address C	Good questions to ask local residents at this stage include what works and doesn't work about the site and local area. Local knowledge could unlock issues such as what they value in character terms, preferred walking routes, areas that need better surveillance and open spaces that are important to the community.	Presenting and getting feedback on the proposed key design principles, such as the location of open space and main access points, allows consultees to be part of the evolving design process. They can see how their initial input has helped to develop the scheme design.	At this stage it is important to discuss with local residents the developing scheme designs. This is a good time to get more focused input on the design of an area that they can really influence, such as a community hall or the layout of homes.
RIBA stage	*Stage 1: Preparation and brief*	*Stage 2: Concept design*	*Stage 3: Developed design*

P

PRE-APPLICATION MEETINGS

A positive and informative pre-application process will enable a smoother process for applicants, and better homes and neighbourhoods for the district. We encourage applicants to get in touch and organise pre-application meetings early in the design process.

Bradford Council splits its applications into Minor (1-9 units) and Major (10+ units) applications.

MINOR APPLICATIONS (SMALL-SCALE DEVELOPMENT)

Applicants submitting minor applications can receive written feedback for their scheme design prior to submission. Further information is provided on the Bradford Council website (see link in box).

MAJOR APPLICATIONS (MEDIUM- AND LARGE-SCALE DEVELOPMENT)

Before an outline or detailed planning permission is submitted, a housebuilder or developer should have site- and project-specific discussions with the Council about their initial site assessment, proposed site layout and plans/drawings for the development. Such discussions should work to the benefit of both the applicant and the Council, improving the quality of the planning application and the likelihood of its success. The planning authority will advise the applicant which specialist Council officers, such as the built heritage, tree and biodiversity officers, will need to be consulted as part of an application process.

The aims of pre-application discussions are to:

- Help the applicant understand relevant planning policies and other material considerations.
- Ensure that all interested parties identify the main issues that need to be resolved.
- Discuss how to mitigate the impact of the proposed development by design and/or planning conditions.
- Identify what information should accompany the planning application, reducing the risk of delays at validation stage.

For larger, more complex or contentious schemes, the Council will suggest taking the scheme design to a design review panel, such as the Yorkshire Design Review Service, to get expert, external guidance from professionals.

Most of the material prepared for pre-application meetings should be incorporated into the design and access statement for a planning application.

The design process should be collaborative

For further information see:
www.bradford.gov.uk/planning-and-building-control/planning-application-and-building-regulations-advice/pre-application-advice-for-residential-and-commercial-developments/

ROLES AND RESPONSIBILITIES

THE APPLICANT

- For Medium and Large schemes, applicants should organise an initial meeting early in the process, when the site analysis is complete, the brief is set, and the early scheme concept and design frameworks are set out. If it is a complex or sensitive project, meet with officers as part of the brief setting stage.
- Applicants should refer to this design guide and to local policies at the pre-app meetings and when submitting documents to indicate at an early stage how the Council's priorities are being supported.
- Applicants should be open to working in a collaborative and positive way with the Council to achieve the best outcomes for the project, and to meet the priorities for Bradford's homes and neighbourhoods.
- Where the site is a sloping one, applicants should start designing in three dimensions at the beginning of the design process, and bring images showing the three dimensions to illustrate the proposals in a way that is appropriate to the stage in the design process. This will enable potential issues such as cost and accessibility to be addressed at an early stage.

BRADFORD COUNCIL

As the planning authority, Bradford Council is passionate about supporting the city's housebuilders in delivering the homes that are needed, and in creating the best neighbourhoods possible. We understand that to get the best out of the pre-app process, the Council needs to:

- Provide a coordinated response from the different departments, such as highways and trees.
- Be open to discussion and negotiation on complex issues.
- Provide a reasonably prompt response to allow the scheme to maintain momentum and for the design to progress.

C

ENGAGEMENT AND CONSULTATION

Bradford Council is committed to giving residents a say in shaping the future of the District.

The design and development of every housing and neighbourhood development will affect some people directly and others indirectly. Applicants must take responsibility for communicating with those who may be affected to make sure that they are informed about the project and, where possible, have the opportunity to contribute to shaping the development.

This section looks at the expectations for community and stakeholder engagement during the design process and before the planning application is submitted.

THE APPLICANT'S EXPECTATIONS

The design and planning process achieves the best results when it is open and collaborative, allowing informed decisions to be made at every stage. Engagement should enable the best outcome to be achieved for all if both the applicant and the consultee are able to be clear about their goals and priorities for development.

With small developments that are unlikely to impact a large number of people significantly, public engagement will be expected to be proportional.

For Medium and Large developments, consultation with the local community and stakeholders is highly encouraged. When stakeholders and community members are involved positively at an early stage, they will be able to offer local knowledge and to identify issues that the development may help to resolve.

THE BENEFITS

The benefits of effective public consultation for housebuilders and developers include:

- An opportunity to save money in the long term by identifying, understanding and addressing issues early, and to deliver development that is well suited to its place and market. This will enable housebuilders to get it right first time.
- Creating greater certainty in the planning application process by fostering a positive relationship with community members, who are likely to have the chance to make comments during the formal consultation period.
- In some cases being involved in the planning process may lead to community organisations themselves carrying out some aspects of the care and maintenance of a place, to the advantage of both themselves and the quality of the place.

Engagement should be specific to the local community and involve everyone

CONSULTATION: HOW MUCH AND WHEN?

The extent of community and stakeholder engagement should be agreed at the first pre-application meeting with the local authority. It will depend on the size, complexity and significance of the development and its likely impact.

Early engagement is likely to benefit all sides. From the start it can define what is fixed by policy and what is not; and what is open to negotiation and what is not. It can focus everyone's attention on planning and design principles before getting caught up with details. It can ensure that consultees will feel able to have their say if they are presented with detailed proposals and computer-generated images.

Every project is different, but a typical Medium or Large development would benefit from an engagement event at each of the stages identified in this guidance:

1. Assessing the site and context to create a project brief: applicants should view the early consultation process as a way to find out what people want in their communities, what is currently lacking, and what could be improved.
2. Defining the design principles and framework: here applicants could show how the early engagement has helped to shape the project brief. The initial elements of the scheme's design should be discussed before detailed design takes place. Consultees might be offered opportunities to steer the design, such as influencing the location of a community park or facility.
3. Working up the design detail: a presentation of the developed scheme with a final opportunity for comments before the application is submitted. Computer-generated or three-dimensional images will help consultees to understand what is being proposed.

WHAT SORT AND WHO FOR?

The process of engagement with the public and stakeholders needs to be carefully planned itself, taking account of the scale of the proposed development. Those organising the process need to reach out to a diverse audience of people in Bradford District with a wide range of abilities and interests, including wheelchair users, people with sight or hearing impairments, and younger people. Young people need particular encouragement to engage: they may find some of the newly developed participation apps fun to use.

The language used to communicate must be free of unnecessary jargon, recognising that many people who will have a great deal to contribute will be unfamiliar with some of the technical and professional terms.

Genuine questions should be asked of consultees, giving them a real opportunity to shape the design of the scheme. The Council recommends a 'you said,we did' approach, in which applicants will carefully communicate and document what they have done to address the issues raised by consultees, or explain why it is not practicable or possible to address them.

THE DESIGN AND ACCESS STATEMENT

This design guide sets out the topics that must be addressed in the design process for new homes and neighbourhoods in Bradford District. All of these topics (where relevant) should be included in a design and access statement. The list in the box (opposite) suggests a typical way to order the information.

Design and access statements (DAS) are required in Bradford District for most development proposals where:

- The proposed development is major development (for the purposes of this guide, this will principally mean residential development with 10 or more houses, or a site greater than 0.5ha).
- Where any part of the development is in a designated area (such as a conservation area) and the proposed development consists of either the provision of one or more dwelling houses; or the provision of a building (including an extension to an existing building) or buildings where the floor space created by the development is 100 m^2 or more.
- The application is for listed building consent.

The DAS should be developed as a result of the design process, explaining and supporting an application for planning permission or listed building consent.

A good DAS will:

- be concise.
- be proportionate to the scale and complexity of the proposal.
- be specific to the application.
- outline clearly the factors shaping the design.
- include accurate and informative illustrations to explain the scheme.

The DAS should set out how the project has evolved from an analysis of the site and its context, through to the final scheme. It should explain all the elements of a proposal and justify either how the development will fit into the local context, or how it creates its own appropriate character. The DAS should also cover issues of access and inclusive design.

Preparing the DAS should form an integral part of the design process, used by the design team to record the decisions that inform the evolving proposals. It should explain and justify the proposal, and identify its benefits.

It should include diagrams, plans and photographs that explain an analysis of the site, the overarching development principles and the design concept. These should be accompanied by a concise written commentary.

The DAS should set out how consultation and pre-application meetings were undertaken and how they influenced the design.

Applicants should demonstrate how they have used the principles set out in this design guide and how these have informed their approach.

For outline planning applications, the Council will require illustrative material to demonstrate that a high quality of design can be achieved in line with the application. Where possible, design codes or specifications for the detail design should be provided. As a minimum the design and access statement accompanying an outline application should set out the scheme principles and parameters as well as information to set out the future quality of development and should include an illustrative layout and elevations or street drawings, accurately drawn to scale.

The Ministry of Housing, Communities and Local Government specifies,
'a design and access statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and access statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a design and access statement should be proportionate to the complexity of the application, but should not be long.'

(www.gov.uk/guidance/making-an-application#Design-and-Access-Statement)

The following suggested contents list follows the contents of this design guidance.

For larger, complex or more sensitive applications, further information may be required, such as a landscape and visual impact assessment, or a heritage statement.

Planning Officers can provide further support on agreeing the appropriate DAS contents for each project and this should be discussed as part of the pre-application process.

DESIGN AND ACCESS STATEMENTS: CONTENTS

Introduction / Executive summary

Defining the brief:

1.1 The project brief
1.2 Site and context analysis
1.3 Responding to character
1.4 Making places for people
1.5 Prioritise the environment

Creating a neighbourhood:

2.1 Scheme concept
2.2 Density and scale
2.3 Movement
2.4 Green streets
2.5 Safe and characterful street
2.6 Open space
2.7 Water and drainage
2.8 Landscape
2.9 Biodiversity
2.10 Play
2.11 Housing mix
2.12 Topography and ground conditions
2.13 Roofs and building forms
2.14 Key buildings and corners
2.15 Parking
2.16 Waste
2.17 Making inclusive places

Making a home:

3.1 Flats and apartments
3.2 Internal layout
3.3 Storage
3.4 Light and ventilation
3.5 Outdoor space
3.6 Privacy
3.7 Elevations
3.8 Materials and details
3.9 Energy efficient

Technical summaries (as appropriate)

- Energy strategy
- Structural strategy
- Maintenance and management arrangements

BALANCING COST AND QUALITY

Similar to many other places there can be challenges to building viable developments in some parts of the District. In some areas house values can be low and Bradford's topography means that building can be more expensive. The design guidance in this document should not increase the cost of building new homes, but instead focus priorities on certain design issues.

The following table gives some suggestions for how to manage costs and give priority to design quality in the design process.

1 DEFINING A BRIEF

Carry out thorough site analysis Fully understanding a site and its constraints is the first important step in managing costs. It means that unexpected issues should be minimised. Responding carefully to Section 1of the design guidance will help you to carry out a full assessment of the site before beginning to design.

Make sure that you quantify any constraints such as challenging ground conditions, servicing or drainage by working with a viability consultant early on.

Look out for central government grants that may be available to deal with certain costs. Examples have included support for dealing with contaminated land on brownfields sites.

2 CREATING A NEIGHBOURHOOD

Topography and ground conditions (see Section 2.12) Bradford's hilly topography is an attractive characteristic of the district. Opening up views to look out over the dales and the district should be an important design principle wherever this is possible. But the costs of matters relating to ground conditions and topography need to considered.

We recommend talking early in the process to:

- Council land and pollution officers to discuss ways to manage topography and ground condition issues.
- Council highways officers to discuss the most effective street and infrastructure options for each site, so that a practical and successful solution can be identified.

It is important to design in three dimensions from the start, so that a full picture of the topography is understood, allowing retaining walls and land cut to be minimised.

3 MAKING A HOME

Minimise unit types We encourage applicants to create a range of well-designed flexible unit types. A smaller number that work well rather than a large range of unit types tends to save costs in the long run.

Priorities Give priority to detailing where it counts most. For all projects, design detailing and high-quality materials should be focused particularly on the ground-floor treatment, especially where the homes meet the front gardens and streets.

Attention to detail on building materials, front doors, windows and bin storage, and sensitive front garden treatments, will significantly improve the overall quality of the home and street.

Building envelopes have a major impact on cost. Simple layouts and forms will not only minimise cost, but they also will tend to reflect Bradford's building vernacular. However, window detailing and roof forms must be carefully considered.

GUIDANCE FOR RESIDENTS AND COMMUNITIES

The Council is committed to building tens of thousands of new homes by 2030 to meet central government targets to provide enough housing for our growing population. We have identified sites in the district that are well suited to creating homes, and we will also welcome proposals from housebuilders on other sites that might be appropriate. Understanding that this will require change and adjustment, we have created this design guidance to ensure that all new homes will improve the quality of our district, to the benefit of both new and existing neighbourhoods.

The Council encourages local communities to get involved in the process of designing new housing where possible. Local residents often know their neighbourhood the best. It could be the stories or memories which make it unique, knowing what people like best about the area, or how they would like to see it improved. When coordinated in a positive way, this input can provide invaluable local knowledge for designers of new neighbourhoods, ensuring that the best outcomes are achieved for everyone.

Bradford District Council welcomes the role of parishes, town councils and neighbourhood forums in becoming

involved in neighbourhood planning. This process can help to give local communities a real influence on the planning and design of housing and other development in their area.

The local planning authority is required to undertake a formal period of public consultation prior to deciding a planning application. As the government's National Planning Practice Guidance says, 'It is important that local planning authorities identify and consider all relevant planning issues associated with a proposed development. Consultees may be able to offer particular insights or detailed information which is relevant to the consideration of the application' – and the earlier the better.

For further information and guidance, please see the Council website:

https://www.bradford.gov.uk/planning-and-building-control/planning-policy/statement-of-community-involvement/

Apperley Green, Greengates

PART B:
THE DESIGN GUIDANCE

This design guide is intended to be used in chronological order, taking the applicant through the design process, starting with brief-setting and gradually increasing the level of detail that is incorporated into the scheme, from neighbourhood to the home.

This chapter of the document sets out the design principles and their accompanying guidance.

The chapter is split into three parts: starting with a brief, establishing a high-quality and healthy neighbourhood and, finally, creating attractive, functional and long-lasting homes.

A summary of the purpose, outputs and contents of the three parts is set out below.

Design guidance section	1 DEFINING A BRIEF	2 CREATING A NEIGHBOURHOOD	3 MAKING A HOME
Summary of the section's contents	This section sets out a method for thorough site and context analysis. This is critical to understanding key opportunities and constraints, such as local character, identity and topography, before moving on to design. It also sets out the key ingredients that make a successful place for people.	Using the brief created in Section 1, this section explains how to define the strategies for a robust and justified concept, masterplan and neighbourhood. This section considers the macro scale, encouraging applicants to resolve the issues here, before designing the home in Section 3.	This guidance sets out the detail design guidance for homes. The design should respond clearly to the design brief created in Section 1, and develop from the scheme concept, masterplan and neighbourhood principles in Section 2.
What design topics does it contain?	**1.1** Establish a project brief **1.2** Site and context analysis **1.3** Responding to character **1.4** Making places for people **1.5** Prioritise the environment	**2.1** Define a concept **2.2** Density and scale **2.3** Movement **2.4** Green streets **2.5** Safe and characterful streets **2.6** Open space **2.7** Water and drainage **2.8** Landscape **2.9** Biodiversity **2.10** Play **2.11** Housing mix **2.12** Topography and ground conditions **2.13** Roofs and building forms **2.14** Key buildings and corners **2.15** Parking **2.16** Waste **2.17** Making inclusive places	**3.1** Flats and apartments **3.2** Internal layout **3.3** Storage **3.4** Light and ventilation **3.5** Outdoor space **3.6** Privacy **3.7** Elevations **3.8** Materials and details **3.9** Energy efficient

THE PRINCIPLES: SUMMARY

1 DEFINING A BRIEF

1.1	ESTABLISH A PROJECT BRIEF	A robust and well-justified project brief must be set out for every scheme, based on the information gathered in Section 1 of this guide. A plan for engagement and pre-application meetings must be agreed with officers.
1.2	SITE AND CONTEXT ANALYSIS	A development proposal must demonstrate that a comprehensive site and context analysis has been undertaken (using the checklist provided), identifying the site's constraints and opportunities at the start of the project.
1.3	RESPONDING TO CHARACTER	All development proposals must respond to any positive local character. This response should be shown in detailed analysis provided in the design and access statement, demonstrating how the proposal relates to and reinforces the distinctive characteristics of the site's local context. All proposals must also demonstrate how guidance provided within the Landscape Character Supplementary Planning Document and any conservation area appraisal documents have been taken into account.
1.4	MAKING PLACES FOR PEOPLE	Proposals must demonstrate how existing and future communities have been considered. This should include designing around local focal points where people can meet. Engagement with local communities should support the development of designing places for people.
1.5	PRIORITISE THE ENVIRONMENT	Applicants must demonstrate how their proposal is prioritising the environment, with a particular focus on air quality and low-carbon development as part of the scheme objectives.

2 CREATING A NEIGHBOURHOOD

2.1	DEFINE A CONCEPT	Every development proposal should illustrate a concept which clearly responds to the Stage 1 project brief, including the site and context analysis and character review. The concept should clearly integrate the site into its wider area.
2.2	DENSITY AND SCALE	Proposals should be at an appropriate scale and density in relation to the local and wider area, and to national and local policy requirements aimed at increasing densities at sites where public transport and facilities can accommodate them. Higher-density schemes should be of notably high quality, meeting the other principles in this guidance.

2.3	MOVEMENT	For large and medium developments, the street network should define: 1. A clear structure of connected streets and routes. 2. An integrated network of routes for all modes of transport, giving priority to active travel. 3. A clear hierarchy of routes, where each type of route has a specific character and function.
2.4	GREEN STREETS	With a focus on greening, all streets should be designed according to their function, as set out in the movement strategy. They should become a high-quality part of the public realm for social and environmental benefit.
2.5	SAFE AND CHARACTERFUL STREETS	1. There should be a clear distinction between public and private areas. 2. New dwelling frontages must define the street space with a coherent building line that relates to existing building lines. This should contribute to an appropriate character that relates to the local street scene, referencing elements such as scale, building rhythm, proportion, height, materials and colour. 3. Boundary treatments should be designed to contribute positively to the character of the area and to the quality of the public realm. They should support Topic 2.4 in creating green streets.
2.6	OPEN SPACE	High-quality and green public open spaces must be provided as part of residential developments. They must be safe and well-overlooked, and provide a variety of activities and uses for all ages and abilities. They must be supported by a robust maintenance strategy.
2.7	WATER AND DRAINAGE	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.
2.8	LANDSCAPE	A landscape strategy must be set out for every housing development proposal. The strategy should include a variety of landscape features with a clear plan for both the private and public realms, and a supporting management and maintenance strategy.
2.9	BIODIVERSITY	All proposals must provide a net gain for biodiversity. This should be done by considering and enhancing biodiversity at the levels of neighbourhood, street and household.
2.10	PLAY	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.
2.11	HOUSING MIX	Residential development must create a housing mix that meets local policy and suits the full range of needs of the local area's residents. The design of the housing, in terms of its form and layout, should reflect the type of housing being provided.
2.12	TOPOGRAPHY AND GROUND CONDITIONS	For sites with varying topography, development proposals must work with the natural slopes as much as possible to take advantage of the site's unique characteristics (which will become a part of the development's identity) and minimise the cost of groundworks.
2.13	ROOFS AND BUILDING FORMS	Proposals must demonstrate how the building and roof form have responded to the local character and context of the site, and how they work with each other in the new development.
2.14	KEY BUILDINGS AND CORNERS	Development proposals should use particular buildings as focal points within a neighbourhood, located on key corners, facing on to an open space, or at the end of a view corridor. All corner building plots should provide continued frontage to the street edge.
2.15	PARKING	Provide cycle and car parking that is safe and functional, and that neither constrains pedestrian movement nor dominates the street scene. Parking must be successfully integrated within the dwelling curtilage and/or the public realm, adhering to the technical requirements set out in the *Bradford Street Design Guide*.
2.16	WASTE	Proposals should provide solutions where household waste is stored neatly and safely in a location that is easy to use and easy to collect from. Such storage should improve rather than detract from the streetscape, complementing the style and character of the building and landscape.
2.17	MAKING INCLUSIVE PLACES	All homes and neighbourhoods must be designed to be inclusive and accessible for all. They must allow all of their residents to participate equally, confidently and independently in everyday activities.

3 MAKING A HOME

3.1	FLATS AND APARTMENTS	Proposals must demonstrate how access and circulation, views and aspect, and shared facilities have been designed to create attractive and secure flats and apartment buildings, with access to private or communal outdoor space for all.
3.2	INTERNAL LAYOUT	Internal layouts should use the Nationally Described Space Standards as a benchmark and demonstrate: 1. Functionality 2. Adaptability 3. Safety and security 4. Liveability
3.3	STORAGE	Homes must include integrated internal and external storage for necessary household items, including a vacuum cleaner, luggage, bicycles and bins.
3.4	LIGHT AND VENTILATION	Homes should be dual aspect, with generous floor to ceiling heights and designed to optimise natural light inside the dwelling. Homes must have direct sunlight into at least one living, kitchen or dining space.
3.5	OUTDOOR SPACE	All homes must have direct access to private outdoor space. Development proposals must demonstrate that outdoor space is sized appropriately, and has the potential to introduce planting, seating and storage, if these are not already part of an integrated design.
3.6	PRIVACY	Layouts must ensure that the siting of homes provides adequate privacy. Development proposals must also ensure that houses do not impact negatively on existing nearby properties with respect to light, outlook and scale.
3.7	ELEVATIONS	Proposals must demonstrate that elevations have good proportions; a balance between privacy and optimising internal natural light; a considered level of detail; and suitable materials for texture and depth. Streets can benefit from consistency of some of these elements to create a strong identity.
3.8	MATERIALS AND DETAILS	Building materials must be selected for their appropriateness to local character, performance ability, environmental qualities and aesthetic value. Reinforced by high-quality, robust detailing, development proposals must employ a fabric-first approach which will allow homes to last longer and perform more efficiently.
3.9	ENERGY EFFICIENT	Development proposals must demonstrate how homes are designed to be energy efficient and to optimise the use of natural resources, reducing residents' utility bills and the environmental impact of building.

1.0
DEFINING A BRIEF

K1 Co-housing, Marmalade Lane, North Cambridge.

A project with a unique brief, based on a co-housing typology with a mix of unit types for an established community group.

ESTABLISH A PROJECT BRIEF

PRINCIPLE 1.1

A robust and well-justified project brief must be set out for every scheme, based on the information gathered in Section 1 of this guide. A plan for engagement and pre-application meetings must be agreed with officers.

The first stage of the design process is to set out a clear project brief.

The brief will be defined by background research, including:

- conducting a thorough site and context analysis (refer to Topic 1.2)
- understanding the local character (refer to Topic 1.3)
- considering how to make a place that will be focused on people (refer to Topic 1.4)
- considering how the development can give priority to the environment (refer to Topic 1.5)

Carrying out this research at an early stage and using its findings to inform the project brief will ensure that the design can be readily justified throughout the design and planning process (in pre-application meetings; in consultation; and in the design and access statement).

It will help to minimise the risk of discovering important details late in the design process. For medium and large-scale projects, or schemes on sensitive or complex sites, a pre-application meeting with Council officers is highly recommended during this stage.

PRIORITY

PRINCIPLE 1.1

A robust and well-justified project brief must be set out for every scheme, based on the information gathered in Section 1 of this guide. A plan for engagement and pre-application meetings must be agreed with officers.

POLICIES / REFS

Core Strategy: SC1, SC3

"THIS PLACE LOOKS LIKE IT HAS BEEN DESIGNED, RATHER THAN BEING A BUNCH OF STANDARD HOUSE TYPES THROWN TOGETHER"

1.2

SITE AND CONTEXT ANALYSIS

PRINCIPLE 1.2

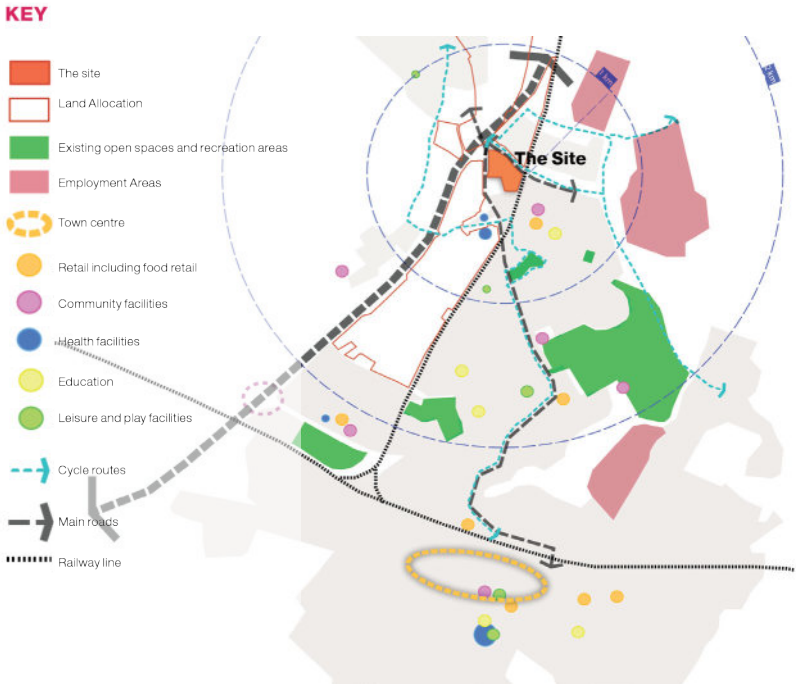
A development proposal must demonstrate that a comprehensive site and context analysis has been undertaken (using the checklist provided), identifying the site's constraints and opportunities at the start of the project.

Designing successful housing and neighbourhoods depends on understanding the site and its context, and responding positively – and creatively – to the existing features and conditions. A comprehensive site and context analysis will identify the site's constraints and opportunities, informing the project brief and ensuring that the design process is influenced by a clear understanding of the site and its surroundings.

The extent of the area to be surveyed and what needs to be assessed will depend on the scale and location of the proposed development. The table on the following page provides a checklist to help prompt what analysis may be required, and what may inform the future design. For example, site layout should be clearly influenced by access, existing landscape and ecology, Topography and ground conditions.

The extent of analysis required should be agreed with a planning officer at the start of the project, and should be illustrated by diagrams and photos. This must be discussed with officers during the pre-application process and be presented in the initial chapters of the design and access statement for the planning application.

A contour plan will be required for any site that has varying topography.



Example of a wider context analysis which identifies the applicant site in relation to different uses, key access and movement routes and areas of key open space and amenity

Example of an opportunities and constraints plan which highlights key features which may constrain development

PRIORITY

PRINCIPLE 1.2

A development proposal must demonstrate that a comprehensive site and context analysis has been undertaken (using the checklist provided), identifying the site's constraints and opportunities at the start of the project.

POLICIES / REFS

Core Strategy: CS2, DS3
Bradford Cycling Strategy
Bradford Map of Paths
Bradford Local Cycling & Walking Infrastructure Plan (LCWIP)
Landscape Character SPD
Conservation Area Assessments/Appraisals

"USING THE OLD HEDGEROWS HAS BEEN A CLEVER WAY OF DIVIDING UP THE SITE"

SITE AND CONTEXT ANALYSIS CHECKLIST

ACCESS

- ❑ Pedestrian movement network (including existing Public Rights of Way and other locally identified routes)
- ❑ Cycle movement network (incl. National Cycle Routes)
- ❑ Key access points
- ❑ Public transport facilities (including frequency of service)
- ❑ Vehicular movement network (e.g. primary, secondary)
- ❑ Proximity to communal open space
- ❑ Local destinations/services including convenience store, nursery, cafe, small business hub, community centre etc.
- ❑ Desire lines

TOPOGRAPHY & GROUND CONDITION

- ❑ Site topography and contour plan
- ❑ Land-use history - on site and neighbouring (brownfield or greenfield site and implications)
- ❑ Land quality/contamination
- ❑ Geology
- ❑ Local mining history
- ❑ Ground stability
- ❑ Archaeology

BIODIVERSITY & ECOLOGY

- ❑ Ecological context (important features on site and in the surrounding area)
- ❑ Existing records of species and habitats (including green/blue infrastructure)

LANDSCAPE

- ❑ Landscape character
- ❑ Existing trees and hedgerows
- ❑ Blue infrastructure, e.g. waterbodies, watercourses
- ❑ Communal open spaces, e.g. parks and greens

ENVIRONMENTAL

- ❑ Noise pollution
- ❑ Air quality
- ❑ Flood risk (flood zone levels)

SERVICES

- ❑ Existing underground services (e.g. water, waste water, comms, gas, etc)
- ❑ Existing overground services (e.g. electricity, comms, etc)

PLANNING

- ❑ Known planning applications (lodged/ consented/etc)

BUILT ENVIRONMENT & AMENITIES

- ❑ Landmarks, key buildings and spaces
- ❑ Key views
- ❑ Frontages
- ❑ Surrounding residential density
- ❑ Surrounding buildings heights
- ❑ Surrounding uses (e.g. residential, retail, commercial/office)
- ❑ Listed buildings and heritage assets
- ❑ Conservation areas
- ❑ Play and leisure facilities
- ❑ Sports facilities
- ❑ Healthcare facilities
- ❑ Schools and community facilities

CHARACTER

- ❑ Dwellings sizes and types
- ❑ Materials
- ❑ Roof types and pitches
- ❑ Elevations
- ❑ Boundary treatments
- ❑ Street furniture

1.3

RESPONDING TO CHARACTER

PRINCIPLE 1.3

All development proposals must respond to any positive local character. This response should be shown in detailed analysis provided in the design and access statement, demonstrating how the proposal relates to and reinforces the distinctive characteristics of the site's local context.

All proposals must also demonstrate how guidance provided within the Landscape Character Supplementary Planning Document and any conservation area appraisal documents have been taken into account.

Character is the sum of all the elements that make up a place, including the physical elements of streets, buildings and landscapes, and softer elements such as views, sense of enclosure, land use and function, smells, sounds and colours. The elements that are important to the character of a place depend on the scale that it is seen at – from distant views as well as from within the streets themselves.

A place's distinctive character is generally made up of:

- the qualities that are typical, such as the type, form and pattern of housing
- the special elements: unique, distinctive features such as a church in its churchyard, a village green, or a landmark such as Salts Mill.

Bradford District has a combined set of unique characteristics that make it a special place to live and visit.

For further information, the Core Strategy outlines in detail the spatial and economic characteristics and objectives of Bradford District under the four sub-areas: City of Bradford, Airedale, Wharfedale, and the South Pennine Towns and Villages. A brief summary is provided on page 40; applicants should read the Core Strategy for more detail.

BUILT HERITAGE

The rich and diverse built heritage of Bradford District is represented by over 5,000 individual listed buildings. This can be attributed mostly to Bradford's former status as one of the wealthiest cities in the world due to its booming textile manufacturing industry. The heritage includes large mill buildings with towering chimneys; smaller-scale workers' accommodation; large private mansions; and ornate Victorian buildings within the city centre.

By acknowledging this heritage, an interesting and genuine character can be considered so that history becomes embedded into the new built fabric. Modern interpretations are widely encouraged, while random assemblages of previous styles are to be avoided (see Case Study).

Definitions

Landscape Character Supplementary Planning Document (SPD): Bradford District has identified 10 landscape character areas that have been documented in separate chapters to explain the distinctive attributes and features of each, including which are desirable to preserve and enhance. Each assessment details the condition of the landscape and its sensitivity to change, and provides a set of policy guidelines for development.

Conservation area appraisal or assessment: There are 59 designated conservation areas within Bradford District. All of them have accompanying appraisal and assessment documents which highlight key characteristics, strengths, weaknesses, opportunities and threats, and provide maps which identify the important features in each area.

Case study: Northumberland Street, Liverpool

Sixteen affordable, eco-friendly homes are designed with a contemporary take on the terraced house type, using traditional materials to compliment the local character.

Any conservation area appraisal or assessment (see the definitions box) must be taken into account.

COUNTRYSIDE AND LANDSCAPE

The countryside and close proximity of attractive landscape to urban areas is one aspect of living in Bradford District that everyone agrees is a unique advantage. Proximity to the district's moorlands, uplands, woodlands and wetlands will have an impact on the scale and orientation of new development. The design must be informed by guidance provided in the Landscape Character SPD (see definition).

Views and access must be preserved and/or enhanced, and integrated as part of both the movement and the green-blue infrastructure strategies. This will ensure that there is a strong, positive relationship between new development and the landscape.

VARIED TOPOGRAPHY

The topography of the district varies across the metropolitan area, with its distinctive valleys and rolling landscapes. It needs to be understood in relation to both the site and the wider context. An undulating or sloping site provides the opportunity to create a distinct character by exploring how buildings and streets relate to a site's contours. Understanding how a new development will be viewed within the context of its landscape and built context from surrounding high and low points can help to inform the structure set out in the masterplan, and the form and appearance of the buildings. (See also Topic 2.13 Roofs and building forms, and Topic 2.12 Topography and ground conditions).

WATERWAYS

Bradford's waterways are a unique feature of the district's landscape and built heritage. From the Leeds and Liverpool canal, the Rivers Aire and Worth, and the multitude of becks (streams), there is an opportunity for waterways to contribute even more to the district's built character.

Currently, the district's waterways as not as well integrated to the settlements as they could be. Many waterways are faced by backyard fences, lined with high or low solid walls, and any footpaths tend to be narrow. Despite there being a vast and extensive network, many waterways are often only noticeable due to the presence of a bridge. They should be celebrated more.

Where a development site is adjacent to an existing waterway, or contains part of one, it should relate positively to it and be an important element of the scheme's concept.

PRIORITY

PRINCIPLE 1.3

All development proposals must respond to positive local character. Detailed analysis should be provided in the DAS, demonstrating how the proposal relates to and reinforces the distinctive characteristics of the site's local context.

All proposals must also demonstrate how guidance provided within the Landscape Character Supplementary Planning Document and any conservation area appraisal documents have been taken into account.

POLICIES / REFS

Landscape Character SPD

Conservation Area Assessments and Appraisals

Core Strategy: P1, BD1, AD1, WD1, PN1, DS3

NPPF: paragraphs 127 and 185

Building for Life 12: 5

"THE DESIGNERS HAVE NOTICED THAT THE BEST THING ABOUT THIS PLACE IS THAT THE DALES ARE ON OUR DOORSTEP"

CORE STRATEGY SUB-AREAS

The Local Plan's Core Strategy DPD characterises the district as four sub-areas: City of Bradford (including Shipley), Wharfedale, Airedale and the South Pennine Towns and Villages. It outlines specific spatial visions and policies for each sub-area, and provides useful insight into the Council's priorities for each area.

Core Strategy sub-areas

The City of Bradford (including Shipley) covers the main urban area of the district, encompassing areas with a large variety of built characters, including urban and town centres, suburban intensification and greenfield growth. The rich architectural heritage in the city centre is enlivened by the district's uniquely young, growing and international population, with many university students attending the University of Bradford and Bradford College in the city's vibrant Learning Quarter.

Shipley Town Centre and the Canal Road Corridor are identified as a key growth area and location for sustainable housing growth, connecting Bradford City Centre to Shipley by a linear park and the Canal Road Greenway (part of the Sustrans National Cycle Network).

Saltaire Village, west of Shipley, has become a major tourism and leisure destination due to its status as a Unesco world heritage site. Its Victorian terrace houses and overall masterplan structure have clearly influenced many other housing areas across the district. Today Saltaire faces modern problems such as how to accommodate parking and bins.

North-west of the City of Bradford area, the Airedale corridor includes Bingley, Keighley, Silsden and Steeton with Eastburn. These industrial towns developed in the broad floodplain of the River Aire, and have since spread out on to the often steep, surrounding valley sides.

While many areas appear heavily developed, Airedale maintains a delicate balance between industry, settlement, woodland cover and pastoral land uses, creating dramatic contrasts across the landscape. The areas of distinct built character include town and village centres, suburban intensification and greenfield growth. Some areas are clearly influenced by Saltaire.

Wharfedale represents the valley to the north of Airedale, including Ilkley, Menston, Burley in Wharfedale, and Addingham. Wharfedale's principal town, Ilkley, is located just north of Rombald's Moor, an area of moorland between the Airedale and Wharfedale valleys. It is a popular tourist destination due to its proximity to the moorlands and the Yorkshire Dales National Park.

As with Airedale, the town and village centres are sited on the valley floor, but strong edges and the distance between them enables them to retain their traditional characters, despite a great deal of greenfield growth. Many areas enjoy dramatic views of the surrounding landscape due to the variations of topography.

The South Pennine Towns and Villages include Queensbury, Thornton, Wilsden, Haworth, Oakworth, and Oxenhope. These settlements are generally much smaller in scale than the other sub-areas, with only few larger non-residential buildings, such as schools. Town and village centres are integrated into residential-scale buildings and are typically based around a high street.

A large part of the area sits within the Pennine Uplands landscape character area, and has very little settlement other than isolated farmsteads. The moorlands and settlements in this area, such as Haworth and Thornton, have historical significance particularly due to their literary connections with the Bronte Sisters.

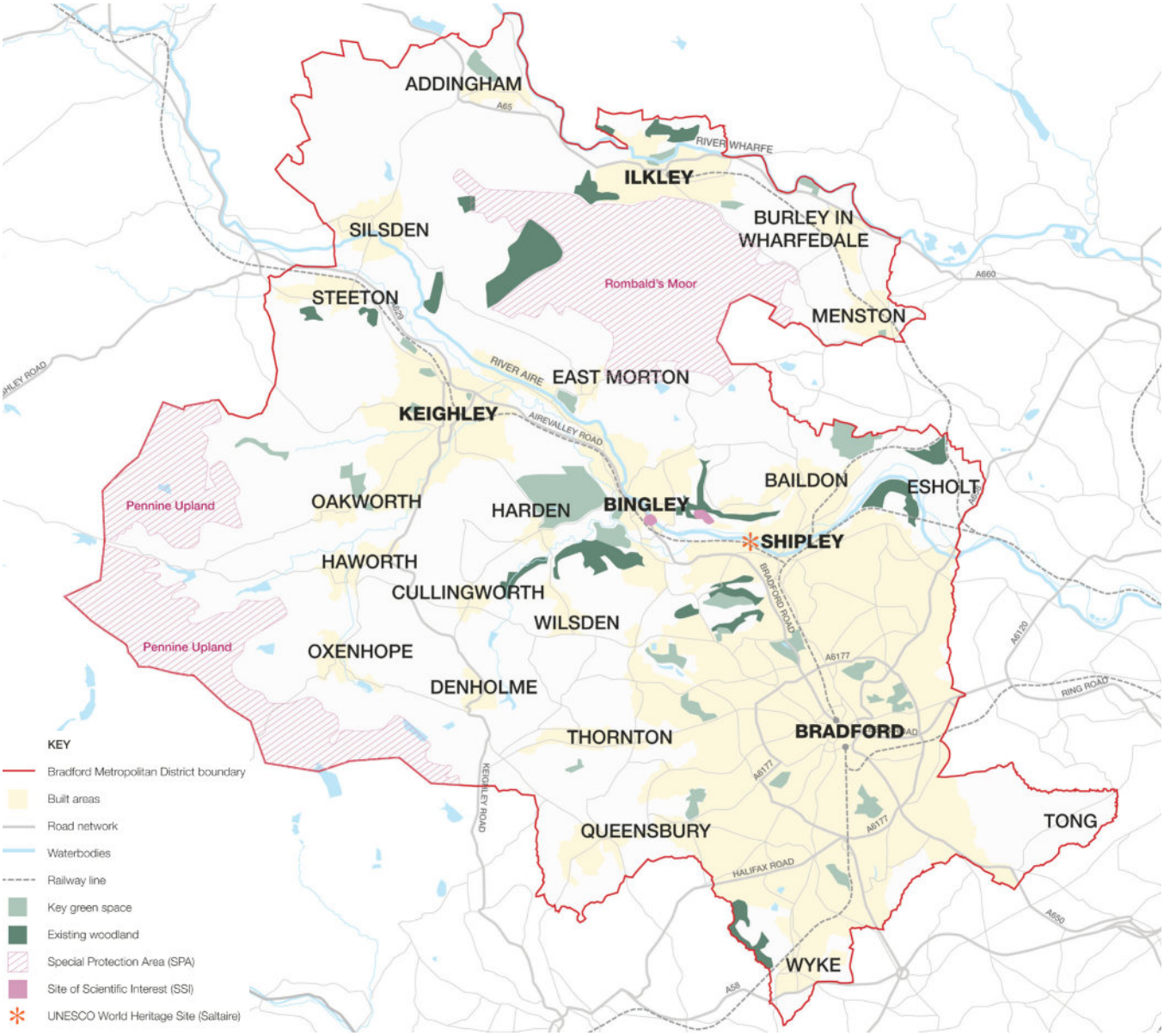
BUILT CHARACTER AREAS

Bradford District can be generally characterised into a range of typical built character area types. It is likely that most new housing in Bradford will be focused on the following four settlement types:

- Urban city centre (i.e. Bradford City Centre)
- Town and village centres
- Urban terraces
- Suburban

While these categories will not cover the full spectrum of built character and their detailed nuances within Bradford District, the following guidance will provide an introduction to the typical character areas related to residential areas. It will also help to provide a starting point for assessing the local character of a development site.

All applicants will be expected to carry out their own detailed assessment and this should be summarised into a chapter of the Design and Access Statement.



Map of Bradford District's main urban areas and open spaces

URBAN CITY CENTRE

This built character area refers almost exclusively to Bradford City Centre as the only location in the district where there are:

- well-defined, mixed-use, dense urban blocks
- buildings with large-scale footprints, and/or four or more storeys high
- continuous, adjoining frontage at back of pavement
- pedestrian-only streets in important central locations
- a mix of building styles, but generally dominated by historic buildings from the industrial revolution
- landmark buildings, particularly in front of public open spaces or on corners
- views from streets orientated out to the city, hillsides and countryside beyond
- active building uses on the ground floor
- varied roof forms
- discreet parking, including multi-storey and roof parking

There are small areas in the centre of Shipley and Keighley that have similar characteristics.

The figure-ground plan here illustrates part of Bradford city centre, demonstrating some of the features listed above. It will be important to maintain these qualities, and the function of urban centres as thriving commercial hubs where people are attracted to live, study, visit and work in.

For example, the city centre must:

- maintain a mix of commercial, cultural and civic uses
- give priority to uses on the ground floor that have an active frontage
- promote contemporary building styles that complement the surrounding built heritage, creating a vibrant, modern environment
- ensure safe, convenient and well-lit pedestrian and cycle routes, allowing residents and visitors to move easily between different city centre uses
- include indoor and outdoor places, such as community centres or public squares and public greens for people to gather, meet and spend time in
- be well-maintained and managed, with high-quality street furniture, to promote civic pride.

Figure ground: Bradford city centre, showing large urban-scale blocks

Bradford city centre

Further information on character can be found in the **Bradford City Centre Design Guide SPD**

TOWN AND VILLAGE CENTRES

While there is a great deal of variation between the town and village centres in Bradford District, many have similar basic characteristics. For example, they are typically:

- based around a linear high street (of varying lengths, depending on the scale of the town or village)
- with some landmark civic buildings (such as a church or community hall)
- residential in scale, and no more than two to three storeys high
- well defined by adjoining buildings located on the back of pavement
- on medium-to-fine grain building footprints and streets
- mixed-use, with occasionally residential above and/or between shops and businesses
- vibrant in colour from the painted shop-fronts, shop displays, signage, some awnings, and occasionally some planting
- designed with areas of public open space, squares or enlarged pavements with seating
- designed to have a mix of on-street parking and larger parking areas on the periphery of the town or village centre.

Larger town centres, such as Shipley, Keighley and Ilkley, have larger commercial areas and may contain some four-storey buildings.

The figure-ground plan opposite illustrates part of Ilkley town centre, which demonstrates some of the features listed above.

Similar to urban city centres, town and village centres must also be designed to function as thriving commercial hubs. They must be viable and self-sustaining, and they should cater to a wide variety of residents. For people to be attracted to live in these areas, it will be important to:

- maintain a mix of commercial, social and civic uses, particularly those with a community focus, within a compact and pedestrian-friendly environment

Figure ground: Ilkley town centre

Church Street, Ilkley town centre

- ensure that ground-floor uses have active frontages and that they are overlooked from residential uses above
- maintain an appropriate scale for areas of open space to allow them to host community events
- promote the use of appropriate colour and planting to ensure a vibrant and inviting atmosphere
- ensure safe, convenient and well-lit pedestrian and cycle routes to allow residents and visitors to move around confidently at all hours
- be well-maintained and managed, with opportunities for community involvement, to promote civic and community pride.

URBAN TERRACES

Brownfield and greenfield development can be suitable for denser residential schemes. There are several ways to achieve this density. The choice of layout and building form will have a significant impact on the overall character.

A historic example of creating medium-to-high density suburban neighbourhoods is Saltaire (see image and diagram opposite). There are urban terraces of two storeys, with taller three-storey elements used to bookend, corner or break-up the terrace. This is a layout style that is still used in housing developments today. Terraced housing has evolved to have clear public fronts and private backs, gardens, parking and effective bin stores.

This more contemporary version of terraced housing is encouraged in Bradford. The following important characteristics should be considered:

- a rectilinear and gridded street structure, with a mix of long and shorter blocks
- primarily made up of terraces that are two to three storeys in height, with changes in height or roof style to mark ends or corners
- streets designed and orientated towards open space, views or trees
- clearly marked and carefully designed individual front doors to homes
- front gardens to provide a threshold between the street and home, and to allow for bin and bike stores and planting
- private back gardens bordering other private gardens for good security
- set out around streets with a clear hierarchy of primary and secondary routes
- clear distinction in the character of streets running in different directions

Figure ground: Saltaire village, a UNESCO World Heritage Site

Saltaire village

SUBURBAN

Certain parts of greenfield development can be more suited to medium-to-lower density residential schemes. There are several ways to achieve this, and the choice of layout and building form will have a significant impact on the overall character.

These locations will need a careful consideration of how to create a more open and rural character within the residential development, including the following features:

- based around a street pattern that responds to features such as contours and landscape elements, with roads that align to features such as contours and hedges
- urban blocks primarily made up of semi-detached and detached housing, with short runs of terrace housing in isolated areas or located along primary streets. The balance of green space between homes will have a significant impact on the overall character
- two to three storeys high
- typically served by on-plot parking, including driveways, and attached and detached garages
- wider streets, created with house frontages set back from the pavement
- a mix of architectural styles and building forms. (Similar styles are usually grouped together in recognisable neighbourhoods).

Other important features to consider include:

- avoiding a layout based on cul-de-sacs, due to the lack of connectivity that they provide for pedestrians and cyclists
- development should front onto countryside rather than turn its back
- the structure of landscape should contribute to character, in terms of the backdrop, street scene and long views.

Figure ground: Burley in Wharfedale

Worth Valley, South Pennine

- a mix of parking solutions should be used within neighbourhoods to help prevent streets being dominated by cars parked in front of the building line, whether on-plot or on-street. (See also Topic 2.15 Parking).

The figure ground plan and image above illustrate how greenfield growth has been positively achieved in Burley, Wharfedale.

Caudale on Varndell Street, Camden

MAKING PLACES FOR PEOPLE

PRINCIPLE 1.4

Proposals must demonstrate how existing and future communities have been considered. This should include designing around local focal points where people can meet. Engagement with local communities should support the development of designing places for people.

The success of new developments can be judged by whether residents (both new and existing) feel that they are part of a community. A larger development, where a new neighbourhood is being developed, may be of a size that enables it to be more self-sufficient. But the area's existing residents should still feel that their needs have been taken into account.

Proposals should connect to existing local features that bring people together, such as local shops, a community hall, communal open space and all-age play space. In large developments the provision of new facilities may be required.

Creating these features will help to support a lively, healthy community by providing places for residents to meet, gather and get to know each other. Located at focal points in the masterplan, they should become recognisable elements that are used to identify the area.

At the smaller scale, details that enable interaction should be included. This might include providing benches at bus stops or locating post boxes at junctions or near other facilities.

The processes of site and context analysis, and understanding local character, will inform the nature, location and form of these features. In many cases, creating clear links to existing facilities will enable new developments to integrate new residents into an existing community.

Engagement with stakeholders and local residents will provide useful insight into this. Involving residents in the design and management of these spaces can create a sense of ownership, and where possible should be initiated at an early stage. These community focal points will be developed and illustrated as part of the scheme concept.

Consideration should also be given to digital connectivity at planning stage to ensure that all new homes have access to high-speed internet connections. This could have many advantages, particularly for older and disabled people, with advances in telecare and smart technologies that could enable them to stay in their own home for longer in the future. It can also enable people to stay connected and involved in their communities and to participate in local activities and lifelong learning.

PRIORITY

PRINCIPLE 1.4

Proposals must demonstrate how existing and future communities have been considered. This should include designing around local focal points where people can meet. Engagement with local communities should support the development of designing places for people.

POLICIES / REFS

Core Strategy: SC3, SC9, DS1, DS3, ID7

NPPF: paragraphs 92, 127, and 128

Active Design: principles 2, 4

Building for Life 12: 2

"I KEEP BUMPING INTO PEOPLE I KNOW. IT'S ALMOST AS IF IT HAD BEEN PLANNED!"

1.5

PRIORITISE THE ENVIRONMENT

PRINCIPLE 1.5

Applicants must demonstrate how their proposal is prioritising the environment, with a particular focus on air quality and low-carbon development as part of the scheme objectives.

New development provides the opportunity to make a positive impact on the site, the immediate context, and residents. Bradford Council has committed to the Leeds City Region's net zero carbon target by 2038 and to improving air quality and addressing climate change by prioritising low carbon development (as set out in Air Quality & Emissions: Technical Planning Guidance and West Yorkshire Low Emissions Strategy 2016 to 2021). Applicants must therefore demonstrate how their proposal supports these strategies and guidance.

Other topics in Part 2 of this design guide also have a focus on prioritising the environment. They include:

- Topic 2.7 Water and drainage,
- Topic 2.8 Landscape,
- Topic 2.9 Biodiversity,
- Topic 2.12 Topography and ground conditions,
- Topic 3.9 Energy efficient.

AIR QUALITY

Studies have proven the detrimental health effects associated with poor air quality and currently 1 in 20 deaths in West Yorkshire are caused by exposure to particulate air pollution. While improving air quality can not be solved simply, there are various ways that new development can help to mitigate its impact and improve outcomes. Proposals must:

- Prioritise public transport and active travel (e.g. walking, cycling, etc) so that they are highly accessible, attractive and safe, making these modes the best choice to travel, particularly for short journeys (refer Topic 2.3 Movement)
- Integrate trees and planting within streets and open spaces to help clean the air, and to create inviting places to encourage physical activity and minimise car use (refer Topic 2.4 Green streets)
- Incorporate electric vehicle charging points, and other infrastructure which supports ultra-low emissions vehicles (refer Topic 2.15 Parking)
- Ensure that new developments are well connected and that everyday amenities and services, e.g. a convenience store, schools, nursery, public open spaces, all age play space, health and communtiy facilities, and local employment opportunities are located within reasonable walking distances for all residents.

Appendix 3 of the Core Strategy sets the recommended walking distance to local facilities.

An air quality survey, as part of the site and context analysis (refer Topic 1.2 Site and context analysis), will provide clear information on the extent of air quality

issues for each site and whether the detailed design of a scheme will need more extensive mitigation for poor air quality.

Dust from construction (and demolition) must also be mitigated.

LOW CARBON DEVELOPMENT

There are a multitude of ways to help lower the amount of carbon emissions produced by new development, and much of the guidance provided in this SPD promotes a robust, low-impact and efficient design approach. However, at this early stage in the design process, there is an opportunity to integrate and embed low carbon strategies which may be more difficult and expensive to do later on. Applicants should submit evidence to show how their proposals prioritise the environment and how they have considered and incorporated low carbon solutions such as:

- Modular and/or off-site construction methods
- Opportunities for re-using existing buildings on the site
- Opportunities for re-use of any existing site materials, as well as generally minimising construction waste
- Employing local labour and using local materials to minimise travel
- Connecting to District Heating Networks in urban centres
- Alternatives to gas central heating including ground source heat pumps, solar thermal, direct electric, hybrid and hydrogen ready systems
- Energy efficiency of building fabric (see also Topic 3.9 and Passive House case study below)
- Opportunities for on-site renewable energy production e.g. solar panels

The Council's Environmental Health and Sustainability Housing officers can provide further advice on air quality and low carbon development.

Case study: Passive House Terrace, Scotland's Housing Expo, Inverness

This development of three family homes has been built to reach Passive House standards. It demonstrates an 80% reduction in energy consumption, negating the need for conventional heating.

It achieved this through a super-insulated air tight building fabric, including high performance windows, along with a mechanical ventilation system which helps provide consistent and comfortable thermal conditions internally.

The orientation of the buildings and the position and size of the windows were carefully considered to ensure a heat source for the homes from the sun through passive solar gain. Other energy saving features include a compact building form and the use of off-site construction processes and local materials.

PRIORITY

PRINCIPLE 1.5

Applicants must demonstrate how their proposal is prioritising the environment, with a particular focus on air quality and low-carbon development as part of the scheme objectives.

POLICIES / REFS

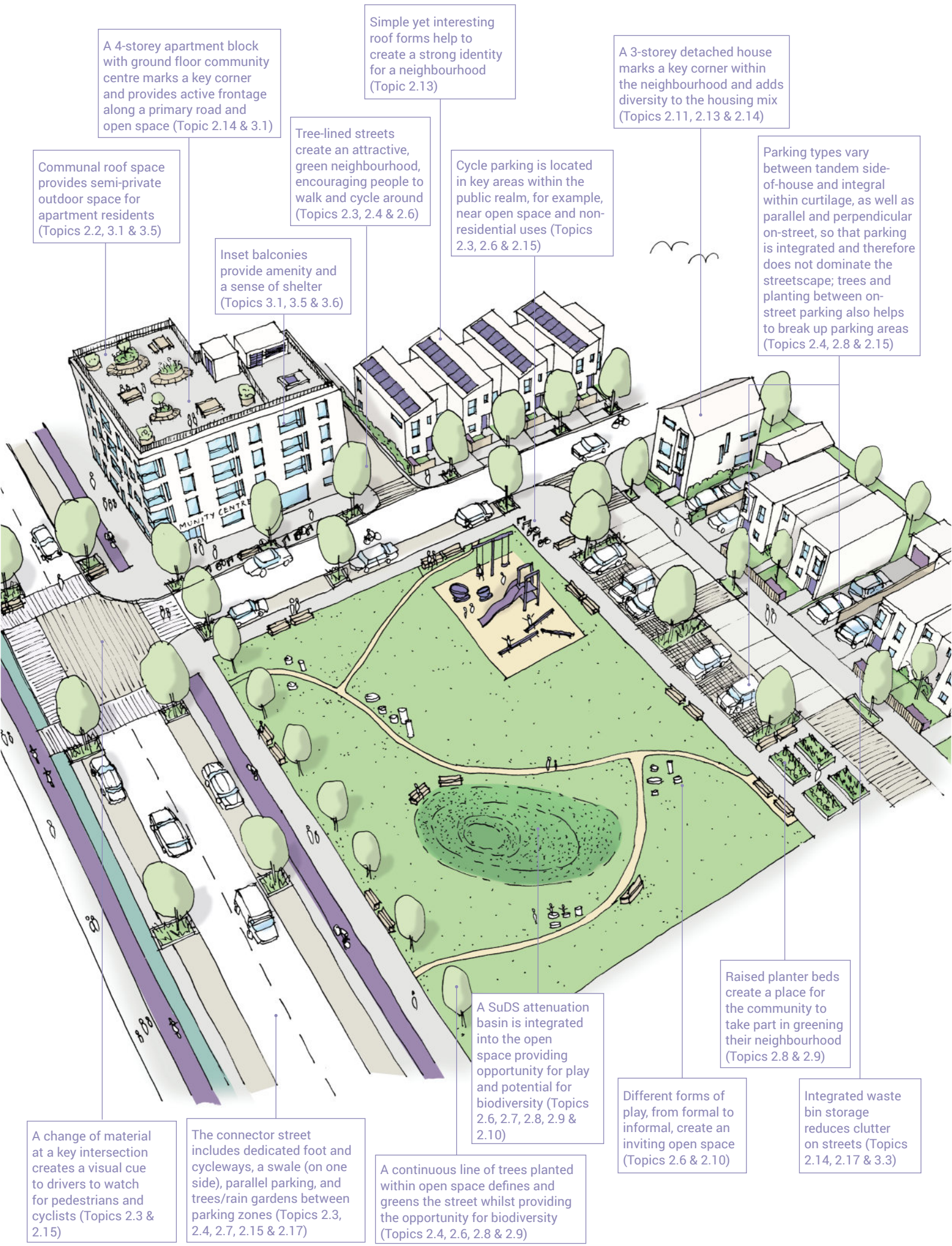
Core Strategy: SC2, TR1, TR3, TR5, HO9, EN8, Appendix 3

Air Quality & Emissions: Technical Planning Guidance for West Yorkshire

West Yorkshire Low Emissions Strategy 2016 to 2021

NPPF: paragraph 150

"MY NAN LOVES WATCHING THE BIRDS. I WANT THEM STILL TO BE AROUND WHEN I'M HER AGE"



Indicative neighbourhood diagram to illustrate various Section 2.0 design guide topics

2.0
CREATING A NEIGHBOURHOOD

New Bolton Woods, Bradford

DEFINE A CONCEPT

PRINCIPLE 2.1

Every development proposal should illustrate a concept which clearly responds to the Stage 1 project brief, including the site and context analysis and character review. The concept should clearly integrate the site into its wider area.

Definition

Concept The key ideas on which a development will be based.

A strong rationale for design is the key to providing a high-quality and robust masterplan or proposal for a scheme. This will clearly illustrate how the site and context analysis (Topic 1.2) have effectively and meaningfully interpreted the opportunities and constraints of the site and local area.

This concept, illustrated as a diagram, should act as the backbone to the design as it develops and becomes more detailed.

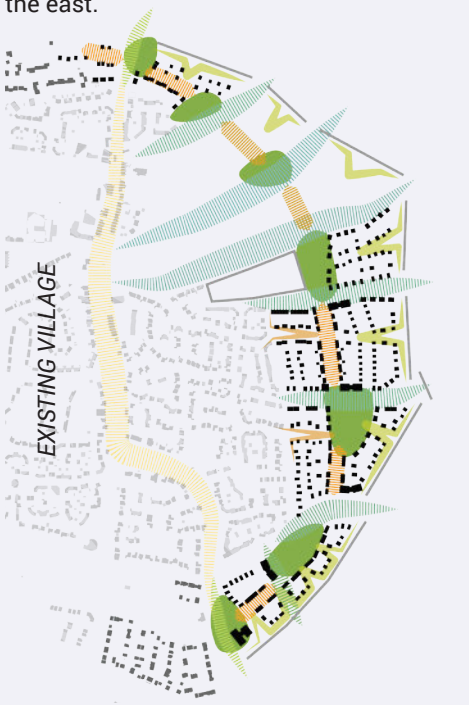
The concept will be different for each site. It should highlight the main elements of the proposal, which will be based on aspects of the site such as historic layout and buildings, wider links, connections with open spaces, topography, and the location of community facilities.

The masterplan concept will be useful for several reasons:

- to get buy-in to your scheme design from Bradford Council and stakeholders, helping them to understand why your masterplan is designed the way it is.
- when designing to a budget, as it keeps a focus on the aspects of the masterplan that will really make a difference
- to lock in character, identity and design quality from the start.

Case study

Concept diagrams take many forms. Here is an example from an urban extension of 450 homes where the key design principle is to respond to and integrate with the existing village in the west and the countryside in the east.



PRIORITY

DISTINCTIVE PROCESS

PRINCIPLE 2.1

Every development proposal should illustrate a concept which clearly responds to the Stage 1 project brief, including the site and context analysis and character review. The concept should clearly integrate the site into its wider area.

POLICIES / REFS

Local Plan: DS1, DS2, DS3, DS4

NPPF: Section 12, paragraph 125

"THE GREAT THING IS THAT IT FEELS LIKE PART OF THE TOWN, NOT AN ISOLATED ESTATE"

2.2

DENSITY AND SCALE

PRINCIPLE 2.2

Proposals should be at an appropriate scale and density in relation to the local and wider area, and to national and local policy requirements aimed at increasing densities at sites around public transport hubs/routes and local facilities. Higher-density schemes should be of notably high quality, meeting the other principles in this guidance.

Definitions

Density The number of homes in relation to an area of land.

Scale The size of a building in relation to its surroundings.

DETERMINING AN APPROPRIATE SCALE AND DENSITY

As part of the context appraisal, an assessment of appropriate density should be carried out by balancing character, local context, economic requirements and the capacity of the local area to accommodate any increase. The assessment should respond to the location of the site, such as whether it is in a central, urban, suburban or rural location.

Sites within or near to Bradford city centre and the Canal Road Corridor and central areas of Shipley, Bingley and Keighley may be well suited to densification. For sites located in a part of the district that has an area action plan, the density and scale should adhere to the guidelines set out in that plan.

Sensitive areas such as conservation areas and sites near listed buildings should be treated carefully so that the proposed scale and density will preserve or enhance the character of these areas. It will be important to maintain views out as well as views to significant buildings.

Infill development should usually relate sensitively to the scale of neighbouring development.

WHAT ARE THE IMPLICATIONS OF INCREASING DENSITY?

1. Where policy is not specific on density, full justification for an increase in density should be provided to the Council.
2. Higher-density developments will increase the requirements for car and bicycle parking (Topic 2.15) and open space (Topic 2.6).
3. The requirements for all these issues must be balanced and met when designing a scheme. There will also be additional demand for local facilities such as schools and shops. In this case, a conversation should be had with the Council to determine and agree the appropriate requirements. Large developments of higher density will be expected to provide or contribute towards community facilities to support the increased population.
4. Higher-density proposals will be considered only if the scheme is notably well designed and meets the other principles identified in this guidance. They should also have the right unit types to create a positive form of development.

PRIORITY

PRINCIPLE 2.2

Proposals should be at an appropriate scale and density in relation to the local and wider area, and to national and local policy requirements aimed at increasing densities at sites around public transport hubs/routes and local facilities. Higher-density schemes should be of notably high quality, meeting the other principles in this guidance.

POLICIES / REFS

Local Plan: H05, DS3

Area Action Plan: City Centre - CL1
Shipley & Canal Rd - SCRC/H1

Historic England Advice Note 4: Tall Buildings

Bradford City Centre Design Guide SPD

NPPF: paragraphs 118, 123

"I WOULD RATHER LIVE HERE, IN A PLACE WITH A BUZZ ABOUT IT, THAN IN A SUBURB WHERE NOTHING HAPPENS"

TALL BUILDINGS

If tall buildings are proposed, they should respond to the core strategy policy DS3:H: *'Ensure that tall buildings are appropriate to their location, are of high quality design and that they do not detract from key views or heritage assets or create unacceptable local environmental conditions.'*

All proposals for tall buildings must be of the highest quality, contributing positively to the character of the townscape and play a role in urban design terms. They should meet the advice set out in Historic England's *Guidance on Tall Buildings.*

The principles for the design of tall buildings for each site should be discussed with the planning authority as part of the pre-application process. It is likely that a townscape and visual impact assessment will be required as part of the planning application.

WHY?

Increasing densities in appropriate areas in Bradford will reduce the need for the district's residents to travel by car and connect them effectively into their local community.

Scale and density can also be used to help define an appropriate character for the site, for example in designing gateways, landmarks and enclosing space.

South Lambeth Estate: Getting the density and scale right in relation to the surrounding context and the project brief

2.3

MOVEMENT

PRINCIPLE 2.3

For large and medium developments, the street network should define:

1. A clear structure of connected streets and routes.

2. An integrated network of routes for all modes of transport, giving priority to active travel.

3. A clear hierarchy of routes, where each type of route has a specific character and function.

The design of a movement strategy should be an important part of any masterplan. The strategy should ensure that there is a clear character and technical brief for street design, providing effective movement options with a successful public realm.

If only one or two streets are proposed in a small or medium-sized development, the street design should still follow these principles, fitting into and responding to the existing surrounding streets.

Once a movement strategy is devised, the streets should be designed to be green and of high quality, as set out in Topic 2.4, Green streets.

HOW SHOULD THIS BE DONE?

1. A clear structure of connected streets and routes

The layout of the streets and other routes should be simple and clear. The streets and routes should:

- integrate with existing adjoining streets and paths, or link with the layout of any neighbouring site that is being developed
- provide connections to existing local amenities that are direct, well overlooked, lit and attractive
- relate well to access points and open spaces
- respond practically to sloping sites, and help to open up views
- provide a framework for well-sized urban blocks and open spaces that suit the character of the area.

The design of a small or infill development should also enhance connectivity with the existing neighbourhood. The case study on Bradbury Place on page 89 gives an example of how a scheme of eight flats enhanced movement in the local area by providing a new pedestrian link through the site to existing homes beyond.

2.An integrated network of routes for all modes of transport, giving priority to active travel.

Pedestrian-focused New residential and mixed-use development should give priority to pedestrian and wheelchair users. There should be direct and designated footpaths to local amenities

Separate cycle lanes, split from the road using planting and parking, create safe and easy-to-use cycle routes.

and public transport, to make this the easiest and preferred method of getting around. These routes should be central, accessible, safe, along active routes and well overlooked by dwelling frontages.

Encourage cycling Cycling should be given priority by ensuring that cycle routes are designed into the movement strategy from the start. They should be linked to the existing network of cycling routes and seek to enhance it.

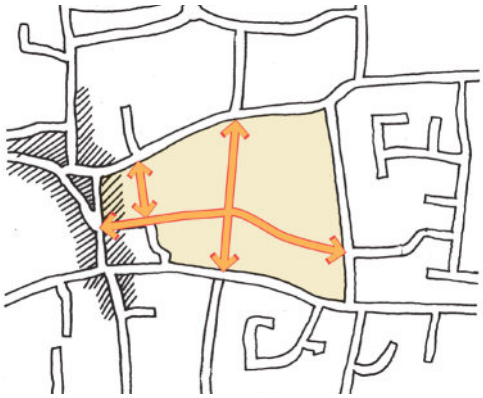
Segregated cycle lanes will be sought on main connector streets, whilst local residential streets should be designed to give cyclists priority over motor vehicles. This can be achieved by introducing direct, connecting routes for cyclists (and pedestrians) only, and also by designing junctions based on the ease of movement and comfort of cyclists and pedestrians rather than the needs of the car. Cycle parking and storage must be provided (see Topics 2.15 and 3.3).

Public transport access or extension New developments should be designed so that direct pedestrian access is provided to existing bus or rail stops, which should be no more than 400m or 800m respectively between dwelling and stop.

Consideration should be given at an early stage to how features such as new bus shelters can successfully be integrated on developments as well as how residents will be able to conveniently access existing or planned bus/rail/mass transit stops by foot or cycle. For larger developments, the potential to extend public transport routes should be included where possible. This should be discussed with planning officers to determine how it will be delivered.

Vehicles Routes for vehicles should be safe and designed to limit speeds to 20mph which will be the default speed limit for residential areas, and to accord with the technical requirements set out in *Manual for Streets* and the forthcoming *Bradford Street Design Guide*.

Service vehicles As well as providing high quality street environments, the requirements for turning areas must be designed to comply with Building Regulations H and B so that refuse and fire vehicles can easily and safely access all homes.



Making the right links to effectively connect a development site into the existing road network

3. A clear hierarchy of routes, where each type of route has a specific character and function.

In masterplans for large sites, different streets should vary in terms of their widths, layout, planting and materials to reflect the various types of street and conditions. The access should help to open up the site, ensuring that development is outward facing and well linked to existing streets.

A clear hierarchy of routes will enable development to create varied street character that reinforces the character, providing a framework for creating buildings of appropriate density and scale.

WHY?

Research carried out in Bradford has shown that poor air quality in the city is causing the respiratory health of residents to suffer and is contributing to other health problems such as heart attacks, low birth weights and delayed neurodevelopment in children. Born in Bradford's research has also made a link between children's health and the accessibility of open space to where they live.

Improving options for active travel to reduce car use and link people to local amenities is a key priority for the Council.

PRIORITY

PRINCIPLE 2.3

For large and medium developments, the street network should define:

1. A clear structure of connected streets and routes.

2. An integrated network of routes for all modes of transport, giving priority to active travel.

3. A clear hierarchy of routes, where each type of route has a specific character and function.

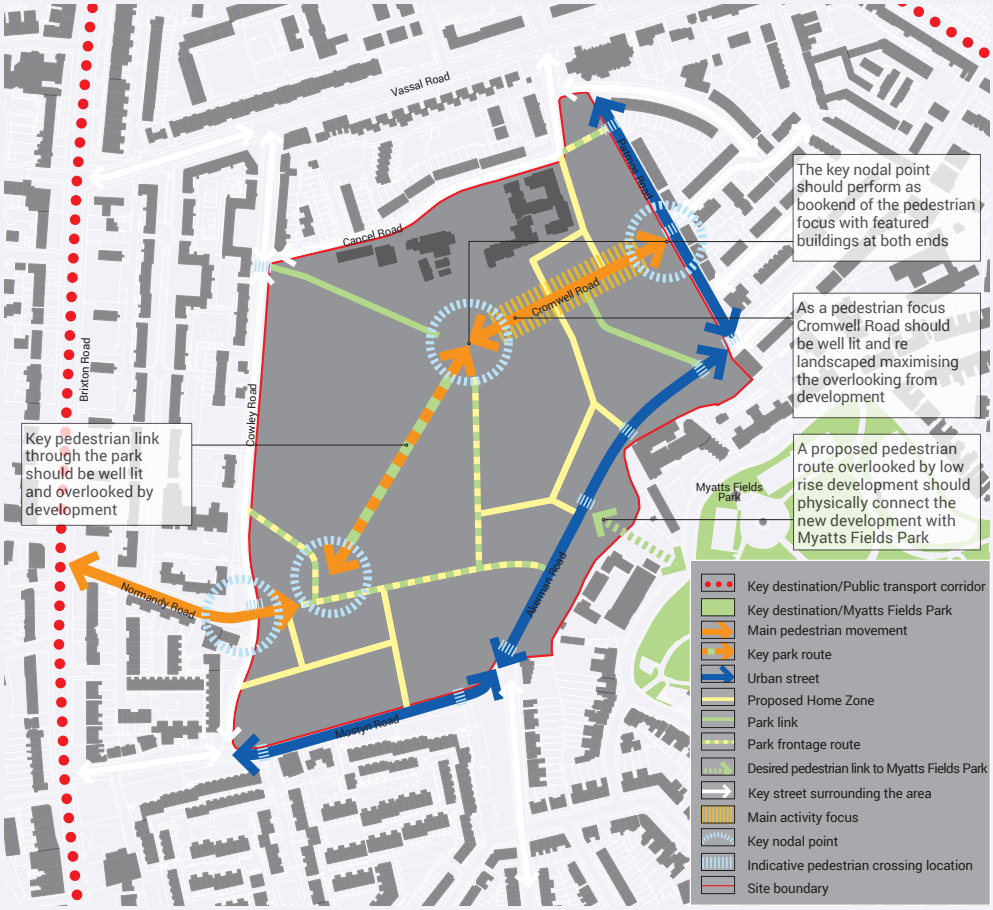
POLICIES / REFS

Bradford Core Strategy: TR1, TR3, TR5, DS3/4
City Centre AAP: M1, M3- 4
Shipley AAP: ST1-ST6
The forthcoming *Bradford Street Design Guide*
Bradford Map of Paths/LCWIP
NPPF: paragraphs 104, 127
Active Design: 2, 3
Building for Life 12: 1, 3

"NOW THAT MY KIDS CAN CYCLE TO SCHOOL I'VE NOTICED THEM GETTING FITTER"

Case study: Myatt's Fields, Lambeth, London

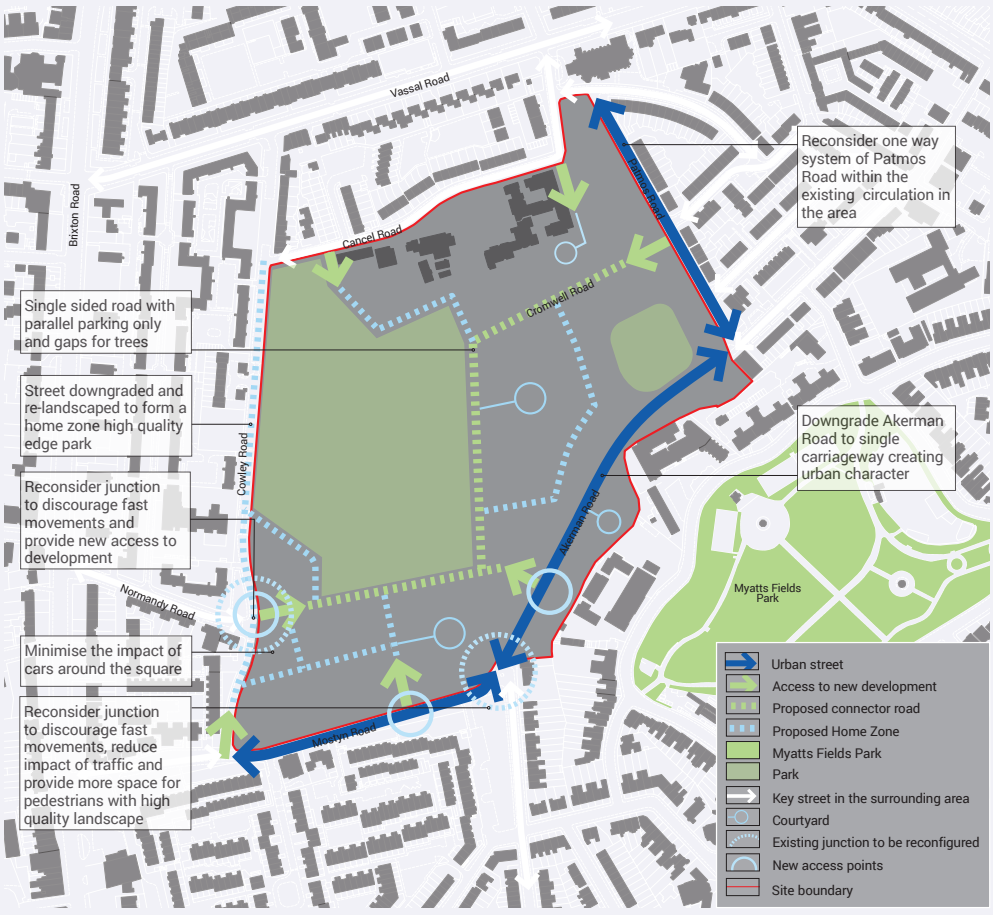
As part of the regeneration of this estate in South London, a key part of determining the future masterplan was to set out the principles of pedestrian, cycle and vehicular movement. This sought to repair connections and improve desire lines to key local facilities and provide a robust framework from which to develop the building and open space proposals.



Pedestrian and cycle movement strategy

The access and movement objectives in relation to pedestrians and cyclists are identified as:

- Identifying a clear role and purpose for each open space and route
- All routes to be well lit and overlooked
- A main pedestrian route across the park connecting two high streets
- Incorporation of street trees to form avenues on key routes
- Promotion of a new green link between the existing parks
- Direct connections to local destinations and public transport routes
- On-street cycle parking



Vehicular movement strategy

The access and movement objectives in relation vehicles are identified as:

- Creation of a network of more traditional streets that connect local destinations and optimise the use of available access points
- Integration of the estate into the wider area, but avoiding rat runs
- On-street car parking
- Good refuse, recycling and servicing facilities

GREEN STREETS

PRINCIPLE 2.4

With a focus on greening, all streets should be designed according to their function, as set out in the movement strategy. They should become a high-quality part of the public realm for social and environmental benefit.

Bradford Council wants to ensure that the district is made up of streets, not roads. A road is mainly a route for transit; a street is a place for people to move in, interact in, play in and occupy.

We are also committed to ensuring that the green quality of the moors and dales, and the views of these natural amenities, is reflected in the design of Bradford's streets and other public spaces.

Streets must be designed to limit speeds to 20mph which will be the default speed limit for residential areas, and to comply with national requirements and guidance, including Building Regulations and *Manual for Streets*, and local guidance, such as Bradford's forthcoming street design guide.

As well as satisfying these technical requirements, street design should contribute to creating highly-vegetated, well-structured spaces that are attractive, that enhance biodiversity, and that encourage people to occupy them and interact with other people.

Solutions for greening a street will vary, depending on the street's location and intended character. Proposals will range from planting mature trees in primary streets to including shrubs and planters in private front gardens in residential areas.The Council's Landscape Architects can provide advice on this

HOW SHOULD THIS BE DONE?

To achieve this:

- identify larger, primary routes for mature tree-planting
- identify break-out spaces or small squares for play, seating and planting
- include doorstep play facilities on residential streets. These need to be well-lit and overlooked (see Topic 2.10, Play)
- ensure that robust, high-quality street furniture is proposed and well located
- open up views out to the countryside or to landmarks
- make boundaries green, where possible, by means such as dense planting, small hedgerows, or railings with planting next to them
- integrate parking with these green features so that parked cars do not dominate the street scene (see Topic 2.15, Parking)
- ensure that pedestrians have a level and clear route for travel
- integrate street design with the SuDS strategy by incorporating street swales where appropriate
- set out a clear maintenance and management strategy for all planting (see Topic 2.8, Landscape and 2.9, Biodiversity)
- green streets will be most successful when they are designed in conjunction with a series of well-devised open spaces (Topic 2.6), an effective landscape and biodiversity strategy (Topics 2.8 and 2.9), and with private front gardens (Topic 3.5).

WHY?

Many local organisations are committed to improving the well-being of the district's people. Research by Born in Bradford has shown the links between green space and good health. These links result in, among other things, healthier birth weights, reduced risk of depression in pregnant women and better mental well-being in children.

PRIORITY

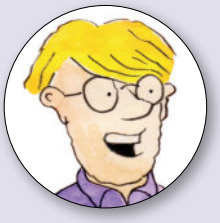
PRINCIPLE 2.4

With a focus on greening, all streets should be designed according to their function, as set out in the movement strategy. They should become a high-quality part of the public realm for social and environmental benefit.

POLICIES / REFS

Bradford Core Strategy: TR1, TR3, TR5, DS3/4
City Centre AAP: M1, M3-4
Shipley AAP: ST1-ST6
The forthcoming *Bradford Street Design Guide*
TfL's Healthy Streets
NPPF: paras 104, 127, and 181
Active Design: princ. 5, 6
Building for Life 12: Q9

"THERE ARE BENCHES WHERE I CAN HANG OUT WITH MY MATES. WHO WANTS TO BE STUCK WITH THEIR PARENTS ALL THE TIME?"



Case study: Illustrating a variety of green streets

When designing green streets, there are many ways to illustrate the street layout (such as plans, 3D aerial views and computer-generated images). Different techniques should be used to show various levels of detail.

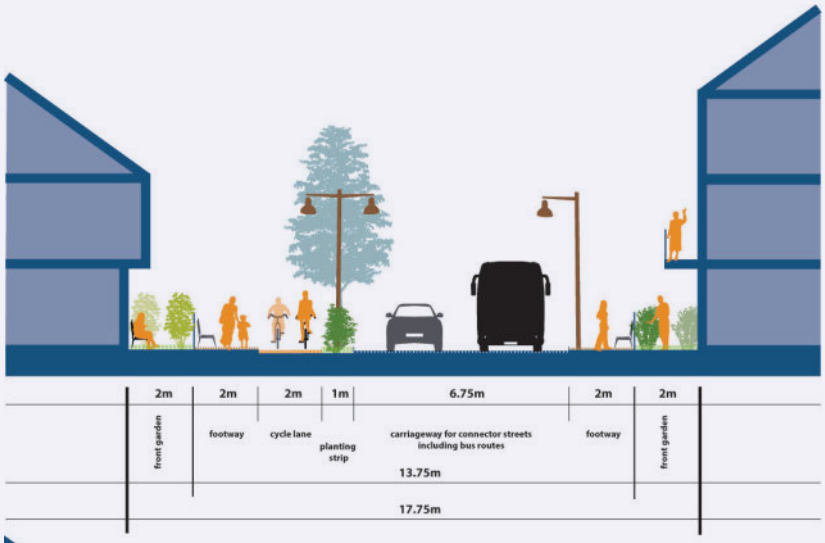
At the design principles stage, and to support an outline planning application, street sections (below) will show how the street works, and how it will be activated and greened. The street sections show examples of three different street types and how front gardens, pedestrians, cyclists, cars, planting and lighting can all work together.

1. A connector street: The main streets that provide structure in a residential area, with a separate cycle lane.

2. A residential street: General streets in residential areas that carry a wide range of movement types.

3. A home zone: Residential streets where the road space can be shared between drivers and other road users.

1.



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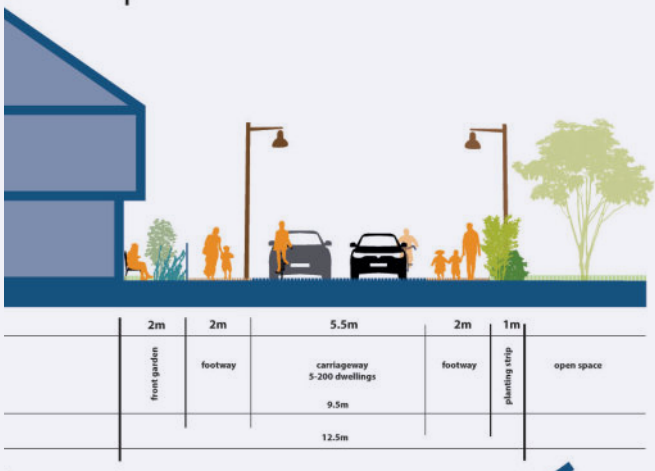

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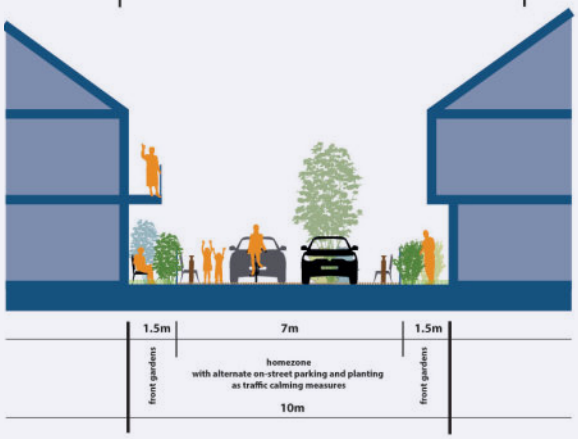


Refer to the *Bradford Street Design Guide* for more technical information.

Case study: Further examples of ways to green streets

Paintworks, Bristol

Robust planting in large planters softens this otherwise hard-landscaped mews street. It helps to provide a buffer in front of individual homes and extends to become seating. The walkways remain clear and uncluttered.

Derwenthorpe, York

Although homes face directly on to the street, the shrub planting at ground level creates a successful buffer or threshold between the private dwelling and the public street. Young street trees are positioned opposite front doors, which each household will identify as demarcating their home. This may help to give a sense of responsibility and pride as the trees mature.

Grangetown, Cardiff

Improvements to the streets in Grangetown included soft landscaping and the integration of SuDS features in the form of green 'islands' that separate parking spaces and act as traffic calming devices.

Ninewells, Cambridge

Robust and attractive planting separates and breaks up parking in front of houses.

2.5

SAFE AND CHARACTERFUL STREETS

PRINCIPLE 2.5

1. There should be a clear distinction between public and private areas.

2. New dwelling frontages must define the street space with a coherent building line that relates to existing building lines. This should contribute to an appropriate character that relates to the local street scene, referencing elements such as scale, building rhythm, proportion, height, materials and colour.

3. Boundary treatments should be designed to contribute positively to the character of the area and to the quality of the public realm. They should support Topic 2.4 in creating green streets.

The design of safe and characterful streets must embed the principles above with those in the Green Streets topic. The guidelines set out in *Secured by Design* guidance should also be referenced.

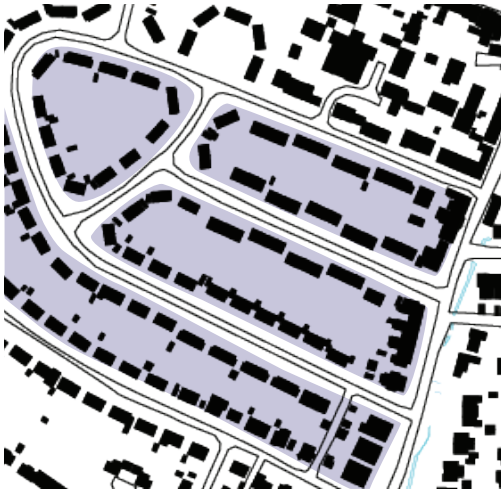
1. PUBLIC VS PRIVATE

Residential development should be based on the design principle embodied in perimeter blocks, where the public fronts of buildings should relate to the network of streets, and private areas should be at the back of buildings.

Where such an approach is not possible, designers must demonstrate why their design solution is appropriate, and that it achieves a satisfactory distinction between public and private.

Access and servicing at the rear of dwellings reduces the level of privacy and potentially the security of properties. For these reasons, rear parking courtyards should be introduced only where other parking solutions can not be achieved or would erode local character. The security and surveillance of these areas will need careful consideration.

2. COHERENT BUILDING LINE



House layouts in Burley, Wharfedale illustrate the perimeter block principle.

The building lines of new residential developments should be appropriate to the local context and should define the street space appropriately. Designers should consider whether the existing local pattern should be continued, or if new housing can add richness to the character of an area in some other way.

The more continuous a building frontage is, the more urban in character it is likely to feel. Hence a street of terraced houses will feel more urban than a street of detached houses. The more consistent a building line is, the more ordered and formal the character of the street will feel.

Generally, more continuous or formal building lines are associated with places such as centres or primary routes. Less continuous or less formal building lines are associated with the edges of settlements or rural areas.

The gaps between buildings can make an important contribution to local character, particularly where they occur regularly, such as between semi-detached houses.

PRIORITY

PRINCIPLE 2.5

1. There should be a clear distinction between public and private areas.
2. New dwelling frontages must define the street space with a coherent building line that relates to existing building lines.
3. Boundary treatments should be designed to contribute positively to the character of the area.

POLICIES / REFS

Core Strategy: DS2-DS5
The forthcoming *Bradford Street Design Guide*
TfL's Healthy Streets
Secured by Design
NPPF: paras 91,108, 110, 127
Active Design: princ. 3, 6
Building for Life 12: 7, 11

"I NEVER USED TO BE INTO GARDENING, BUT EVERYONE ELSE TAKES SUCH GOOD CARE OF THEIR FRONT GARDENS I THOUGHT I'D JOIN IN"

Top: Informal lane, with varied building line and varied development form. Bottom: Formal street, with consistent building line and generally consistent set back

It is particularly important for small developments and infill schemes to reflect the existing pattern of building lines where this creates a positive street character.

In designing a street scene with a distinctive character in a larger development, it is desirable to balance the degree of consistency and variety.

Generally, it is good to create:

- a degree of consistency within a street, so that it has an identifiable character and identity
- variation between different streets so that people can recognise one from another

3. BOUNDARY TREATMENTS

Boundaries to the public realm should relate to the character of the local and district area. They should be clearly delineated, robust and of high quality, so that they last over time.

Different boundary treatments have a variety of characteristics and are suitable in different locations. Generally, low boundary walls or hedges provide separation between public and private spaces, ensuring passive overlooking of the street and an appropriate level of privacy for residents at the front of properties.

Priority should be given to creating green boundaries where possible, particularly for front gardens, so that the boundary treatment will contribute towards the creation of a green street (see Topic 2.4). This can be in the form of low planting, hedges or planting next to low walls or railings.

Stretches of blank walls, garden fences, garage doors and other hard, impermeable boundary treatments facing on to streets must be avoided.

Low boundary walls between the garden and street so homes overlook the street. Wilson Road, Bingley.

2.6

OPEN SPACE

PRINCIPLE 2.6

High-quality and green public open spaces must be provided as part of residential developments. They must be safe and well-overlooked, and provide a variety of activities and uses for all ages and abilities. They must be supported by a robust maintenance strategy.

HOW?

Public open space must be provided as part of all proposed residential developments and as set out in the Core Strategy, EN1 Open Space, Sports and Recreation. These must be in the form of newly created spaces or enhanced existing spaces. Should neither of these options be possible on smaller sites, a financial contribution to an open space nearby may be required. This should be discussed with planning officers when agreeing the design principles and frameworks.

There must be a variety of spaces that cater for all ages and abilities of residents. Developments within the city centre or the Shipley and Canal Road Corridor must meet the requirements and strategies defined in the associated area action plans.

Where blocks of flats are provided that give residents a small private outdoor space, such as a balcony or terrace, a communal garden must be provided if the building does not face directly over a public open space. These gardens must be high-quality, green spaces that look attractive and enhance local biodiversity. Communal gardens must be managed and maintained by the company that runs the block of flats.

Open spaces must be integral to development proposals. To achieve this, an open space strategy must be devised when establishing the design principles and frameworks for a scheme. This must be agreed with Council officers before developing the scheme further.

A central green with a variety of uses including play facilities, SuDS features, tree planting, seating, open play space, food growing planters and natural play. All overlooked by neighbouring homes and well connected in a central location

Case study: Coin Street Community Builders

Coin Street Community Builders' cooperative housing scheme in London offers affordable rents for individuals and families in housing need. The flats have been designed around a communal garden which all residents can access. The cooperative delivery and management model means that tenants manage and maintain the development and grounds.

THE FUNCTION OF THE SPACE IN RELATION TO SURROUNDING HOUSING

The Fields in Trust guide *Planning and Design for Outdoor Sport and Play* should be followed to ensure an adequate mix and design of open spaces. The type of open space must be relevant to the type of housing provided close by, to ensure that it will be used and enjoyed.

Medium to large open spaces should be designed as multi-use green spaces with a mix of facilities for a wide range of uses.

LOCATION AND ORIENTATION

To ensure that it is used and enjoyed, an open space must:

- form part of a wider network of open spaces, green infrastructure and streets
- create a safe, focal point, located so that the space appeals to a wide range of potential users and is well overlooked by home frontages
- be well located so that it is easy and safe to access from the dwellings it are intended to serve, in both existing and new communities
- be positioned to receive direct sunlight
- be located for its benefit to the community, not on left-over areas that are hard to develop.

INTEGRATING SUSTAINABLE URBAN DRAINAGE FEATURES

Open spaces must contribute to the blue infrastructure of the local area and, where suitable, include attractive drainage features such as ponds and soakaways. Such features must be designed to enrich the landscape and ecology of the space, for example by introducing wetland habitats, rather than simply being functional landscape drainage features. (See Water and drainage strategy, Topic 2.7).

WHY?

The Council is giving high priority to dealing with issues relating to poor air quality and poor health, both of which can be targeted by improving the amount, quality and access to open space, and through significant greening of urban areas.

Research by Born in Bradford shows that parks with high levels of amenities, such as seating, picnic tables, drinking fountains and bins, provide the greatest level of satisfaction. Other factors that encourage the use of open spaces are natural green features, water features, activities for children, places for social interactions, and spaces that are enjoyable for adults and children. Open spaces have been found to be most successful when designed in collaboration with the local community. (See Play, Topic 2.10).

PRIORITY

PRINCIPLE 2.6

High-quality and green public open spaces must be provided as part of residential developments. They must be safe and well-overlooked, and provide a variety of activities and uses for all ages and abilities. They must be supported by a robust maintenance strategy.

POLICIES / REFS

Bradford Core Strategy: EN1
City Centre AAP: M6
Shipley AAP: SCRC/HSC2
Fields in Trust guidance
NPPF: paragraphs 91, 96, 171, and 127
Active Design: princ. 5, 6
Building for Life 12: 11

"THERE'S A SLIDE AND SWINGS IN THE PARK BUT I LIKE CLIMBING ON THE TREE-TRUNK BRIDGE BEST"

2.7

WATER AND DRAINAGE

PRINCIPLE 2.7

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.

Applicants should refer to the West Yorkshire Combined Authority SuDS Guidance and the CIRIA *SuDS Manual* for full information on the expectations of drainage proposals for new homes and neighbourhoods in Bradford. The Council encourages applicants to discuss drainage strategies with an officer early in the design process. It should be noted that while a flood risk assessment is needed only for certain sites and applications, a drainage strategy must be carried out in all cases.

The consideration of a drainage strategy may seem like a technical and standard element of residential development design, but for Bradford it should be considered as one of the main elements shaping the design of a scheme's open space, landscaping and street design.

Proposals should set out a strategy for robust, attractive and well-managed drainage that will help to create a resilient, sustainable and highly-valued place to live.

Sustainable drainage schemes should:

- be introduced early in the process
- integrate sensitively with the local existing water network
- give priority to sustainable drainage processes rather than large underground water-storage arrangements
- have a clear management and maintenance plan
- provide positive elements that contribute to the variety of character in open space for people to enjoy
- include recreational routes for walking, cycling and playing, and any associated facilities that encourage interaction and play, where possible
- promote and enhance native biodiversity
- be well linked to movement, open space, play, landscape and biodiversity strategies
- conserve water resources. Potable water consumption should be minimised where possible through measures such as rainwater collection for garden irrigation or use within the home, and installing toilets and appliances that use relatively little water
- take account of issues associated with land contamination on sites where remediation is taking place.

New development designed to respond to its waterfront setting with large windows, balconies and interest in the roof form. Micklethwaite Landings, Bingley.

Case study: Greener Grangetown, Cardiff

At Greener Grangetown, the urban realm was redesigned to include soft landscaping and the creation of SuDS, such as rain gardens, so that water could be absorbed by vegetation or gradually through the ground, reducing the amount entering the drains. This frees the network up for wider area flood management, resulting in greener and more attractive streets.

Suitable flood mitigation measures will be required for all developments that are at risk from any/all sources of flooding. These should be considered as an integral element in shaping the design and early engagement is strongly encouraged with both the Lead Local Flood Authority (LLFA) and the Environment Agency at pre-application stage to establish principles.

WATER AND AMENITY

Much of Bradford's history and success is based on the role of the Leeds and Liverpool canal, the River Aire and Bradford Beck for transport, power and communication. These waterways serviced wool and textile manufacturing, both in homes and mills, in the industrial revolution. This legacy has led to the watercourses not being as attractive or accessible as they could be. New development provides an opportunity to improve the quality of these waterfronts. This would deliver significant environmental, social and economic benefits for the district.

Development on waterfront sites should include the following features:

- positive building frontages and roof forms
- larger windows
- balconies
- places to sit out
- public access with paths and spaces
- enhancement of wildlife habitats
- careful consideration of materials and boundary treatments.

WHY?

The Council wants to use water to help to provide solutions for some of the district's challenges. These include improving the air quality and the health and well-being of its residents. Making good use of water bodies in new developments will also help to provide urban cooling, especially in more built-up areas.

Definitions

Sustainable drainage system (SuDS) Physical structures built to receive surface water run-off, including constructed wetlands, detention basins, infiltration devices, permeable surfaces, retention ponds, green roofs and swales. SuDS are designed to reduce pollution and flood risk in watercourses and wetlands, and to improve biodiversity in urban areas.

Blue-green infrastructure A natural water system cycle that contributes to the amenity of a place, including such features as canals, rivers, ponds, SuDs, hedgerows, woodlands and parks.

PRIORITY

PRINCIPLE 2.7

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.

POLICIES / REFS

Core Strategy: EN7, DS2

City Centre AAP: M6
Shipley AAP: CC1, NBE2, NBE3

West Yorkshire SuDS Guidance

CIRIA *SuDS Manual*

NPPF: paragraphs 163, 165, and 170

"I USED TO TRY TO STOP MY DOG JUMPING IN THE PONDS, BUT IT'S HER IDEA OF FUN"

2.8

LANDSCAPE

PRINCIPLE 2.8

A landscape strategy must be set out for every housing development proposal. The strategy should include a variety of landscape features, including trees, with a clear plan for both the private and public realms, and a supporting management and maintenance strategy.

The landscape strategy should be closely linked with the Open space, Biodiversity and Play strategies (Topics 2.6, 2.9 and 2.10).

Every opportunity should be taken to integrate well-designed landscape with a rich and native biodiversity into new housing development.

Medium and large developments will need the input of a landscape architect to design a diverse and robust landscape proposal.

HOW?

The landscape proposal should:

1. Provide a mixture of landscape features that are appropriate to the needs of local residents.

These may include natural play features, allotments for growing food, floral gardens for older people to sit in or wild planted areas to provide habitats for local species.

2. Propose landscape in both public and private areas.

Communal and public open spaces will include landscape proposals to meet Bradford's priorities, encouraging people to spend time outside, walking, playing and interacting with other people. Landscaping features should also be designed into private gardens. There should be a clear strategy for front and

Case study: Brentford Lock, Brentford, Greater London

A variety of landscaped spaces is provided in this mixed tenure residential scheme next to the River Brent, in the form of courtyards, roof gardens, terraces, balconies and parts of the public realm.

Mature tree retained as a positive feature of new housing development at Valley Drive, Ilkley

back gardens; for example, the front garden may support the development of green streets (Topic 2.4) and the back garden enhance a green corridor and its associated biodiversity, and provide space for play (Topic 2.10).

3. Retain existing mature landscape features.

Development proposals and the open spaces within them should be designed around the existing high-quality landscape features on the site, particularly the areas that support existing biodiversity, wildlife habitats and protected species. See Topic 2.9, Biodiversity.

Existing mature trees on the site should be retained and integrated within public areas on the development. Proper consideration should be given to engineering and tree protection at design stage to ensure solutions which are deliverable and workable.

4. Increase the number of trees.

New trees should be planted on all new developments in both public and private areas. They should have the space to mature and contribute to the development of local wildlife habitats in the future. When assessing the green credentials of a scheme the Council will place much more emphasis on trees planted in public areas as generally they are more successful in achieving long term benefits than those in private amenity spaces. Where existing trees have been identified as suitable for removal at pre-application stage, or where they have been pre-emptively felled for development, then replacements should be planted within public areas of the development at a ratio of three new trees for every tree lost.

Trees should be discussed with the Council's Tree Officers at an early stage in the planning process.

5. Be sensitive to character.

The type of landscape should relate to the unique context of the site. For example, landscaping next to a rural area should be more natural and informal, responding to the type of countryside that surrounds it. Central or urban areas should be more formal and consistent.

6. Include a robust management and maintenance strategy.

Such a strategy should clearly identify whose responsibility it will be to keep the landscaping in good order and maturing over time, and to programme how this will be done. A more innovative approach to this could be to harness community support and ownership for the scheme, which could then be managed and looked after by a community group.

WHY?

Bradford Council is committed to significantly improving the district's poor air quality, which is damaging the health and lives of many of its inhabitants. Creating biodiverse landscapes can help in several ways:

- creating a carbon sink to manage car and industry emissions
- encouraging people to walk or cycle rather than using a car by improving open spaces and streets
- providing shade and urban cooling
- helping to mitigate flooding by absorbing water run-off
- improving the quality of open spaces and streets for the benefit of local people.

PRIORITY

PRINCIPLE 2.8

A landscape strategy must be set out for every housing development proposal. The strategy should include a variety of landscape features, including trees, with a clear plan for both the private and public realms, and a supporting management and maintenance strategy.

POLICIES / REFS

Local Plan: EN2, EN4, EN5

City Centre AAP: M5

Shipley & Canal Rd AAP: SCRC/NBE1, SCRC/NBE2, SCRC/NBE4

NPPF: paragraphs 127, 150, 170, and 181

Building for Life 12: Q6

"THE BEST THING? CYCLING TO WORK ALONG THE CANAL"

2.9

BIODIVERSITY

PRINCIPLE 2.9

All proposals must provide a net gain for biodiversity. This should be done by considering and enhancing biodiversity at the levels of neighbourhood, street and household.

As set out in the *National Planning Policy Framework* (NPPF), all new housing schemes should provide a demonstrable net gain for biodiversity. Incorporating biodiversity into new development should be considered at the start of the design process in order to fully optimise the existing features and habitats on the site and to ensure that the needs of local wildlife is given priority alongside the needs of people.

The Council supports the Wildlife Trusts' publication Homes for people and wildlife, which provides valuable guidance.

The following scales of biodiversity should be considered and proposed:

NEIGHBOURHOOD

1. Incorporate SuDs that include features which support wildlife habitats. Examples include green roofs and walls, wetland swathes, soft landscaping, tree planting and ponds.
2. Ensure that planting is dominated by native species of local provenance, to maximise the value for wildlife. For advice and a full list of appropriate native species, contact the Council's biodiversity officer.
3. Include nectar and pollen species, and berry- and seed-producing species for bees, butterflies and birds.
4. Provide and enhance connectivity habitats and corridors such as tree lines, diverse grass verges, hedges and water features so that species can move through the development. This also contributes to climate change resilience.
5. Provide meaningful open spaces with areas for people and areas for wildlife.

STREET

6. Include areas of wildlife habitats wherever possible, such as trees, diverse grass verges, native shrub areas and linkages.
7. Ensure that wildlife can pass through street environments by creating badger underpasses and hedgehog passes between gardens.
8. Avoid grated drains, which can be lethal for amphibians.

INDIVIDUAL HOUSE

9. Incorporate swift ledges, bat tiles and bricks, and bird features into the fabric of new homes.
10. Plant each garden with a fruit tree.
11. Avoid solid fences and walls between gardens wherever possible. Instead use shrubs, hedges and open-rail fences so that animals can move freely through green spaces.

Hedgehog haven at Kingsbrook, Aylesbury

PRIORITY

PRINCIPLE 2.9

All proposals must provide a net gain for biodiversity. This should be done by considering and enhancing biodiversity at the levels of neighbourhood, street and household.

Medium and large developments will need the input of an ecologist to support diverse and robust biodiversity.

MAINTENANCE

To ensure a successful long-term net gain in biodiversity, applicants must provide a strategy for the maintenance and management of biodiversity features, integrated with the open space and landscape strategies. This will be enhanced by providing information leaflets to residents about wildlife features within the development to improve the connection, pride and sense of responsibility between people and their local wildlife habitats.

WHY?

The Council's statutory duty under the Natural Environment and Rural Communities Act 2006 to conserve biodiversity is further reinforced by the NPPF. The conservation and enhancement of biodiversity and green spaces is widely acknowledged to be of paramount importance to people's health and well-being. This was referenced by the key stakeholders Born in Bradford and the Older and Disabled People's Group when developing this guide.

Case study: Oakfield Village, Kingsbrook, Aylesbury

The RSPB is working with Barratt Developments, Aylesbury Vale District and AVDC Ecologists as part of the Kingsbrook development of 2,450 homes to create a wildlife-friendly neighbourhood. It includes features such as bat and swift boxes, the retention of mature green space, the planting of orchards and the creation of hedgehog highways. The research has shown that homes designed to give priority to natural habitats are good not only for wildlife, but also for human health and well-being.

POLICIES / REFS

Local Plan: EN2, EN4, EN5

City Centre AAP: M5

Shipley & Canal Rd AAP: SCRC/NBE1, SCRC/NBE2, SCRC/NBE4

NPPF: paragraphs 127, 150, 170, and 181

"IT'S SO RELAXING SITTING OUT IN THE GARDEN, THERE'S SO MUCH NATURE HERE"

2.10

PLAY

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.

All residential and neighbourhood development should provide a range of opportunities for children and young people of all ages and abilities to play. This should either be as new features, or the enhancement of existing. Such opportunities should be considered from the small scale in the home and street, to the medium scale in local parks, and through to providing direct and safe access to large play areas, pitches and the countryside beyond.

The play strategy should indicate how all ages of children and young people have been catered for. A robust management and maintenance plan should be included.

The following guidelines set out examples of how play proposals should be identified at each of these scales.

HOME

Homes with two or more bedrooms should have a well-sized outdoor space (a balcony, terrace or garden) that is private, enclosed, usable (balconies at least 1.5m deep) and with minimal overlooking by neighbours, where young children will be safe to play outside. The space should be connected to the living room or kitchen so that parents can easily watch over their children. See Topic 3.5 Outdoor space.

Play can happen without designated equipment

DOORSTEP PLAY

Residential streets should include some doorstep play (see definition in the box). Such spaces should be positioned so that they are overlooked by the neighbouring homes (such as by living room windows and front doors facing the street). They should be integrated with the street so that movement, planting, parking, servicing and play all work safely and attractively together.

Small open spaces on streets should be used for formal or informal play, and as places to sit. They should enhance the character and quality of the street, and be located on circulation routes so that they are well overlooked.

Definitions

Doorstep play Small spaces near housing specifically designed for play, which may or may not have some small items of equipment, or other features for toddlers and seating for adults (Play England)

Case study: Cornwell Park, Paragon, Cambridge

This play facility provides a mixture of formal equipment, natural features, open grass space and circulation routes that will interest a wide age group. The area is well-overlooked by local housing.

SAFE CIRCULATION ROUTES WITH INCIDENTAL PLAY

Play should be considered alongside the Movement strategy (Topic 2.3) so that there are safe, low-trafficked routes for children and young people to play along. Informal play features along these routes should provide interesting and attractive recreational features.

LOCAL PARKS AND SPORTS PITCHES

Appropriate larger open spaces should be included in all large-scale developments. Local parks and greens should provide a mix of amenities for all ages and genders. These might include sports pitches, skate parks, shelters, play equipment, dog-walking areas, seating and planted areas. Such areas should be designed in collaboration with the local community. They should be easily accessible and well overlooked by housing. All equipment and facilities should meet Fields in Trust standards.

ACCESS TO THE COUNTRYSIDE

As well as enhancing views out to the local countryside, new homes and neighbourhoods should enable easy access out to it, where location allows. This should be done by using well-lit paths, clear signage and routes that connect with public rights of way. Linking up with local community groups to promote the benefits of getting outdoors will also help to increase and protect the use of the local countryside.

WHY?

The benefits of outdoor play to children's health, well-being and emotional and social development are well-researched by Born in Bradford. By creating welcoming, stimulating and enjoyable places for play, good parks and play spaces can make a real difference to children's lives. They also help to support families and build more cohesive communities.

'When playing, children choose what to do, how to do it and who to do it with. Play takes many forms: doing nothing in particular; doing lots; being boisterous; showing off; being contemplative; being alone; being social; being challenged; being thwarted; overcoming difficulties. Through play, children explore the world and learn to take responsibility for their own choices.'

Design for Play: a guide to creating successful play spaces, Shackell et al (2008).

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!"

Water and drainage - Shipley Wharf on the Leeds and Liverpool Canal

HOUSING MIX

PRINCIPLE 2.11

Residential development must create a housing mix that meets local policy and suits the full range of needs of the local area's residents. The design of the housing, in terms of its form and layout, should reflect the type of housing being provided.

HOW?

The mix and tenure of new homes should meet Core Strategy Policy HO8 and support the Council in providing a mix of affordable housing. All housing should support the creation of inclusive communities, with the right balance of privacy and integration for all residents. As set out in Topic 3.2, all house types must have the potential to be adaptable as residents' needs change.

Sites located close to neighbourhood centres, community facilities and transport hubs are likely to be suitable to house more vulnerable residents, including older and disabled people.

Applicants should consider the implications on the design of buildings for different housing types. Such considerations include:

- **Older people's housing**: this works well when it is low-rise, with front doors facing around a communal area which includes gardens and parking. The case study on page 77 is an example of older people's housing.
- **Blocks of flats**: here residents need clear definition of private space, in terms of layout, views out and sound separation. Communal entrances and shared gardens or courtyards should be generous, to help to provide additional usable space and bring people together.
- **Multi-generational homes**: the case study on page 96 gives an example of how a multi-generational home can work well as an end-of-terrace unit. This provides two street-level access points, and the building layout can allow two generations of a family to live independently, but connected.
- **Accessible homes:** the design of homes for disabled people needs care and attention as the residents often feel vulnerable and are dependent on others. Valued features include large windows, providing plenty of natural light; a front door close to an allocated parking bay; being located next to 'standard' house types; and units on the ground floor.
- **Affordable homes:** schemes that include a mix of housing tenures should ensure that the scheme is designed to be tenure blind and that affordable homes are integrated and not segregated from the rest of the development. This must include giving residents of affordable homes equal access to public spaces, children's play areas, local facilities, amenities and infrastructure.

WHY?

Bradford has a large proportion of old homes, including many built before 1919. With 124,000 people under the age of 16, it is the youngest city in the country, and it also has an increasing ageing population. Many of its accessible homes are adapted from old stock, and do not meet current standards.

To meet these needs, Bradford requires new housing types and appropriate mixes that are well-designed and of high quality, and which provide aspirational and interesting places to live.

PRIORITY

PRINCIPLE 2.11

Residential development must create a housing mix that meets local policy and suits the full range of needs of the local area's residents. The design of the housing, in terms of its form and layout, should reflect the type of housing being provided.

POLICIES / REFS

Local Plan: H08, H09

NPPF: paragraphs 61, and 62

Building for Life 12: Q4

"ME AND MY NEIGHBOURS ARE ALL GETTING OLDER AND WE'RE NOT THAT MOBILE, BUT WE LOOK OUT FOR EACH OTHER"

2.12

TOPOGRAPHY AND GROUND CONDITIONS

PRINCIPLE 2.12

For sites with varying topography, development proposals must work with the natural slopes as much as possible to take advantage of the site's unique characteristics (which will become a part of the development's identity) and minimise the cost of groundworks.

Bradford District's natural topography is a distinctive characteristic of the region, so working with the natural topography in the design process creates opportunities for opening up views, integrating parking, designing interesting house types, and providing good access to natural light.

This unique topography means that there are many challenging ground conditions that are likely to have an impact on the potential of any new development. As set out in Topic 1.2, the condition of the Topography and ground conditions will have been reviewed at the site analysis stage, so the extent of constraints and costs will have been accounted for.

The issues include:

- Gradient
- Land use history
- Land quality (including contamination)
- Geology
- Mining history of the area
- Ground stability

The issues of mining, ground stability and contamination will have the greatest impact on the viability and deliverability of a scheme, so they must be given priority for detailed analysis before design of the development gets underway.

The required extent (and cost) of any cut-and-fill is also important to establish early in the project.

On sloping ground, scheme layouts often work best when set out along the contours of the site. The location of open spaces and the orientation of streets should be considered as a way of opening up long-distance views across the valley.

There are precedents for building footprints to be stepped along the street frontage, or for homes to be designed with split levels, with access points from different sides of the building (see case study opposite). In such cases it may be possible to give living rooms additional floor-to-ceiling heights.

For flats and apartment buildings, it may be possible for parking to be integrated into a semi-basement accessed from a lower level than the entrance lobby.

Top: The roofline and built form of a row of terraced houses mirrors the slope. (Stanley Street, Bingley). Bottom: Terraced homes step down the street to accommodate the gradient.

PRIORITY

PRINCIPLE 2.12

For sites with varying topography, development proposals must work with the natural slopes as much as possible to take advantage of the site's unique characteristics (which will become a part of the development's identity) and minimise the cost of groundworks.

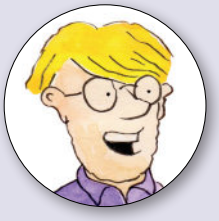
POLICIES / REFS

Local Plan: DS1, DS2, DS3

Building for Life: Q5, Q6, Q9

CIRIA: A guide to small brownfield sites and land contamination (RR15)

"MUM DOESN'T LIKE US SKATING DOWN THE HILL, BUT WE CAN GO REALLY FAST!"



While accessibility can be a challenge on hilly sites, homes designed to be adaptable and/or accessible (Building Regulations Part M, M4 (2) and (3) unit types) should be located on flatter areas of the site, where residents can easily access local amenities and public transport without encountering difficult gradients. Places to rest should be provided along steeper pedestrian routes (see Topic 2.17, Making inclusive places).

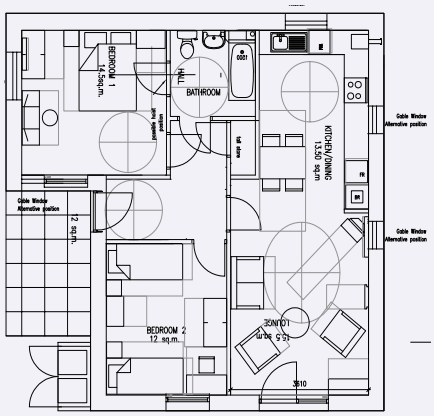
WHY?

Designing new homes to work with the existing topography as much as possible helps to minimise the cost of groundworks, and it will help to deliver this guide's Priority 5 and 6, creating distinctive identity in neighbourhoods and opening up views.

Case study: Canary Drive, Gilstead

This 36-unit development for older people was designed to meet the Lifetime Homes criteria. It was important that all homes had level access, which was provided on the sloping site using an over-and-under arrangement. Here, the top flat is accessed from a street on a higher level, and the bottom flat from a lower level.

The homes were arranged around two mews courts to enhance opportunities for interaction, and to maximise the benefit of light and heat from the southerly aspect.



2.13

ROOFS AND BUILDING FORMS

PRINCIPLE 2.13

Proposals must demonstrate how the building and roof form have responded to the local character and context of the site, and how they work with each other in the new development.

The physical form of new buildings contributes greatly to a neighbourhood's identity and character. By applying an understanding of local roof forms, a new development can relate easily and positively to its surrounding context to reinforce the distinctive local character.

Important aspects to consider are:

- roof type, scale and pitch
- orientation relative to the street or main frontage
- building scale and proportions
- projecting elements, such as dormer windows, bays, porches and chimneys.

Among the most common building types in Bradford are terraced housing and large mill buildings, often located next to each other. This sets a precedent for considering the building form for large blocks of flats and clusters of houses. This does not mean that roof and building forms should be copied or replicated from these historic precedents in all cases. Some sites will suit a similar form and layout, while others will benefit from a different arrangement.

Homes in Bradford should be designed to give human scale. For larger buildings, such as blocks of flats or maisonettes, this can sometimes be done by ensuring that the building form is well-proportioned and the elevation is broken down, especially at ground level.

As Bradford is known for its varying topography, consideration should be given to the overall appearance of roofs when seen from afar, particularly when houses are positioned along a slope or over undulating ground. Depending on the pitch, scale and orientation of roofs, they can become a prominent visual feature of a new neighbourhood for people moving around the streets and surrounding area.

The design of roofs and buildings need not to be complicated. The repetition of simple forms can be successful.

Repeated roof forms in Apperley Bridge give the development character and an interesting frontage to the Leeds and Liverpool Canal

PRIORITY

Case study: Lister Mill, Bradford

Contemporary curving pods on top of Lister Mill provide an unusual,human-scale response to the geometric, formal and large-scale original mill building.

Case study: Chain Street, Bradford

The new homes in the Chain Street development, facing older buildings, are sensitively designed using a similar stone for the ground-floor elevation and a series of gable ends under pitched roofs with gable ends that create a regular rhythm along the street.

PRINCIPLE 2.13

Proposals must demonstrate how the building and roof form have responded to the local character and context of the site, and how they work with each other in the new development.

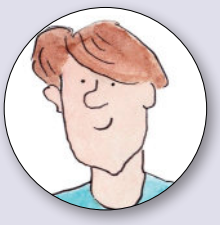
POLICIES / REFS

Local Plan: DS3

NPPF: paragraph 127

Building for Life 12: Q4

"THE HOUSES REMIND ME OF SOME OF THE TRADITIONAL BUILDINGS ROUND HERE"



St Paul's Road, Manningham - a key building provides the view at the end of the road

KEY BUILDINGS AND CORNERS

PRINCIPLE 2.14

Development proposals should use particular buildings as focal points within a neighbourhood, located on key corners, facing on to an open space, or at the end of a view corridor.

All corner building plots should provide continued frontage to the street edge.

KEY BUILDINGS

Key buildings should help with wayfinding, and should contribute to creating a positive and distinctive character, drawn from an understanding of the surrounding context.

Their location should be identified during the masterplan design process as they are important in creating an interesting and characterful place that people can navigate with ease. Supported by a well-connected street network, such buildings will be positioned in visually prominent locations, be distinct from other buildings nearby, and help to define streets and spaces.

This may be achieved by:

- additional height
- additional volume (a larger home, for example)
- different materials
- a varied approach to the architectural detail, such as the form of the roof, or the design of the entrance or windows.

Depending on the prominence of the key building, it may achieve one, two, three or all of these means of differentiation. In any case, these design features should be meaningful and related to the building or masterplan concept rather than being an arbitrary way of creating difference.

Although key buildings are identified here for their location, rather than their use, these landmark buildings will be well suited for non-residential uses, such as community halls, or alternative residential types, such as a block of flats in an area dominated by houses.

Vistas along streets should be terminated positively by buildings or a long view, e.g. of countryside beyond, and not by parking spaces, garages or garden fences.

CORNERS

Building layout, elevation and use must be carefully considered on the corners of streets. Traditional terrace housing often has blank gable ends facing a street, but a development is likely to work better if the building is designed to turn the corner and maintain its frontage.

This can be done in the following ways:

- specific house types that have a dual frontage and create a private back garden in an innovative way (see the multi-generation housing case study on page 96).
- using flats to turn the corner. This can help to make a gateway into the street, provide dual frontages, give variety to the street-scene, and provide a dwelling type that does not require a back garden (which is often difficult to achieve on a corner plot), with balconies being provided instead.

PRIORITY

PRINCIPLE 2.14

Development proposals should use particular buildings as focal points within a neighbourhood, located on key corners, facing on to an open space, or at the end of a view corridor.

All corner building plots should provide continued frontage to the street edge.

POLICIES / REFS

Local Plan: DS4

NPPF: paragraphs 127, 185, and 194

Building for Life 12: Q7 and 8

"THERE'S A TALL BUILDING NEXT TO THE PARK. WHEN I SEE THE TABLES AND CHAIRS ON THE BALCONIES I KNOW WE'RE NEARLY THERE"

2.15

PARKING

PRINCIPLE 2.15

Provide cycle and car parking that is safe and functional, and that neither constrains pedestrian movement nor dominates the street scene.

Parking must be successfully integrated within the dwelling curtilage and/or the public realm, adhering to any technical requirements.

The table opposite provides a summary of the different types of parking required for new homes and neighbourhood schemes, based on the Core Strategy requirements and additional guidelines in this section. This principle must be read in conjunction with the forthcoming *Bradford Street Design Guide*, which will provide additional technical requirements.

CAR PARKING

'It is important that parking is located within new developments so that it supports the overall quality of the area and does not detract away from the character and quality of street scenes.' Para 5.2.27 of the Core Strategy.

While Bradford District's wider strategy aims to influence a shift towards sustainable travel modes (refer Topic 1.5 Prioritising the environment), providing adequate parking is essential for all developments. When parking is integrated, well-designed, and provided in the right locations, cars are less likely to be parked inappropriately, which improves the quality of the street scene and minimises resident stress and tensions between neighbours. It also allows footpaths to be used safely and easily by pedestrians, wheelchair users, people with visual impairments, and parents with buggies.

What	Core strategy requirements	Other key requirements as part of this SPD
Car parking: Non city/ town centre	1.5 spaces per dwelling average	To be designed using the guidance set out in this section
Car parking: city/town centre	Assessed based on proximity to public transport and local amenities and housing mix (Council seeking to minimise the number of spaces provided on site)	To be designed using the guidance set out in this section
Disabled car parking	No requirements	Spaces should be located next to the associated dwelling, with clear, direct and step-free route between car and front door
Electric	Encourages the use of alternative fuels e.g. electric vehicle (EV) charging points (Policy TR1)	1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking)
Car club	Support for alternative models of vehicle ownership to improve environmental impact (Policy TR5)	Medium-large sized developments should identify appropriate locations for car club vehicles that are easy and safe to access
Cycle	1 secure stand per unit for long-stay parking. 1 stand per unit for short-stay	To de designed using standards set out on in this section

Table to summarise parking that must be provided for all new homes and neighbourhood schemes

Longcross North, Chertsey. Integral garage with parking in front of house is softened by landscaping.

Case study: The Acres, Addingham

A variety of parking types are used together along the same street including under-croft, side of house, and garages, with some low-level planting in-between which prevents the street from being dominated by the appearance of parked cars.

HOW TO INTEGRATE HIGH-QUALITY CAR PARKING

Streets across the District are known to be dominated by the appearance of parked cars. This creates unattractive environments and discourages active movement, impacting on the health and wellbeing of residents. To ensure that new developments do not produce the same outcomes, the following must be considered in order to successfully integrate parking:

- use of an appropriate variety of parking types (see 'Car parking types' below) to prevent a monotonous look and feel of the street scene (this has also proved to increase capacity)
- well-overlooked with active ground floor frontage and natural surveillance, e.g. from large windows and balconies placed above ground level, particularly when using integral parking or narrow house types
- use of trees and planting to soften the effect of parked cars against hard surface materials, particularly within the street to create an inviting and attractive environment despite the presence of parked cars
- limiting the use of tarmac and white lines for parking areas to avoid a typical 'highways' appearance; permeable solutions are encouraged to prevent pooling and flooding
- designing parking to be part of a public space, so when cars are not present it appears as an attractive outdoor space
- providing for a higher percentage of unallocated parking to accommodate visitors as well as for residents who may own an additional vehicle, while others may own less
- avoid locating parking spaces and garages in prominent locations such as street corners or where they terminate vistas down streets
- For car parking in front of the house ensure a buffer is included so that parked vehicles don't directly abut the house, avoid having more than 4 frontage spaces in a row, and allow for at least an equal amount of the frontage to be allocated for an enclosed, landscaped front garden to help reduce vehicle domination (as recommended in Building for Life 12).
- Using appropriate street furniture, landscape and boundary treatments to prevent cars from parking on pavements and grassed areas.
- Allowing enough street width to accommodate inset parking bays parallel to the street.

The drawing on page 50 shows how a range of parking types can be accommodated within a development.

As the future of transport is continuously evolving, designing parking areas to be attractive and flexible will ensure their ability to adapt and to serve resident's needs.

PRIORITY

PRINCIPLE 2.15

Provide cycle and car parking that is safe and functional, and that neither constrains pedestrian movement nor dominates the street scene.

Parking must be successfully integrated within the dwelling curtilage and/or the public realm, adhering to the technical requirements set out in the *Bradford Street Design Guide*.

POLICIES / REFS

Core Strategy: DS4, TR1, TR2, TR3, TR5, Appendix 4

AAP: City Centre - M1, M3
SCRC - ST5, ST7

The forthcoming *Bradford Street Design Guide* SPD

Car parking: What works where

NPPF: paragraphs 102, 104, 110,, and127

"ONE THING THAT DRIVES ME MAD IS PEOPLE PARKING ON PAVEMENTS. IT DOESN'T HAPPEN TOO MUCH HERE"

Front courtyard parking has been integrated into a well-overlooked green open space, with hedging sheltering the cars from the view of passers-by.

A well-lit internal communal bike store provides ample bicycle storage for residents of this apartment building. Spaces for a mix of bike types, including children's bikes and cargo bikes and the open plan layout makes this future proof and it is also a place for social interaction with neighbours.

CAR PARKING TYPES

Parking types vary from on-plot, to off-plot and on-street. Each tends to be more suited to particular building types, street types and topographical conditions. For example:

- Detached/semi-detached: 'tandem' car parking to the side of dwellings;
- Narrow terraced houses: on plot, in front of the house, carefully designed with planting and bin stores;
- Apartment/city living schemes: basement or under a podium deck (although blank edges on the street must be avoided)
- Sloping site: semi-basement parking could minimise excavation.

CYCLE PARKING

Homes and neighbourhoods should be designed to encourage cycling by people of all ages and abilities. Well-located cycle parking facilities must therefore form part of the overall parking strategy, to reinforce the idea of cycling as a convenient, attractive and sustainable means of transport.

All homes within Bradford District are required to provide secure cycle storage, as set out in the Core Strategy and the table on page 82. Family homes will be expected to provide the opportunity for additional cycle storage space, e.g. free-standing sheds, if not designed as part of an integrated solution.

For houses with garages, these must be designed to a sufficient width (i.e. 4.5m for a single garage) if intended to accommodate cycles, parked cars and access to both. For other house types, secure cycle storage can be provided within the dwelling's curtilage, ideally close to the front door, avoiding the need to bring cycles through the house. (Also refer 3.3 Storage)

Where this is not possible (e.g. for terraced houses), cycle parking should be provided nearby on the street in a secure lockable enclosure under cover and in an overlooked and well-lit location.

APARTMENTS

Long-stay secure cycle parking should be provided for apartments indoors and within convenient access of the entrance lobby. Stands should be provided to ensure cycles can be stored and accessed safely and easily.

Short-stay cycle parking should be covered, well-lit, and in areas with high visibility and footfall, for example near the building entrance.

PUBLIC AREAS

Within public areas, cycle stands should be located at or nearby key amenities, including non-residential uses, e.g. schools and shops, and public open spaces, e.g. village squares or parks. Public cycle stands should be sturdy, highly visible, well-maintained, and under cover where they may be used for longer periods. They must not obstruct pedestrian routes and where cycle stands are located on the footway, the use of textured surfaces, such as granite setts, should be provided to warn visually impaired people.

As public realm furniture, cycle stands have the opportunity to provide interesting features within the streetscape. They can help to reinforce character or become functional public art.

WHY?

Parking can have a significant impact on a street and neighbourhood. When designed without considering simple functionality and the combined appearance, results can be negative. However, when parking is integrated within the overall public realm strategy, a cohesive, yet functional and attractive environment can be created for all, whether travelling by car, cycle or foot.

Further technical guidance on parking design can be found within the *Bradford Street Design Guide* SPD.

WASTE

PRINCIPLE 2.16

Proposals should provide solutions where household waste is stored neatly and safely in a location that is easy to use and easy to collect from. Such storage should improve rather than detract from the streetscape, complementing the style and character of the building and landscape.

As set out in Bradford's waste and recycling policy, each household should have two 240-litre bins, one for general waste and one for recycling. There is also an option for households to have a third 240-litre bin for garden waste (which is an annual subscription service).

All proposals should have a clear strategy for integrating three 240-litre bins per household in a location that is directly accessible from the street.

Bins must not be allowed to dominate or clutter streets. Instead integrated, functional and attractive solutions must be designed for front gardens of houses, or communal stores for apartment blocks. For larger residential developments and blocks, the potential for recycling within the development must be examined and innovative solutions should be proposed to help residents reduce their waste.

All bin stores, whether internal or external, should be designed so that they support an attractive street scene, and are safe and easy to use. They must be well-overlooked, well-ventilated, well-lit, convenient to access, and in close proximity to the homes they serve.

Bin stores located at the rear of properties with pathways to the street should be avoided as they can be difficult to access and use.

All standards in Building Regulations, Part H, must be met and should be referred to for further information.

Waste solutions should be considered alongside the technical street design requirements, as set out in the Bradford street design manual. The street layout must be able to accommodate waste collection vehicles, allowing them to pass through and stop outside dwellings. Well-connected streets with direct lines of travel are preferred (see Topic 2.3, Movement).

Bins stores should be designed to keep bins neat, off the street and be easy to access for collection purposes

COMMUNAL WASTE STORAGE FOR BLOCKS OF FLATS

For buildings of multiple storeys, communal waste and recycling stores should be provided that meet the requirements set out in the Building Regulations, Part H. They should be accessible to all residents, including children and wheelchair users, and be located on a hard, level surface.

They should be located within buildings to limit the nuisance caused by noise and smells, and should be easy to clean and access for refuse and recycling collection teams.

The Council expects the capacity of the communal stores to be based on 110 litres of refuse per household, per week, and 110 litres of recycling per household, per week.

The bins used for communal waste storage should be 1,100-litre containers which are compatible with the district's collection service. Communal bin rooms or enclosures, and their access points, should be of an adequate size to ensure that the layout and movement of these bins are easy and straightforward.

WHY?

Bradford Council is committed to reducing the amount of waste created by residents and supporting the effective recycling of waste, where possible.

Many of Bradford's streets are cluttered with bins, detracting from the success and amenity of these parts of the public realm. By ensuring that all new developments have a clear strategy for the storage of waste, Bradford's streets will become easier to navigate, and more pleasant to live on and move through.

Case study: Bin stores

Bin stores at St Andrews, Bromley-by-Bow (left) and Dujardin Mews, Enfield (right) are integrated into the front garden, boundary and building layout. They enable the pavements and front gardens to be neat and free of clutter. The left-hand image has a bin store set into the right side of the front door alcove. Photo: MaccreanorLavington

PRIORITY

PRINCIPLE 2.16

Proposals should provide solutions where household waste is stored neatly and safely in a location that is easy to use and easy to collect from. Such storage should improve rather than detract from the streetscape, complementing the style and character of the building and landscape.

POLICIES / REFS

Core Strategy: WM1, H09, DS5

AAP: (Shipley) SCRC/SE8

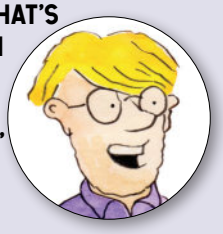
Bradford - Waste Management DPD

City of Bradford MDC Waste and Recycling Policy

NPPF: paragraph 127

Building for Life 12: Q12

"I DON'T MIND TAKING THE BINS OUT FOR MUM BECAUSE IT USUALLY MEANS I BUMP INTO A NEIGHBOUR OR TWO ON THE WAY AND IT'S NICE TO SEE WHAT'S GOING ON IN THE SHARED GARDEN."



2.17

MAKING INCLUSIVE PLACES

PRINCIPLE 2.17

All homes and neighbourhoods must be designed to be inclusive and accessible for all. They must allow all of their residents to participate equally, confidently and independently in everyday activities.

All of the principles in this design guide are aimed at creating inclusive homes and neighbourhoods. This page summarises the key strategic design guidance, with a particular focus on the public realm. More detailed guidance on the internal layout of homes is provided in Topic 3.2.

Policy HO9 in the Core Strategy requires that larger sites should include a proportion of new homes which are designed to be accessible and adaptable, including for older and disabled people. It states that further guidance on the proportion of accessible, adaptable and wheelchair user dwellings will be provided in this design guide.

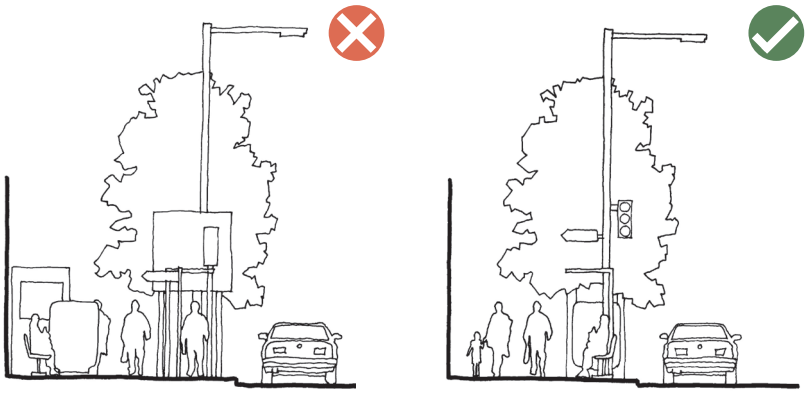
The Council has undertaken further research which recommends that 10% of new homes are designed to meet Building Regulations M4(3) Category 3: 'Wheelchair user dwellings', and that the remaining 90% are designed to meet Building Regulations M4(2) Category 2: 'Accessible and adaptable dwellings'.

This sets out the intended direction of travel of policy in advance of the outcome of the review of the Core Strategy which will formally address this issue through planning policy.

In accordance with Policy HO9 applicants should submit information identifying which dwellings on site will meet categories M4(2) and M4(3).

The following list sets out key features of proposed layouts that the Council will be looking to identify:

- Clear, direct, level and clutter-free pavements and paths. An effective and robust strategy for parking and bins will be sought to ensure that parked cars and bins do not disrupt a scheme once it is built and inhabited.
- The provision of allocated disabled parking directly outside any accessible homes, giving residents easy access to mobility, and movement to and from the home.
- Level access to all open space and play facilities, with a focus on providing facilities that will be particularly appealing and interactive for less able residents.
- The provision of regular resting places on main walking routes in neighbourhoods. Frail, older people and those who find walking challenging rely on benches to rest and places to pause when travelling from their homes to their various destinations. Benches should be in well-overlooked locations and



Street furniture clutter should be avoided

Case study: Bradbury Place, Andover

This eight-unit development in Andover, developed by the Enham Trust, was located and designed to give choice and independence to disabled people. Centrally located to Andover town centre for easy access to employment, transport and recreation facilities, it is designed to integrate with existing neighbouring homes. Its layout is level, secure, well-lit and designed around a single core. The units have large windows to maximise light and views out, and the building is of high quality and modern in finish. The scheme was winner of the Richard Fielden Award at the 2015 Housing Design Awards.

they should be designed into the streetscape so that they do not constitute clutter, or diminish movement or accessibility.

- Accessible homes, or homes meeting the Building Regulations M4(3) standards, should be located on streets for optimum physical and social accessibility. The homes must give residents easy access from the home to the street and provide the opportunity for overlooking and visual interaction with street life. Meeting neighbours and feeling included in the local community is an important part of life for those who are less able.
- Good quality street lighting should be provided on key walking routes to help vunerable people feel safer after dark.
- The design process should include collaboration with older or disabled people where possible, and preferably with those who may live in the proposed development. Focused engagement will ensure that all the needs of these users will be identified and designed for. The earlier in the design process this happens, the better the outcome is likely to be.
- M4(3) homes must be equal in design quality, standards and finish to the rest of the development.

WHY?

Our guidance on this design topic has been put together in collaboration with an Older and Disabled People's Group (see introduction to the guide). The guidance targets issues that this less able and more vulnerable group of people experience daily, to ensure that the quality of their lives is as good as that of more able residents in Bradford.

This is a key area that the Council is determined to target as part of new housing development in the district.

Definitions

Inclusive places Places which are designed to work better for everyone whether a building, a street, a public space or a transport route. They respond to the diversity of people who want to use them and are welcoming, easy and convenient to use regardless of age, ability, gender or community.

Access How everyone can get to and move through a place on equal terms. This includes consideration of access points, routes, road layouts and public transport provision.

PRIORITY

PRINCIPLE 2.17

All homes and neighbourhoods must be designed to be inclusive and accessible for all. They must allow all of their residents to participate equally, confidently and independently in everyday activities.

POLICIES / REFS

Local Plan: DS5, H09

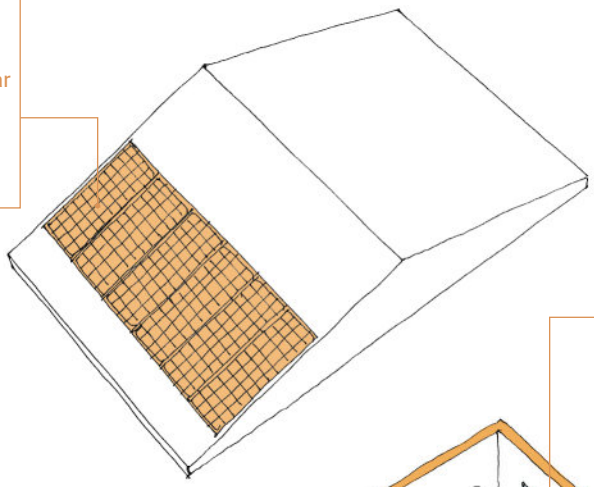
Building Regulations Part M

NPPF: paragraph 91 and 127

Active Design: princ. 1, 5, 8

"AS A WHEELCHAIR USER I DON'T EXPECT TO HAVE TO SLALOM AROUND WHEELIE BINS EVERY TIME I TRY TO GET ALONG THE PAVEMENT"

When integrated in the initial design, photovoltaic panels can be designed to appear as part of the overall design and not an 'add-on' (Topics 3.7 & 3.9)

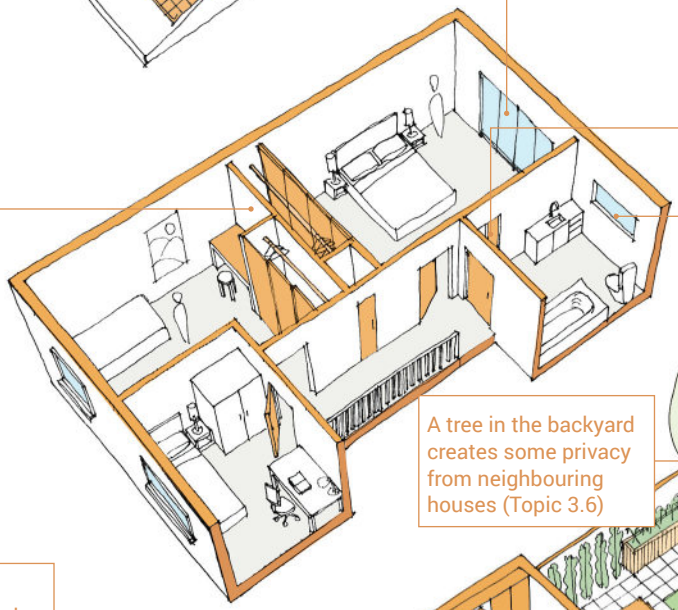


Large windows in the master bedroom allow lots of access to natural light and views into the private back garden (Topic 3.4)

One large family bathroom also serves as the master bedroom en-suite through the use of a cavity sliding door between bed and bathroom (Topic 3.2)

A cluster of integrated storage creates an efficient use of space by including built-in wardrobes, a desk, and hallway storage (or hot water cupboard), as well as acoustic privacy between rooms (Topics 3.2, 3.3, 3.6 & 3.8)

A high horizontal window allows light and ventilation as well as privacy within the bathroom (Topics 3.4 & 3.6)



An outdoor shed within the backyard provides essential storage for outdoor equipment (Topic 3.3)

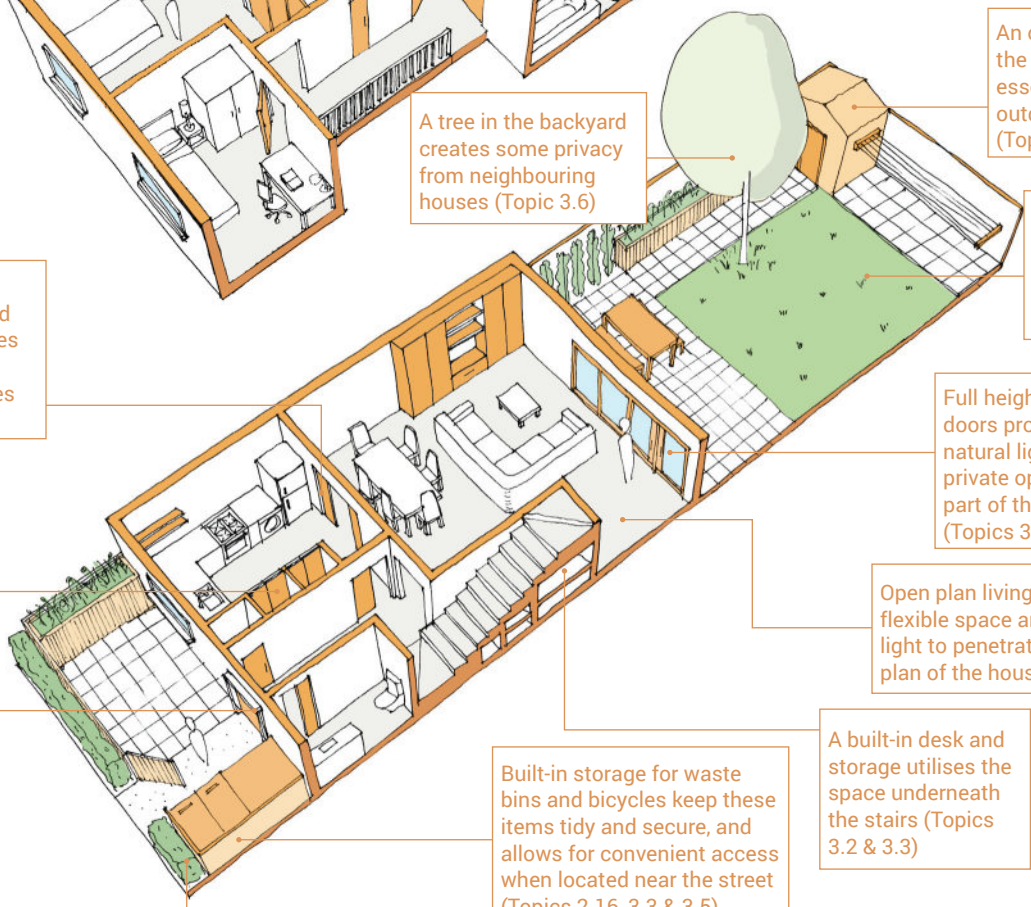
A tree in the backyard creates some privacy from neighbouring houses (Topic 3.6)

A mix of hard and soft surfaces in private outdoor space increases usability (Topic 3.5)

Cavity sliding doors between the kitchen and dining/living area creates the flexibility to provide privacy at different times (Topics 3.2 & 3.6)

Full height windows and doors provide access to natural light and allow private open space to feel a part of the overall living area (Topics 3.2, 3.4 & 3.5)

An area of built-in storage includes a coat cupboard at the entrance and cupboards within the kitchen (Topics 3.2 & 3.3)



Open plan living areas create flexible space and enables natural light to penetrate further into the plan of the house (Topics 3.2 & 3.4)

Details can accentuate the front door making the entrance clear and visible from the street, whilst adding depth to the elevation (Topics 3.7 & 3.8)

A built-in desk and storage utilises the space underneath the stairs (Topics 3.2 & 3.3)

Built-in storage for waste bins and bicycles keep these items tidy and secure, and allows for convenient access when located near the street (Topics 2.16, 3.3 & 3.5)

Planting along the front of the curtilage boundary provides a layer of screening to create a sense of privacy for residents (Topics 3.5 & 3.6)

Indicative exploded 3 bed house diagram to illustrate various Section 3.0 design guide topics

3.0
MAKING A HOME

3.1

FLATS AND APARTMENTS

PRINCIPLE 3.1

Proposals must demonstrate how access and circulation, views and aspect, and shared facilities have been designed to create attractive and secure flats and apartment buildings, with access to private or communal outdoor space for all.

Apartment buildings will range in scale, depending on the site's context. In some cases they will be low, blending in with neighbouring housing. In more urban or prominent locations there may be the opportunity to create landmark buildings with townscape value (see Topic 1.4 Making places for people and Topic 2.14 Key buildings and corners).
Internal layouts should be designed with respect to guidance with Topic 3.2 Internal layout.

At the detailed design stage three key areas can significantly improve the quality of living in these higher-density environments. They are:

1. Access and circulation

2. Views and aspect

3. Communal facilities

Guidance on these areas is set out on the following pages.

The management and maintenance of communal areas is important. Applicants will be required to ensure that this will be set up as part of a detailed planning application.

1. ACCESS AND CIRCULATION

The entrance to an apartment building should be prominent and visible from the street, and designed with high-quality materials.

On the ground-floor, two-storey maisonettes with direct access from the street are preferred. This will give bedrooms some privacy from the street.

Where single-storey flats are unavoidable, they must have direct access from the street and be set back from footways with a buffer (such as planting) and/or private outdoor space to create some sense of privacy. The boundary treatment must be carefully considered to balance privacy and the need for natural surveillance and light.

Long areas of dedicated circulation space should be avoided. The number of front doors accessed by a shared core must not exceed eight dwellings per floor per core, to provide a sense of ownership, privacy and security. All circulation space should be well lit, with natural light where possible, and all front doors must have adequate lighting for visibility and safety.

Integrated planting and seating areas can help to soften circulation, and other communal areas, and make them more inviting to spend time in and meet neighbours at.

2. VIEWS AND ASPECT

The orientation of flats and apartment buildings will have an impact on an individual home's access to light and views. North-facing balconies and single-aspect units should be avoided (see Topic 3.4 Light and ventilation). Apartment buildings should be designed to benefit from attractive views to surrounding areas.

Case study: Albany Street, Camden, London

Flats designed to fit in with the Conservation Area opposite, with a prominent front door, maisonettes at ground level, balconies, improvements to the public realm, cycle parking, dual aspect units and views out to the street or open space behind.

3. COMMUNAL FACILITIES

Communal facilities, including a shared garden or courtyard, and storage for bikes and bins, should be provided in all blocks of flats (see Topic 2.15 Parking and Topic 3.5 Outdoor space).

When designed and maintained to be attractive spaces, they can facilitate social interaction and a sense of community.

Communal open space should be provided in a central area or on the roof, giving residents access to views otherwise unseen.

Other communal amenities may include laundry facilities and drying space shared among a limited number of units; indoor activity rooms, such as for games, watching movies, or hobbies; or a large kitchen and dining area in which residents can host larger social gatherings than their flats or apartments can accommodate.

CONVERSION OF BUILDINGS TO FLATS

In a district such as this, with a significant amount of built heritage, there will be opportunities to convert existing buildings into flats, where policy allows. This includes the district's former mill buildings, as well as buildings formerly used for commercial activities or other purposes.

When converting these buildings, the guidance within this document must still be met, but providing private or communal outdoor space may be more difficult due to the restrictions of the existing building envelope. This can be a particular challenge for heritage buildings, where interventions can be costly. Communal roof terraces and shared gardens must be provided where possible and viable.

If it is not possible to provide outdoor space (balconies or terraces) , this must be justified. For example, apartments must demonstrate generous and flexible living spaces (see Topic 3.2 Internal layout), with plenty of natural light available to all habitable rooms (see Topic 3.4 Light and ventilation).

Effort should also be made to integrate landscape and promote biodiversity in conversion projects such as at the entrance, within circulation areas, or as part of an elevation treatment. As for all homes and neighbourhoods, exposure to nature contributes to positive well-being.

Special features of heritage buildings should be retained and celebrated within conversions so that the building's former use is evident. This may include retaining features such as upper floor loading doors or ensuring that original internal joinery is retained and refurbished.

PRIORITY

PRINCIPLE 3.1

Proposals must demonstrate how access and circulation, views and aspect, and shared facilities have been designed to create attractive and secure flats and apartment buildings, with access to private or communal outdoor space for all.

POLICIES / REFS

Local Plan: HO9, DS3

NPPF: paragraph 127

"THE LOBBY IS WHERE I'M MOST LIKELY TO MEET MY NEIGHBOURS, SO I'M HAPPY TO HELP LOOK AFTER THE PLANTS"

3.2

INTERNAL LAYOUT

PRINCIPLE 3.2

Internal layouts should use the Nationally Described Space Standards as a benchmark and demonstrate:

1. Functionality

2. Adaptability

3. Safety and security

4. Liveability

The *Nationally Described Space Standards* (NDSS) provide best practice guidance on gross internal floor areas, based on the number of bedrooms and bedspaces. The Council will use the NDSS to assess the suitability of internal space of proposed new homes. Applicants should provide a schedule setting out the internal floor areas for each type of home. In the event that any home falls below the standards the applicant should provide a justification of why they cannot be met.

The Building Regulations Approved Document M 'Access to and use of buildings' also sets out standard dimensions required for accessible and adaptable dwellings (M4(2) Category 2) and wheelchair user dwellings (M4(3) Category 3). The Council recommends new schemes should provide 10 per cent M4(3) dwellings and 90 per cent M4(2), see Topic 2.17 Making inclusive places.

1. FUNCTIONALITY

Designing a home that is functional and easy to live in relies on an understanding of where to position rooms in relation to each other, to daylight and sunlight, and to public and private frontages.

The size of living areas must relate to the number of bedspaces within a home, and detailed plans should demonstrate that there is enough space for all inhabitants to socialise. For example, the number of bedspaces should be matched by the number of chairs shown around the dining table.

Typical internal layouts that include furniture plans must be provided as part of a planning application to show that they will work.

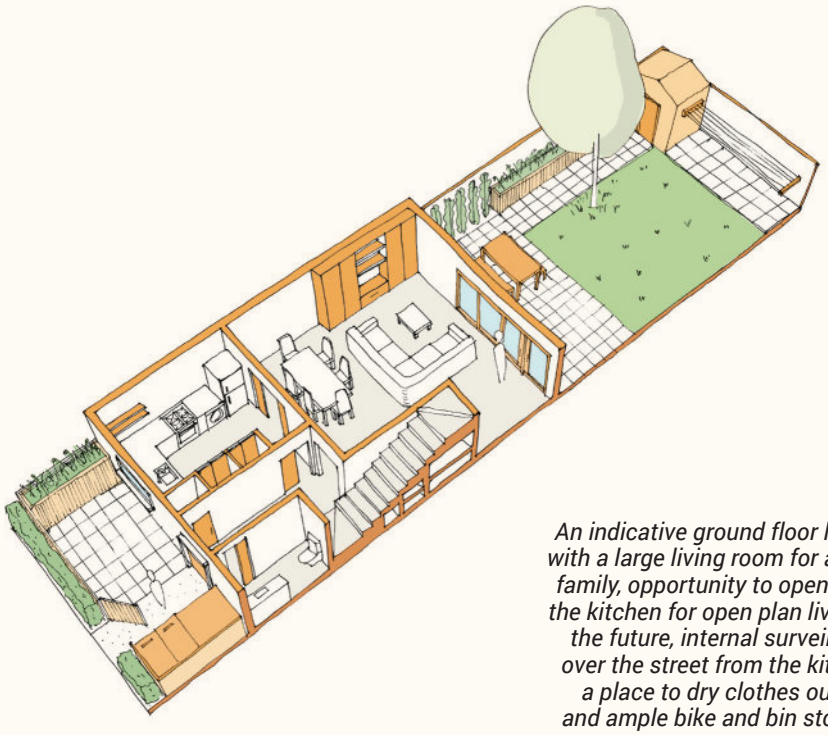
Functionality can also be ensured by:

- Detailed layouts and sections that demonstrate that doors, windows, built-in furniture (including storage) and controls (such as light switches and plug sockets) will be positioned to be easily usable by everyone (see M4(2) and M4(3) guidance).
- Windows being located so that they allow adequate light and ventilation into rooms, minimising the possibility of moisture build-up, particularly in kitchens, bathrooms and laundry areas (see Topic 3.4, Light and ventilation).
- Taking advantage of areas typically under-used, such as the space under stairs or on landings, where a study area, storage or shelving could be provided.
- The use of screens or sliding doors to maximise the usable floor area of a room.

Definitions

Internal layout How rooms, furniture, windows, entrances and spaces are placed in relation to each other.

Habitable room Any room used or intended for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this.



An indicative ground floor layout with a large living room for all the family, opportunity to open up to the kitchen for open plan living in the future, internal surveillance over the street from the kitchen, a place to dry clothes outside, and ample bike and bin storage.

2. ADAPTABILITY

Homes should be able to accommodate the various activities of daily life that change when we start a family, get older, or become ill or less mobile. Layouts should be designed to accommodate some flexibility to enable residents to customise their homes if and when required, allowing them to remain in their homes in the long term.

Multi-generational homes provide the opportunity for a part of the home to be split off as a stand-alone unit with its own entrance. This can allow down-sizers, adult children or elderly family members to live independently, yet close by, or it may provide an opportunity to generate a rental income (see case study over the page).

M4(2) guidance for accessible and adaptable dwellings sets out the principles and minimum dimensions for creating a home that is capable of later being converted into a wheelchair-user dwelling, M4(3). Basic layout diagrams in the guidance illustrate the requirements, including clear access zones in private and communal areas, and bathroom arrangements that allow a shower to be installed in the future.

Lifetime Homes criteria also provide guidance on how lifecycle flexibility can be achieved in internal layouts and can be referenced in proposals.

3. SAFETY AND SECURITY

Homes and neighbourhoods should be designed in ways that will make people feel safe and secure.

All apartments and houses should be designed so that:

- Dwellings that front on to streets have their main entrances on to them.
- Habitable rooms, particularly living areas, overlook public places to provide 'eyes on the street'. Kitchens are commonly located in the ground-floor frontage, as people tend to move around them more frequently, rather than in living rooms, which are more typically used as spaces for relaxation.
- Entrances to buildings can be seen by passers-by and are well lit.
- Blank façades on to streets are avoided as much as possible, particularly at corners, which should be carefully designed to take account of their location, as well as privacy (see Topic 2.14 Key buildings and corners, and Topic 3.7 Elevations).
- A buffer (front gardens and/or landscaped setbacks) is provided between dwellings and streets to create appropriate separation between passersby and private residential space (see Topic 3.6 Privacy).

PRIORITY

PRINCIPLE 3.2

Internal layouts should use the Nationally Described Space Standards as a benchmark and demonstrate:

1. Functionality

2. Adaptability

3. Safety and security

4. Liveability

POLICIES / REFS

Bradford Core Strategy: HO9, DS5

Nationally Described Space Standards

Building Regulations Approved Document M

Householder SPD

Lifetime Homes

NPPF: paragraph 127

"WE NEED A PLACE WITH A KITCHEN BIG ENOUGH FOR ME AND MY MUM TO COOK TOGETHER"

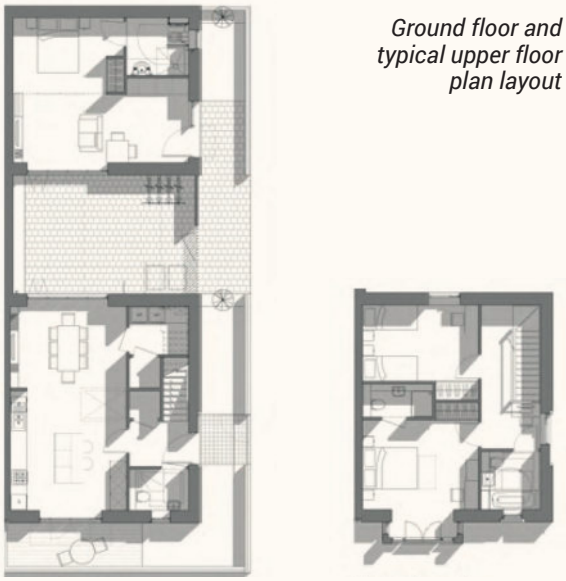
Case study: Multi-generational homes, Chobham Manor, Stratford, London

This scheme includes a house designed to be 'multi-generational', which consists of a three-storey, three-bed home, with a self-contained studio annexe.

Designing a part of the home to be a self-contained studio flat, with a separate entrance, has created the flexibility to allow various scenarios. For example, the self-contained flat could be used for:

- a grandparent
- a returning child
- a home office

The house type also provides an active frontage around the corner of the street and an interesting elevation and roof line mix along the street edge.



Ground floor and typical upper floor plan layout

4. LIVEABILITY

As people are likely to engage in different activities in their home at the same time as those they live with, providing acoustic privacy through adequate insulation and careful detailing is vital to create a comfortable environment for everyone.

Places for study, quiet and relaxation are as important as those for cooking, play and watching television, and should be treated as such. Homes with three or more bedrooms should have two separate living rooms (such as a living room and a kitchen/dining room) to make the home easier to live in and able to accommodate a greater number of residents.

Well-sized, open-plan layouts are an acceptable way to facilitate the flexible use of space in the home. For example, combining the living, kitchen and dining areas into an open-plan arrangement can help to accommodate multiple activities in the same space without overcrowding. Creating one large area, with greater exposure to natural light, allows residents to socialise more easily, compared to having multiple smaller rooms for separate uses.

Internal layouts should be designed so that all habitable rooms have a pleasant outlook, with views to nature where possible. By achieving this and providing convenient access to high-quality outdoor space, homes will have a positive impact on mental well-being. This is particularly important for residents with impaired physical abilities, who are likely to spend more time in their homes. (See also Topic 3.5 Outdoor space, and Topic 3.4 Light and ventilation).

WHY?

With a large stock of older housing, designed for needs of a different time, the Council has an ambition to ensure that new homes provide better options for the district's residents.

Our homes are important places for shelter, rest and rejuvenation. People want to feel happy going home, and relaxed when they are there.

Careless and poor design of internal layouts can easily lead to homes to becoming stressful places, which can affect mental health and well-being. For example, not being able to find a quiet place to study and do homework will have a detrimental impact on a child's academic progress.

All homes must therefore be designed to be easy to live in, highly functional, and efficient to maintain from the moment the occupants move in. In this way applicants can feel confident that they are creating places where residents will be able to thrive in their daily lives.

Little Kelham, Sheffield: An open-plan flat benefits from direct access from the kitchen/living room to the balcony, where balcony doors provide plenty of daylight.

Communal and private storage solutions at Marmalade Lane, North Cambridge, are located in the communal garden for safe and secure resident access.

STORAGE

PRINCIPLE 3.3

Homes must include integrated internal and external storage for necessary household items, including a vacuum cleaner, luggage, bicycles and bins.

The *Nationally Described Space Standards* set out minimum requirements for built-in internal storage according to the number of bedrooms. These requirements must be followed in Bradford District, and storage depths must be functional so that everyday items can be accessed easily.

INTERNAL STORAGE

Careful design can ensure that storage is well integrated into the internal layout of a home. Built-in wardrobes should be included, and innovative solutions such as ways to use the space under the stairs, should be identified.

An area of storage space of 1.5m^2 should be provided for a two-person dwelling, and a further 0.5m^2 for each additional person.

Storage cupboards should be the height of the room and free of house utilities such as the hot water tank, boilers or washing machines.

EXTERNAL STORAGE

External storage is equally important, particularly for gardening equipment, cycles, and waste and recycling bins.

For full requirements see Topic 3.5 Outdoor space, Topic 2.15 Parking, and Topic 2.16 Waste.

Waste and recycling bin storage should be discreet, designed to fit the required number of bins for the area, and located near the street where collections take place.

Cornwell Park, Cambridge: Integrated and secure external storage provides space for bins

Bike stores should be connected to the home, secure and easy to access from the street.

WHY?

Integrated internal and external storage makes homes more convenient and easier to live in. Defined areas for storage provides spaces to put away household objects, enables residents to live free of clutter and promotes the use of active travel by bike. All these factors will help Bradfordians lead healthier and happier lives.

PRIORITY

PRINCIPLE 3.3

Homes must include integrated internal and external storage for necessary household items, including a vacuum cleaner, luggage, bicycles and bins.

POLICIES / REFS

Core Strategy: HO9

Nationally Described Space Standards

Building for Life: Q12

Housing Quality Indicator: 6 Unit Layout

NPPF: paragraph 127

Active Design: princ. 1, 5, 8

"I LOOKED AT THE PLANS AND THOUGHT: WHERE AM I SUPPOSED TO KEEP TWO BIKES, A PAIR OF SKIS AND A TON OF CAMPING GEAR?"

Caudale on Varndell Street , London: Private balcony off a dual aspect flat, with 2.5m floor to ceiling heights and large window openings for optimum daylight.

LIGHT AND VENTILATION

PRINCIPLE 3.4

Homes should be dual aspect, with generous floor to ceiling heights and designed to optimise natural light inside the dwelling. Homes must have direct sunlight into at least one living, kitchen or dining space.

DUAL-ASPECT

New developments should avoid single-aspect homes that are north-facing, exposed to sources of noise, or contain three or more bedrooms. If single-aspect units are proposed, the applicant will need to show how good levels of ventilation, natural light and privacy will be provided in each habitable room.

This will provide a choice of views and types of spaces, greater flexibility in the use of rooms, cross-ventilation, and better natural light inside the homes.

Definition

Dual aspect An apartment with opening windows on two external walls, on different sides of the dwelling.

FLOOR-TO-CEILING HEIGHTS

Applicants should provide a minimum of 2.5m between the finished floor level and the finished ceiling level. This height will give a decent sense of space and adequate natural light and ventilation in the home. In the case of renovating existing buildings, lower ceiling heights may be permitted, provided that layouts are spacious and well-designed.

NATURAL LIGHT

Glazing to all habitable rooms should not be less than 20 per cent of the internal floor area of the room. All homes must provide for direct sunlight to enter at least one communal habitable room (the living, or kitchen/dining rooms) for part of the day. Windows should be carefully positioned and sized to enhance natural light, but to limit and manage solar heat gain inside the building. It is important to consider the impact of neighbouring buildings, landscaping and shading devices on the amount of natural light that enters the dwelling. These need to be balanced to optimise light and warmth in the winter and mitigate heat gain in the summer.

In instances where the Council is concerned that good levels of natural light may not be achieved applicants will be required to submit further evidence to justify their proposal.'

Windows should be carefully specified and detailed, meeting and preferably exceeding Building Regulations and British Standards to minimise heat loss and optimise solar gain.

WHY?

A key part of providing high-quality homes in Bradford District is to ensure that they are well ventilated, exposed to high levels of natural light, and have a sense of space and outlook. These factors, all of which influence residents' physical and mental well-being, were important challenges that the Older and Disabled People's Group reported having to deal with.

Maximising natural daylight in the home can also minimise the need for artificial lighting during daylight hours. This reduces energy consumption and adheres to Part D of Bradford's Strategic Core Policy SC2 on Climate Change and Resource Use.

PRIORITY

PRINCIPLE 3.4

Homes should be dual aspect, with generous floor to ceiling heights and designed to optimise natural light inside the dwelling. Homes must have direct sunlight into at least one living, kitchen or dining space.

POLICIES / REFS

Core Strategy: CS2, HO9

NPPF: paragraph 127

"DO YOU KNOW WHAT MAKES ME HAPPY? LIVING SOMEWHERE WITH BIG WINDOWS AND LOTS OF LIGHT"

The Malings, Newcastle - outdoor space is provided through terraces, roof gardens and a central communal space

OUTDOOR SPACE

PRINCIPLE 3.5

All homes must have direct access to private outdoor space. Development proposals must demonstrate that outdoor space is sized appropriately, and has the potential to introduce planting, seating and storage, if these are not already part of an integrated design.

Development proposals must include private outdoor spaces (gardens, balconies or terraces) for all homes. If this is not possible for flats, a high-quality communal garden must be provided.

Gardens should receive direct sunlight all year round, for at least part of the day, and be accessed conveniently and directly from the home.

They must be of a usable size, and detailed plans must be able to demonstrate that they can accommodate people (with a suitable number of seats, for example) appropriate to the associated number of bedspaces. Outdoor space must not be dominated by furniture, storage or bins, and it should allow for an uncluttered space to relax and enjoy a view of nature.

HOUSES

Detailed house layout plans should demonstrate that outdoor areas have the space to accommodate:

- playing and socialising
- drying clothes
- cycle storage (see also Topic 3.3 Storage and Topic 2.15 Parking)
- waste and recycling storage near the street (see also Topic 2.16 Waste)
- general storage for outdoor items and equipment (see also Topic 3.3 Storage)
- a variety of plants and greening.

APARTMENTS

While apartments have similar requirements for outdoor spaces to houses, cycle and waste storage is often provided separately in a communal area at ground level.

For all outdoor space (and with apartments especially) a sense of shelter and privacy is a important to their success. For example, protruding balconies that are fully glazed or highly transparent are rarely used without residents adding a screen. Using inset balconies, or railings which are more solid, can help to solve this problem, as can trees and planting, which also provide many other benefits.

WHY?

Humans have a fundamental need to be connected to nature and the outdoors. In addition to the proven benefits to mental well-being, well-designed, functional outdoor space enables internal spaces to work at their best without the need to accommodate what is more naturally accommodated outdoors, such as drying laundry or gardening equipment.

Heald Farm Court, St Helen's extra care housing provides a large communal garden for residents

PRIORITY

PRINCIPLE 3.5

All homes must have direct access to private outdoor space. Development proposals must demonstrate that outdoor space is sized appropriately, and has the potential to introduce planting, seating and storage, if these are not already part of an integrated design.

POLICIES / REFS

Core Strategy: HO9

Building for Life: Q11, Q12

Housing Quality Indicator: 3. Site: Open Space

NPPF: paragraph 127

Active Design: principles 7, 8

"I DON'T GET OUT MUCH SO IT'S NICE TO HAVE A BALCONY WHERE I CAN KEEP MY PLANTS AND SIT LOOKING OVER THE CANAL"

3.6

PRIVACY

PRINCIPLE 3.6

Layouts must ensure that the siting of homes provides adequate privacy. Development proposals must also ensure that houses do not impact negatively on existing nearby properties with respect to light, outlook and scale.

The Council's existing Householder supplementary planning document provides guidance on the relationships between houses when considering alterations and extensions. Similar principles can be applied to new housing layouts, though the Council encourages more creative solutions to ensure that visual and acoustic privacy, light, and outlook can be achieved and maintained for everyone.

Typical separation distances between dwellings for maintaining adequate levels of privacy, and for allowing flexibility for future extensions and adaptations, are:

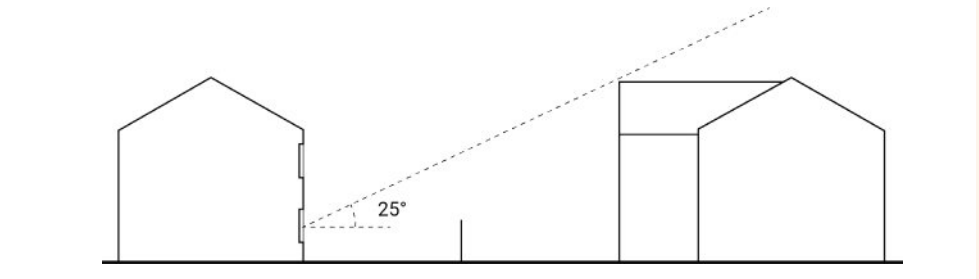
- 21 metres back-to-back from a habitable room window to another, unless that distance is indirect or effectively screened.
- 10.5 metres from a habitable room window to a curtilage boundary.

DESIGNING CREATIVELY

Achieving typical separation distances can sometimes be limiting. Particularly on small and constrained sites, and sites with varying topography, the need for specific geometries (as set out in the Householder SPD, for example) can be overcome by considering housing layout and building design with more creativity and innovation. For example:

- Houses can be sited obliquely to one another.
- Windows can be designed more specifically to maintain privacy while still letting in light, for example by using vertically-proportioned windows, obscured glazing for non-habitable rooms, high-level windows, pop-out windows (that jut out from the wall) and roof lights.

Typical approach to addressing neighbouring buildings



To maintain adequate levels of outlook and daylight within habitable rooms, where a dwelling will have habitable room windows facing towards another dwelling, that proposed dwelling(s) should be located so it will not encroach within a 25 degree line drawn from the middle of any window of a habitable room in the relevant wall of the neighbouring dwelling OR where it would maintain a minimum separation of 21 metres to any facing habitable room window. Diagram from The Bradford Householder SPD.

Case study: The Malings, Newcastle

This development in Ouseburn creates streets on desire lines down slopes, rather than across them, which creates an interesting street frontage with stepping roofs. Privacy is managed by opening up the urban blocks at an angle, ensuring habitable rooms don't directly face each other when separation distances are tight and using pop-out angled windows directed out to the neighbouring open space.

- Screening can be provided by outbuildings or vegetation, such as planted privacy strips.
- High-quality and robust materials, insulation and detailing can be used to limit the transmission of noise between rooms, neighbouring buildings and the outside (see also Topic 3.8, Materials and details).
- Where habitable rooms are located at the street frontage for natural surveillance, internal floor levels could be raised slightly above the level of pedestrians (as long as level access is provided). Alternatively, setbacks from footways can create buffer zones (particularly when planted, as above).

In all cases, a balance must be achieved between minimising the risk of overlooking,optimising light and outlook and creating a character street scene. It should also be considered that there will be different expectations of privacy in different environments, such as a town centre and a suburb.

Detailed plans and sections will be required to demonstrate this balance, particularly for sites with varying topography, and medium- and high-density environments.

WHY?

Privacy is an essential part of feeling safe and secure in our homes. By carefully considering the relationship to neighbouring buildings, homes will be comfortable and the potential for neighbourly tension will be reduced.

PRIORITY

HEALTHY
DISTINCTIVE
SLOPES

PRINCIPLE 3.6

Layouts must ensure that the siting of homes provides adequate privacy. Development proposals must also ensure that houses do not impact negatively on existing nearby properties with respect to light, outlook and scale.

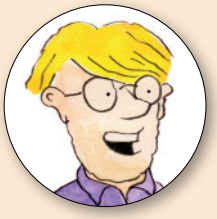
POLICIES / REFS

Local Plan: HO9

Householder SPD: Section 2

NPPF: paragraph 127

"IS IT TOO MUCH TO ASK TO HAVE A HOUSE WHERE YOU CAN'T HEAR THE NEIGHBOURS' CONVERSATION THROUGH THE WALLS?"



Varied elevations step down Wells Road, Ilkley

ELEVATIONS

PRINCIPLE 3.7

Proposals must demonstrate that elevations have good proportions; a balance between privacy and optimising internal natural light; a considered level of detail; and suitable materials for texture and depth. Streets can benefit from consistency of some of these elements to create a strong identity.

Proposals must demonstrate that elevations have been designed:

- to be proportionally well-balanced
- with a consistent design approach
- with a reasonable level of variety to create interest and prevent monotony
- with respect for the local character, without reinforcing its limitations or repeating past mistakes.

The Council encourages simple building forms, with a focus on high-quality detailing and finishes, such as on brickwork, windows, doors and parapets.

Elevations must reflect their position (front, rear or side) and respond to their aspect. For example, street frontage elevations must be designed to be welcoming, and south-facing elevations should accommodate larger openings.

The proportions of windows and their positioning within the overall elevation will be important to the quality of the design. The balance between internal usability and the external composition should be carefully considered to avoid a scattered and random appearance.

Full-height windows at ground level tend to be inappropriate when exposed to the street, often leading residents to install curtains or other forms of screening for privacy. As with blank walls, this can create inactive frontages and an anti-social feeling on the street.

Trumpington Meadows, Cambridge: Small details such as pop-out frames around openings can add interest and depth to an otherwise simple facade.

The form of the roof (or roofs) contributes to the overall elevation and should be designed with this in mind. Gables tend to work well on end elevations, particularly for terraced and semi-detached houses.

Entrances should be obvious and easily accessed from the street. They should provide some shelter to allow residents the space and time to put down their bags without obstructing the footpath. Front doors should incorporate some means of viewing potential visitors for safety and security.

WHY?

Elevations contribute significantly to the feeling and character of streets and neighbourhoods. With well-considered elevation design, streets feel pleasant and overlooked, and neighbourhoods feel cohesive with a clear identity.

PRIORITY

PRINCIPLE 3.7

Proposals must demonstrate that elevations have good proportions; a balance between privacy and optimising internal natural light; a considered level of detail; and suitable materials for texture and depth. Streets can benefit from consistency of some of these elements to create a strong identity.

POLICIES / REFS

Local Plan: HO9

Building for Life: Q5, Q6, Q7

NPPF: paragraph 127

"I'VE ALWAYS WANTED TO LIVE SOMEWHERE LIKE THIS THAT LOOKS AS THOUGH IT WAS DESIGNED BY A REAL HUMAN BEING"

Cornwell Park, Paragon, Cambridge

Interesting brickwork detailing and carefully considered lighting, canopy and windows. Planter at front provides bench and buffer between the street and kitchen window, and matches the brickwork of the elevation.

MATERIALS AND DETAILS

PRINCIPLE 3.8

Building materials must be selected for their appropriateness to local character, performance ability, environmental qualities and aesthetic value. Reinforced by high-quality, robust detailing, development proposals must employ a fabric-first approach which will allow homes to last longer and perform more efficiently.

The Council requires a fabric-first approach to detailing and specifying external building envelopes, to achieve more efficient use of resources (see also Topic 3.9, Energy efficiency). Internal walls and details must be designed to be robust enough to accommodate fair wear-and-tear by residents.

As well as ensuring that good technical outcomes are achieved, materials and detailing can make a big difference to a building and neighbourhood's overall appearance.

Definition

Fabric-first A approach that involves maximising the passive performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

TECHNICAL QUALITIES

Developments must achieve adequate noise and heating insulation internally and externally, as poor insulation can be stressful and costly for residents. Building Regulations Part E and L should be met, and exceeded where possible.

Materials must be low-maintenance and durable, with detailed attention paid to the elements of the home that experience the most use. Investing in spaces such as kitchens and bathrooms can ensure that homes work well in the long-term, and minimise the need for repair and replacement.

APPEARANCE

Changes of material within a building's external appearance should relate to the building's form and have a clearly identifiable role in its design. When designed and detailed well, changes of material can help to articulate a building's form and elevation, and respond to the scale of its context.

Small details, such as recessed windows or a roof overhang, can provide depth and interest that makes a positive impact on a building's appearance.

Various practical elements of the home, often forgotten until the end of the design process, would benefit from early consideration to ensure they are a successful feature of the elevation. These include meter boxes, lighting, flues, ventilation ducts, fences, gates, gutters and pipes. Thoughtful alignment, positioning and finish can help to ensure sensitive integration into a building's overall form and appearance.

(See also Topic 2.13 Roofs and building forms, and Topic 3.7 Elevations).

WHY?

By ensuring that materials and details perform well and are considered for how they contribute to a building's overall appearance, homes and neighbourhoods will be characterful as well as energy efficient.

PRIORITY

PRINCIPLE 3.8

Building materials must be selected for their appropriateness to local character, performance ability, environmental qualities and aesthetic value. Reinforced by high-quality, robust detailing, development proposals must employ a fabric-first approach which will allow homes to last longer and perform more efficiently.

POLICIES / REFS

Local Plan: CS2, HO9, DS4

Building Regulations Part E and L

Fuel Poverty - Framework for Action

NPPF: paragraphs 127, 148, and 150

Building for Life 12: Q5

"THEY'VE USED THE LOCAL STONE. IT MAKES SENSE: WHY TRANSPORT BUILDING MATERIALS HALFWAY ROUND THE WORLD?"

3.9

ENERGY EFFICIENT

PRINCIPLE 3.9

Development proposals must demonstrate how homes are designed to be energy efficient and to optimise the use of natural resources, reducing residents' utility bills and the environmental impact of building.

Throughout both outline and detailed design stages, an applicant must be able to demonstrate in their design and access statement how a proposal has been designed to be energy efficient. This includes optimising the use of natural resources, such as light and water, and designing and detailing external envelopes to be simple, robust and well insulated.

The Council has a strong ambition to combat climate change, as demonstrated in its Core Strategy. Part D of Strategic Core Policy SC2 requires new development to use resources efficiently and reduce their environmental impact, in particular by:

- making use of natural light and solar energy
- achieving high standards of energy efficiency
- taking the opportunities to produce and/or access renewable energy
- minimising water consumption and maximising the use of water recycling and sustainable drainage systems.

Definition

Energy efficiency The goal to reduce the amount of energy required to provide heating, light and water, and to run appliances.

Guidance in this document addresses these objectives, in particular:

- Topic 1.5 Prioritise the environment
- Topic 2.13 Roofs and building forms
- Topic 2.7 Water and drainage
- Topic 3.2 Internal layout
- Topic 3.4 Light and ventilation
- Topic 3.8 Materials and details

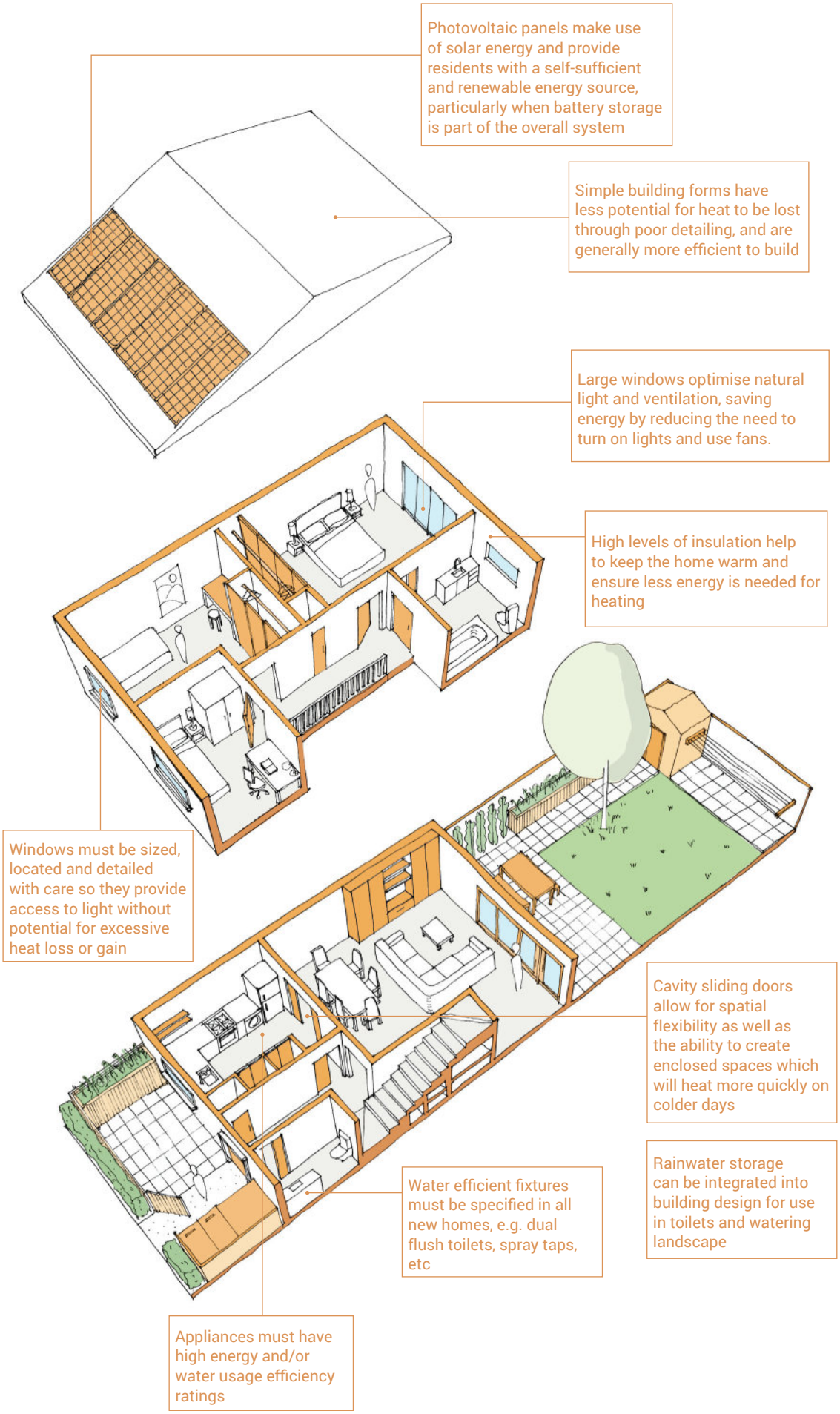
The diagram opposite shows how some of the Core Strategy objectives can be achieved.

Applicants should think long term and consider how new homes can be designed to be energy efficient and avoid expensive future zero carbon retrofit costs.

The government's forthcoming Future Homes standard proposes a clear direction of travel with mandatory standards potentially being introduced in 2020 for new homes. The standard will require ultra-high levels of insulation alongside appropriate ventilation, with heating to be provided from low carbon sources and no new homes to be connected to the gas grid.

The case studies from York and Doncaster on pages 112 and 113 show how new developments can be designed to be energy efficient through consideration of solar gain, renewable energy, high performance building fabric and the use of off-site manufacture.

The Council's Sustainability Housing Officer can provide further advice on achieving energy efficient homes.



Indicative exploded 3 bed house diagram to illustrate how homes can be designed to be more energy efficient

PRIORITY

PRINCIPLE 3.9

Development proposals must demonstrate how homes are designed to be energy efficient and to optimise the use of natural resources, reducing residents' utility bills and the environmental impact of building.

POLICIES / REFS

Core Strategy: SC2, HO9

Sustainable Design Guide SPD

NPPF: paragraphs 148, 150, and 151

MHCLG Future Homes Standard

UK Green Building Council resource pack

"ENERGY BILLS SEEM REALLY LOW HERE. THE FLAT SEEMS NATURALLY WARM"

Case study: Derwenthorpe, York

The Derwenthorpe development includes many innovative examples of energy efficient design. The homes have a highly efficient building fabric and are carefully orientated to ensure large windows face south to maximise solar gain. Many houses include sunspaces, offering a buffer between inside and out, collecting solar energy in the winter and cooling homes in the summer. Heating and hot water is provided from a biomass-fired district heating network which forms part of the development.

The energy efficient design also applies to the whole site. The streets are designed to prioritise pedestrians and limit car access, and a third of the site is given over to blue and green infrastructure. This includes a pond which is a key part of the sustainable drainage system and also a safe breeding environment for ducks.

Applicants should also consider the reuse of existing buildings and the reuse/recycling of existing materials on the site as this is much more energy efficient than new construction and the manufacture and transportation of new materials.

Where existing buildings are being reused or retrofitted consideration should be given to the difference between dealing with modern construction and the conversion of traditional solid wall buildings in terms of 'air tightness' for the former and 'ventilation' for the latter.

WHY?

By designing energy-efficient developments that optimise the use of natural resources, applicants align their proposals with the Council's strategic objectives, increasing the likelihood of a planning application succeeding.

Improving energy efficiency in our homes and in how we travel is an important means of addressing the climate emergency and improving air quality in the district.

It will create a positive legacy, helping residents of Bradford District to lead healthy lives and minimise the costs of running their homes.

Case study: Modular Homes, Dominion, Doncaster

These homes for open market sale were built off-site by ilke Homes at their Yorkshire factory and form part of a wider housing development by Keepmoat Homes. The modular homes have been designed to look and feel like traditional homes but the factory build quality control enables them to achieve higher performance in a more cost effective manner than traditional construction.

The homes have a high performance building fabric which exceeds current building regulations by 20% due to their air-tight, super-insulated design. They have also been designed to enable further upgrades, for example photovoltaic panels on the roof to meet the zero carbon standard, and efficient electrical heating removing the need for mains gas.

APPENDIX 1 – LINKING TO POLICY

The table overleaf sets out how the Priorities and Principles in this design guide relate back to the Design Policies within the local plan - the Bradford Core Strategy 2017. It will be useful for applicants to highlight how they have met local policy, and for officers to use when reviewing applications.

For reference the Bradford design Principles are as follows:

1.1 Establish a project brief
1.2 Site and context analysis
1.3 Responding to character
1.4 Making places for people
1.5 Prioritise the environment
2.1 Define a concept
2.2 Density and scale
2.3 Movement
2.4 Green streets
2.5 Safe and characterful streets
2.6 Open space
2.7 Water and drainage
2.8 Landscape
2.9 Biodiversity
2.10 Play
2.11 Housing mix
2.12 Topography and ground conditions
2.13 Roofs and building forms
2.14 Key buildings and corners
2.15 Parking
2.16 Waste
2.17 Making inclusive places
3.1 Flats and apartments
3.2 Internal layout
3.3 Storage
3.4 Light and ventilation
3.5 Outdoor space
3.6 Privacy
3.7 Elevations
3.8 Materials and details
3.9 Energy efficient

Local Plan: Design Policy ref	Title	Policy wording	Bradford design guidance Priority	Bradford design guidance Principle
DS1	**Achieving Good Design**	Planning Decisions including Plans, development proposals, and investment decisions should contribute to achieving good design and high quality places through:		
		A. Taking a holistic, collaborative approach to design putting the quality of the place first.	8	**1.2, 1.3, 1.4, 1.5**
		B. Being informed by a good understanding of the site/area and its context.	8	**1.2, 1.3, 1.4, 1.5**
		C. Working with local communities and key stakeholders to develop shared visions for the future of their areas.	8	**1.1, 1.4**
		D. Taking opportunities to improve places, including transforming areas which have the potential for change and supporting the regeneration aspirations of the District.	8	**n/a**
		E. Referring schemes where appropriate to design review and acting on the recommendations of the review.	8	**1.1**
		F. Taking a comprehensive approach to redevelopment in order to avoid piecemeal development which would compromise wider opportunities and the proper planning of the area.	8	**Section 2**
DS2	**Working with the Landscape**	Planning Decisions including Plans and development proposals should take advantage of existing features, integrate development into the wider landscape and create new quality spaces. Wherever possible designs should:		
		A. Retain existing landscape and ecological features and integrate them within developments as positive assets.	2	**2.4, , 2.6, 2.7, 2.8, 2.9**
		B. Work with the landscape to reduce the environmental impact of development.	2, 6	**1.5, 2.7, 2.8, 2.9, 2.12, 3.9**
		C. Take opportunities to link developments into the wider landscape and green space networks.	2, 4	**2.6, 2.8, 2.9**
		D. Ensure that new landscape features and open spaces have a clear function, are visually attractive and fit for purpose, and have appropriate management and maintenance arrangements in place.	2, 4	**2.6, 2.7, 2.8, 2.9, 2.10**
		E. Use plant species which are appropriate to the local character and conditions.	2	**2.9**
DS3	**Urban Character**	Plans and development proposals should create a strong sense of place and be appropriate to their context in terms of layout, scale, density, details and materials. In particular designs		
		A. Respond to the existing positive patterns of development which contribute to the character of the area, or be based on otherwise strong ideas. Innovative and contemporary approaches to design which respond to and complement the local context will be supported.	5	**1.2, 1.3, 2.1, 2.5, 2.12, 3.7, 3.8**
		B. Retain and integrate existing built features which could contribute to creating a distinctive identity.	5	**1.3, 2.5, 2.13, 3.1, 3.8, 3.9**
		C. Take opportunities to create new public spaces, landmark buildings, landscape features (including street trees), views and public art as an integral part of the design.	2,4	**2.4, 2.6, 2.8, 2.10, 2.14**
		D. Provide variety on larger developments with different character areas and a hierarchy of street types.	1,5	**1.3, 2.2, 2.3, 2.4, 2.5, 2.11, 2.14**
		E. Create attractive streetscapes and spaces which are defined and animated by the layout, scale and appearance of the buildings.	2,5	**2.2, 2.4, 2.5, 2.13, 2.14, 3.7, 3.8**
		F. Display architectural quality and create original architecture or tailor standard solutions to the site.	1,5,6	**2.75, 2.13, 2.14, 3.7, 3.8**
		G. Contribute positively to skylines through the roofscape of new development.	5, 6	**2.2, 2.13**
		H. Ensure that tall buildings are appropriate to their location, are of high quality design and that they do not detract from key views or heritage assets or create unacceptable local environmental conditions.	5,6	**2.2**
		I. Design shop front units which are consistent with the character, scale, quality and materials of the existing façade, building and street scene of which they form part.	5	**2.5, 3.7, 3.8**

DS4	**Streets and Movement**	Plans and development proposals should take the opportunities to encourage people to walk, cycle and use public transport through:		
		A. Creating a network of routes which are well overlooked and convenient and easy for all people to understand and move around.	3	**2.3, 2.4, 2.5, 2.17**
		B. Connecting to existing street and path networks, public transport and places where people want to go in obvious and direct ways, and where necessaryimproving existing routes and public transport facilities.	3	**2.3**
		C. Integrating existing footpaths/cycle routes on the site into the development.	3	**2.3**
		D. Take an approach to highway design which supports the overall character of the place and which encourages people to use streets as social spaces rather than just as routes for traffic movement.	3,5	**2.3, 2.4, 2.5, 2.6, 2.7, 2.10, 2.17**
		E. Take a design led approach to car parking so that it supports the street scene and pedestrian environment whilst also being convenient and secure.	2,3	**2.5, 2.15, 2.17**
DS5	**Safe and Inclusive Places**	Plans and development proposals should make a positive contribution to people's lives through high quality, inclusive design. In particular they should:		
		A. Be designed to ensure a safe and secure environment and reduce the opportunities for crime.	4	**2.3, 2.5**
		B. Allow flexibility to adapt to changing needs and circumstances.	4	**3.1, 3.2**
		C. Be designed to ensure buildings and places provide easy access for all, including those with physical disabilities.	3	**2.17, 3.2**
		D. Encourage social interaction and where appropriate provide opportunities for members of the community to meet and come into contact with each other.	4	**1.4, 2.4, 2.5, 2.6, 2.14**
		E. Include appropriate design arrangements for servicing, waste handling, recycling and storage.	4	**2.2, 2.3, 2.15, 2.16, 3.3**
		F. Not harm the amenity of existing or prospective users and residents.	4	**1.4, 2.5, 3.6**
H09	**Housing Quality**			
		A. New housing development should be high quality and achieve good design.	All	**All**
		B. The Council will encourage and support new residential developments to achieve high sustainable design and construction standards. The minimum acceptable sustainable housing standards are set out in the Building Regulations.	1,2,3,4,7	**1.5, 3.9**
		C. Larger housing sites should include a proportion of new homes which are designed to be accessible and easily adaptable to support the changing needs of families and individuals over their lifetime, including older people and people with disabilities.	1, 3	**2.11, 2.17, 3.2**
		D. New development should provide private outdoor space for homes, unless site constraints make this clearly unfeasible and/or unviable.	1,2,4	**3.5**
		E. New homes should be well laid out internally and should provide suitable space standards appropriate to the type of home. Rooms should receive adequate levels of daylight.	1	**3.2, 3.4**
		F. New development should provide adequate storage for bins, recycling and cycles. These should be located or designed in a way which is both convenient for residents and supports the quality of the street scene.	1, 2	**3.3, 2.16, 2.15**

FURTHER READING

SECTION 1: DEFINING A BRIEF

Happy City *by Charles Montgomery, Farrar Straus Giroux, 2014.*

SECTION 2: CREATING A NEIGHBOURHOOD

Place Value and the Ladder of Place Quality, *a Place Alliance Report, 2019 http://placealliance.org.uk/research/place-value/ http://placealliance.org.uk/wp-content/uploads/2019/03/Place-Value-and-the-Ladder-of-Place-Quality-Place-Alliance.pdf*

Design Companion for Planning and Placemaking *by Urban Design London, RIBA Publishing, 2017*

Councillor's Companion for Design in Planning *by Urban Design London, 2018 https://www.urbandesignlondon.com/resources/councillors-companion-design-planning-2018/*

Manual for Streets, *Department for Transport and Department for Communities and Local Government, 2007 www.gov.uk/government/publications/manual-for-streets*

SECTION 3: MAKING A HOME

Happy By Design: a guide to architecture and mental wellbeing, *by Ben Channon, RIBA Publishing, 2018*

Housing Design Handbook: a guide to good practice, *by David Levitt and Jo McCafferty, Routledge, 2018*

Housing fit for Purpose, *by Fionn Stevenson, RIBA Publishing, 2019*

IMAGE CREDITS

Front cover: Photo of Ilkley - City of Bradford Metropolitan District Council (CBMDC)
Page 4: Wrose View. Bradford Civic Society photo competition, Streets of Bradford. Matthew - Woolcityup
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