

Bradford District Local Plan

Session 16: Regeneration – Bradford City and Southern Gateway



Bradford District Local Plan- City Centre Evolution of Regeneration Plans



2003 Allsop masterplan - study area within Markets Site - cities 'retail core'.



2015 Broadway Shopping Centre opens shifting city retail core to south east.

Bradford Centre Regeneration Masterplan (2003)

In 2003, Allsop's 'regeneration masterplan' developed the 'fingers of intervention' diagram which has been used in subsequent planning / development documents to characterise development within the city. It identified four key neighborhoods:

- The Bowl (The centre / heart of the city)
- The Channel (Broadway, Foster Square Station / retail)
- The Market (Kirkgate, Rawson Quarter & The Oastler)
- The Valley (Goitside, Learning Quarter)

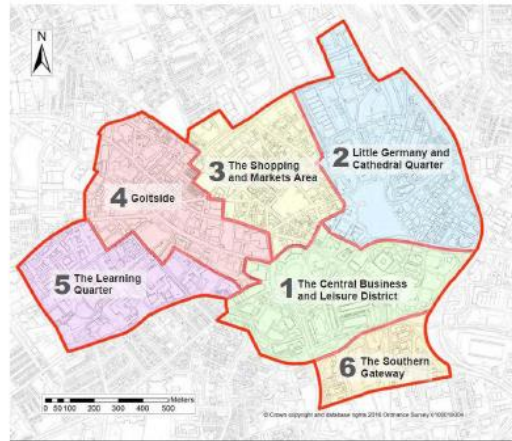
The study Area is contained within 'The Market', a string of developments stretching north east from 'The Bowl' (heart of the city). The focus at this time was on re branding and reinvigorating the retail core.

Broadway Development (2015)

The development of the Broadway Shopping Centre has had a significant impact on the on the study area as its location differs from the original masterplan pulling the cities leisure and retail offering to the south east leaving the study area increasingly under used and with high levels of vacancy.



2015 Bradford City Plan - study area split between 'top of town' & central area.



2017 Area Action Plan - classified within 'The shopping & markets area'.

Bradford City Plan (2015)

The City Plan evolves the masterplan by identifying four 'pulses' extending out from the 'central area'. The study area becomes divided into two areas:

- Kirkgate and the main shopping streets fall within the 'central zone' with a focus on retail and leisure uses.
- The Rawson Quarter and Oastler Centre are grouped into 'the top of town' pulse which is intended to become the heart of a new residential community. The plan outlines how the area should become an 'urban village' with independent shops, bars and cafes to compliment the new living accommodation.

Bradford City Centre Area Action Plan (2017)

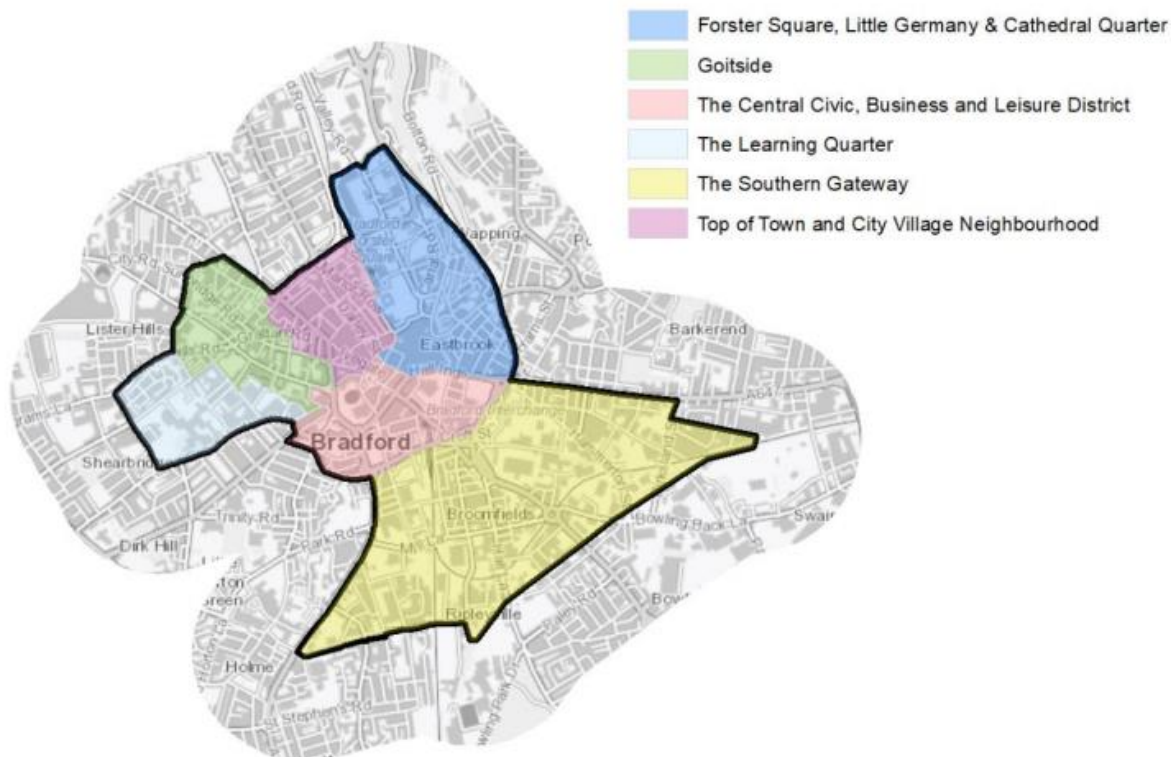
The study area is included within the 'shopping and markets area' with a focus on small independent shopping, leisure and introduction of residential.

Bradford District Local Plan- Delivering a vision



Bradford District Local Plan- City Centre

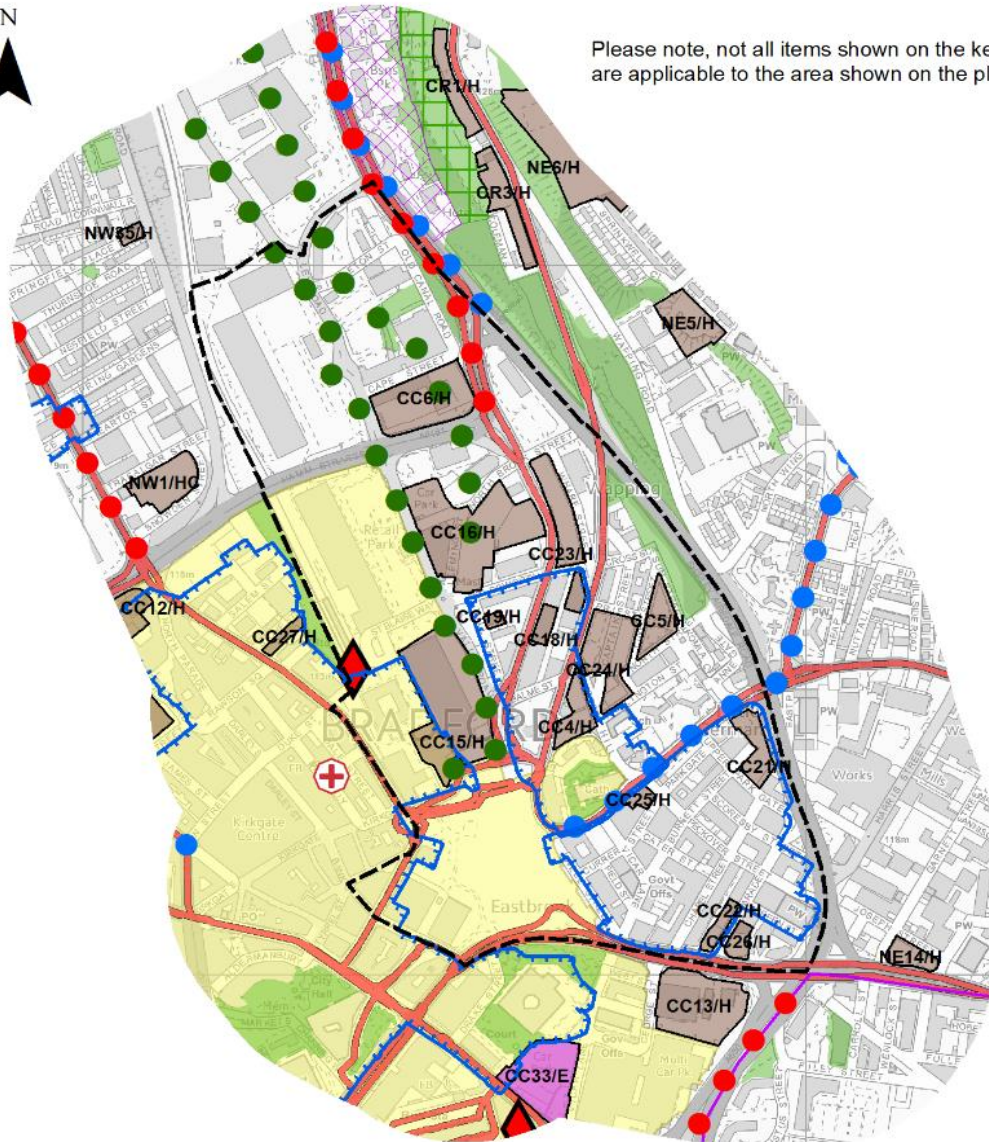
- Emerging Draft Local Plan 2020-2028
- Bradford City Centre prime focus for regeneration, employment, retail, leisure and housing growth – creating a more liveable city.
- 7000 new homes, key commercial sites for high quality office/business use & major transport infrastructure.
- New Southern Gateway- ‘Location for Growth’.
- Working with Bradford Royal Infirmary on new hospital / health quarter options.



Forster Square, Little Germany and Cathedral Quarter

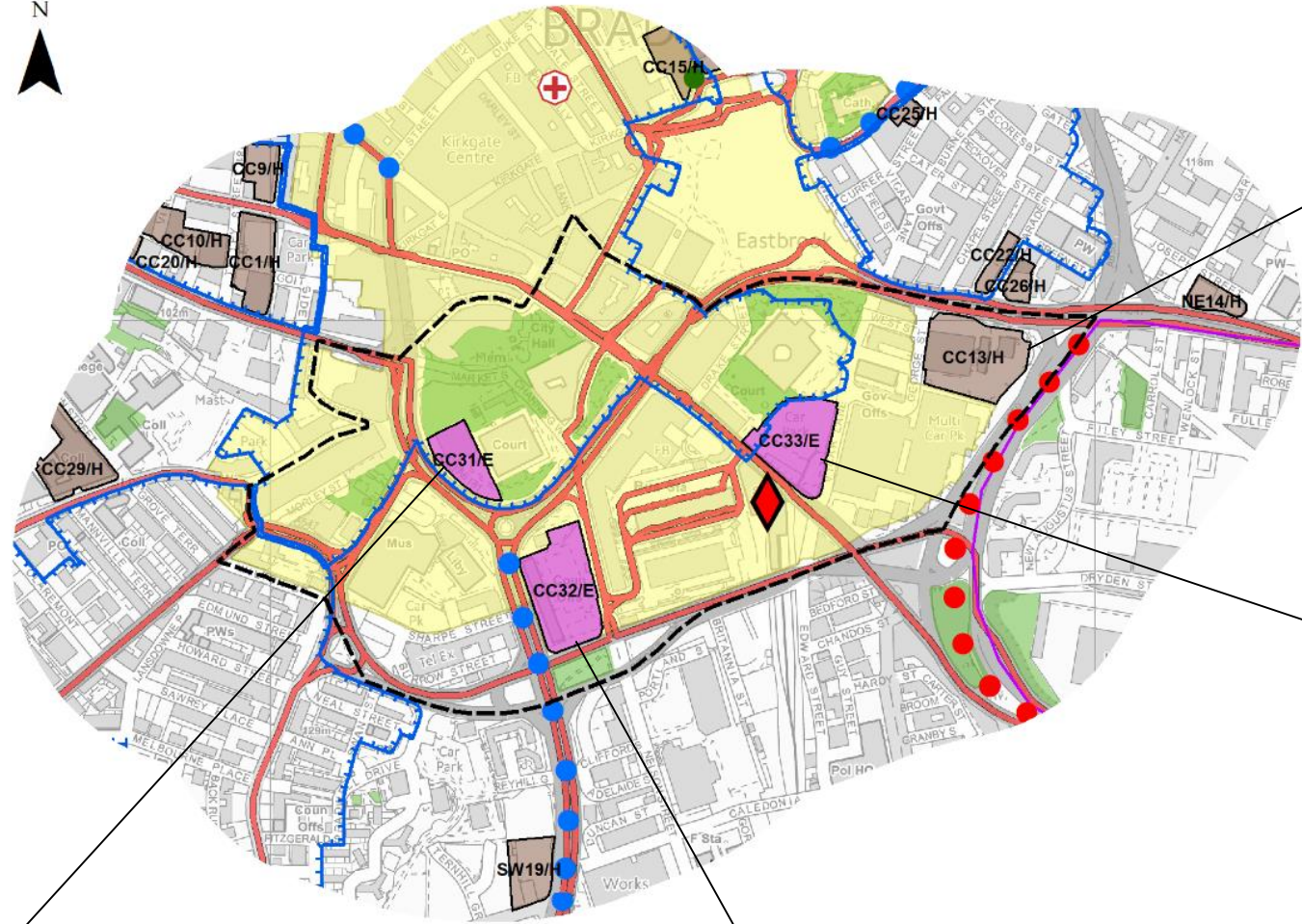


Please note, not all items shown on the key are applicable to the area shown on the plan.



- — Bradford Council Boundary
- Local Plan Area Boundary
- Green Belt (SP5)
- Employment Site Delivery and Strategic Sites (EC1)
- Enterprise Zones (EC2B)
- Business Development Zones (EC2C)
- Employment Zones (EC2D)
- Town Centre (EC4)
- District Centre (EC4)
- Local Centre (EC4)
- Greenways, Walkways and Cycleways (TR1)
- Bus Priority Corridors (TR1)
- Highway Schemes (TR1)
- Rail Sidings and Extensions (TR1)
- M606 J2 Improvements (TR1)
- South Bradford Park and Ride (TR1)
- Parking Extension (TR1)
- Station Improvements (TR1)
- Housing Delivery and Strategic Sites (HO1)
- Special Protection Area and Special Area of Conservation (EN2)
- Site of Special Scientific Interest (EN2)
- Local Nature Reserve (EN2)
- Local Wildlife Site (EN2)
- Local Geological Site (EN2)
- Conservation Areas (EN4)
- Mineral Allocations (EN12)
- Waste Management Allocations (EN19)
- Open Space, Sport and Recreation (CO1)
- High Frequency Bus Network
- Hospital
- GP
- Primary School
- Secondary School

Central Civic, Business and Leisure District



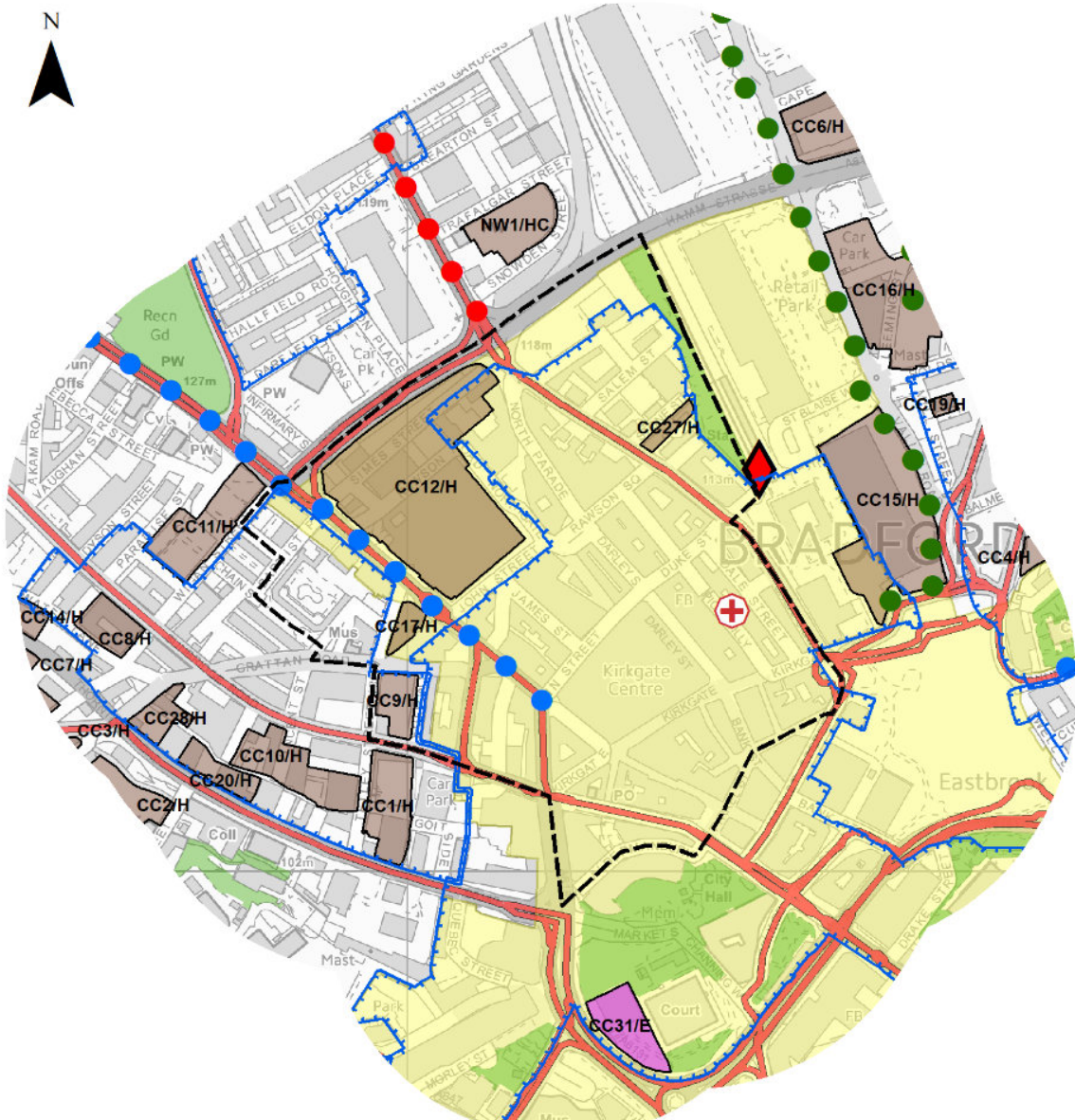
George Street B –
200 resi units

Vicar Lane -
Commercial

Prince's Way –
Commercial

Former Jacob's
Well Site –
Commercial

Top of Town - City Village Neighbourhood



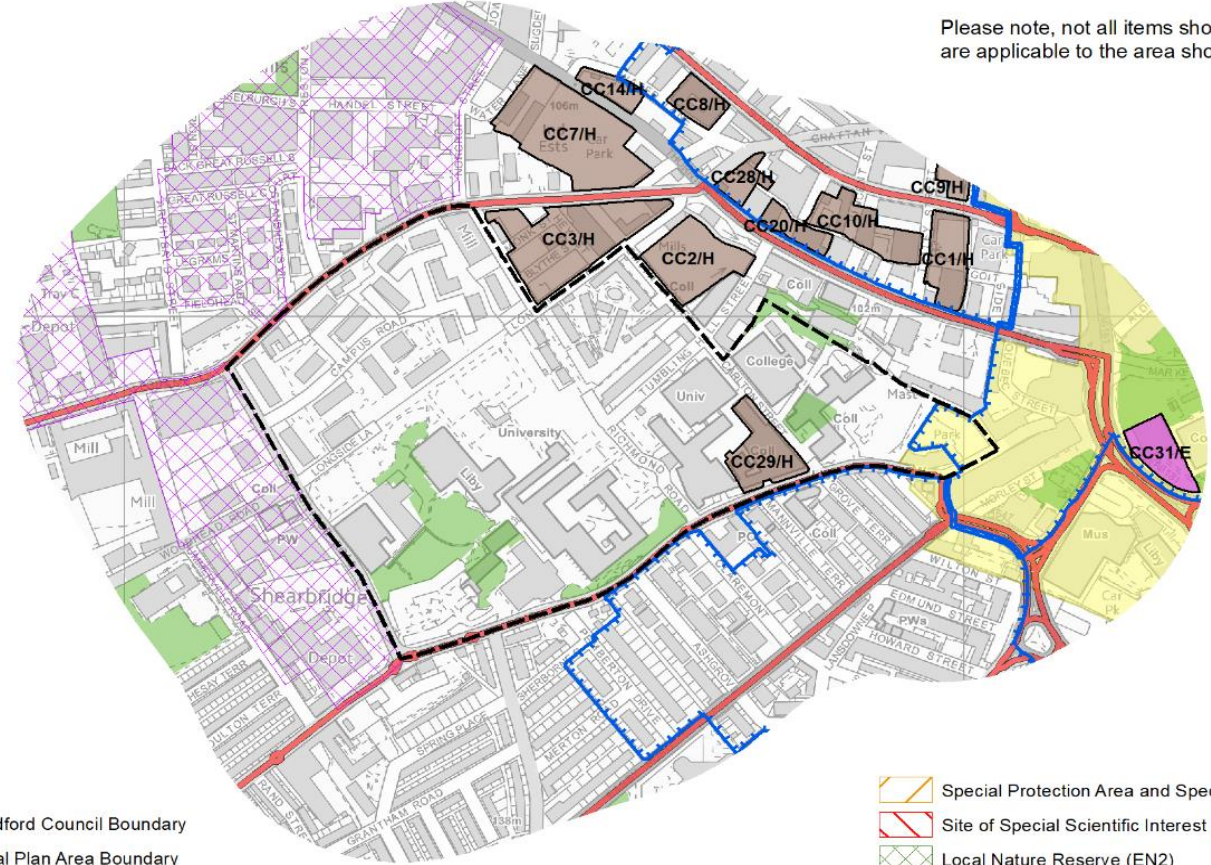
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The Learning Quarter



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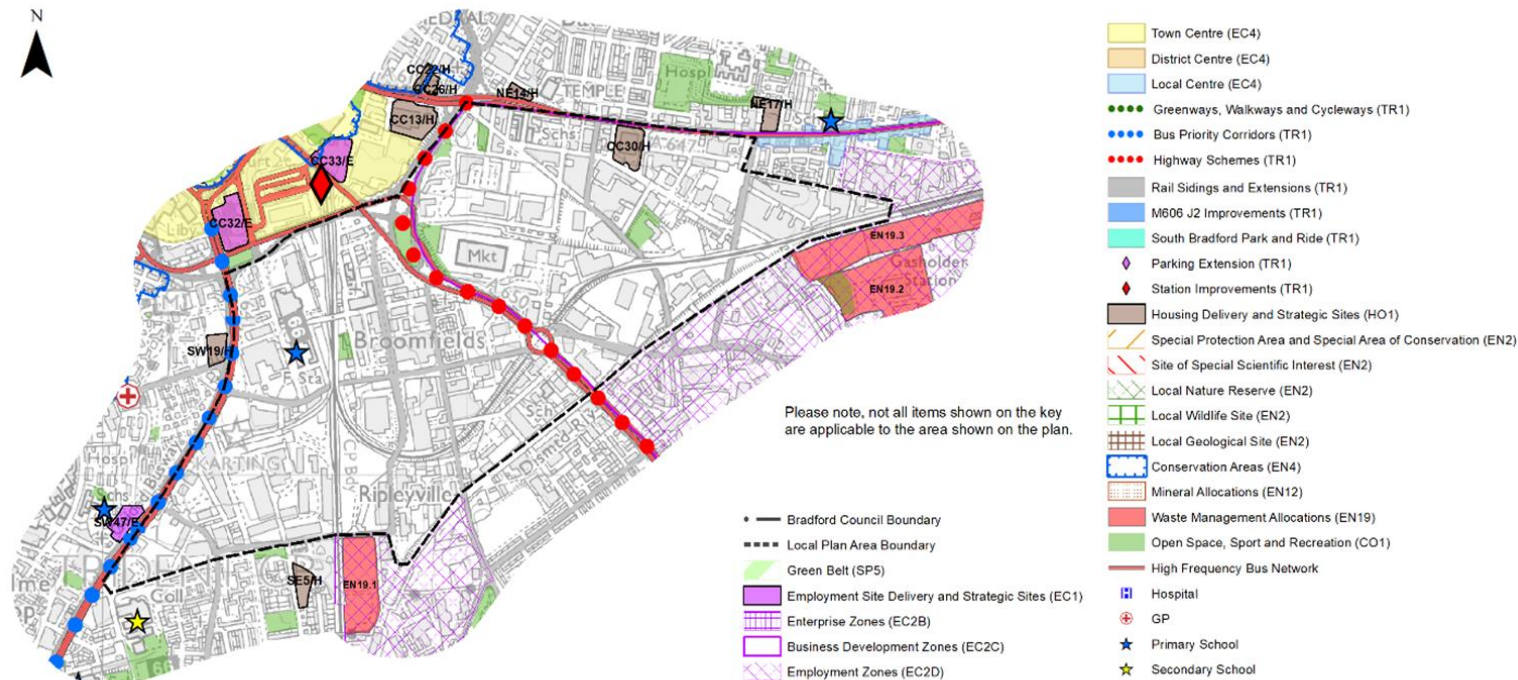
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The Southern Gateway

- Identified as an extension to the city centre & key future 'location for growth'
- Long term change linked to delivery of Northern Powerhouse Rail (NPR) station and Mass Transit hub and corridors.
- Anticipated major transformational change and an uplift in values following delivery of major infrastructure
- Potential for regeneration and long term change to current land use including: 2500 new homes, new business opportunities & environment for sustainable urban living.
- Employment Zone / Business Development Zone.
- Potential option(s) area for new hospital.



Key Moves / Directions

Early work underpinning NPR case / city transformation / masterplanning agenda focused upon a number of 'key moves'

Key Move - 1

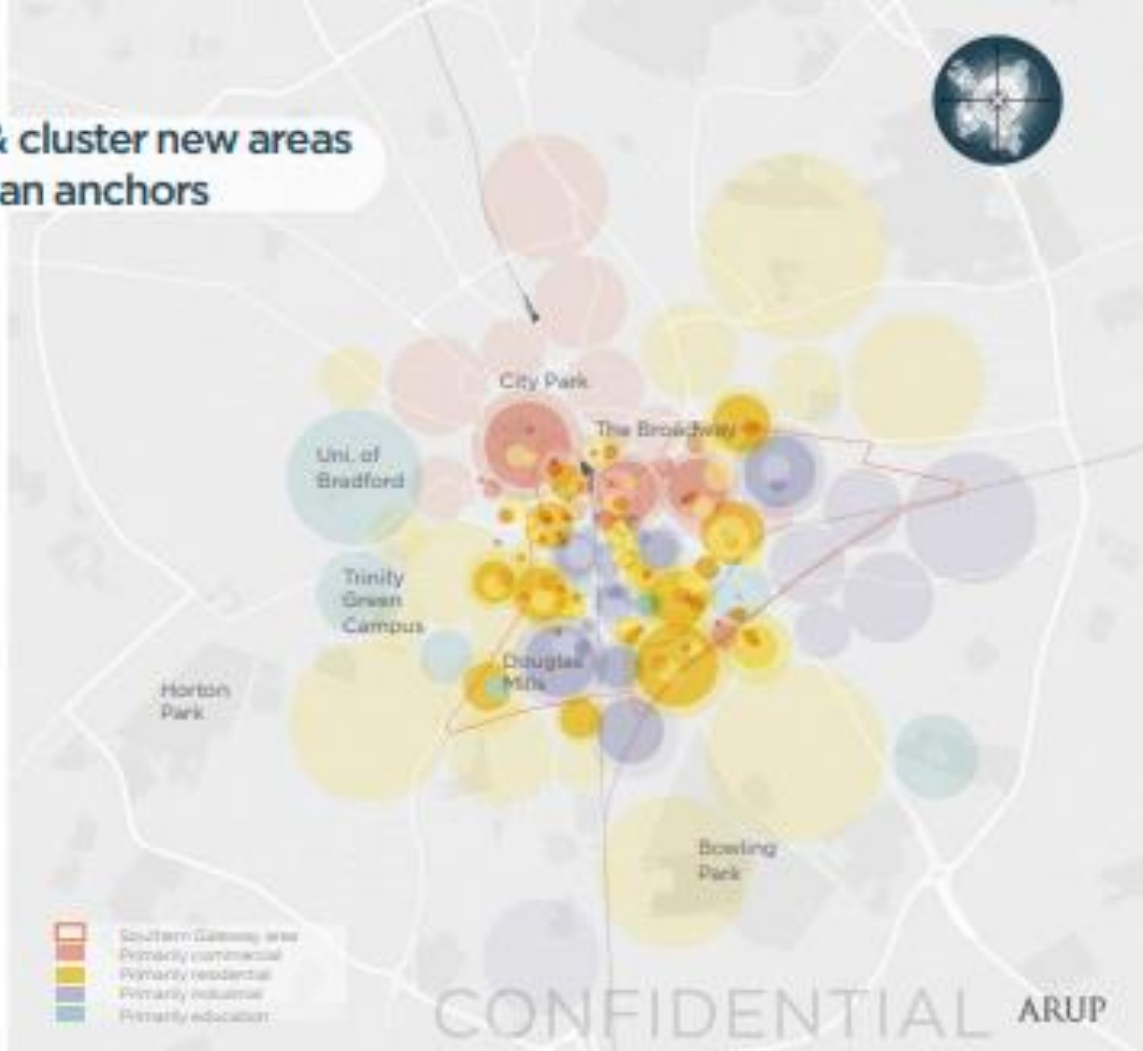
Strengthen the city centre & cluster new areas of development around urban anchors

Influences

- City Centre improvements and NPR connectivity support reintroduction of new uses
- City Centre lacks residential uses
- Much of the Southern Gateway is monofunctional.
- Southern Gateway currently lacks integration and complementarity with other City Quarters.

Outcomes

- Integrating residential uses in City Centre and Southern Gateway will encourage safer and more active City Quarters.
- Reintroduced residential will encourage sustainable travel and support local working.
- Building off the success of existing assets (heritage, social infrastructure, amenity) improves quality and identity of new development.



Key Moves / Directions

Key Move - 2

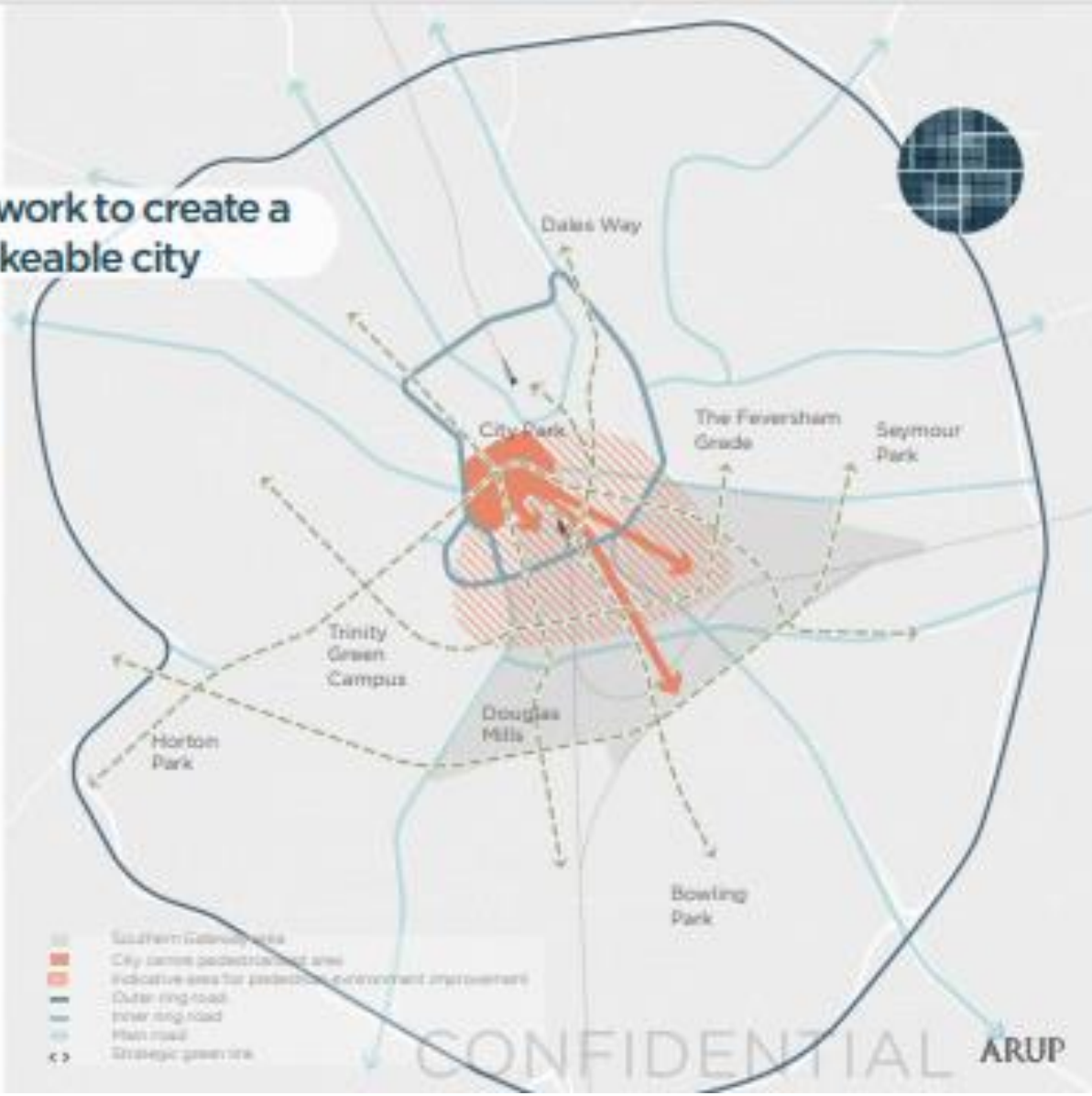
Improve the movement network to create a more liveable, walkable & bikeable city centre

centre influences

- Over engineered road network and associated junctions create car-dominated environment
- A460 Wakefield Road, Croft Street and Hall Ings create barriers to pedestrian and cycling movement.
- Congestion in the City Centre
- Lack of quality streets incorporating cycle lanes and comfortable pedestrian pavements

Outcomes

- Reduction of traffic and car movement creates a more pedestrian friendly environment
- A focus on sustainable modes of transport will result in a safer, healthier, more active urban environment.
- Rationalised road network may free up land for development.
- Better integrates Southern Gateway into the other City Quarters.
- Reduction in surface car parks.



Key Moves / Directions

Key Move - 3

Expand & integrate the public realm

Influences

- Currently Southern Gateway lacks high-quality open spaces.
- There is a lack of a connected and legible network which links people to open spaces.
- Existing heritage assets with Southern Gateway are not used to their maximum potential

Outcomes

- Open spaces can create nodes in communities which add to a sense of place.
- Redefining streets for multi-modal travel will create a legible network connecting Bradford's City Quarters.
- Good quality open spaces improve health and wellbeing.

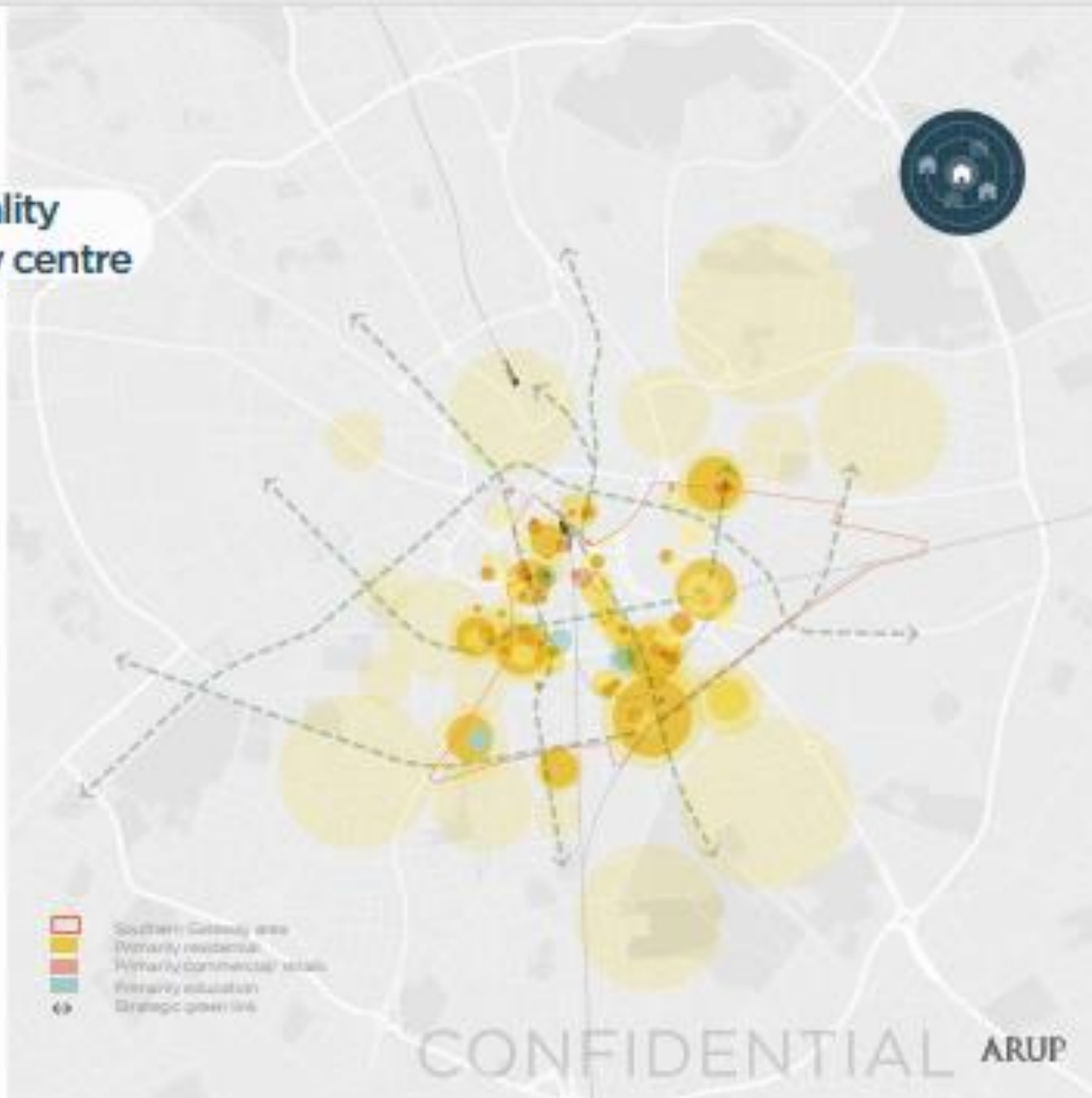


Key Moves / Directions

Key Move - 4

Deliver a range of high-quality homes to invigorate the city centre

- Existing policy aspiration to deliver 3,500 to 4,000 new homes in Bradford City Centre.
- Insufficient quantity of residential offer in the City Centre and Southern Gateway to create sustainable communities
- Integrating residential uses creates a precinct that is lively and safe and increases periods of activity.
- New residential uses close to the City Centre reduces need for daily travel to work.
- Ability to increase the quantum and diversify type of housing that can be delivered in the Southern Gateway.
- Mix of uses located in close proximity to create walkable neighbourhoods with longer periods of activity
- Adaptive reuse of vacant historical buildings in City Centre and Southern Gateway can reinforce a sense of place



Key Moves / Directions

Key Move - 5

Integrate smart city technology to future proof the city centre and foster innovation

Influences

Outcomes

- Link between university and innovative companies in the Southern Gate



Key Moves / Directions

Key Move - 6

Major health infrastructure investment - initial work undertaken to identify a suitable site for a major new hospital development located within the City of Bradford

Copenhagen Children's Hospital – 3xn Architects



Key Moves / Directions

Key Move -7 Transformational transport infrastructure

Fully integrated transport hub
& new gateway to the city



Fine-graining

Development



Build on Assets

- Develop new uses around assets and services to create hubs of activity and to draw on existing identity.
- Support adaptive reuse of underutilised buildings to support changing needs and economies.
- Integrate with existing communities.
- Take advantage of the city's topography and the existing views within Southern Gateway.



Intensify

- Increase density to increase activity.
- Change the usage patterns of streets – more intensive use, meaning more bicycles and more people, not more cars.
- Adapt existing and create new spaces which reflect the needs of communities and a wide demographic.
- Deploy meanwhile uses.



Diversify

- Provide a higher mix of uses including opportunities for living, working and playing to support sustainable communities.
- Test uses and activities through meanwhile uses to seed change.
- Take advantage of the qualities of the Southern Gateway, particularly the industrial heritage, and large sites including surface car parks.



Cluster

- Cluster new uses with active frontages adjacent to main routes to create vibrant streets and public realm.
- Support a range of suitable residential and commercial typologies which reflect the wide range of needs of diverse communities and which can ensure there is room to grow.



Policy links – Urban Housing Policy, Housing Standards, Urban Design...

Fine-graining

Public realm



- Scale and character**
- Public realm typologies should respond to the surrounding urban character in terms of uses and size.
 - Small spaces can be just as meaningful to local communities as large ones.
 - A range of public realm typologies enrich the urban environment and ensure there's something for everyone.



- Activating underused spaces:**
- Existing surface parking, underutilised infrastructure and streets create opportunities for open spaces.
 - Temporary events, markets, and allotments are also suited to these types of spaces and help to seed an identity early in the regeneration process.



- Programming**
- Open spaces should be designed with a degree of flexibility to support a calendar of events supporting year round activity.
 - Temporary structures and pavilions can provide flexible locations for events and public amenities.



- Inclusive and safe**
- Public realm should be inclusive and designed for all demographics, particularly children and the elderly.
 - Public realm should be supported by active frontages and residential uses to promote passive surveillance.



Policy links – Transport, Open Space, Gl...

Vision

New communities and places to live

