

# Bradford City Centre Design Guide

DRAFT FOR CONSULTATION





# Urban Design Framework

The remainder of this document provides urban design guidance for Bradford City Centre in three parts. The first part is an Urban Design Framework that sets the context for the more detailed guidance in the second part – the Urban Design Code. The third part sets out a public realm strategy which will be elaborated through more detailed work. The urban design framework in the section that follows is based on the City Centre Masterplan and includes the following sections:

- **Repair and reinvention:** In which we define areas of the city centre where the quality of the built heritage requires a conservation approach to repair the urban fabric and areas where this fabric is needs to be reinvented. These areas are treated differently in the subsequent parts of the framework and detailed guidance. they meet a set of criteria set out in this section.
- **Building Line:** In which we introduce the concept of a building line on which much of the Urban Design Code is based. We define the concept and set out proposed building lines for the zones of repair and reinvention.
- **Neighbourhoods:** In which we describe how the four neighbourhoods defined in the city centre masterplan should develop distinct characters and a process by which this can happen.
- **Street hierarchy:** In which we define a hierarchy of streets in Bradford as a basis for developing a distinctive character and form for each level of the hierarchy as the basis for more detailed in the Urban Design Code.
- **Stars and supporting cast:** In which we make a distinction between ‘star’ buildings and supporting cast buildings. The latter make up 95% or more of new buildings and will follow the Urban Design Guide. ‘Star’ buildings are to be exempt from the rules provided that
- **Tall building policy:** In which we set out a strategy for the location of tall buildings in the city centre as the basis for more detailed guidance on the design of tall buildings in the Urban Design Code.



# Repair and reinvention

Bradford City Centre retains areas of great architectural and heritage value but also areas where the historic fabric of the city has been badly damaged. These two types of area require different approaches to design guidance. The plan on the facing page therefore identifies areas where the built heritage should be repaired and areas where it is so damaged that it needs to be reinvented. This is based on four components of Bradford's growth:

**Historic heart:** In the centre of the city is the original core of the city. While few buildings remain the character of the core survives in the historic street pattern - a tight irregular grid of narrow canyon-like streets.

**Victorian metropolis:** The commercial core of the city is Victorian including stretching between Manor Row and Thornton Road and across the valley to Little Germany. This is

characterised by fine commercial streets and 3-6 storey stone buildings with ornate facades.

**Victorian neighbourhoods:** The Victorian residential areas ranged from tightly knit terraces to the well-to-do villas of Great Horton Road and Manningham Lane. Their character is based on 2-3 storey buildings on a network of urban streets running along the valley sides.

**Industrial valley bottom:** The industrial valley includes some fine individual and groups of buildings. However generally it lacks structure and form and is dominated by highways and low-density development.

This exercise highlights the areas where Bradford's heritage remains intact (solid colour on the plan) and areas where it has either been severely damaged or never existed (hatched areas). These have been

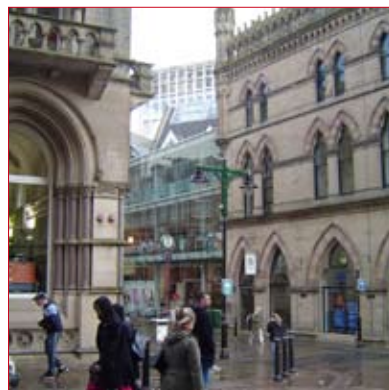
consolidated into zones of repair and reinvention as shown by the thick red lines on the plan.

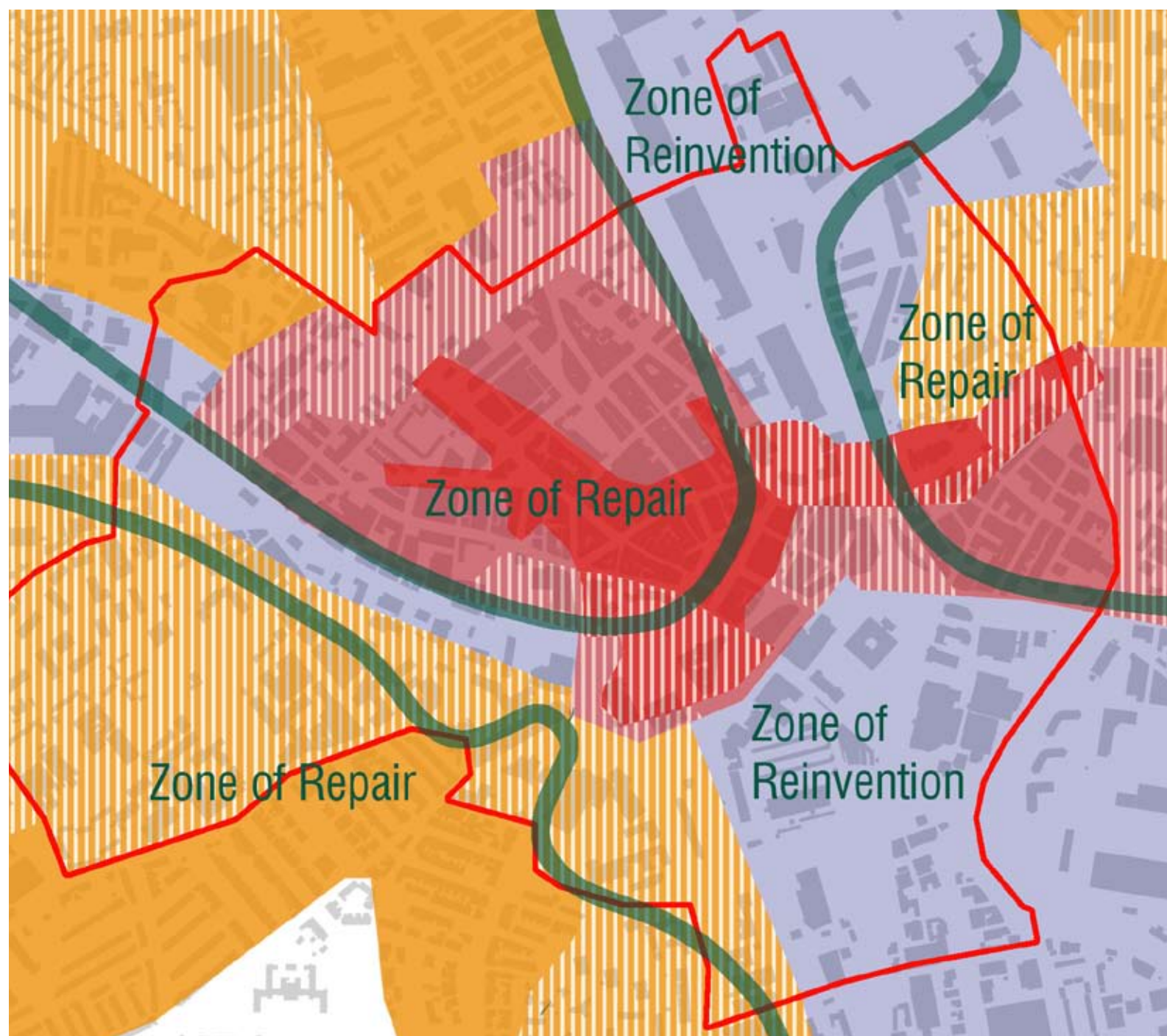
**Repair:** In these areas the purpose of the guide will be to repair the historic fabric of the city. New buildings will be required to follow the height, massing and siting of the buildings that formerly stood on the site. This does not mean historical pastiche - far from it, the guide encourages a contemporary approach to design provided that this happens within the historic building envelop. This includes most of the areas of solid colour on the plan where historic character survives. It also includes significant areas such as the Education Campus and the Cathedral Precinct where, for very different rea-

sons this character has been lost over time. In these cases the guide seeks to re-establish the historic built form and building line so that over time these areas can be reconstructed.

**Reinvention:** The area that flows along the valley bottom and up Wakefield Road to the south east has lost its historic character. Rather than reinstate a character that may never have existed in these areas, they are seen as an opportunity to create something new as suggested by the City Centre Masterplan. This new character relates to the form of buildings and the extent and character of the public realm as set out in the following sections.

In the zones of repair new buildings will recreate the historic building form while in zones of reinvention they will create a new environment based on the city centre masterplan





This plan explores the historic origins of each part of the city and the extent to which the historic character of these areas have survived.

- The historic heart of the city where the historic character still exists
- ▨ The historic city where the character has been lost
- The Victorian commercial city where the character remains
- ▨ Victorian commercial areas where character has been lost
- Intact Victorian residential areas
- ▨ Former Victorian residential areas where the character has been lost
- Areas that have traditionally been industrial along the valley bottoms

**Images facing page:** (from left to right)

- Victorian housing on the edge to the centre show how much of the surrounding neighbourhoods once looked.
- The conversion of the Wool Exchange remains faithful to the historic character without resorting to pastiche.
- A similar approach can be seen in this apartment building by Peter Cook in Berlin and...
- Frank Gehry's 'Ginger and Fred' office building in Prague

Integrity of built form



# 2 x 2 Neighbourhoods

The second element to the Urban Design Framework are the four neighbourhoods identified in the City Centre Masterplan. These are:

**The Bowl:** The area around the City Hall which is to be the commercial heart of the city and a major public open space around a pool.

**The Valley:** The area along the Thornton Road which was originally conceived as a park and which has now developed into a series of blocks in a parkland setting.

**The Market:** The retail core of the city stretching from a garden around the mosque at the top of the hill down to the new shopping centre with new housing along Manor Row.

**The Channel:** The valley running northwards including a linear park along the reopened canal, a new urban village and the Broadway Shopping Centre.

The detailed proposals in each of these areas have been developed through the Neighbourhood Development Frameworks. The main changes have affected The Valley where the opportunity for new development meant that the proposed park now runs around

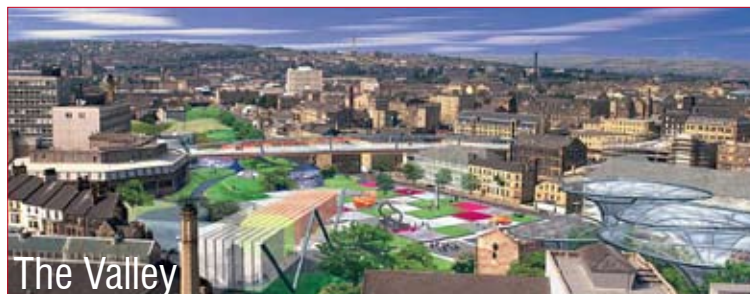
and between a series of blocks.

Each of the neighbourhoods will develop its own distinctive identity. The *Market* lies within the Zone of Repair and its character will be based on respect for the historic grain of the area. The other three neighbourhoods are within the Zone of Reinvention and will create distinctive identities based on the City Centre Masterplan. This area will be unified by the treatment of the public realm, based on the idea of a park flowing along the valley bottom through the *Valley*, *Bowl* and *Channel*. The distinctive character of these areas will be further shaped by:

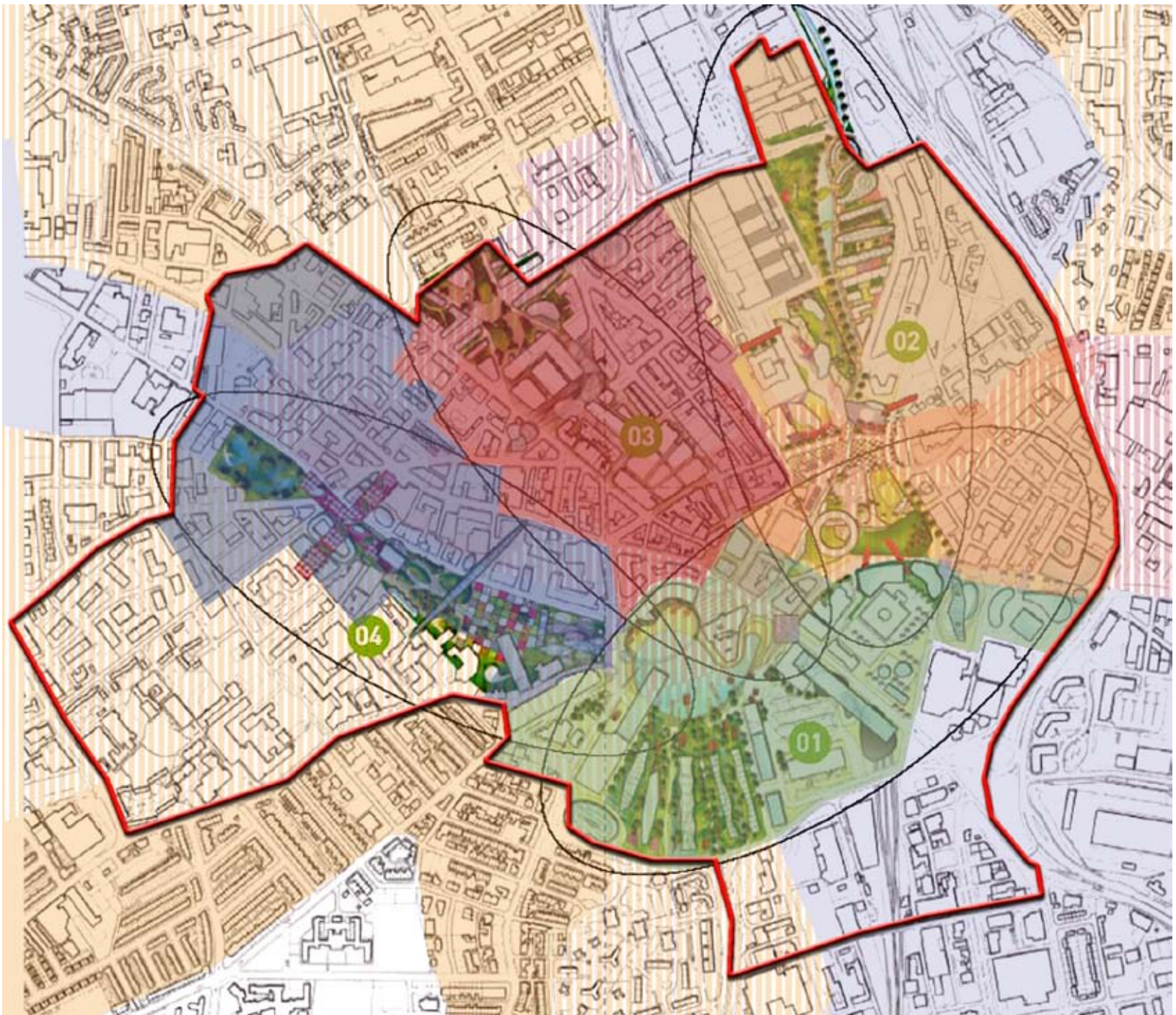
- The star buildings commissioned in each neighbourhood.
- The scale of the built form and public spaces as defined by the building line.
- The design of the public realm as set out later in this document.

These elements have been refined and shaped by the NDFs which include more detailed guidance about the character and design of each of the neighbourhoods. The role of the guide is to provide a context for this and to allow distinctive characters to emerge.

The role of this urban design guidance is to allow and promote the development of distinctive identities in each of the four neighbourhoods.







- **1. The Bowl:** The commercial heart of the city around a major public open space with a pool.
- **2. The Channel:** The valley to the north east of the city centre which will be developed as an urban village around a park along the reopened canal north of the new shopping centre.
- **3. The Market:** The retail heart of the city stretching from a garden around the Mosque at the top of the hill to the Medieval core of the city
- **4. The Valley:** A linear open space along the reopened Bradford Beck with blocks of development within the space



# Stars and supporting cast

In developing this urban design guidance we have made a distinction between 'star' buildings and the 'supporting cast'.

The supporting cast are perhaps the most important buildings in any town and city. They account for more than 95% of all the buildings and they include most of the businesses, shops and homes. In urban design terms their role is to enclose the public realm of streets, squares and other public spaces. If they do this it is possible to have a beautiful city (such as Berlin) even when many of the supporting cast buildings are in themselves fairly unexceptional. Of course in other cities such as Barcelona or Paris the supporting cast buildings are beautiful and the city is all the richer for that. However they still follow a simple set of rules relating to their

height, massing, siting and means of access. The urban design guide in the following section sets out these basic rules for the supporting cast as well as encouraging design excellence in these supporting cast buildings.

However there is another type of building in any town - the star building. Traditionally this was the cathedral, town hall, library or concert hall. These are normally, but not always, commissioned by the public sector and are the buildings that become symbolic of a place. The star building traditionally stood within the town square and would be the only building that could be seen from all sides. As such it was not subject to the same rules as the supporting cast buildings.

Bradford has some fine star buildings - City Hall, the Wool Exchange, the Cathedral and the Alhambra Theatre as well as modern

buildings such as the mosque. There is also the potential for a number of new stars such as the new central library and magistrates courts, as well as the redevelopment of the Odeon corner. As with the Guggenheim Museum in Bilbao or, on a smaller scale the Walsall Art Gallery. In order to allow these buildings to 'star' it is proposed that they should not be subject to the rules set out in this guidance. This however is subject to these conditions:

- That they are commissioned by a body that includes a public sector partner.

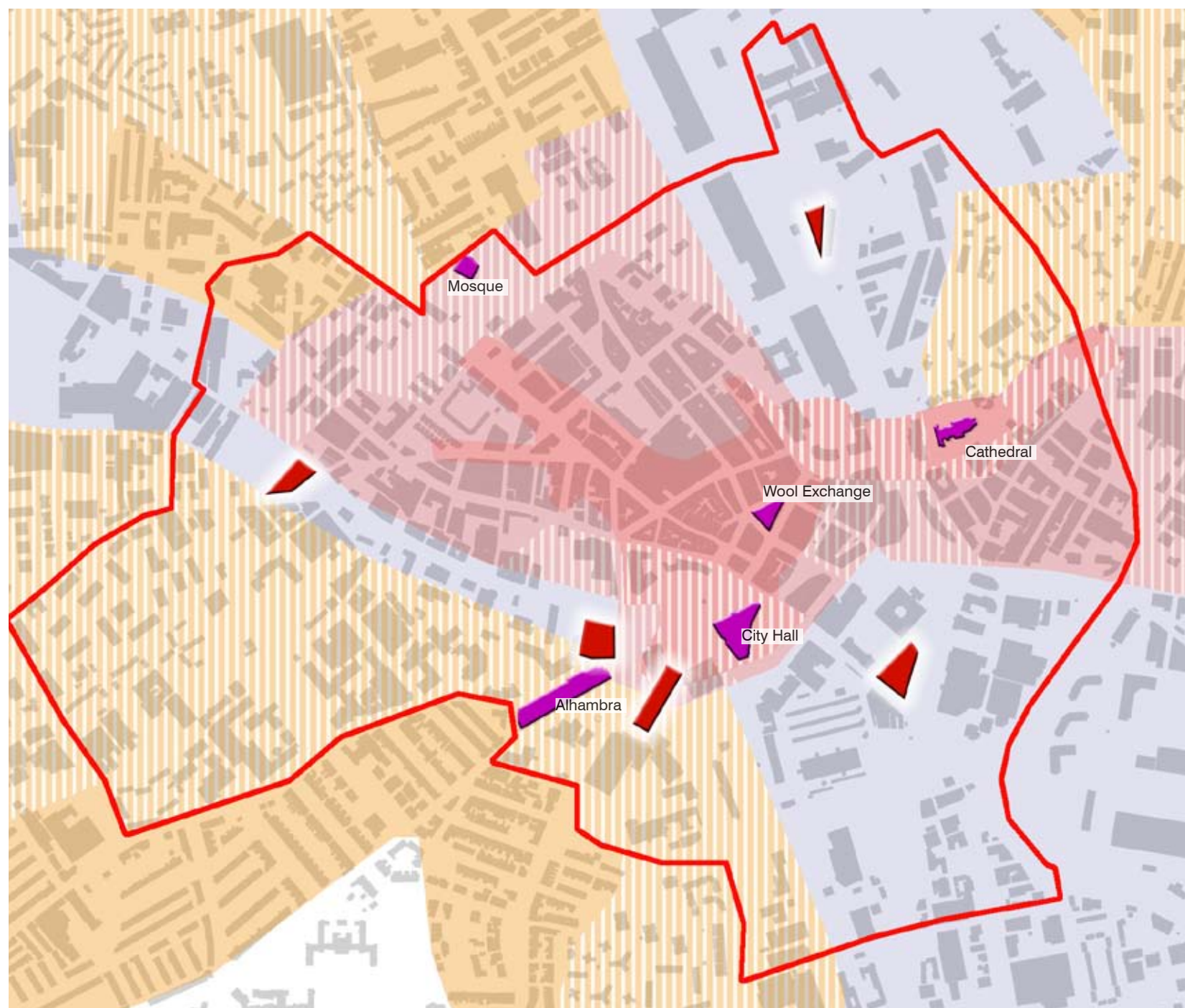
- That this is done through a design/development competition
- That the scheme is subject to an external design review process
- That the building includes an element of public use.

These star buildings should not be confused with tall buildings, that are covered on pages 42 and 52. The plan to the right identifies a series of possible sites for Star buildings. These will change over time and the planning authority will decide whether a building project should be classified in this way.

It is vital that most of the new buildings in Bradford follow the rules in this guide. However in certain circumstances 'star' buildings may be exempt.







- Existing star buildings within the city centre
- Potential future star buildings

**Images facing page:** (from left to right)

Provided that they are of sufficient quality 'star' buildings do not always need to be bound by the rule of urban design. Examples here include:

- Examples in Bradford include City Hall and more recently the Challenge College.
- Examples elsewhere include the Peckham Library by Will Alsop and the Ruskin Library at Lancaster University by MacCormac Jamison Pritchard.

At the heart of the Urban Design Guide set out in this document is the notion of a building line. This is the line followed by the predominant elevation of a building as it faces onto the public realm. This is the face of a building that encloses the street or square and in urban design terms is the most important. Design guidance for some Dutch new towns, for example, require only that the front of buildings follow the building line and join to the buildings on either side.

The position and integrity of the building line and the height of the building at this point creates the character and sense of enclosure of streets and public spaces. Building lines have therefore been identified for the whole of the city centre on the plan opposite. This included the following elements:

**Building lines in areas of repair:** In the zones of repair the building line is shown in dark red. In the Market neighbourhood and Little Germany this follows the existing building line. New buildings in these areas are required to build to these lines thereby gradually repairing the urban structure of the area. The two exceptions of this are large blocks such as the Kirkgate centre where the suggested building line would mean that, if the centre were to be remodelled it would be built as four blocks. The second exception are areas where the urban form has completely broken down. In the Cathedral Quarter the identified building lines follow closely the previous built form of the area. In the Education Campus the proposed building lines are based on the former street pattern amended to accommodate the existing university

buildings. This will, of course, take years to implement. However as new buildings in the Education Campus follow these building lines it could gradually be re-integrated into the structure of the city.

**Building lines in areas of re-invention:** The blue lines on the plan show the proposed building lines in the areas of re-invention. These are based on the City Centre Masterplan as amended by work on this guide and the NDFs. The plan shows two types of building line - the dark blue line indicates key building lines to be fol-

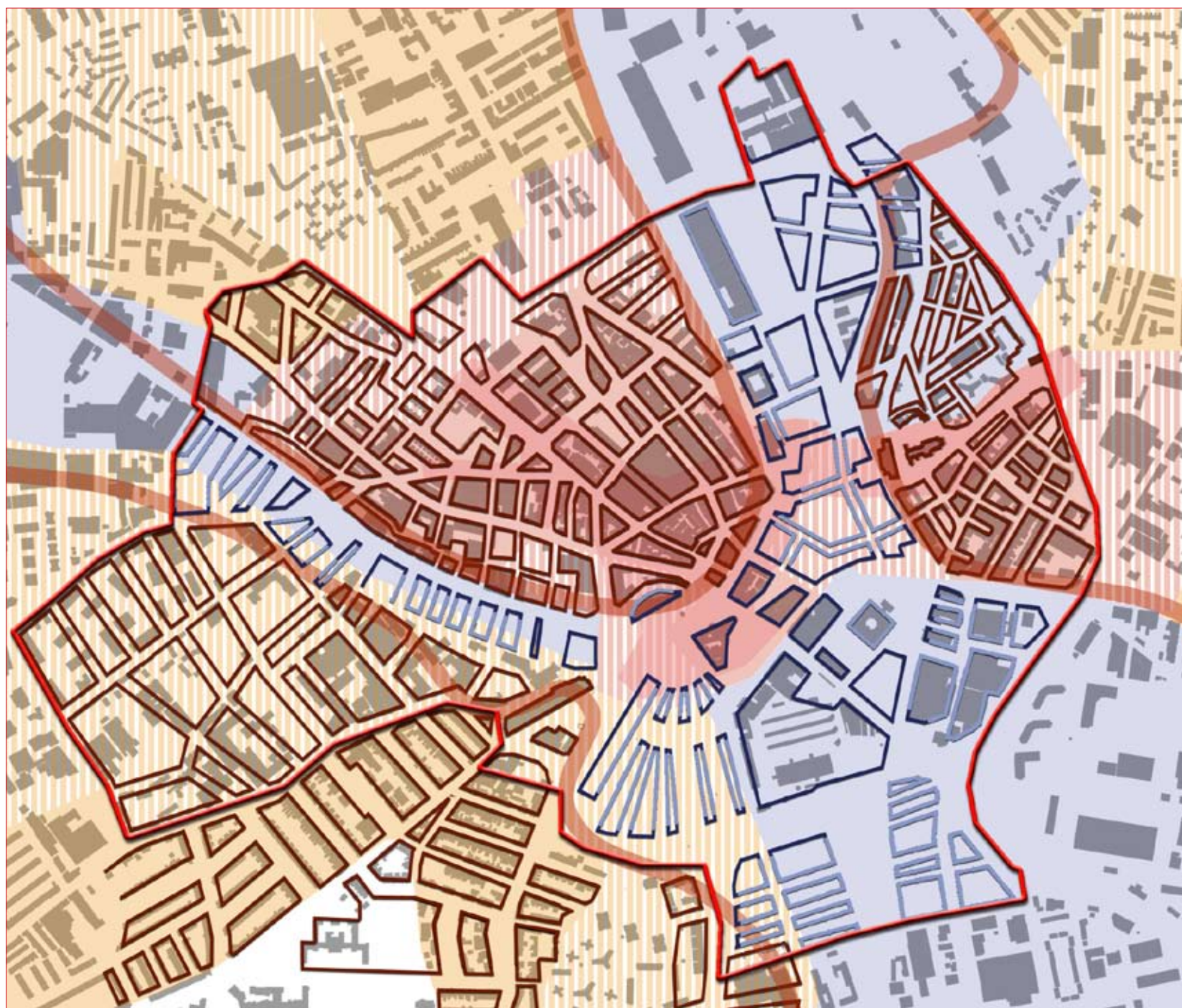
lowed by development. In some cases this is a broken line (shown dotted). The light blue lines show the form of the buildings but are not intended to fix the location of the building line.

The character of the building line in the zone of re-invention is different to the zones of repair. The scale of the streets and public spaces is greater and the intention is that the public realm will feel more like a park flowing between the buildings as described in the following section and envisaged in the City Centre Masterplan.

The urban design guidance will fix the building line of new buildings throughout the city so that they contribute to the repair and recreation of a coherent public realm







■ Proposed building lines in areas of Repair

■ Primary building lines in areas of Reinvention. The dashed lines indicate a non-continuous frontage - such as the ends of the Business Forest.

■ Secondary building lines in Zones of Reinvention. These are based on the illustrative city centre masterplan but will be determined by the detailed design of buildings and are not subject to this guidance.

**Images facing page:** (from left to right)

- The view down Godwin Street showing a strong building line that breaks as it reaches the bottom of the valley.
- Examples from Europe of streets with strong building lines. These can be informal and winding as in historic towns or straight as in Paris and other 'planned' cities.



At the heart of every town and city is a network of streets and public spaces. These are the areas where the life of the city takes place and an important role for the urban design guide is to protect and enhance the quality of this public realm. This is partly about the design of the streets - the paving, signage and street furniture. However it is much more about the design of the building, their position, height and the way that they address the street.

There are two parts to the public realm of a city, the streets and the squares and public spaces. The latter are dealt with in the final section of this guide, here we are concerned with the streets.

The street network of Bradford, like all cities is made up of a grid of streets that allow people to move around the centre. There are two important aspects to this street grid:

□ **Permeability:** The ability to move around easily by a variety of

routes. This relates to the size of the blocks and number of public routes. The tendency with many recent developments has been to reduce the number of routes and to make it more difficult to move around (particularly in the evening when shopping centres are closed).

□ **Street hierarchy:** Not all streets are equal. Traditionally there is a hierarchy of high streets - which are the most important with the largest shops and public facilities, secondary streets and local streets.

In the past the street hierarchy also related to movement through the city. High streets tended also to be the main traffic streets which indeed was why they were so important. This has changed as traffic is increasingly excluded from the city centre. This means that the original high streets are often pedestrianised

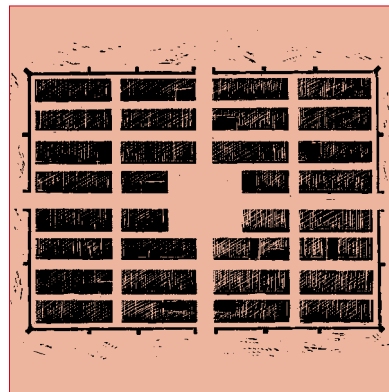
or heavily restricted in terms of traffic. Nevertheless even without their traffic the high streets, secondary streets and local streets of a place retain their distinctive character which relates to the width of the street, the scale of the buildings, the mix of uses and the degree of enclosure. The plan to the right therefore identifies the street hierarchy of central Bradford as a basis for the urban design guide. This is based on a combination of the historic street pattern (see pages 18 and 19) and the City Centre masterplan.

The plan on page 45 identifies a large area where pedestrians will have priority. This is likely to be linked to a series of loop roads bringing essential traffic into the city centre without

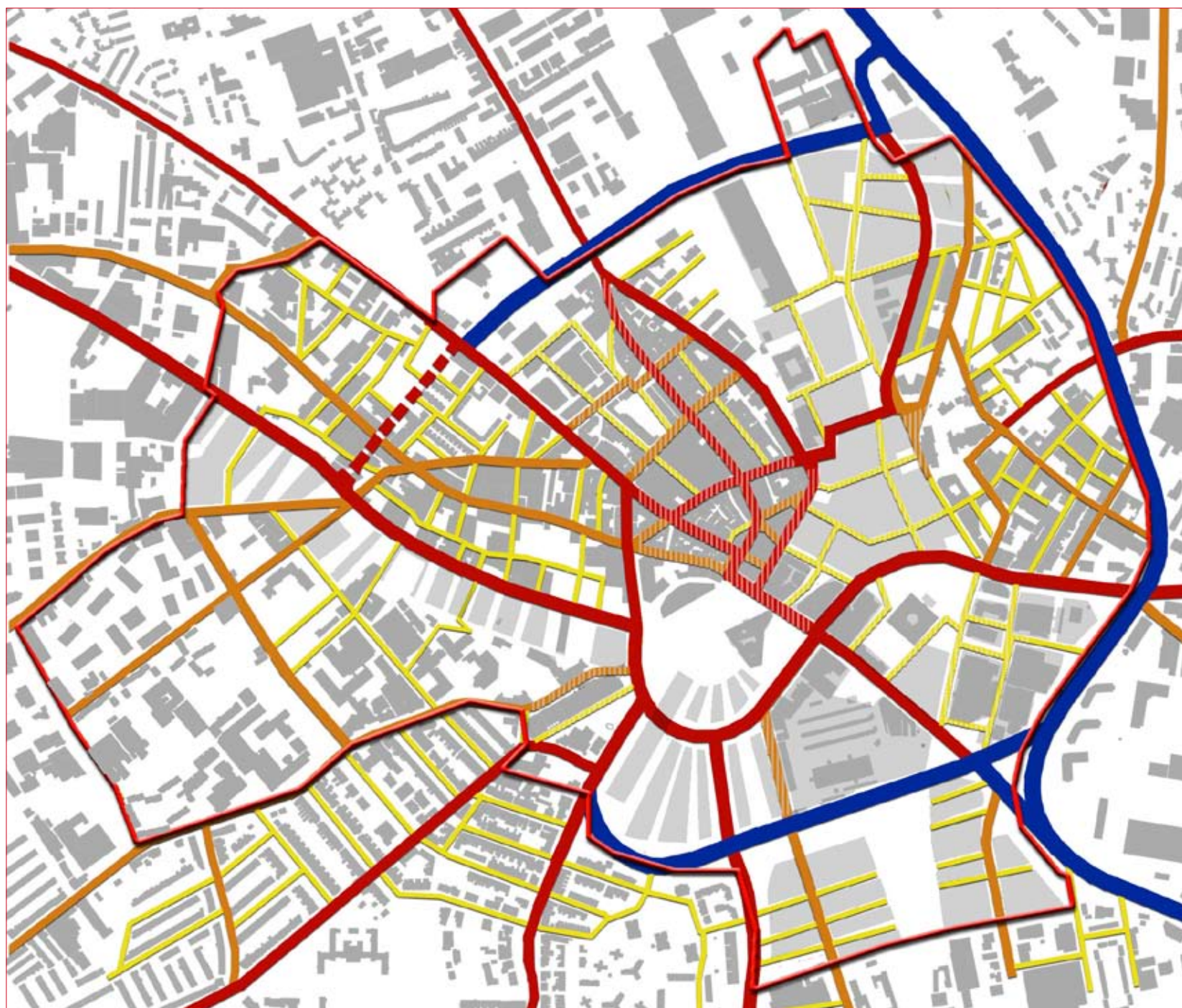
encouraging through traffic. This traffic circulation strategy needs to be overlaid onto the street hierarchy. However in urban design terms the original functions of the streets are most important.

The exclusion of traffic from the centre has created another tier to the street hierarchy - the Boulevard. These are major streets carrying high volumes of traffic often running around the city (the original boulevards ran around line of the former walls of Paris). The City Ring Road is a classic boulevard although currently with little of the character and appeal of a French boulevard. The guidance therefore sets out rules for boulevards along with the other tiers of the street hierarchy.

The urban design guidance will set out rules for new buildings and the treatment of the public realm for each level of the street hierarchy including the ring road.







**High Streets:** The former main roads through the city, lined with shops. Now often pedestrianised within the central area, these are still the most important streets symbolised by their width and the fact that they house the most important shops and public uses.

NB - The dotted line shows the indicative extension of the City Ring Road to Thornton Road this however is to be designed as a high street rather than a boulevard.

**Secondary Streets:** The streets that give access to different parts of the city. These tend to be narrower with less high-profile shops and housing or offices on the upper floors.

**Local streets:** The minor streets that make up the majority of the street network. Outside the centre these are where the housing and work-space is found, they tend to be quieter and with few shops

**Boulevards:** The main routes today, diverting traffic around the centre. These should not be designed as motorways but as grand boulevards lined where possible with commercial buildings.

The hatched streets are, or will, become pedestrian priority. This does not mean pedestrianisation in all cases.

Also shown are indicative streets arising from zones of reinvention

**Images facing page:** (from left to right)

□ Ivgate in Bradford, an example of a high street that has now been pedestrianised through the city centre. The City's street hierarchy can still be seen on the aerial photos.

□ The hierarchy dates back to Roman towns where the high streets run from the gates, secondary streets bisect each quarters. This can be seen in the aerial photo of Barcelona except that the high street that runs diagonally across the grid (and is called Diagonale).

## Proposed street hierarchy



# Tall buildings strategy

There is currently a great deal of interest nationally in tall buildings. The consultations undertaken as part of the development of this guide did not revealed great enthusiasm for tall buildings in Bradford. There was however an acceptance that it is unrealistic to resist tall structures altogether. The tall buildings strategy is therefore designed not to encourage tall buildings, but to accommodate them in a way that respects the topography and character of the city centre.

This builds upon the topographical analysis on Page 20. As this described, Bradford is built in a bowl creating a series of excellent views from the approach roads looking down into the city centre. The town hall is central to these views, rising from the lowest point of the bowl with a backdrop of the city and Manningham Mills on the hill to the rear. An analysis has been undertaken of these views on the facing page.

The most important of these is the view from Wakefield Road (View A) because as part of the Ring Road it is experienced by a large number of people. The views from Manchester Road and Leeds Road are less important because they are from low ground. There is a further set of important views from the North East on the high ground rising to Undercliffe Cemetery. From Manor Row and the education campus there are glimpsed view but these are again less prominent.

There are a number of potential strategies for the siting of tall building. One possibility would be to site tall buildings on the tops of the hills around the centre emphasising the topography. This however would mean locating towers in sensitive areas such as Little Germany and the Market.

Another would be to locate tall buildings in the valleys. This would continue the common building form

in Bradford of buildings getting taller towards the bottom of the hills. However this would impact on the views analysed on the facing page.

Instead the preferred strategy locates tall buildings in valleys on the edge of the centre. These zones are shown as four red-lined areas on the facing plan. It suggests tall building zones on Thornton Road, Valley Road, Manchester Road and Wakefield Road. In these locations the buildings would create gateways into the city centre without intruding on any of the key views. The strategy would also help visually link the valleys into the city centre.

It is important not to confuse

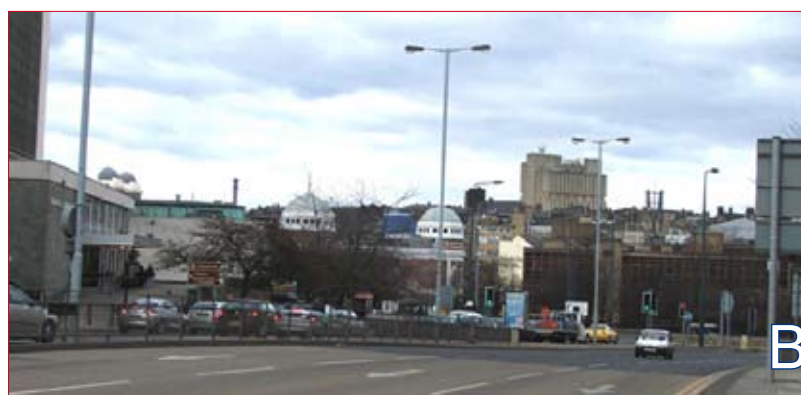
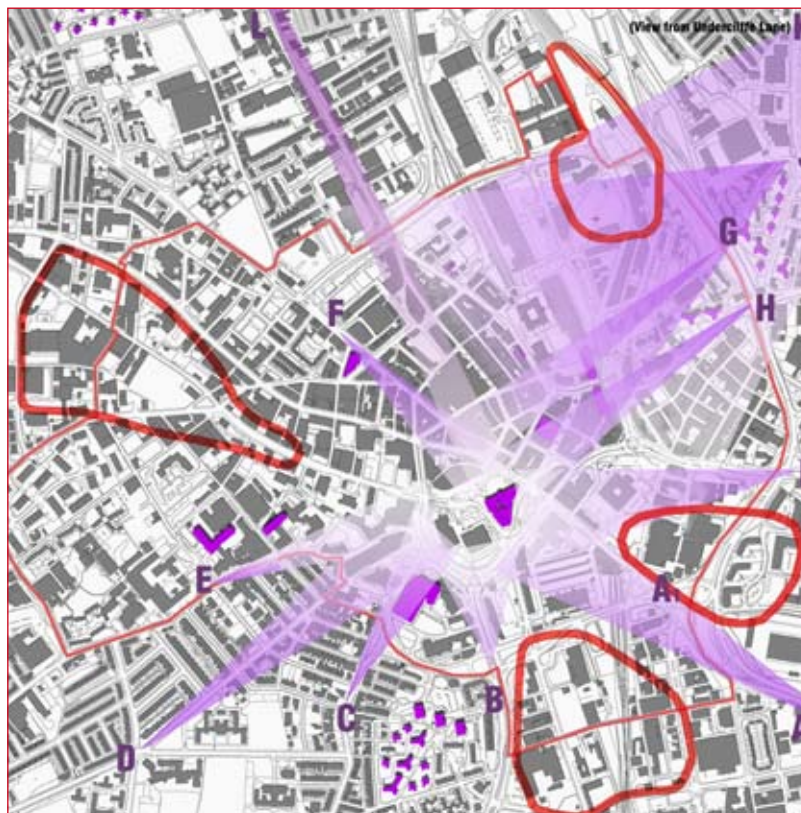
the tall building strategy with the 'Star' buildings. Tall buildings are not Stars, neither are they part of the supporting cast. Because they will be the most prominent structures in the city centre they will be subject to the most rigorous control as set out in the Massing and Tall Buildings section of the urban design guide. The policy should not therefore be seen as a green light for all tall buildings in these zones.

There are also a number of existing but rather undistinguished tall buildings in Bradford. The refurbishment and remodelling of these buildings is encouraged and will be subject to the same tall building criteria as new buildings.

**Tall buildings will be located outside the centre in the valleys and will be subject to the guidance in the massing section of the urban design guide.**







Key views and tall building zones







# Urban Design Code

In which we set out a series of rules to guide the development of new buildings in City Centre Bradford. These rules are based on the framework set out in the previous section and is intended to provide guidance both for developers and their consultants and for development control planning officers.

□ **The street network:** In which we set out a series of rules to ensure that new development contributes to the creation of a pleasant walkable city centre with a permeable network of streets and squares.

□ **Animating the public realm:** In which we set out rules about the way that buildings relate to streets to create a city centre that bustles with life and where buildings spill their activity onto the streets.

□ **The enclosure of space:** In which we set describe rules about the size and positioning of buildings to create an attractive public realm made up of well-proportioned streets and public spaces

□ **Massing and tall buildings:** In which we provide guidance for the height of new buildings to ensure that they respect the historic parts of Bradford while creating opportunities for landmarks and a dramatic townscape elsewhere.

□ **Design Quality:** In which we seek to promote buildings of the highest quality of contemporary design in a way that respects the historic townscape of the city.

□ **Street Character:** In which we provide guidance of the design of each type of street to create a strong hierarchy of streets with distinctive characters

□ **Critical Mass:** In which we set out rules of the density of new development to ensure a lively diverse city centre with a critical mass of residents and activities



The street network of Bradford is largely established. However large developments that include a number of city blocks will be responsible for changing and reshaping the street network and public realm of the centre. Where this happens it is important that the street network is enhanced. The following guidance will therefore apply.

**1a. All new streets will end in other streets:** *Developments should not create cul-de-sacs or dead-ends for pedestrians, although traffic will, of course, be restricted in parts of the centre.*

**1b. The scale and proportion of the new streets should relate to their role in the wider street hierarchy:** *The plan on Page 35 indicates the proposed street hierarchy and page 54 provides guidance on the design of each type of street.*

**1c. Covered arcades or malls are acceptable as a way of opening up the centre of urban blocks:** *Arcades are a traditional part of city centres and allow the public realm of a city to be extended into the heart of urban blocks.*

**1d. Where arcades or malls replace a current public street they should be open in the evenings and at weekends:** *In recent years shopping centre developers have privatised the public realm of many cities by creating large covered malls. When these are closed they create dead areas around them. Malls that replace public streets will therefore be designed as public spaces, with natural ventilation and outdoor materials. They will be open, where possible, 24 hours a day seven days a week.*

**1e. In the central parts of the city the street network should be a predominantly traffic free environment:**

*Streets and spaces in the zones shown to the right will be pedestrian priority, through traffic will be excluded and vehicles will be restricted to delivery vehicles and cars accessing city centre car parks. Bus penetration to the city centre is to be maintained while reducing the impact of buses on the main pedestrian streets by creating a bus circuit.*

**1f. The streets outside the pedestrian zones will be permeable to traffic movement:** *The streets around the fringe of the city centre are enlivened and made safe by the activity that traffic creates. Unless it is absolutely unavoidable all streets in these areas should be open to local traffic.*

**1g. Urban blocks will be kept small so that streets are not too widely spaced:** *Urban blocks should be no larger than 120m on their longest dimension. Blocks should present their shortest elevation to high streets in order to feed activity onto the most important streets. Blocks should become smaller towards the centre of the city.*

## Aspiration

To create a pleasant walkable city centre with a permeable network of streets, squares and public spaces.

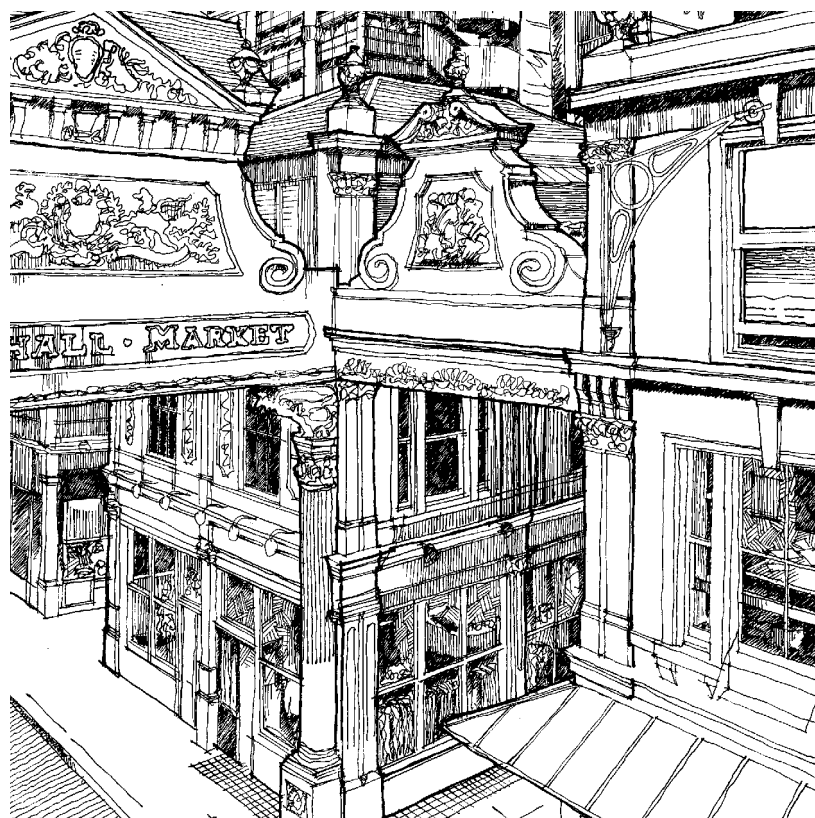
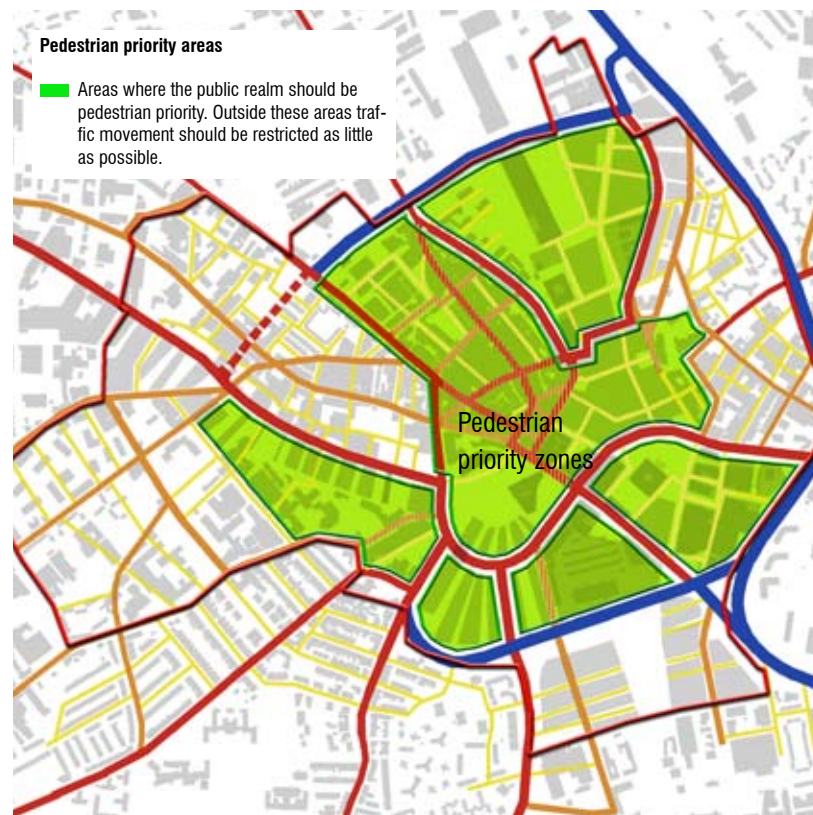
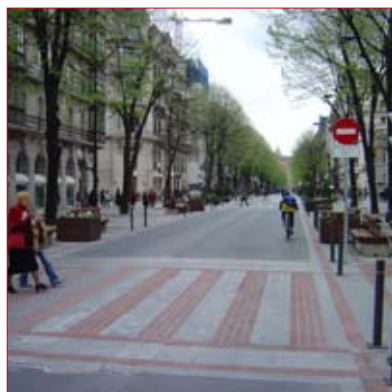
## Zones of Repair

The street network is largely established in the zones of repair. There may be occasions (such as if the Kirkgate Centre were to be redeveloped) where new streets could be created. However generally the implication of these policies will be the widening of the pedestrian area in the Market and the gradual lifting of traffic restrictions in surrounding areas such as Little Germany, the Cathedral Precinct and Goitside but avoiding use by through traffic.

## Zones of reinvention.

The redevelopment of Broadway, the canal area and Thornton Road together with the proposals for the Bowl create ample opportunity to recreate a street network in these areas along the lines set out in these rules.





**Top left:** Cities such as Edinburgh and Bilbao have very different character but are both based on a permeable network of streets.

**Top centre:** Arcades such as those in central London (drawing) and Milan (top centre) are a good way of creating a pleasant shopping environment provided that they are well designed.

**Above:** The street hierarchy plan indicating the zone which would be pedestrian priority together with good examples of pedestrianised and traffic streets in Bradford.

Traditional town and city centres bustle with life because of the way that they are designed. By contrast many of the town centres of recent years have concealed activity within buildings so that the public realm feels deserted and dead. It is therefore important that the design of buildings allows the activity within to animate the surrounding streets and spaces.

**2a. All new buildings will front on to the public realm of the city:** *The public fronts of buildings will face onto the street while the private back will face into the centre of an urban block. Where a development has more than one street frontage, the main entrance to the building will be taken from the most important street as defined by the street hierarchy on page 39. There should also be at least one entrance on each of the other street frontages presented by the building.*

**2b. Buildings should create 'eyes' onto the street:** *All elevations of buildings facing onto high streets and secondary streets should have windows on the ground and upper floors. Black facades will not be acceptable even for retail development. This supervision increases the security of streets.*

**2c. Buildings should include a vertical mix of uses:** *In city centres housing and offices are upper floor uses while retailing, eating and drinking, services and cultural uses are best on the ground floor. In most of the city centre a vertical mix of uses should create active ground floors. This will be a requirement on high streets.*

**2d. The ground floor of buildings should present an active frontage to the street:** *The activity and life within a building should be visible from the street on all high streets and secondary streets. Retail units should have shopfronts on all high streets and secondary streets (especially around the edge of shopping centres). Non-active frontages are acceptable on tertiary streets if this is unavoidable. Office and residential buildings should animate the street with generous foyers and atria.*

**2e. Street cafés are encouraged:** *All café, restaurants and bars are encouraged to provide tables on the pavement or pedestrianised areas. This is possible within the zone where there are on-street drinking restrictions provided that the pavement area is redesigned.*

**2f. Public spaces will contain opportunities for events and performance:** *As described in the public realm section, all new and refurbished public spaces will incorporate opportunities for public performance. The nature of this*

## Aspiration

To create a city centre that bustles with life and where buildings spill their activity onto the streets.

will depend on the role of the space ranging from major events around the City Hall to buskers pitches in smaller spaces (use of the public realm in this way may still require a licence).

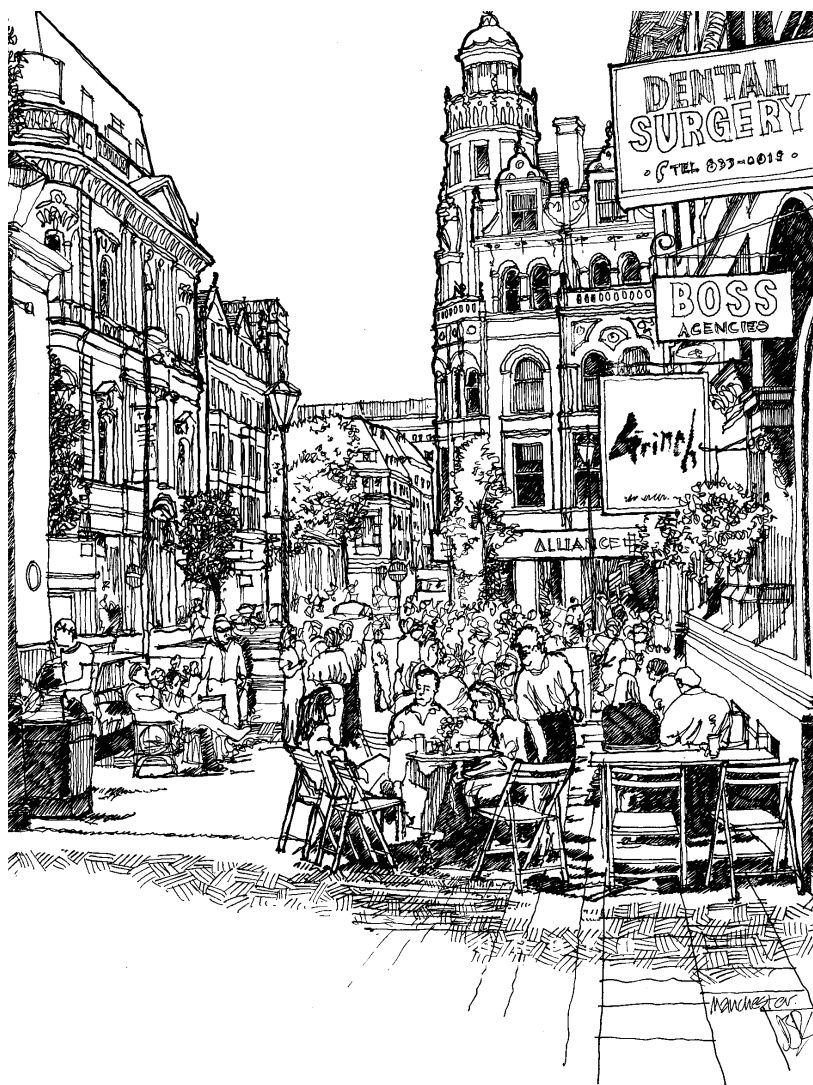
## Zones of Repair

In commercial areas such as Little Germany the configuration of can warehousing make it difficult to create active frontages. However the traditional buildings in these areas follow all the other rules in this section and it is important that new buildings do the same.

## Zones of reinvention.

These rules are particularly important in the new retail, commercial and residential developments proposed in this area. While the character of the Zone or reinvention is based on a landscape flowing around and between buildings the rules about active frontage should still apply.





**Left and above:** Lively streets in Manchester and Groningen in Holland - Streets where the buildings spill their activity onto the streets.

**Above left:** In the traditional parts of Bradford City Centre these principles create a lively bustling street life

**Top right:** A plan showing which building lines should have active frontages

## Active Frontages

# The enclosure of space

The character of the street network and public spaces is created partly by the way the space is designed. However when they are full of people all the street furniture and surfacing is hidden. What matters is the way that buildings address and enclose the space. The buildings are the walls of public spaces and need to be designed to enclose and enliven the space. The following guidance will therefore apply:

**3a. The front elevations of all buildings will be sited within 1m of the defined building line:** *The guide shows the building line for the whole of the city centre. In most cases this is defined by the existing buildings. However in the zone of reinvention the a new urban structure is being created. A digital version of the building line plan is available from the Planning Authority to enable this rule to be assessed.*

**3b. Building lines can be changed provided that this is part of a masterplanning process.** *The building line on the plan, especially in the zone of reinvention, may change. This is acceptable provided that it is done as part of a masterplanning exercise approved by the Planning Authority.*

**3c. Buildings can be set back from the building line only where this is justified in terms of design of the building:** *Traditionally, important buildings were set back from the building line for greater impact. In this case the building line will normally be marked with railings or another boundary treatment.*

**3d. The building line should be largely unbroken:** *The façade of buildings should joint to the buildings on neighbouring sites to create a continuous wall to the street. This is a requirement in the zones of repair and on high streets. In the zone of reinvention there is more flexibility, however buildings should occupy at least 60% of the building line frontage.*

**3e. The height of the building on the building line should be scaled to create an enclosure ratio appropriate to the character of the street:**

*There are a number of factor to take account of to achieve an acceptable ratio. In zones of repair new buildings should respect the height of their neighbours and those across the street. The enclosure ratio of streets in these areas will generally be greater than 1:1 (ie the buildings are higher than the street is wide). In the zones of reinvention there is more flexibility both in the heights of buildings and the enclosure ration of spaces.*

## Aspiration

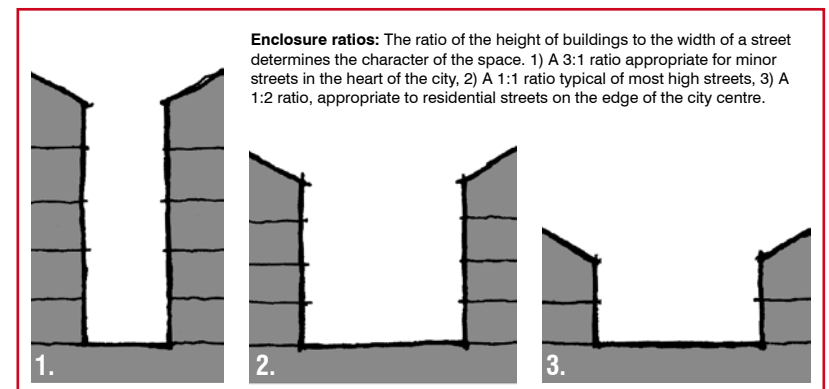
To create an attractive public realm made up of well proportioned streets and public spaces

## Zones of Repair

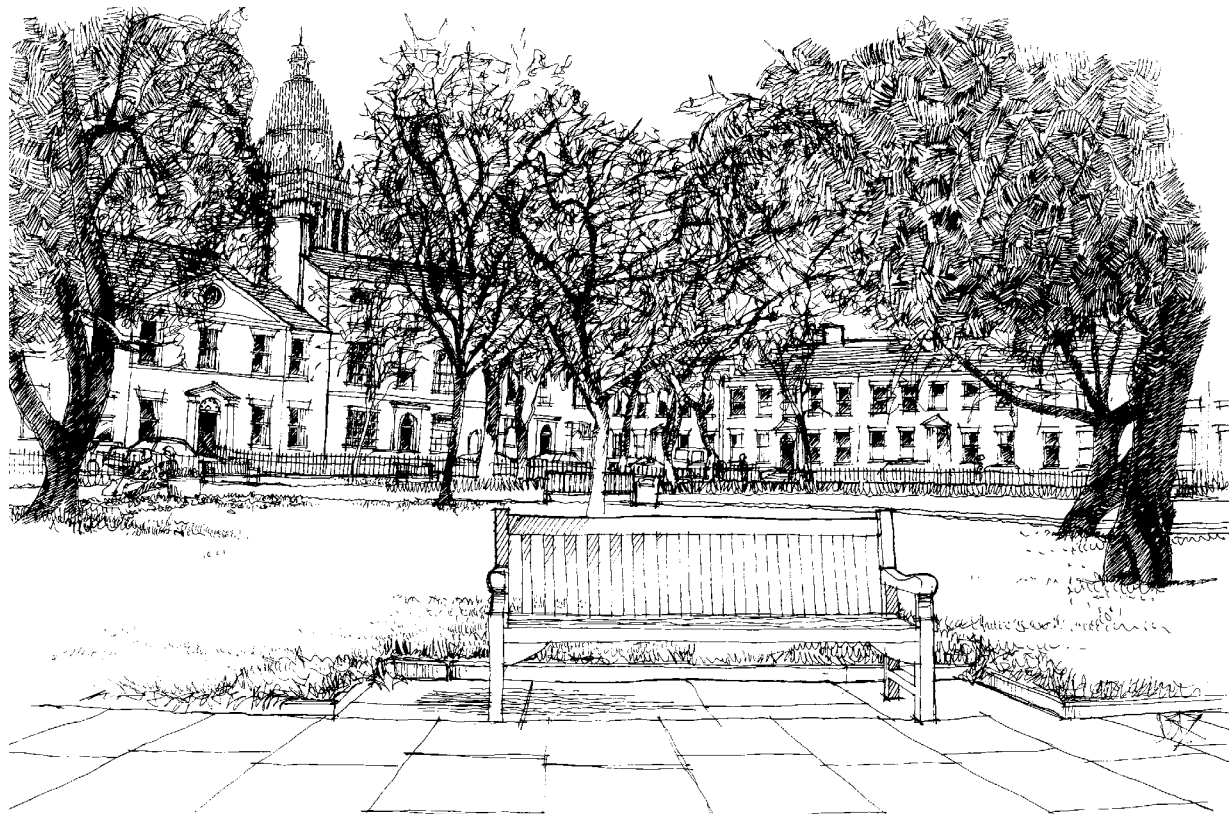
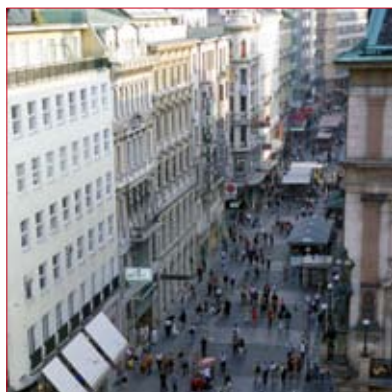
The building line and massing in these areas is pretty much fixed by the existing buildings and new development will be expected to respect this.

## Zones of reinvention.

There is less existing urban structure in these areas which makes it more important that building lines and heights and massing are respected. However the siting of buildings in these areas is not yet fixed and is likely to be determined following further masterplanning work.







**Top:** The effect of different levels of enclosure.

**Middle:** The width of a street and the height of buildings create a very different in Vienna (left) and Bordeaux (right).

**Above:** An intimate street in the Victorian heart of Bradford where the streets are about one and a half times taller than the width of the streets.

**Right:** The character of squares, such as Park Square in Leeds, also depends on the enclosure ratio.

**Top right:** The proposed building line in Bradford (see page 39 for a larger version).

# Massing and tall buildings

## Aspiration

To respect the height and massing of the historic parts of Bradford while creating opportunities for landmarks and a dramatic townscape elsewhere.

The height of buildings in the city centre will be determined in part by the enclosure of space described in the previous section. However there are other issues to consider particularly with tall buildings so that the following guidance will apply:

**4a. In Zones of repair the height of buildings will be determined by the surrounding buildings:** *The predominant height in these areas is 4-6 storeys and it is unlikely that buildings taller than this will be acceptable. Respect for built context will override all other factors in these areas.*

**4b. Buildings will get larger towards the centre of the city.** *It is a distinctive characteristic of Bradford that the buildings get taller towards the centre. However because the centre is in a bowl this often creates a level roof line. This characteristic should be respected in new development.*

**4c. Tall buildings are acceptable in the areas indicated on the plan opposite:** *A tall building in this context is defined as any structure of 9 storeys and over and will be subject to the special guidance set out in this section. Buildings below this will still be subject to the usual assessment of massing. The tall building zones have been defined so that tall buildings do not interfere with key views in the city centre. Each is positioned in a valley and will serve to 'bookend' the city centre.*

**4d. All tall buildings will be subject to a tall building assessment based on the CABE/English Heritage guidance:** *Tall buildings are not 'star buildings' as defined on Page 30. Indeed because of the prominence of these buildings they will be subject to more stringent assessment based on the following criteria:*

- ☐ **Architectural quality:** Because of the prominence of the building they should be of the highest architectural quality.
- ☐ **Massing:** The scale, form, proportion, silhouette and relationship to other structures should be considered. This will need to be assessed through computer visualisations as described below.
- ☐ **Materials:** Quality materials and finishes are essential. Render is unlikely to be acceptable.
- ☐ **The top of the building:** The design of the top of the building is critical. It should be designed as an integral part of the building rather than a mass of plant and masts.
- ☐ **Contribution to the public realm:** Many tall buildings are designed as objects and damage public realm. They, or their podium should respect the building line and where possible they should include active ground floor uses.
- ☐ **Microclimate effects:** Tall buildings applications will be accompanied by wind and shading assessments.
- ☐ **Night-time appearance:** Proposals will need to be accompanied by a lighting strategy. The computer visualisations, described below, should include night-time views.
- ☐ **Views:** The buildings will need to be subject to a views analysis. This should identify the key views of the building (including all of the views the plan to the right). For each of these accurate, photo-realistic computer visualisations will be required.

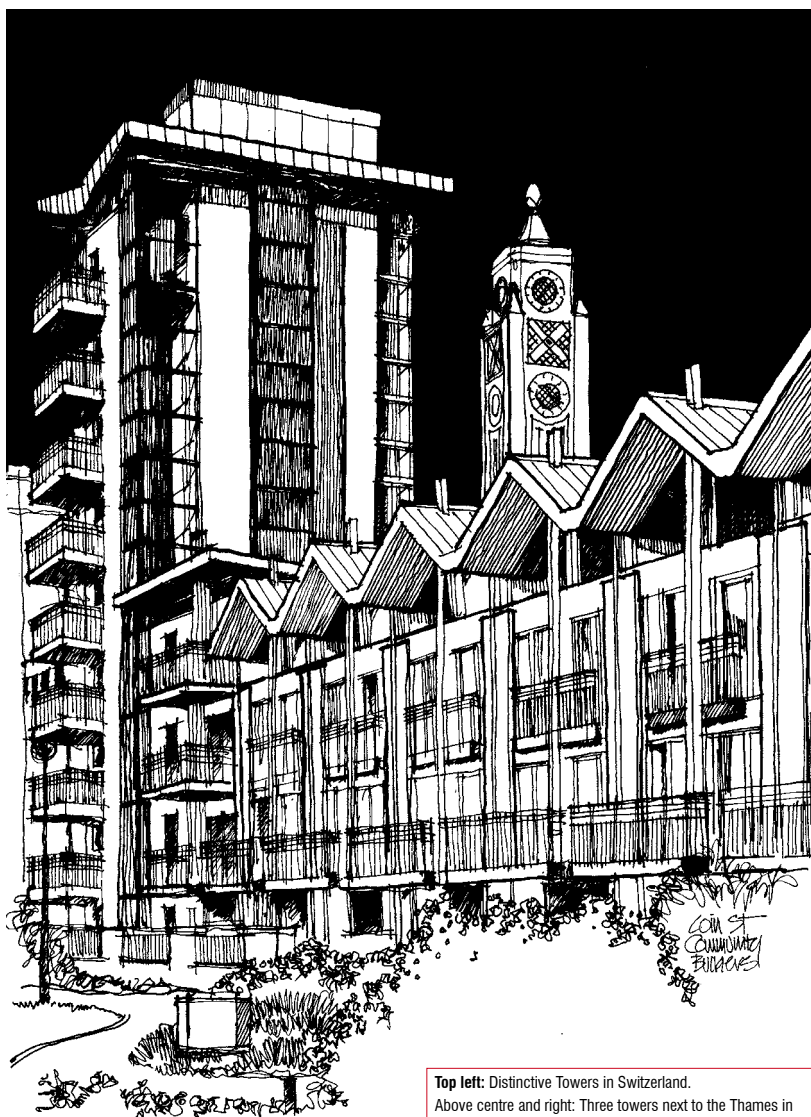
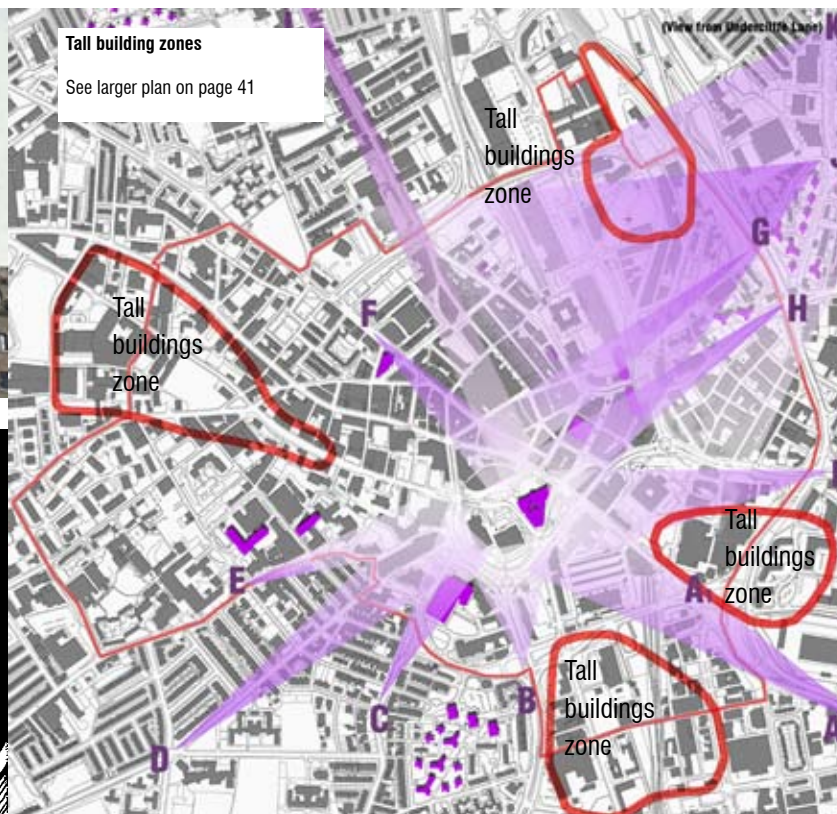
## Zones of Repair

The massing of existing buildings is the overriding issue in these areas.

## Zones of reinvention.

There is more scope for flexibility here. While tall buildings will be confined to the zones, there is scope for a variation of building heights elsewhere in these areas.





**Top left:** Distinctive Towers in Switzerland.  
**Above centre and right:** Three towers next to the Thames in London - Brewery Wharf by PTE architects, Montivetrio by Richard Rogers and Limehouse.  
**Drawing:** The Coin Street Tower and Oxo building by Lifshutz Davidson Architects in London.  
**Top right:** Tall building zones (see larger version on page 41)



Bradford has inherited many fine buildings from previous generations, particularly the Victorians. The city is currently in a period of great change and it is important that an equally fine architectural heritage is passed on to future generations. However this will not be achieved by rules and regulations. So, unlike many other design guides that go into great detail about design, this guide is based on the view that design is the responsibility of architects and their clients. If the urban design parameters detailed in this guide are followed buildings will fit into their context allowing greater freedom for designers to innovate. The following guidance is designed to encourage rather than regulate for quality design.

**5a. Star buildings should be procured by design competition:** *Developers are required to procure star buildings via architectural competitions. They are also encouraged to use architectural competitions on other prominent developments.*

**5b. All planning applications covering more than 1ha will need to be accompanied by a masterplan and realised by more than one architect.** *Bradford like most cities is made up of hundreds of buildings by different architects creating a rich and varied townscape. This is not possible where a large area is designed by one hand. In these cases a number of designers should work within a framework created by a masterplan.*

**5c. Prominent buildings should be designed to create landmarks:** *Strong corners are a feature of Bradford. New prominent corner buildings or buildings that terminate vistas should be emphasised. However this should not be seen as encouragement for towers on every corner.*

**5d. Buildings in zones of repair should respond to the context set by surrounding buildings:** *This includes the tripartite structure of buildings (base, middle and top) and the vertical emphasis of fenestration.*

**5e. Contemporary design solutions are encouraged:** *Architectural pastiche (by which we mean buildings that are poor copies of historic styles) is not acceptable in any part of the city centre. In both zones of repair and reinvention a contemporary approach to design is encouraged.*

**5f. Quality materials should be used:** *Materials should be durable and appropriate to the Bradford climate. These include stone, steel and glass and slate. Other materials are not ruled out but design justification will be required for the use of materials such as timber, metal, brick and render.*

**5g. All planning applications for new buildings will require a design statement:** *The design of all new buildings needs to address these issues and a design statement will be required to show how they have been addressed.*

## Aspiration

To promote the highest quality of contemporary design in a way that respects the historic townscape of the city.

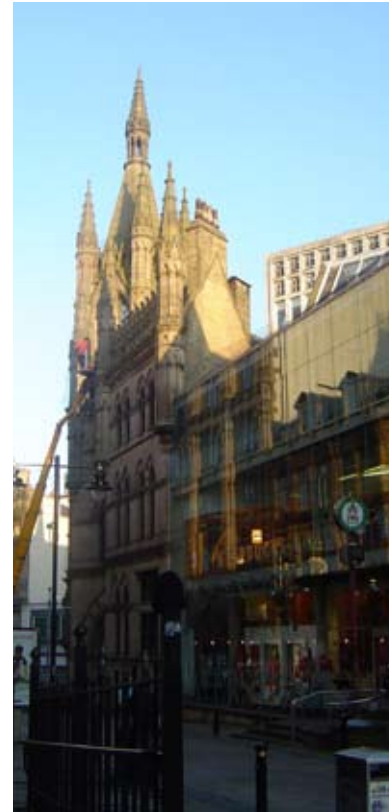
## Zones of Repair

There has been a tendency in the past for new buildings in these areas to be a historical pastiche - which has generally not worked. By following the guidance on massing and siting in this guide it is anticipated that we can give greater freedom to designers in these areas without undermining the quality of the townscape.

## Zones of reinvention.

In the zones of reinvention there is more opportunity for architectural expression. The danger however is that the large scale of development opportunities will lead to a lack of variety and interest. It is therefore important that development in these areas is led by masterplanning exercises and that the buildings are realised by a variety of architects.

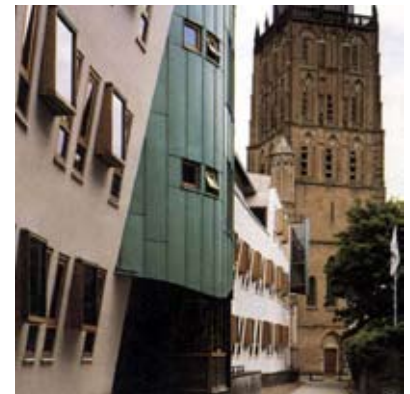




**Top left and right:** The Needle by Ian Ritchie Architects in Dublin and public art in Berlin show how inspired commissioning can create a sense of excitement.

**Above and right:** Extension to the Wool Exchange and National Museum of Photography, Film and Television, examples of successful contemporary design in Bradford.

**Below and right:** Further examples in Berlin, Bristol and the Netherlands show how contemporary buildings can contribute positively to a historic townscape without resorting to pastiche.



Design Quality

## Aspiration

To create a strong hierarchy of streets each with a distinctive character

On pages 36 and 37 we described a proposed street hierarchy for the city centre based upon four categories of street. New development needs to reinforce the distinctive character and form of each of these street types. The following rules will therefore apply:

### 6a The City Ring Road will be treated as a boulevard:

Development that front onto the ring road should contribute to the gradual taming and urbanisation of this route. All development should front onto the street and should be of sufficient scale to create a sense of edge and enclosure. A buffer zone should be created with street trees and in some cases a service road can provide access and parking.

### 6b. High streets are the most important streets.

The High streets indicated on the plan on page 39 will be developed with a continuous frontage (ie. buildings should join to those on either side). Ground floors should be populated with active ground floor uses. In most cases the width of the street and the predominant height of buildings is already fixed. However where a new high street is being created it should be 17-22m wide and will be bounded by buildings of 4-6 storeys.

### 6c. Secondary Streets will provide access into each part of the city centre.

The streets leading off high streets will be less urban. In the heart of the city they should have continuous frontages, however on the fringes of the centre this may drop to a 75% frontage. At least 30% of the ground floors will be active. Where new streets are being created, the street should be 12-17m wide and the buildings will be 3-5 storeys.

### 6d. Tertiary streets make up the remainder of the streets in the city and will provide access to residential and commercial buildings:

These are less prominent streets. They will generally not have active ground floor uses. Within the centre they should achieve at least 60% frontage enclosure and outside the centre at least 40%. The street width will vary - in the heart of the city these streets will be narrow (9-14m). Outside the centre, particularly in residential areas, the streets may be wider.





**Different types of streets have a distinctive design and character:**

**Above:** From left to right - Lord Street in Southport one of the best UK examples of a Boulevard, a continental boulevard in Amsterdam, Trolly Street in a high street in Lisbon Portugal and a secondary streets in Barcelona Old Town

**Right:** Ivegate and Hall Ings, two fine streets in Bradford.

**Drawing:** Grey Street and Grainger Street in Newcastle - Grey Street was voted by Radio 4 listeners as the best street in Britain



Types of streets

## Aspiration

To create a lively diverse city centre with a critical mass of residents and activities

The vitality and diversity of a city is based on the density of uses in the centre. It is this that creates life and bustle and ensures that the centre does not die at 6pm when the offices workers and shoppers go home. A density of residents and commercial uses ensures that the streets and spaces are animated and safe as well as that there are enough people to support shops and local services.

**7a. Densities should rise towards the centre of the city:** Traditionally densities are greater in the centre of a city. The density and plot ratio guidelines below should therefore be applied with this in mind.

**7b. In mixed use blocks the density guidelines below should be applied in proportion to the floor area of each use:** A broad mix of uses is encouraged in the city centre and will ensure activity at different times of the day.

**7c. Residential development in the heart of the city centre should be built at a density of 100-250 units/hectare:** This is a broad density range. It does however imply apartments of 5-6 storeys and is sufficient to create animation. Schemes at densities greater than this will need to show that they can be built without undermining residential standards such as privacy and natural daylight.

**7d. Around the fringe of the centre housing can be built at lower densities provided that these do not fall below 60 units/ha.** This is allows a mix of town houses and flats. Large family housing is not appropriate here.

**7e. In the city centre a residential privacy distance of at least 15m will apply on dual-aspect apartments and 20m on single-aspect units:** This is a lower standard than applies in the rest of the city but is appropriate for urban living. The privacy distance will apply to the main living rooms of the home. This guidance does not override the guidance on the width of streets.

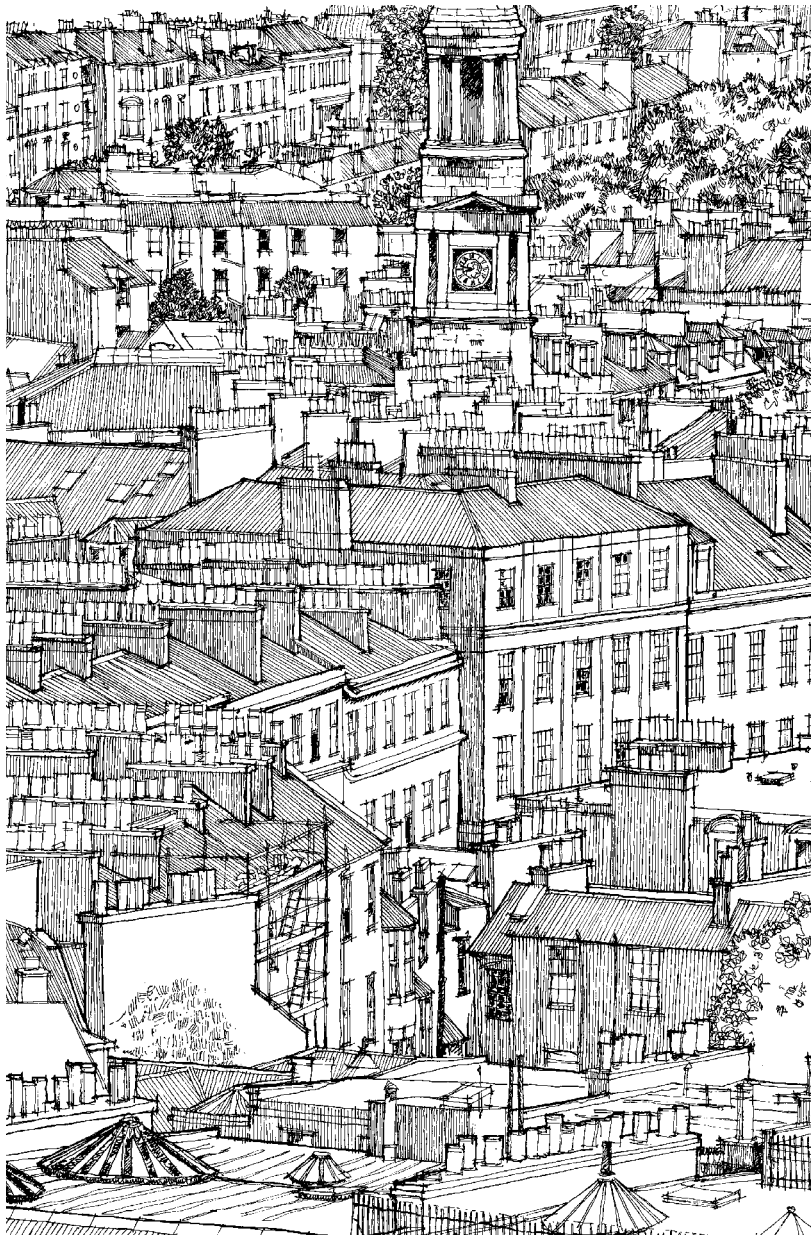
**7f. Care should be taken to avoid single aspect, north-facing flats:** Where possible double-loaded flats should be oriented with eastern and western aspects to ensure that living spaces receive adequate daylight.

**7g. Plot ratios on commercial development should be at least 2:1:**

This means that the floor area of the building is twice the site area. If the building covered half the site it would therefore imply a four storey building and will ensure that low density commercial buildings are not acceptable.

**7h. Large areas of surface parking are not acceptable:** Parking should be accommodated at basement level, in courtyards and on-street.





**Critical mass of development is essential to the creation of a lively city centre:**

**Top centre:** Italian cities are built at far greater densities than UK cities.

**Top right and bottom right:** New high density office and residential development in Bradford.

**Above:** New high density apartments in Salford in Manchester are starting to reanimate the city centre.

**Drawing:** A view of Edinburgh New Town showing the density of development despite the streets and public spaces of the area feeling comfortable.



Critical mass