

MAKING A NEW BOLTON WOODS



1

1. New Bolton Woods Partnership Area



WHAT IS THIS ALL ABOUT ?

New Bolton Woods Ltd is a development partnership between regeneration company Urbo and Bradford Council. It has been created to guide, manage and secure development in Bolton Woods over the coming years.

This initiative has been created to address the need for more and better housing and jobs together with community facilities and recreational space. Working as a partnership and in consultation with the local community we hope to ensure development delivers the best possible benefits to the area, to secure its long term future.

This booklet aims to set out our broad proposals for development in this part of Bradford.

The area has a long industrial and community history and our emerging vision hopes to build on some of the area's strengths to help Bolton Woods develop as an attractive and successful, well-defined neighbourhood between Shipley and Bradford.

We hope it will become a place that people will increasingly choose to live, work and enjoy spending time in, whether already part of the community or moving from other parts of Bradford and beyond.

A NEW BOLTON WOODS

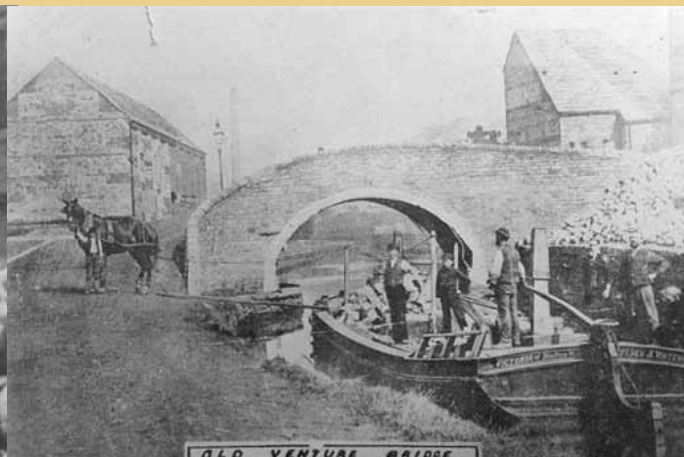
The following pages set out a little of where Bolton Woods has come from, what it's like now and what we think it can become in the future....



1	2	3
4	5	

1. A Street party in Bolton Woods
2. Venture Bridge 1880s
3. The Victoria Public House
4. Benn's Grocery Store
5. Mortimer's Shop

All images from www.boltonwoodshistory.co.uk



WHAT WAS BOLTON WOODS LIKE IN THE PAST?

Bolton Woods has a long history, taking its name from the woodland where houses and buildings now sit. Bolton Woods developed as a small village on a busy junction between Bradford and Shipley and later expanded to serve the nearby quarry.

It was once full of shops and in the 1920's was a large and thriving centre. It began to lose shops when Canal Road was cut along the valley bottom depriving it of its passing trade. Despite this decline in shops and facilities, it is a strong and close knit community that has retained its identity. This sense of identity is a strong foundation on which to build an attractive and improved neighbourhood together with the community.

Local shops in Bolton Woods in the 1920's





**+ ATTRACTIVE
OPEN SPACE**



**- LACK OF
HOUSING CHOICE**



**+ GREAT TRAIN
SERVICE**



- VANDALISM



**+ COMMUNITY
FACILITIES**



**+ MATURE
WOODLANDS**

WHAT IS BOLTON WOODS LIKE NOW?





MAKING A
NEW
BOLTON
WOODS

EMERGING
VISION

WHAT COULD THE AREA BE LIKE IN THE FUTURE ?

Although the work and activity will change over time as issues are addressed and opportunities created, we must pursue an informed and clearly focussed Vision for what the area can become. The following pages set out the 9 key points of the emerging vision. We now need to work with all partners including the local community to see what can be achieved.

“The New Bolton Woods - a thriving village with all its own amenities.”

Please note: The pictures used to illustrate this Vision are not our exact plans - they are intended to provide a feel for our ideas.

A 9 POINT VISION FOR NEW BOLTON WOODS

- 1 A CHOICE OF HIGH QUALITY HOUSING**
- 2 A NEW LOCAL CENTRE AT THE HEART OF THE COMMUNITY**
- 3 A SUSTAINABLE PLACE**
- 4 ATTRACTIVE LANDSCAPE OPEN SPACES**
- 5 NEW AND IMPROVED SPORTS FACILITIES FOR THE COMMUNITY**
- 6 STRONG IDENTITY AND UNIQUE CHARACTER**
- 7 A STRONG SENSE OF COMMUNITY**
- 8 CONTEMPORARY DESIGN THAT IS BUILT TO LAST**
- 9 A PLACE WITH A VILLAGE FEEL**

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2

3

1. Hillside apartments, Yorkshire

2. Contemporary Housing Design

Image credit: www.hdawards.org

3. Contemporary Housing Design

Image credit: www.cabe.org



1 ■ A CHOICE OF HIGH QUALITY HOUSING

One of the most important objectives for our Partnership will be to deliver a wide range of high quality sustainable homes for a variety of age groups. This will range from affordable housing to higher value housing in the sort of mix that can be seen in any popular village or small town. The houses will be of contemporary design but will use materials appropriate for their setting in West Yorkshire. This is a vital part of Bradford's requirement to meet housing needs locally.

1	3
2	

1. Local Retail Centre
2. Local Shops
3. Cafe / Public Realm



2. A NEW LOCAL CENTRE AT THE HEART OF THE COMMUNITY

Any successful village has a strong centre where shops and other shared facilities are located. Bolton Woods used to have this when it was thriving and we now have the opportunity to re-establish a new centre in a location that will ensure its success and sustainability. It will serve the local community and be a focal point for activity and interaction.

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1. Sustainable housing
2. Sustainable drainage
3. Renewable energy



3. A SUSTAINABLE PLACE

Our challenge is to regenerate Bolton Woods as a sustainable place so improvements are long-lasting. Buildings will be designed to the best high quality modern standards. We will look to minimise the carbon footprint in our design and construction and provide homes that will be cheap and efficient in their use of energy and other resources. We will encourage cycling and walking by making routes safe and attractive and managing traffic movements as far as possible. We will also encourage travel by train, improving access to Frizinghall station.

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2

1. New Linear Park
2. Saltaire Park
3. Play facilities

3



4. **ATTRACTIVE LANDSCAPE AND OPEN SPACES**

Bolton Woods benefits from open space and green areas at present although some of these are already allocated for new housing development and others are difficult to access and poorly maintained. The Partnership intends as part of the project to provide a series of well-landscaped, high quality open areas and linear parks for the community to enjoy. These will be a major part of the area's attractiveness and could also include a potential long term phased canal restoration.

1	2	4
3		

1. Cricket pitch in Saltaire
2. New climbing wall
3. All weather pitch
4. New skate park



5. NEW AND IMPROVED SPORTS FACILITIES FOR THE COMMUNITY

Bolton Woods already has some good sports facilities, and we believe there is an opportunity to support these through investing in improvements including a new cricket pitch at the heart of the community. They can be linked to the new centre and be an important asset for people in New Bolton Woods.

1	3
2	4

1. Traditional design qualities
2. High quality landscaping
3. Local “Code 4” sustainable housing in Bradford
4. Use of local materials



6. **STRONG IDENTITY AND A UNIQUE CHARACTER**

We recognise the unique history and character of Bolton Woods and will look to create a successful place, having full regard to its past but very much looking to the future. We believe it's possible to make an attractive new village by planning in all the things that people would choose to have there. We can do this whilst still ensuring that it's founded on the historic context of Bolton Woods.

1

2

1. New community facilities
2. Local community in action



7 ■ A STRONG SENSE OF COMMUNITY

By creating a place with a wide range of housing and community facilities, people of all ages and backgrounds will feel at home. By working to make a New Bolton Woods more attractive we can foster a continued sense of local pride. We hope this will build on some of the good work done in the community to date.

1

2

1. High quality public realm

Image credit: www.landscapeprojects.co.uk

2. Contemporary high quality housing



8. **CONTEMPORARY DESIGN THAT IS BUILT TO LAST**

We believe that design quality is hugely important in ensuring the New Bolton Woods is built to last. We will work with leading designers to ensure the place is attractive and pleasurable, to live, work or enjoy leisure time in. Attention will be paid to landscaping and public spaces and routes. Play areas will be provided for children and safety and security will be 'designed-in'. Where possible streets will be home-zoned to ensure residents have priority over cars. Houses will be built to be long-lasting and 'low-energy' in accordance with the latest standards.

1

2

3

1. Village Green
2. Proper streets
3. A new sustainable village



9. A PLACE WITH A VILLAGE FEEL

In many ways this summarises the entire vision.

We hope to create a New Bolton Woods that builds on its history and becomes a well-defined and well connected Village between Bradford and Shipley. Like all successful villages it will have a strong centre as a focal point for the community. This will include good shops, community, sports and leisure facilities, places to work and open spaces to enjoy. The population will be able to live in a wide range of new houses in addition to the current streets, to suit a broad community from young families to elderly residents. Our aim is that:

“People will choose to live in New Bolton Woods, a thriving and sustainable Village.”

1	2
	3

1 & 2. "Bubble" tent used for public consultation
3. Starting on site



HOW WILL WE DELIVER THIS ?

Our approach to the regeneration of Bolton Woods is to create the highest quality development working closely in partnership with local people to provide a positive impact to the local community and environment.

The delivery partnership has been created as the best possible way of achieving positive change in the area. Our development managers, Urbo, have great experience in managing and delivering this kind of area-wide regeneration project. They are working with a team of leading professionals who have a depth of experience in this kind of work. These include internationally respected urban designers URBED, pioneers of the Sustainable Urban Neighbourhood concept. Our team also includes OMI Architects, Stockleys and HOW.

We have a real desire to create a place that will make a difference to the quality of peoples' lives. Our approach is underpinned by some key principles:

- Partnership:** We work in partnership with all local stakeholders.
- Design:** We care about great design and believe it is essential to creating places that people will love.
- Sustainability:** We aim to promote best practice sustainable development to make a better place.
- Community:** We wish to work with the community to share ideas and create a sense of shared achievement.

1	3
2	4

1. Starting on site
2. Working with the topography
3. An event on a consultation bus
4. Laying the foundations



WHAT NEXT ?

The above vision is just a start – setting out some ideas of what we would like to achieve in the next 5 to 10 years and beyond. During that time we will be building an ever-improving place, where people from Bolton Woods, Bradford and the wider region will increasingly choose to live.

Resources are being put in place to make this happen. We already have land to start redevelopment and we will need to carry out a good deal of design work and community consultation. We will then need to achieve planning and other consents necessary to start the regeneration activity.



Change has been happening in Bolton Woods for hundreds of years, some good and some bad. We now have the opportunity together to create a bright and successful future for a New Bolton Woods.



urbo



URBO is a regeneration company owned by Arnold Laver Group, Bolsterstone Group Plc and AGD Regeneration Ltd.

This brochure has been produced by URBO together with their urban designers URBED.

If you have any questions or require further information then please visit:

www.newboltonwoods.co.uk