

Bradley Masterplan, Huddersfield
Stage 2 Report - Preferred Urban
Design Strategy Approach

Introduction

Our key objective in the master plan for Bradley Park is to create a new Place as a future 'Suburban Village' with a strong physical and community identity for those who will live there and enjoy it for future generations.

The draft Kirklees Local Plan, Strategy and Policies, November 2015, includes a range of policies to help deliver the vision of Kirklees in 2031 being a great place to live, work and invest in. This urban design strategy approach has been drawn up with particular regard to the draft policy approaches for masterplanning sites (DLP4), the efficient use of land and associated net densities (DLP 6), place shaping (DLP7) and for good design (DLP25).

Our Master Plan is to create a Place to Live for a Lifetime and our Concept for this has 10 Principles headed:

1. This will be a Place to live in its broadest sense for a wide span of people and age groups. A variety of Home types will provide for a mixture of residents, family homes of different sizes, compact homes for individuals and couples starting out as well as individuals and couples with one small child, older generations who want easily managed spaces to live in and also people in their mid life who through a variety of circumstances find themselves requiring compact places to live independently. The new suburban village will provide a mixture of neighbourhood locations and home types that will allow people to

move within the village over their lifetime to meet their changing lifestyles and changing space needs and allow them to stay in the place and community they have grown to love.

2. This will be a Place that will be walkable and cycleable for those who live there, easy to find your way around with bus routes within easy walking distance of everyone's front door.

3. This will be a Place gathered around a local centre or village centre for people to shop, a school for the children to learn, small scale places to work and develop new enterprises and make connections, places to gather socially, a cafe a pub, a health centre to serve the generations and place for communal events like a village green or square for the Community Summer Fair, the Firework display and the place to put the Christmas Tree.

4. This will be a place where homes are grouped as identifiable neighbourhoods of garden squares, terraces, crescents and corner buildings that become addresses and easy to find and identify for those who visit.

5. This will be a place that will centre on a new Parkland for the recreation and amenity of its residents creating a beautiful setting to live within the existing landscape of maturing tree belts and green spaces and to add more green spaces within individual neighbourhoods with new

tree planting to give biodiversity, rain water attenuation and seasonal joy for those who live there or visit- 'you must go and see the Lilacs on the green this year'.

6. This will be a Place that will be permeable for walkers and cyclists and integrated with its neighbouring districts not separated as a defensive estate. A place properly integrated via existing and newly created pathways and cycleways with Bradley Road neighbourhoods and Business Park.

7. This will be a Place that will provide for the private car to the home but to control its speed and routes through the village and neighbourhoods so to create a safe pedestrian place for all.

8. This will be a Place where homes and their gardens, communal spaces and recreation spaces are orientated to the South and the solar warmth and grouped to protect from prevailing wet Westerly winds and cold weather fronts from the North and East. A place that lifts the spirit to sit in a sunny living room, play in a sun filled garden, communal green or village park.

9. This will be a place who's buildings and architecture are of a human scale and materials with variety not banality made up of neighbourhoods that are variations on a theme and not relentless repetition.

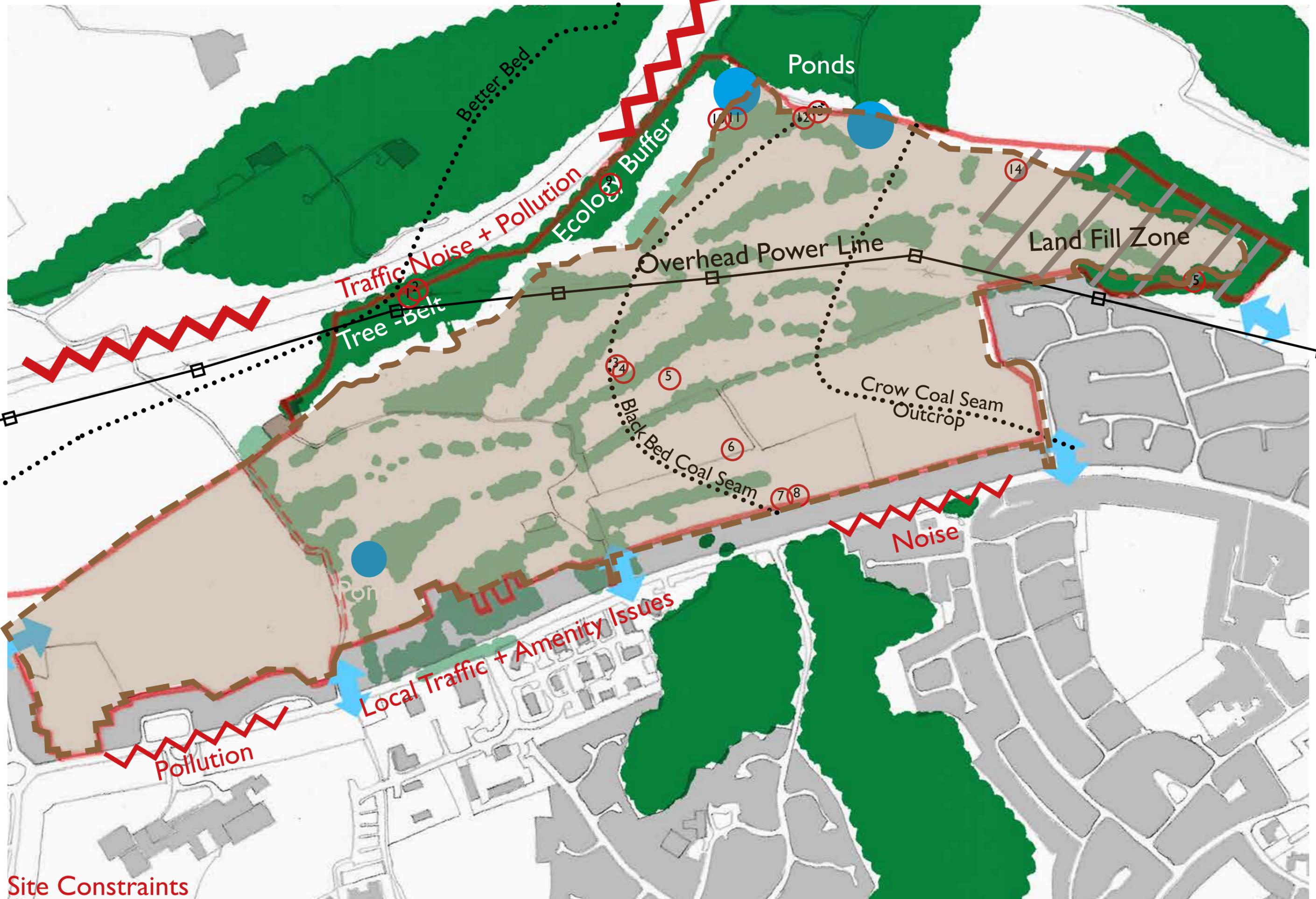
Humanistic not Mechanistic

10. This will be a Place that by its planning will shape high levels of sustainable practice and day to day behaviours within the community. A proponent of use of natural energy, daylight, solar warmth and natural ventilation, enhanced insulation and energy capture in its homes and spaces with community energy sources and systems, sustainable drainage and waste systems integrated in its buildings and new communal spaces and encouragement of building techniques that create economic homes with longevity and adaptability for people over generations.

These principles take forward new and progressive approaches developing in new communities of this type in Europe and the UK. In particular the creation of new urban and suburban village communities like Ekeroo on the archipelago of Stockholm, BO1 a new suburb of Malmo, and similarly in Vauban in Fribourg and Accordia in Cambridge, and the new urban district of Paleiskwartier to the city of Den Bosch in Southern Holland. All these we have learned from and emulated in part but also the historic and successful elements of human settlements like garden squares in urban areas like Edinburgh New Town, London and other Garden Cities and suburbs, as well as village settlements and communities exemplified in places like Bainbridge, in Wensleydale.



Aerial Photograph Identifying Existing Tree Groupings



Site Constraints

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The Urban Design Approach

The design concept to the master plan is generated by the art of placemaking, to create a new sense of place to the planned new settlement. We believe the new place should be integrated into the wonderful existing maturing landscape of the site and with the neighbouring communities linked to Bradley Road, that is the local residential areas, the business park, school and open landscape recreation spaces.

The urban design idea is to create a new urban village with a new community park 'Central Park' at its centre. The Park will run East to West taking advantage of the existing mature tree belts. The Park will create a green link through the community extending to the open space at the East end which could accommodate a range of recreational facilities. The setting of the new landscaped amenity space integrates with the existing landform and landscape to facilitate good rainwater attenuation and biodiversity for the new settlement.

Together with the Park, 3 major elements form the urban design structure; the South Park Housing Clusters, the North Park Woodland Housing, and the Central Village Green.



The Central Village Green

This forms the introductory place and communal village space at the centroid of the new settlement. It opens off Lamb Cote Road and is the first place to be experienced as you enter the new settlement. The Village Green sets the landscape theme as you enter the Village and it in turn opens up sequentially to Central Park on its North side.

The Green is shaped around sun angles with its primary axis North to South to induce sunlight throughout the seasons and particularly the important low angle sun of the Winter months. The buildings around and on the Green could be flexible to create a mixture of uses. These could incorporate flexible small scale workspace, learning hub/ cafe health centre or mini supermarket. The Green is the place where bus routes from the West, Bradford Road will interchange with bus routes from the East towards Cooper Bridge. At the point where the Green meets Central Park a new 2 Form Entry Primary School is planned giving it excellent access to public transport as well as being an excellent 'walk to school, school' being just a 3 minute walk time from residential and business park South of Bradley Road, a 7 minute walk to Tithe House Way in the East and a 5 minute walk to Shepherds Thorn Lane in the West. The location affords the school the proximity of the playing fields of Central Park on its doorstep as well as the access to nature areas for education use. Its South facing position on the Village Green creates a sunny, safe pedestrian area for pupils and parents gathering before and after school times. The school will integrate with the parkland landscape as well as act as an important learning and community building within the Village Green.



The South Park Housing Clusters

This forms the major housing area of the Master Plan running East to West along the Southern edge of Central Park. It integrates the adjoining land ownership to the West and links Bradford Road and existing development to the West with the existing residential areas adjoining Tithe House Way on the Eastern boundary. The clusters of housing are formed as modern garden squares accommodating a mixture of housing types, family semi detached, detached homes and family housing in terraces together with more compact starter homes, and homes for a senior generation and independent living in terraced apartment living. The Garden Squares are planned in size with 1 minute (80metre) walking times across to feel easy and accessible whilst giving good garden square territories within for amenity close to homes, play for children, gathering space for events etc. The communal gardens provide views as well as giving privacy, and good passive security to individual dwellings.

The garden squares are created in groups of 4 in a Cluster, like miniature city quarters. Each Cluster has 2 minute walking time East to West and North to South and form easy walkable neighbourhoods within the overall settlement. The North to South dimension of the Cluster fits comfortably between the fenced boundary of the existing Bradley Road housing and the edge of the tree belt to the existing golf course.

Each Cluster is defined by a 'Green Link' running North to South linking the Park with the South edge of the development and where possible routes linking through to Bradley Road. The Garden Squares are orientated North-South to receive as much sunlight as possible throughout the day and seasons of low sun angles.

Each cluster of 4 Garden Squares, has low rise dwellings in semi detached or detached two storey housing to the South to facilitate solar penetration. The scale builds up to 3-4 story housing and apartments along the Northeast and Northwest corners enhancing the sunny atmosphere by light bounce back into the Garden Squares. The build up of scale to the North and corners also creates protected spaces in Winter time creating a barrier from the chill Northerly winds. This plan format of lower scale more informal housing groups to the South contrasting with the continuous higher terraces to the North mediate the scale of the new settlement with the scale of the two/three storey semi detached housing running along Bradley Road.



Typical Cluster Concept

- A - 62no apartments
- B - 21no Terrace Homes
- C - 10no Semi-Detached Homes
- D - 8no Detached Homes

101 homes on 2 Hectares = 50Homes/
Hectare approximately





The North Park Woodland Housing

The grouping of housing to the North side of Central Park is counterpoint to the gridded Garden Square Clusters South of the Park. Here housing groups of mixed type are integrated into the edge of the main woodland belt that separates the park and the motorway gorge. The neighbourhood groups of homes are arranged like a 'string of beads' along the South edge of the woodland forming 'sun trap' spaces with primary views over the park. Mixed housing types are fitted in a bespoke urban design form to suit the shape of each section of land and woodland edge with its natural crescents and nooks.



A general principal is to create terraces of housing in linear, crescent and serpentine forms along the edge of trees with Southern aspect and prospect over the park with their Northern side facing the woodland. To the South of these nestled into the scooped out spaces we have created groups of detached and semi detached houses as if built into the Park estate like mini hamlets. At three points to the backdrop of the woodland edge we have identified locations to create higher elements that pop up above the tree tops to 5 storeys or higher if townscape issues prove beneficial. These are located at the West and East ends, and to the entre of the woodland creating homes to enjoy panoramic views above the tree line and visually link with landmarks and the local topography such as locally famous Emley Moor and its TV tower, whilst the design should also be respectful to the setting of the locally listed barn at Shepherds Thorn Farm. These '3 Graces' or '3 Emleys' pop up in the roofs cape forming new identity and orientation points on edge of the park for people as they experience moving through and around Central Park Village.



Linkages for People.

The Central Park Village is envisaged as having a strong, continuous and permeable pedestrian character of the 'walkable district', encouraging residents to walk, cycle or scooter between neighbourhoods and the Village Green. The design and layout serves to encourage and promote physical activity and sport, supporting healthier and more active lifestyles. It makes the active choice (for example to walk or cycle) the easier and more attractive option, in line with Sport England's active design principles. The potential for this walkable district is reinforced by the inclusion of new bus routes to and through the village, one routed Westerly to Bradford Road and another Easterly to Cooper Bridge.

A 'Pedestrian Spine' is created from East to West at the mid point in the South Housing Clusters. This will integrate pedestrians, cycles and buses and exclude private cars, service vehicles, and motorcycles.

The Pedestrian Spine will be designed to give hierarchy and territory to groups of uses, be it people on foot, cycles or buses. Its position centrally in the South housing will enhance the permeability and accessibility of the neighbourhoods and key places within the Village e.g. The Central Green, Central Park. It will also link easily North to South through the Green

Links with the North Park Housing (2 minute walk time) and to Bradley Road residential and business districts via its crossing points with North South connectors of Lamb Cote Road, Shepherds Thorn Lane and Tithe House Way. The master plan also suggests at least one new point of access for pedestrians and cyclist from Bradley Road into the Pedestrian Spine and up to Central Park. This will be between between Lamb Cote Road and Tithe House Way due to the distance between these two points of access.

The master plan is also designed to give car access to individual car stores to homes and parking areas to apartment buildings as well as service, fire, taxi and blue badge accessibility. This is achieved in the South Park Housing by two parallel access roads North and South of the clusters which feed into the Garden Squares North and South giving car access to individual homes terraces and parking bays to apartments.

The North Park Housing is accessed by a serpentine road running East to West set into the edge of the woodland belt. This will access all the terraces of homes and apartment buildings along the North side and by finger roads designed as car paths (slow moving) to individual homes in detached and semi detached form to the parkland edge.





Central Park Village Greens Concept - Early Phases

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Central Park Village Greens Concept - Early Phases Access

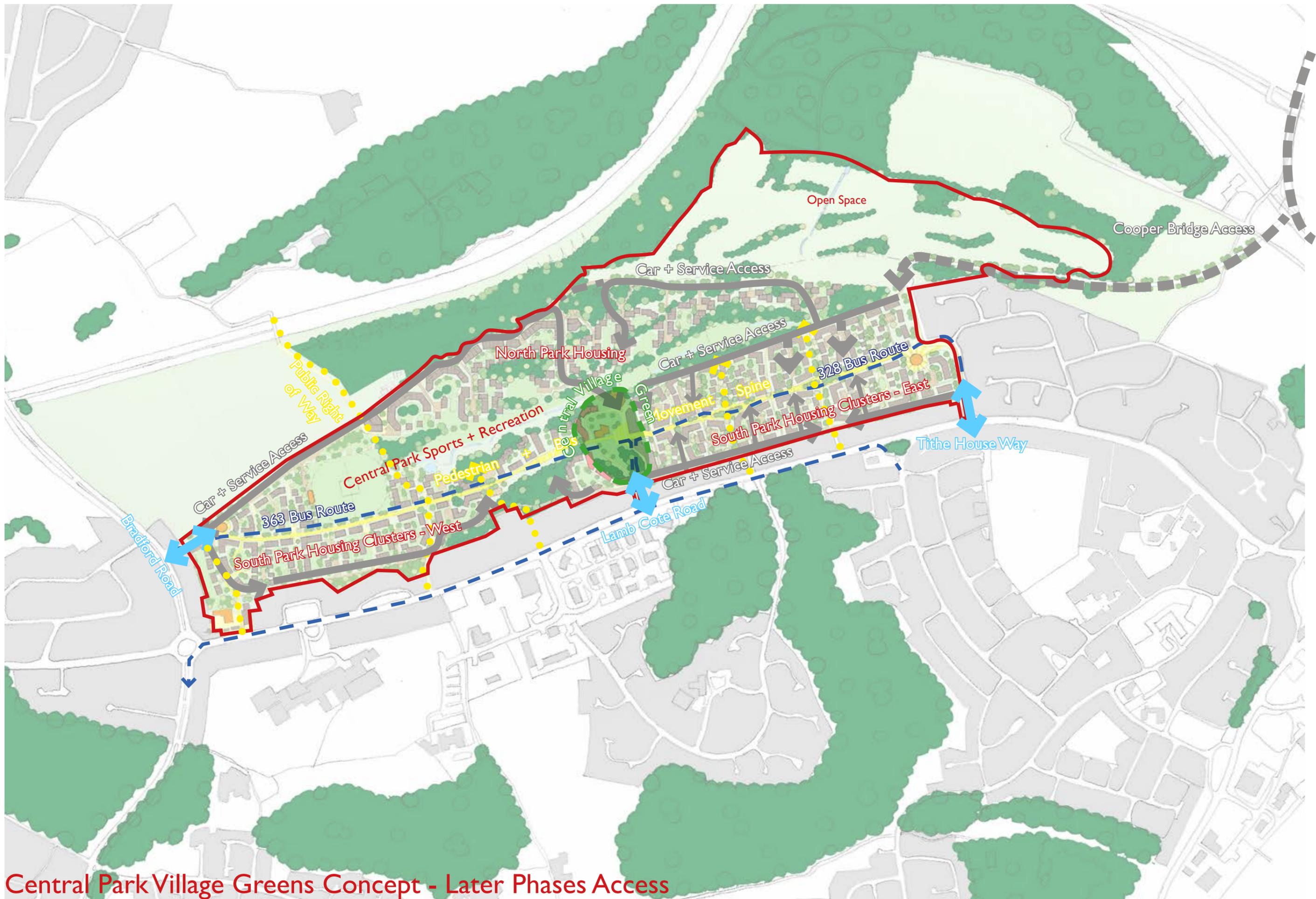


Central Park Village Greens Concept- Later Phases

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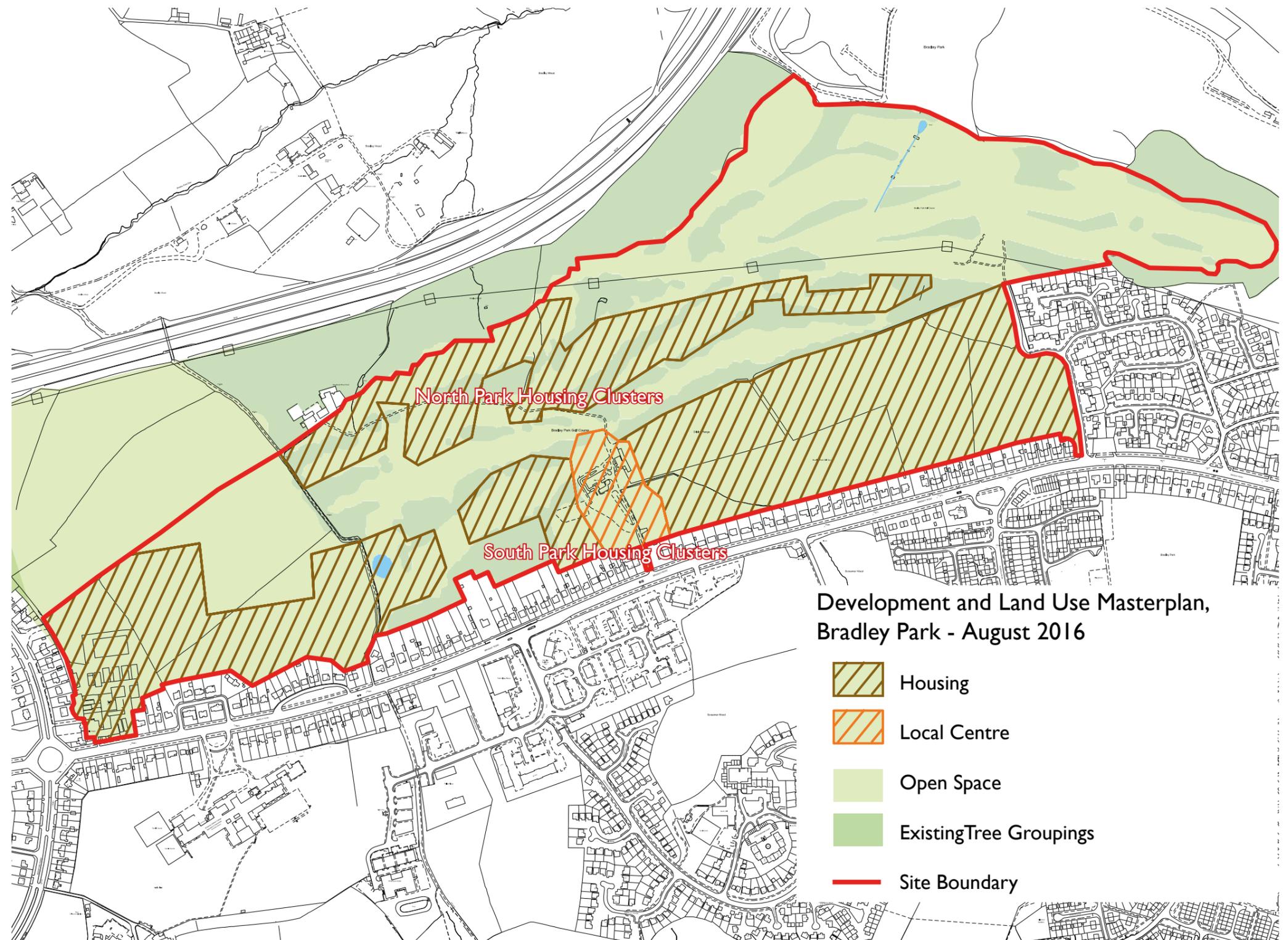
Central Park Village Greens Concept - Later Phases Access

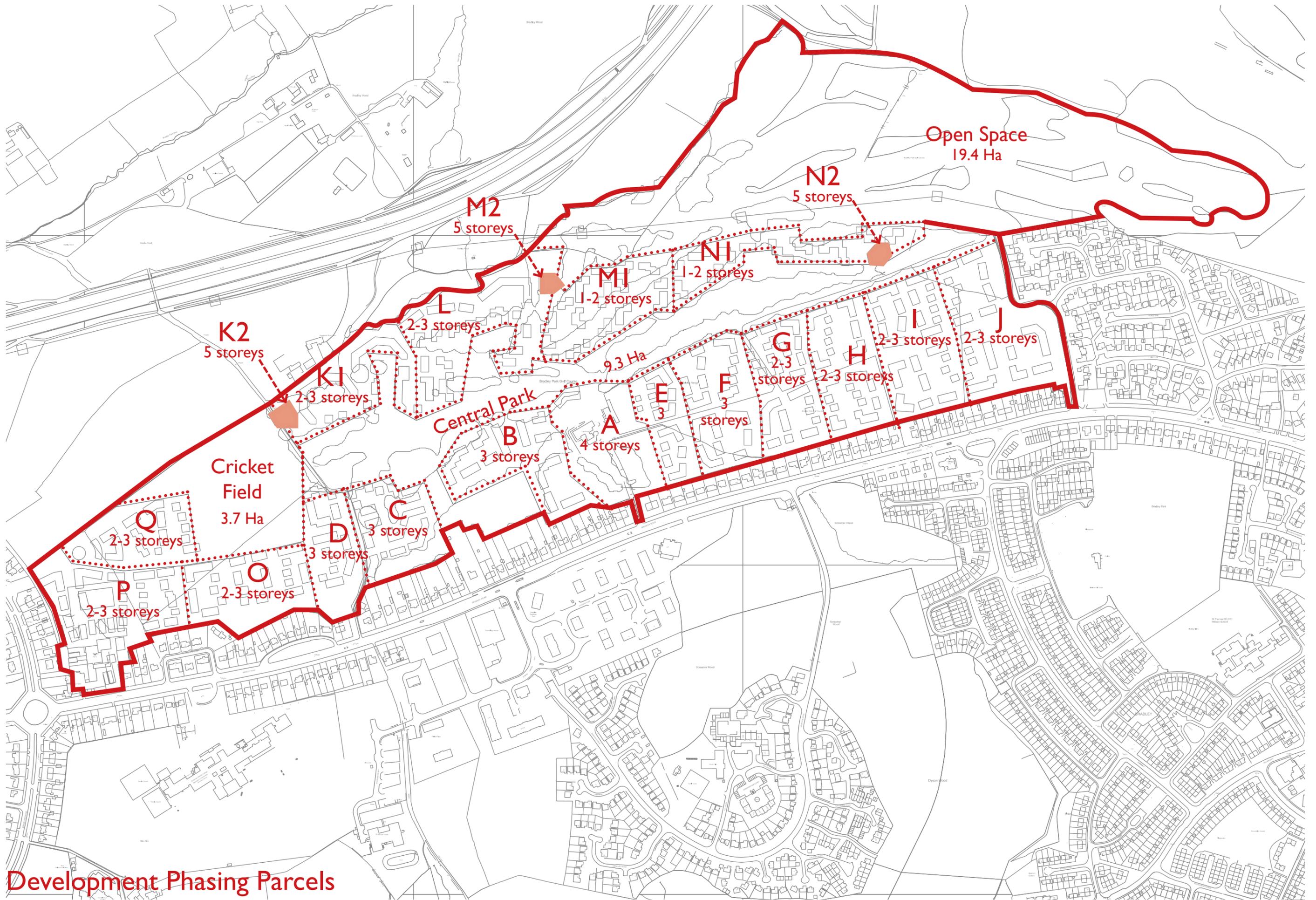
Density and Phasing

Bradley Park is a large development area, designed to support a new community. The preferred masterplan identifies twenty development parcel areas which constitute the three areas of built development – the South Park Housing Clusters, the Central Village Green and the North Woodland Housing. In addition, there are two parts of the development area that are open in nature – the Cricket Field/Sports Pitches to the west and the Central Park, running through the site and extending to the north and east of the site. The masterplan approach has focussed the open space and play provision in these two areas to serve the site, as opposed to incidental provision throughout the site. This open space and recreational provision will also help to meet the needs of the wider North Huddersfield community.

The overall density of the proposed development is 29 homes per hectare – based on the number of homes within the total site area including the areas of open space. This overall density is further mediated by the large tracts of open land beyond the North boundary to the site that are unsuitable for development due to the topography and the need for the retention of mature existing tree belts. The Land Use Plan, included below, clearly shows the proposed built and open areas of the overall development site.

The three main elements of the design structure are broken down in to 20 development parcel areas, as shown on the following diagram. The final table at page 19 sets out the development yield that would result for each development parcel, including the size, type and form of development.





Development Phasing Parcels

Development Parcel	Approx Site Area Ha	Building Footprint m ²	Average Residential Storeys	GEA m ²	Approx Target GIA*	Design GIA	1 Bed Flat	2 Bed Flat	2 Bed House	3 Bed House	4 Bed House		No Dwellings/ Cluster	Development Ratio per Site Parcel (Dwellings/Ha)
							60	72	80	88	104	127		
A	2.2	4,735	3	14,205	9,944	9,944	60	60	0	23	0	0	143	65
B	2.2	5,022	3	15,066	11,300	11,294	0	0	30	50	31	10	121	55
C	1.7	4,480	3	13,440	10,080	10,052	0	0	20	40	23	20	103	61
D	1.4	3,413	3	10,239	7,679	7,680	0	0	15	50	20	0	85	61
E	1.2	3,497	3	10,491	7,868	7,872	0	0	20	50	18	0	88	73
F	2.1	5,495	3	16,485	12,364	12,308	0	0	21	60	27	20	128	61
G	1.9	5,852	2.5	14,630	10,973	10,900	0	0	30	50	15	20	115	61
H	2	5,253	2.5	13,132.5	9,849	9,884	0	0	30	50	15	12	107	54
I	2.5	6,976	2.5	17,440	13,080	13,018	0	0	20	72	22	22	136	54
J	2.9	6,130	2.5	15,325	11,494	11,517	0	0	0	60	27	27	114	39
K1	2	4,986	2.5	12,465	9,349	9,410	0	0	0	40	20	30	90	45
K2 - Single Building		900	5	4,500	3,375	3,432	26	26	0	0	0	0	52	
L	3.1	7,058	2.5	17,645	13,234	13,202	0	0	0	50	48	30	128	41
M1	2	5,853	2.5	14,632.5	10,974	10,890	0	0	0	45	30	30	105	53
M2 - Single Building		570	5	2,850	2,138	2,112	16	16	0	0	0	0	32	
N1	1.9	4,853	2.5	12,132.5	9,099	9,158	0	0	0	0	27	50	77	41
N2 - Single Building		650	5	3,250	2,438	2,508	19	19	0	0	0	0	38	
O	2	4,972	2.5	12,430	9,323	9,307	0	0	0	40	30	21	91	46
P	3.1	6,703	2.5	16,757.5	12,568	12,620			10	70	30	20	130	42
Q	1.7	3,790	2.5	9,475	7,106	7,115				50	20	5	75	44
Parcel Sub-Total	35.9	91,188					121	121	196	800	403	317	1,958	55
							6%	6%	10%	41%	21%	16%		
Total Site Area Ha	68.4													
Total Mean Density Dwellings/ Ha	29													

Notes: Gross External Area (GEA), Gross Internal Area (GIA)

* 25% difference with GEA to allow for individual car parking garages, cycle store, bin store etc in houses and circulation space in flats