Broadmead Neighbourhood Design Code

Draft Supplementary Planning Document

MACCREANOR LAVINGTON

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This document was produced by **MACCREANOR LAVINGTON** and the project team.

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Contents

I SETTING THE SCENE

Purpose and role

What is this document?
This document is a Supplementary Planning Document (SPD) providing guidance to support interpretation and implementation of Bristol's Local Plan, specifically Policy DS1: Bristol City Centre.

Why has the SPD been prepared?
The Broadmead Neighbourhood Design Code SPD has been prepared to shape and steer the transformation of Broadmead into a high quality, liveable urban neighbourhood. The guidance is concerned with embedding the fundamentals of high quality design into Broadmead, using principles and best practice examples to do so.

What is a design code?
A design code is a set of design requirements for the physical development of a site or area. It is made up of rules that are clear, specific and unambiguous, and it should normally include extensive graphical illustrations. The code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. In this case, this is the Bristol City Centre Development and Delivery Plan (2023).

What topics are covered by the SPD?
The SPD is structured by scale, covering design fundamentals at the neighbourhood, streets and spaces, building and home scale. These fundamentals are design considerations critical to take account of from the project inception. They represent key moves and decisions that are essential to get right early, where no stage of subsequent design or level of intervention can reconcile if overlooked.

Where does the SPD apply?
The SPD is applicable to the area of the city centre covered by the Broadmead, Castle Park and the Old City area within Local Plan (Publication Version, November 2023) Policy DS1. This is the same boundary as used in the Bristol City Centre Development and Delivery Plan (2023). Both documents set out the need for all development to accord with design guides, codes, frameworks and strategies i.e. this SPD.

Who should use the SPD?
The SPD is intended to be used to be used by all professionals involved in the planning, design and delivery of new buildings and spaces within Broadmead. This particularly extends to architects, landscape architects, urban designers, planners, engineers, developers, landowners and planning officers. The SPD can also be used by local people keen to advocate for design quality and in Broadmead and the city centre.

How does the SPD relate to Planning Policy?
The National Planning Policy Framework (NPPF, 2023) sets out the government's planning policies for England and how these are expected to be applied. The NPPF provides an overarching framework for the development of planning policies and planning decisions.

NPPF paragraph 134 is clear that design codes should be set out in Supplementary Planning Documents. The Broadmead Design Code has been prepared in accordance with part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will be an adopted SPD. The document is to be used alongside the Bristol Local Plan (Publication Version, November 2023) to determine applications within the Broadmead area and will constitute an important material consideration in the decision-making process.

NPPF Paragraph 139 states that development that is not well-designed should be refused, especially where it fails to take account of supplementary planning documents such as design codes. The Local Plan further emphasises this requirement through Policy DPM1: Delivering well-designed, inclusive places. This policy, and the others in its chapter, set out various requirements for development to achieve good design and note the importance of responding to design guides and codes when preparing proposals. Policy DS1: Bristol City Centre and DS1A: Bristol City Centre – Broadmead, Castle Park and the Old City also set out the need for all development in Bristol City Centre to accord with any relevant design guides and codes. A summary of the key Local Plan policies being supplemented through the SPD can be found on page 7 and 8.

The Urban Living SPD also provides relevant guidance on how development can achieve optimal densities, whilst also ensuring good design and long-term liveability for residents and users that is relevant to development in Bristol City Centre.

Using the SPD

Comply or justify

The SPD is to be used following a principle of 'Comply or Justify'. Deviation from the guidance and principles set out will only be permitted with robust and evidence based justification for doing so. In such cases, developers and their design teams must demonstrate that their proposals will deliver the highest quality design that aligns with aspirations of the SPD. Applicants are encouraged to discuss any departure from the principles set out in this document as part of the pre-application process.

Relationship to the National Design Guide

The SPD has been developed in accordance with the 10 Characteristics of well-designed places, as advocated within the National Design Guide. The SPD explicitly focuses on the fundamentals of high quality design. These are the common parameters and rules that all development in Broadmead must accord with. This consistent approach to development can help install a sense of coherence across different sizes, types and phases of development.

Site specific and detailed design considerations e.g. materials can be addressed on a case-by-case process through Development Management processes. Moreover, the emerging city-wide Bristol Design Guide will address common topics to be applied to all development across the city, rather than those challenges or conditions specific to Broadmead.

Design priorities

Liveability is threaded through the SPD, using five priorities to provide rationale for each design principle. These priorities should be used as reflective prompts to stimulate thinking, evaluate options and ultimately provide reasoned justification for design decisions.

Checklist

A checklist of every design principle within the SPD is contained on the following pages. It is intended as a tool for applicant and officers alike to prepare and assess proposals.

Glossary

Best intentions have been made to use simple language to explain design principles. However, where technical terms have been used they are highlighted in **bold** and defined in a glossary at the end of the document.

	Neighbourhood	Streets and spaces	Buildings	Home
Context	Covered	Covered	Covered	Not relevant
Identity	Covered	Covered	Not relevant	Not relevant
Built form	Covered	Not relevant	Covered	Covered
Movement	Covered	Covered	Not relevant	Not relevant
Nature	Covered	Covered	Covered	Covered
Public space	Covered	Covered	Not relevant	Not relevant
Uses	Covered	Not relevant	Covered	Not relevant
Homes and Buildings	Covered	Not relevant	Covered	Covered
Resources	Not relevant	Covered	Covered	Covered
Lifespan	Not relevant	Not relevant	Not relevant	Covered

Table 1 - How the SPD fundamentals of design relates to the National Design Guide 10 characteristics of well-designed places.

Planning policy context

The following section sets out a summary of the key Local Plan policies referenced through the SPD and how design codes supplement core policy objectives.

Development strategy in Bristol City Centre

- Policy DS1 focuses on expressing higher density, mixed use development to be appropriate across Bristol City Centre's Development Strategy Areas. As a part of the city centre, Broadmead is to become an inclusive, sustainable and re-connected neighbourhood. Development is to include new homes, diverse retail provision, workspace, cultural facilities and evening economy uses.
- Policy DS1A adds additional detail for areas set within the Development Strategy Area boundary for Broadmead, Castle Park and the Old City. All development is expected to accord with the DDP, with an efficient use of land and greater mix of uses encouraged within Broadmead. It is to remain the city's principal shopping location whilst becoming a mixed-use city centre neighbourhood to include new homes, workspace, infrastructure, services and community facilities. Key design objectives include creation of liveable residential environments; a pedestrian priority public realm; new routes through urban blocks to restore historic street patterns; better connections between Broadmead, its context and surrounding communities; enhancement of built and cultural heritage; and tall buildings of the right setting and design.
- Policy SSE1 and SSE2 focus on promoting the continued retail-focused use of Broadmead as a primary shopping location, with these uses encouraged. However, diverse additional uses are also considered appropriate to complement Broadmead in its transformation into a city centre neighbourhood. Complementary uses include offices, leisure, entertainment, art, culture tourism at ground floor and residential on upper floors.

Making best use of available land

- Policy UL1 and UL2 set out the appropriateness of Broadmead as a location for more intensive forms of development. New development is expected to reflect an urban character, optimising density through the design, scale, form and mix of development. Indeed, the city centre is suggested to see a minimum residential density of 200 dwellings per hectare, notwithstanding the role of developments in protecting the setting of heritage assets; their contribution to mixed and balanced communities; and viability challenges.

Well-designed, inclusive places

- Policy DPM1 emphasises the need for liveable, inclusive design that balances the efficient use of land with a positive response to context; optimising density in the process. All development is required to contribute towards local character and distinctiveness; enable coordinated development by not prejudicing future development; and promote pubic art and culture activity. All development is required to be consistent with published design guides and codes, such as this SPD.

Liveability in residential development

- Policy DC1 makes the relationship between developing at higher densities and liveability for future occupiers, neighbouring development and in the public realm. In a residential context, the policy identifies internal space standards, dual aspect dwellings and access to private outdoor space as critical. These aspects of design are all essential to embedding liveability at the heart of Broadmead as a city centre neighbourhood, particularly given the higher densities planned.

Net-zero, climate change and sustainable design

- Policy NZC1 and NZC4 set out the requirement for all new development to play a role in mitigating and adapting to climate change. This is to be addressed through minimising energy demand, minimising embodied carbon, lifetime adaptation to local climate change, adaptable and flexible design, promotion of active travel and public transport. All development is required to prepare an adaptation strategy, evidencing how design is resilient in the face of changing climate conditions and associated occupant needs. The layout, form, massing and orientation of development In Broadmead is particularly important, alongside the role of green and blue infrastructure.

Planning policy context continued

Heritage and conservation

- Policy CHE1 makes clear the importance of the historic environment and the requirement for all new development to conserve and, where appropriate enhance, heritage assets and/or their setting. Broadmead is home to a number of Listed Buildings and Locally Listed Buildings, whilst sitting in close proximity to several Conservation Areas including City and Queen Square; St. James' Parade; Portland and Brunswick Square; and Old Market amongst others - making this policy particularly important.

Biodiversity and green infrastructure

- Policy BG1 and BG3 focus on the need for new development to incorporate provision for green and blue infrastructure. The benefits of green and blue infrastructure as widely spread and the objective of the policy includes creation of habitat, climate resilience, access to nature, recreational opportunities. Policy BG1 uses Urban Greening Factor as a metric to assess the quality and quantity of provision, whilst Policy BG3 uses the Defra Biodiversity Metric to measure contribution to biodiversity net gain of at least 10%.
- Policy BG4 has a specific focus on the provision and management of trees. Landscape design is expected to ensure new streets are tree-lined; assist in reducing or mitigating run-off and flood risk; and increase canopy cover to provide shelter and shade.

Housing type and mix

- Policy H1 sets out the minimum number of new homes Bristol needs to deliver over the plan period; a figure the transformation of Broadmead has a significant role in meeting through residential-led, mixed-use development.
- Policy H4 makes clear the relationship between appropriate housing mix and the creation of mixed, balanced and inclusive communities. Housing mix in Broadmead is critical for achieving the objectives of the DDP in creating a city centre neighbourhood with homes for a wide range of people, including adults, families with children, intergenerational families, older people and people with disabilities.

Tall buildings

- Policy DC2 sets out the principle that as a part of Bristol City Centre, tall buildings may be appropriate in Broadmead where they would contribute positively to the character and function of the urban environment. The Policy defines tall buildings as those 30 metres or more, equivalent to 10 storeys. As a part of Broadmead's transformation, tall buildings have a definitive role to play in establishing a new urban character. The SPD provides clarity on the expectations around design quality, impact and liveability.

Access and movement

- Policy T1 emphasises the importance of safe, inclusive streets that provide direct, accessible and convenient links to local facilities and public transport. As a part of the city centre it will be critical for development in Broadmead to maximise opportunities for active travel, particularly through creation of new streets and spaces. These streets must be designed for the pedestrian experience, catering for a wide range of accessibility requirements. Broadmead's mixed-use ground floors and residential upper floors are essential to creating safe streets that are activated and overlooked and overheard by home and views into the public realm.

Health and well-being

- Policy HWB2 sets out the requirement for development to be proactive in how its design can contribute towards improving health and well-being and reducing inequalities across the city. Of particular relevance to Broadmead is the importance of the design of homes and public realm in providing a healthy living environment, as well as promoting healthy lifestyles as the easy, obvious choice.
- Policy FS2 is clear that access to on-site growing spaces are critical to new residential development in Bristol, providing close access to fresh fruit and vegetables for residents. This is particularly important to consider in the design of communal outdoor spaces in residential developments in Broadmead, with numerous benefits for nutrition, healthy outdoor activity, green infrastructure and biodiversity, social connection.

Transformational change

Broadmead forms a part of Bristol City Centre and like much of the country has seen structural changes to the way people shop and visit retail centres. Its largely retail-focus, low scale and concealed diversity present it as a prime destination for reinvention and a number of local drivers are setting Broadmead on a path toward transformational change.

Local Plan

The new draft Local Plan (Publication Version, November 2023) sets out radical ambitions for Broadmead with Policy DS1A identifying a boundary around Broadmead, Castle Park and part of the Old City. The policy focuses on retaining Broadmead as Bristol's principal shopping destination but also introducing a greater diversity of mixed uses, including a significant proportion of residential.

The policy makes clear that higher density, mixed use development will be encouraged and that major development needs to contribute towards creating a welcoming and inclusive city centre.

Indeed, Policy UL1 sets out expectations for making best use of available land, including the re-use of previously developed land. Bristol City Centre is identified as a location for 'more intensive forms of development' with Policy UL2 suggesting a minimum residential density of 200 dwellings per hectare.

Development and Delivery Plan

The Bristol City Centre Development and Delivery Plan (DDP) is a strategic document setting out the overall vision and initial spatial strategies for steering Broadmead's transformation.

A series of key spatial moves are introduced including the creation of a finer grain urban form as well as significant urban greening of Broadmead's existing and to-be-created streets. A series of holistic strategies and objectives set out the scale of change proposed, covering land uses, movement, public realm, building heights, microclimate and green infrastructure. These strategies include:

- Destination and identity
- Community and culture
- Movement and connections
- Public realm and open space
- Green infrastructure and nature
- Land use and development

Importantly a link is drawn between the impact of urban form on the quality and enjoyment of Broadmead's public realm. The SPD therefore sets out guidance on how the urban form can best deliver the objectives of the DDP, including approaches to ground floors, streets, servicing, building heights and massing.

Image 1 - Development and Delivery Plan (2023)

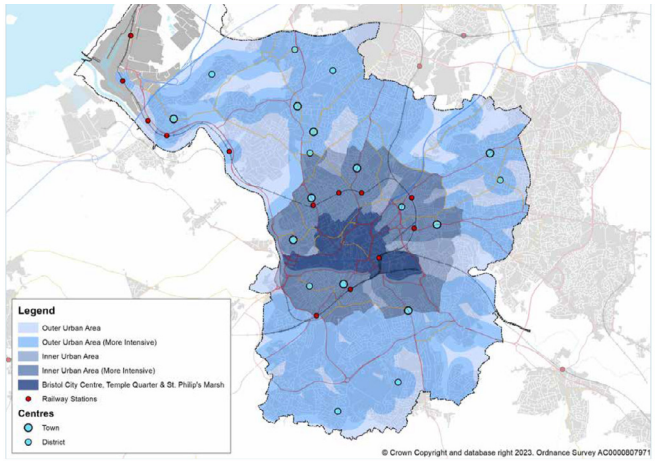


Image 2 - Indicative areas for residential density (Policy UL1, Draft Publication Version, November 2023)

Designing for liveability

The aim of the SPD is to raise aspirations and clarify expectations around design quality in Broadmead, yet it is also about creating the foundations for a good quality of life. A once-in-a-generation opportunity, the scale of transformation in Broadmead makes it uniquely placed to address multiple challenges and opportunities facing contemporary urban neighbourhoods.

Placing liveability at the heart of all design processes and decision making can help establish Broadmead's reputation as a delightful and desirable place to live, grow and thrive. Whilst liveability covers a full range of considerations, the SPD has chosen to amplify the following five holistic priorities that can be addressed through the fundamental aspects of design covered in the SPD:

- Urban vitality
- Resilience
- Inclusion and safety
- Everyday life
- Health and well-being

These considerations have been woven into the rationale for each design principle and should be used as reflective prompts to stimulate thinking, evaluate options and ultimately provide reasoned justification for design decisions.

Urban vitality

Promoting the benefit of harmonious co-location between residential and mixed-uses.

Everyday life

Making life easier for Broadmead and local residents' different needs and lifestyles.

Resilience

Equipping communities with assets and resources to embed social and climate resilience.

Health and well-being

Encouraging active, social and healthy lifestyles that boosts well-being.

Inclusion and safety

Design that promotes safety and is inclusive of all of Broadmead's resident and visitor needs, abilities and backgrounds.

N NEIGHBOURHOOD

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, UL1, SSE1, DPM1, CHE1, DC2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council (2023)
- Increasing Residential Density in Historic Environments, Historic England (2018)
- Building for a Healthy Life, Homes England (2020)

Design priorities

- Urban vitality
- Resilience
- Everyday life

Broadmead's evolving character

Designs should demonstrate that:

N.1

Proposals respond to the vision, strategies and objectives of the City Centre Development and Delivery Plan.

The Bristol City Centre Development and Delivery Plan (DDP) sets out the vision for transforming Broadmead into a thriving city centre for people to live, work, visit and enjoy. It is important all applicants demonstrate how the DDP's six strategies and objectives have shaped proposals, contributing to the overall vision for Broadmead.

Toolkit of design approaches includes:

- The DDP's six strategies including destination and identity; community and culture; movement and connections; public realm and open space; green infrastructure and nature; and land use and development.

Image 1 - Vision for Change - Broadmead's key changes drawing illustrates potential development areas, proposed new links, enhanced links, proposed new open space and Listed Buildings.

Image 2 - The Development and Delivery Plan six strategies.

Broadmead's evolving character

Designs should demonstrate that:

N.2

Proposals promote permeability through a compact form and fine urban grain.

Broadmead's transformation will be characterised by its high levels of **permeability**, with compact urban blocks set within a network of lanes, streets and public spaces. This design cue is informed by Bristol Old City, a highly permeable place that permits people to move around and through the area easily.

Toolkit of design approaches includes:

- Compact **perimeter blocks** will allow ease of movement whilst informing a clear street hierarchy;
- New routes should follow **desire lines** between key nodes of activity wherever possible
- Plots should not exceed a typical maximum length of 40m without a break in the built form along a single elevation

Image 3 - Bristol Old City is characterised by a fine urban grain, where lanes and alleys permeate through compact urban blocks. © Google Maps (right)

N.3

Ground floor facades are characterised by a high frequency of active frontages with proportions that relate to the scale of the street.

Active ground floors tend to perform best when characterised by a high frequency of repeating elements, grounding the design in a **human scale**. This is a positive characteristic observed in both Bristol Old City and Broadmead, where the pattern of shop fronts repeats irrespective of architectural style.

Toolkit of design approaches includes:

- A high frequency of windows and doors should repeat along a street length, using a scale and proportions that respond to the **human scale**
- **Facade** design that 'meets the ground' through regular spacing of vertical columns provides a balance between 'open and closed' surface as well as separation between units
- Large ground floor units should avoid excessive horizontal articulation, as this diminishes the repetition of elements that contributes to the human scale

Image 4 - The repetition and proportion of shop fronts found along a ground floor is a characteristic of both the Old City (top) and Broadmead (middle) that should inform new development, such as in Bankside, London (bottom). © Google Maps all images.

Broadmead's evolving character

Designs should demonstrate that:

N.4

Proposals are layered with ground, middle and upper levels distinct from one another, articulated through massing, materials and fenestration.

Adding diversity and visual interest through layering is a key strategy for transforming the urban monotony of Broadmead. This is achieved to good effect in Bristol Old City, where upper storeys are often distinguished from the 'middle' through a change in **massing**, materials and **fenestration**. This change should be undramatic but provide a positive contrast that introduces diversity.

Toolkit of design approaches includes:

- The top two floors and roof form are considered upper floors (see Diagram 1)
- Ground levels are distinct through design of active frontage - see N.3, B.1, B.3 and B.4
- **Massing** can be articulated to create a diverse roofscape, using setbacks to create terraces for green infrastructure and amenity space
- Use of accent materials on upper storeys can introduce different shades and textures
- Change of **fenestration** can reduce the 'visual bulk' of upper storeys, such as increased or reduced volumes of glazing

N.5

Broadmead's 'The Hub' crescent building is treated as a set piece, with each quadrant adapted in symmetry.

Broadmead's 'The Hub' crescent building is a Locally Listed Building and defining feature of the area, relying on its symmetry as a 'set piece' of the **townscape**. In order to retain this integrity, any planned adaptations should be conceived as a whole, where fundamental aspects affecting its symmetry are reflected equally on each quadrant.

Toolkit of design approaches includes:

- Any adaptation should preserve its crescent geometry and symmetry
- The **massing** of the crescent should remain visually distinct from its context, using gaps or stepping up from the upper storeys of adjoining buildings
- Any redevelopment directly next to or behind the crescent should be sensitively designed and not dominate the crescent setting at street level

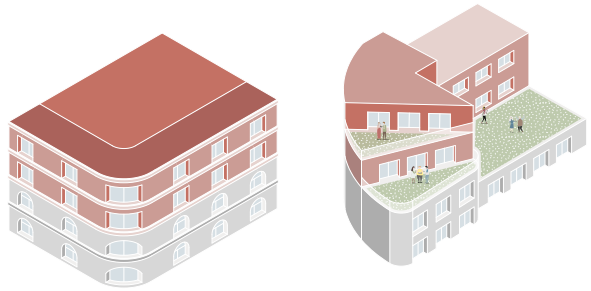


Diagram 1 - Layering is a successful way to introduce diversity into the townscape, seen in the upper storeys of both traditional (left) and contemporary (right) approaches.

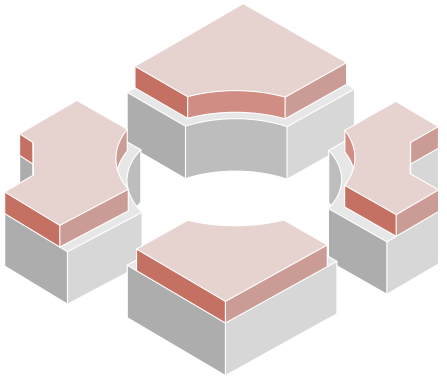


Diagram 2 - Any changes fundamentally altering the symmetry of Broadmead's 'The Hub' crescent building should be reflected on each quadrant.

Broadmead's evolving character

Designs should demonstrate that:

N.6

Proposals maximise opportunities for the creation of local views towards key buildings, spaces and landscape elements.

The relative flatness and homogeneous street / urban block layout means Broadmead rarely benefits from local views. Proposals should therefore make best use of changes in building line and street orientation to create distinctive 'moments' of local views that are staggered within the townscape. Building-in **'serial vision'** through reference points can help emphasise specific locations and embed **legibility**.

Toolkit of design approaches includes:

- The siting, orientation and mass of a building should be as carefully considered as its architectural design to create moments of distinction
- Landscape design can play a similar role, with the size, species and locations of street trees important for creating dynamic views
- Applicants should utilise street-level perspective views to illustrate their approach to serial vision through a series of orchestrated experiences and focal points.

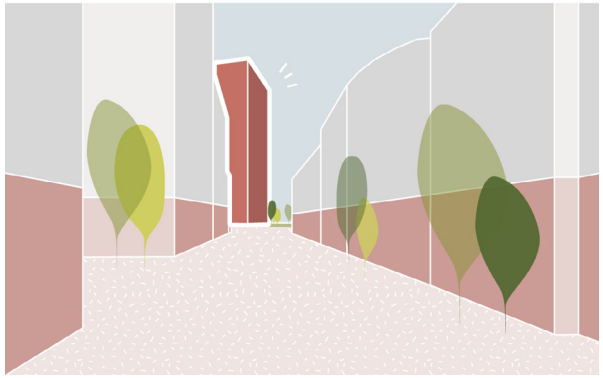


Diagram 3 - Illustrative massing showcasing the importance of taking advantage of changing building lines and street orientation. The careful design of key buildings can act as local points of reference, embedding legibility into Broadmead's townscape.

Broadmead's evolving character

Designs should demonstrate that:

N.7

Proposals contribute positively to local views through meeting townscape objectives.

Where local views exist in Broadmead, such as key points of arrival, proposals must contribute to townscape objectives. Proposals use the following objectives to frame and evidence their design process, using a place-based rationale that takes account of the immediate and local site context.

Townscape objectives include:

Character
- Contributes positively to achieving the character objectives of each area.

Legibility
- A marker building or space that acts as a 'stepping stone' in a wider network of markers.

Setting of heritage assets
- Conserves and enhances the setting of designated and undesignated heritage assets.

Enclosure
- Achieve a comfortable sense of enclosure for pedestrians through building **massing** and planting.

N.8

Proposals contribute positively to long views through meeting cityscape objectives.

Where long views exist across Bristol, proposals must contribute to cityscape objectives. Proposals use the following objectives to frame and evidence their design process, using a place-based rationale that takes account of the strategic city context.

Cityscape objectives include:

Visual obstruction
- Avoid visual obstruction of defined features and assets.

Visual competition / complement
- Visually complement the overall view composition with new volumes.

Skylining
- Add diversity and accent to views with a new variegated city silhouette.

Change of character
- Achieve a positive evolution in character through dynamic views.

Broadmead's evolving character

Designs should demonstrate that:

N.9

Proposals enhance the setting of heritage buildings and retained fabric through visual distinctiveness.

Broadmead is home to a number of designated heritage assets as well as numerous buildings that comprise its inherited **townscape**. These features can positively contrast with new development, embedding variation in Broadmead's character. Being **visually distinct** is a key principle for protecting and enhancing the setting of heritage buildings; enabling new and old to be in dialogue with one another, without resorting to **pastiche** replication. A number of urban design and detailed design strategies can be used to achieve this distinction, described opposite and illustrated overleaf.

Urban design toolkit approaches includes:

- Reinforcing existing **datum** through **massing**
- Breathing space through **massing**
- Breathing space through public realm

Detailed design toolkit approaches includes:

- Materials
- **Fenestration**
- **Facade** proportions

Image 5 - Key proportions are reflected in the vertical extension, with innovative use of new materials and approach to fenestration. © Jack Hobhouse.

Image 6 - The facade proportions of the historical building are expressed through contemporary fenestration and material choices. © Helene Binet.

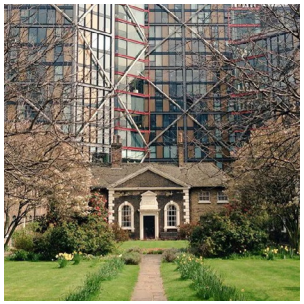


Image 7 - The low scale almshouses are surrounded by high quality public realm and landscape design, preventing new development from cluttering the foreground and surroundings. © Tim Dunn

Image 8 - Massing is sensitively accommodated adjacent to existing buildings, set in and back from the prevailing datum, whilst the established window line informs the approach to fenestration. © Helene Binet.

Image 9 - New development takes material, massing and proportion cues from the heritage building, whilst increased use of glazing distinguishes it as clearly contemporary. © Nick Kane.

Image 10 - A change of materials and fenestration are used here, whilst the structural facade proportions are reflected through the horizontal articulation of upper floors. © Google Maps.

Image 11 - Facade proportions have informed the new street frontage, with set backs accommodating increased scale behind the established datum. © Studio Kyson.

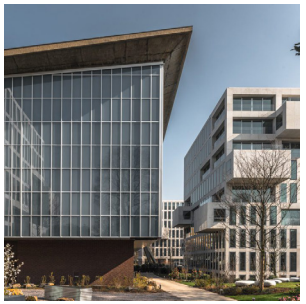


Image 12 - Original facade proportions and materials (left) have informed new development (right) with generous public realm establishing breathing space between developments. © Sebastian van Damme.

Broadmead's evolving character

Visual distinctiveness can be achieved through:

N.9 continued

1. Reinforcing existing height datum through massing (Diagram 4)

- For upper levels of development when forming a terrace with / on an adjacent plot to a heritage asset
- Upper levels are set back to reinforce the existing height datum established by the asset - see N.12, B.13 and B.14

2. Breathing space through massing (Diagram 5)

- For upper levels of development in close proximity to heritage buildings or Conservation Areas
- Upper levels step away from the asset, avoiding cluttering its setting

3. Breathing space through public realm (Diagram 6)

- For individual stand alone heritage buildings that are surrounded by adjacent development plots

New building lines are set back beyond new public realm, with **massing** stepping back at the level established by the asset, avoiding cluttering its setting.

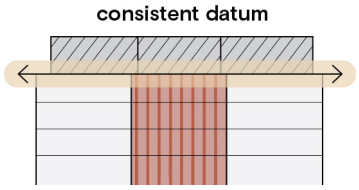


Diagram 4 - Establishing a consistent height datum through massing.

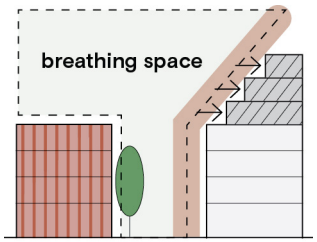


Diagram 5 - Creating breathing space through massing.

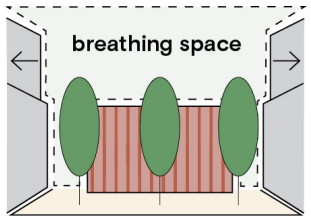


Diagram 6 - Creating breathing space through public realm.

Diagram 7 - Broadmead heritage asset design framework.

- Listed Building
- Locally Listed Building
- Conservation Area
- Consider view location
- Reinforce datum through massing
- Breathing space through massing
- Breathing space through public realm
- Heritage asset cluster (see overleaf)

Broadmead's evolving character

Broadmead's heritage buildings:

N.9 continued

The is table includes a list and brief description of Listed Buildings and Locally Listed Buildings found within Broadmead. A series of design strategies are suggested for how new development can positively respond to each heritage building.

Cluster	Heritage asset	Status	Historic England List Entry	Design strategies
Cluster A	7 Bridewell Street	Grade II Listed Building	List Entry	Breathing space through massing Materials, Fenestration
	Central Police Station	Grade II Listed Building	List Entry	
	Magistrates Court Petty Sessions	Grade II Listed Building	List Entry	
Cluster B	Lower Arcade	Grade II* Listed Building	List Entry	Reinforced datum through massing Breathing space through public realm
	The New Room	Grade I Listed Building	List Entry	
	Walled entrance screen and archway to the New Room	Grade II Listed Building	List Entry	
Cluster C	The Hub	Locally Listed Building	List Entry	Reinforced datum through massing Materials, Fenestration
Cluster D	Merchant Taylors' Almshouses	Grade II* Listed Building	List Entry	Breathing space through massing / public realm
	Railings and Gates to Merchant Taylors' Almshouses	Grade II* Listed Building	List Entry	
Cluster E	Cutler's Hall	Grade II* Listed Building	List Entry	Breathing space through massing / public realm
	The Former Quaker Meeting House	Grade I Listed Building	List Entry	
	The Cottage and Attached Wall, Piers and Gates	Grade II Listed Building	List Entry	
	Bakers Hall	Grade II* Listed Building	List Entry	
Individual assets (F, G, H)	F. The Greyhound Hotel	Grade II Listed Building	List Entry	Breathing space through massing Massing, Fenestration
	G. Odeon Cinema	Locally Listed Building	List Entry	Reinforced datum through massing Materials, Fenestration
	H. Broadmead Baptist Church	Locally Listed Building	List Entry	Reinforced datum through massing Materials, Fenestration

Table 2 - Table of heritage assets and appropriate design strategies.

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, UL1, UL2, DPM1, DC1, DC2, CHE1, HWB2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council (2023)
- Tall Buildings: Advice Note 4, Historic England (2022)

Design priorities

- Urban vitality
- Resilience

Comfortable street level environment

Designs should demonstrate that:

N.10

Massing and orientation is arranged to optimise daylight and sunlight reaching homes, communal amenity spaces and the public realm.

Broadmead's east-west street orientation means it can be challenging to bring good levels of daylight and sunlight into the public realm. **Massing** should be arranged in a way that doesn't block the sun's path reaching the street, whilst bringing good levels of daylight and direct sunlight into homes.

Toolkit of design approaches includes:

- Stepping **massing** away from the public realm in the north, daylight and sunlight can still reach the street, communal amenity courtyards and homes
- See environmental performance criteria in the appendix

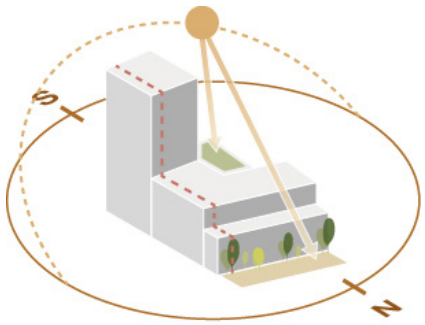


Diagram 8 - Massing, heights and position of tall elements within the urban block to enhance the daylight and sunlight of dwellings, courtyards and public realm.

N.11

Building lines are arranged along the plot perimeter, unless setting back to accommodate public space.

Building along the plot perimeter buildings creates well-defined streets with a comfortable sense of **enclosure**. A continuous **active frontage** at ground floor creates ideal conditions for overlooking and animation of the public realm. Stepping the building line back should only be used in the creation of public space.

Toolkit of design approaches includes:

- New development defines the plot perimeter and consistent building line, rather than taking cues from existing buildings that may result in corners and concealed spots of public realm
- When stepping the building line back, **active frontage** continues to wrap and front the space to create overlooking and animation

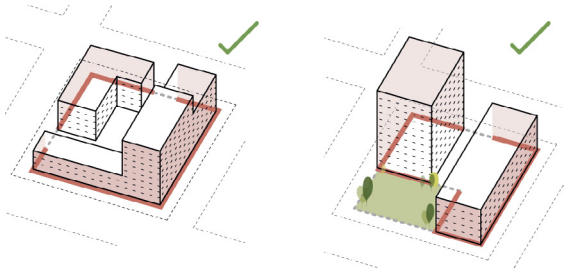


Diagram 9 - Building lines arranged along the plot perimeter (left) and building lines set back in the creation of public space (right).

Prevailing heights framework

Designs should demonstrate that:

N.12

A consistent building height datum that responds to its context is established by new developments, as identified in the framework.

A consistent approach to building height is critical to shaping Broadmead's evolving character and how it relates to the existing and emerging context. Height should be informed by the character of the place envisioned within the DDP. There are areas where it should reinforce existing character and others where a wholly new character can be established, as captured in the framework.

Character area types include:

- **Conserve areas:** Where the context has a coherent and valued character new buildings keep the same height of the context to consolidate and enhance the character e.g. Historic Core
- **Enhance areas:** Where the character is positive but is not fully coherent new buildings can complement the character and evolve it with modest increases in height e.g. City Fringe
- **Transform areas:** Where the context is fragmented and/or poor and can be transformed entirely, more significant heights are possible with opportunity for tall elements - see B.12 - e.g. Central Areas

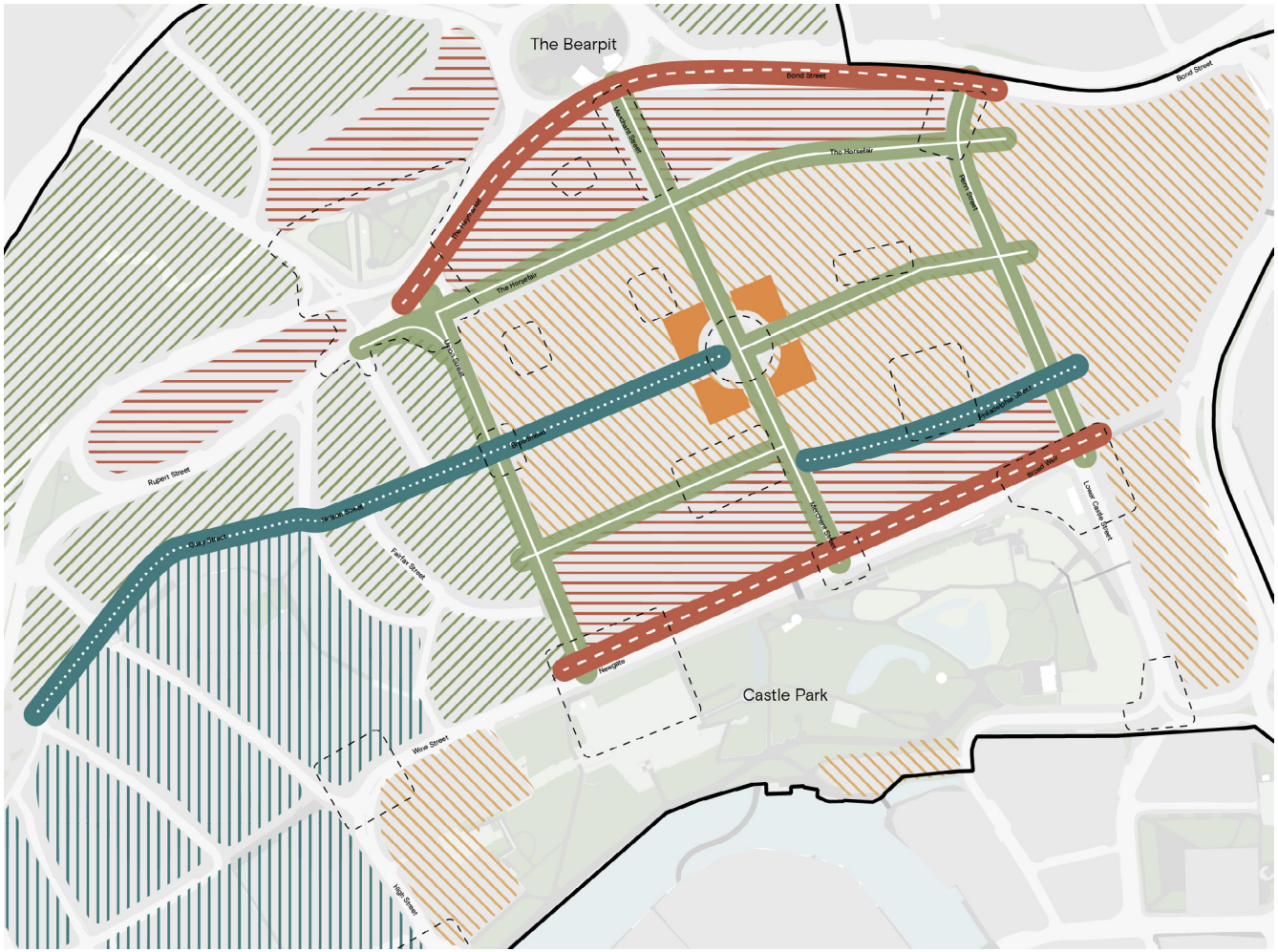


Diagram 10 - Prevailing heights framework appropriate to the existing and emerging character of Broadmead and its setting.

Proposed public space (DDP)

Broadmead Crescent: 4 storeys

Conserve

Historic Core: 3-5 storeys

Enhance

City Fringe: 5-7 storeys

Transform

Inner Central Area: 7-10 storeys with opportunity for tall elements

Outer Central Area: 10-13 storeys with opportunity for tall elements

Corridors - see N.13

Heritage Corridors: 3-4 storeys

Inner Corridors: 5-7 storeys

Outer Corridors: 12-15 storeys

Prevailing heights framework

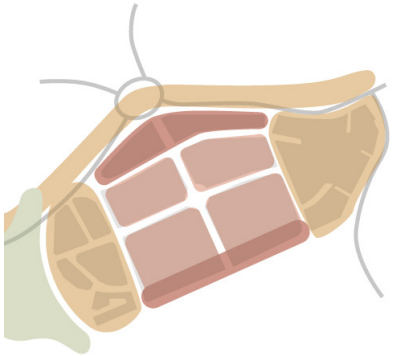
Designs should demonstrate that:

N.12 continued

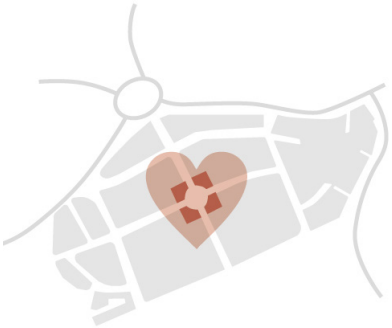
The framework has been informed by a series of spatial principles that are intrinsic to Broadmead's existing and emerging urban form. The principles have been developed to reflect the objective of the DDP, namely accommodating height and **massing** in such a way as to safeguard street level conditions that contribute to active street life and flourishing urban greening within the public realm, including direct sunlight.

It is essential all development takes account of the spatial principles in order to achieve an optimum distribution of **massing**. For additional guidance on **massing** design see N.13, B.12 and B.13.

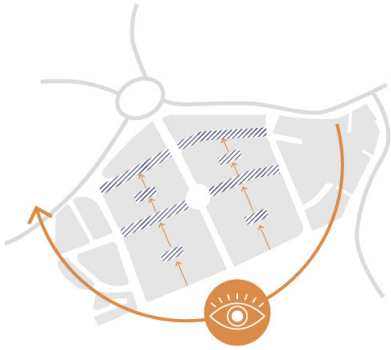
Spatial principles



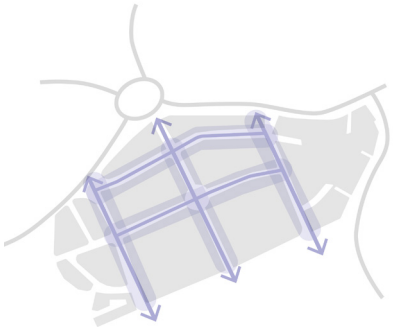
Character-led height
Defining the role height should play in conserving, enhancing and transforming local character.



Heart of Broadmead
Using height and **massing** to reinforce the distinctive crescent set piece at the heart of Broadmead.



Going with the grain
Working with Broadmead's East-West street orientation by concentrating height and mass to the south of urban blocks.



Coherent corridors
Promoting legibility and coherence by establishing a consistent datum along routes.

Defining Broadmead's edges
Concentrating tallest elements to the north and south, defining edges to principal public spaces.

Diagram 11 - Spatial principles informing the approach to prevailing building height datum in Broadmead.

Stepped massing in corridors

Designs should demonstrate that:

N.13

Massing steps down or up from the prevailing building height datum at corridors to establish a positive edge condition.

Broadmead's streets are classified as different corridor types based on their sensitivity to height and their emerging character. **Massing** needs to step down in height to streets within Broadmead's interior (Heritage and Inner Corridors) in order to preserve the **building height to street width ratio** and maintain a good portion of visible sky - see S.4 and B.14. **Massing** has greater freedom to step up in height to Broadmead's exterior streets (Outer Corridors) due to the wide street widths and generous neighbouring context.

Toolkit of design approaches includes:

- **Heritage Corridor:** Building heights fronting the street must step down to preserve the setting of heritage assets
- **Inner Corridor:** Building heights fronting the street must step down to establish a consistent and comfortable street enclosure
- **Outer Corridor:** Building heights fronting the street or public realm can step up to define Broadmead's edge to the wider city
- See the appendix for environmental performance criteria and streets / spaces that require additional specific massing responses

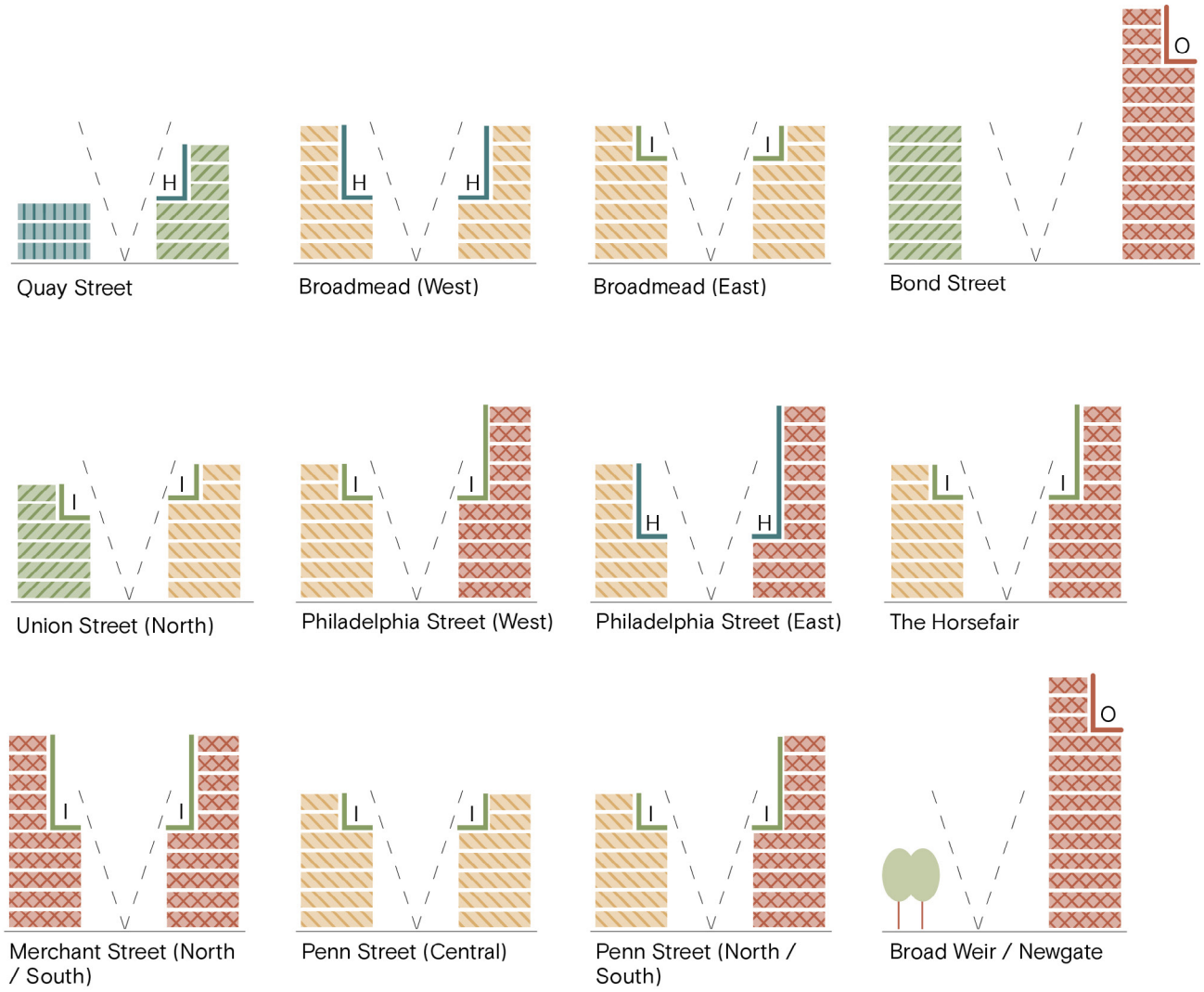


Diagram 12 - Illustrative sections demonstrating the relationship between prevailing heights and corridors (to be read in conjunction with Diagram 10 page 20).

Conserve

Historic Core: 3-5 storeys

Enhance

City Fringe: 5-7 storeys

Transform

Inner Central Area: 7-10 storeys with opportunity for tall elements

Outer Central Area: 10-13 storeys with opportunity for tall elements

Corridors

H Heritage Corridors: 3-4 storeys

I Inner Corridors: 5-7 storeys

O Outer Corridors: 12-15 storeys

N Access to resources

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, SSE1, SSE2, DPM1, DC1, BG1, BG3, H1, H4, T1, HWB2

References and best practice

- Campaigning for Inclusive Playgrounds Guide
- Guidance for Outdoor Sport and Play Beyond the Six Acre Standard, Fields in Trust
- Landscape and Public Realm Design Manual, Bristol City Council (2024)
- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council (2023)

Design priorities

- Urban vitality
- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Network approach

Designs should demonstrate that:

N.14

Proposals contribute to a connected hierarchy of playable spaces.

Play provision forms part of active lifestyles and well-being for all residents and visitors to Broadmead. Local Areas for Play (LAPs) or '**doorstep play**' are the lowest rung of the play hierarchy, providing opportunities for dedicated and incidental play, with specific focus for under 5s. This is the most critical form of play space for Broadmead to deliver given the proximity to Castle Park, where provision for older play can be met.

Toolkit of design approaches includes:

- **Doorstep play** is provided on-plot and within the public realm to meet the 100m walking distance
- Accessible play to be incorporated in consultation with local Disabled Peoples Organisations
- Castle Park is well-placed to contribute significantly towards LEAPs (Local Equipped Area for Play) and NEAPs (Neighbourhood Equipped Area for Play) need
- Play space makes use of natural elements and is bespoke, with "identi-kit" designs unacceptable
- Equal access to play for all residents regardless of tenure, age or ability using principles of universal design to create inclusive play opportunities
- Well-located, responding to gaps in local provision in terms of scale and experience

Diagram 13 - Indicative locations of LAPs to achieve the 100m walking distance requirements, with 400m distance to a LEAP located in Castle Park.

Image 13 - Doorstep play can form a part of street and landscape design, encouraging informal activity for children and adults in well-overlooked environments. © Will Wiesner

Network approach

Designs should demonstrate that:

N.15

Proposals contribute to a connected hierarchy of green and blue infrastructure.

Green and blue infrastructure should be integrated to all development in Broadmead, forming a distinctive part of its evolving character. Developers are encouraged to look beyond their red line boundary to understand how they can contribute green and blue infrastructure (of an appropriate scale and type) that helps deliver overarching strategies.

Toolkit of design approaches includes:

- On-plot greening is required with planting used to soften edges of plots and interface with the public realm - see Landscape and Public Realm Manual and DDP Chapter 3 and 5
- On-plot greening is required with planting used to create natural character, particularly in the creation of communal courtyards and gardens
- On-plot greening is required with planting used to boost biomass and the benefits associated with climate resilience and habitat creation for biodiversity. This is particularly important on the expansive new surface area created by roofs and terraces e.g. green and brown roofs - see B.9 and B.24

N.16

Proposals intersperse community uses with commercial uses at ground floor.

Increasing the residential density of Broadmead needs to be co-ordinated with all the ingredients needed to support urban living, including community uses. Developments should consider non-commercial ground floor uses that can help support residents, particularly where they may be lacking in early phases.

Toolkit of design approaches includes:

- Community infrastructure can often successfully form part of a broader mix of uses, helping bring regular footfall and critical mass to support commercial activities - see DDP Chapter 3
- Community activities can form part of successful interim uses on development sites, used as part of a **meanwhile activation** to help seed emerging communities and shape Broadmead's changing destination and reputation

N.17

Proposals provide a mix of types, tenures and sizes of accessible and adaptable dwellings, including family-sized homes (3 bedroom+).

A mix of dwelling sizes, types and tenures must be brought forward, all of which are accessible and adaptable, helping create inclusive, mixed communities in Broadmead. Opportunities for family-sized dwellings (3 bedroom+) should be prioritised on corners and podium level.

Toolkit of design approaches includes:

- A range of typologies should be explored through the design process and evidenced in discussions with the Council
- All dwellings must be accessible and adaptable (M4(2) compliant) except where wheelchair accessible or easily adaptable for residents who are wheelchair users (M4(3) compliant)
- Family-sized apartments are best located on plot corners, permitting larger layouts that can wrap around a corners
- Podium level maisonettes and apartments can provide family-sized, house-like living with access to a small rear garden or yard

S STREETS AND SPACES

S Green and blue infrastructure

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, NZC1, NZC4, BG1, BG3, BG4, HWB2

References and best practice

- Urban Tree Manual, Forest Research (2024)
- National Standards for Sustainable Drainage DEFRA (2015)
- BS 8545:2014 Trees: from nursery to independence in the landscape (2014)
- Meet Biodiversity Net Gain Requirements: Steps for Developers (2024)
- Tree Species Selection for Green Infrastructure: A Guide for Specifiers (2019)
- Landscape and Public Realm Design Manual, Bristol City Council (2024)

Design priorities

- Urban vitality
- Resilience
- Everyday life
- Health and well-being

Trees and urban greening

Designs should demonstrate that:

S.1

Existing trees are incorporated into proposals with extensive tree planting and urban greening found on every street, creating an urban forest.

Planting has a direct correlation with creating healthy and resilient urban neighbourhoods, with numerous co-benefits unlocked through planting including urban cooling, noise reduction, cleaner air, wayfinding and immediate connections to nature.

Toolkit of design approaches includes:

- Trees and urban greening can contribute towards creating distinctive, characterful streets throughout Broadmead - see S.3 and S.4
- Existing trees are surveyed to understand their health, life span and preferred conditions for thriving;
- Existing trees are to be meaningfully incorporated into schemes through layouts and views
- SuDS are integrated into the public realm and on-plot as part of a Broadmead-wide water management system
- Tree pits and public realm are designed to remedy and mitigate risk of root damage to paths
- Employ the 3-30-300 rule: every resident can see at least three trees from their home, 30% tree canopy cover across Broadmead, 300m walk to nearest green space of at least 1 hectare i.e. Castle Park

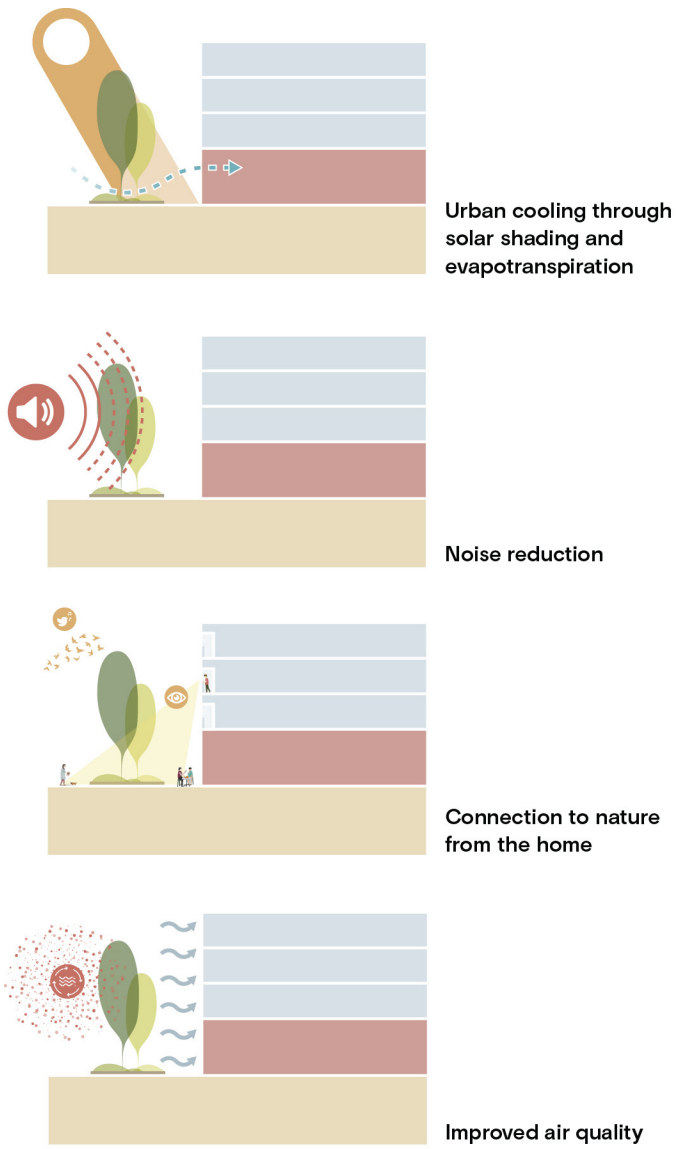


Diagram 11 - Street trees perform multiple roles for improving the quality of life in urban environments.

Trees and urban greening

Designs should demonstrate that:

S.2

Trees are positioned carefully to allow growth to reach maturity and maintain the health and longevity of planted trees.

The design and specification of tree planting requirements will vary depending on location and tree species. Requirements must be coordinated to ensure the correct growing conditions to maintain the health and longevity of planted trees.

Toolkit of design approaches includes:

- Consider use and role of trees to fully integrate their presence and maximise their role in safe navigation, placeshaping, biodiversity, habitat creation and climate resilience
- Consider the location and placement of trees early in the design process
- Tree planting in paved areas should ensure root zones, utilities and below ground infrastructure are coordinated
- Tree pits should incorporate tree cells to achieve the required root soil volumes beneath engineered surfaces
- Consider opportunities for connected tree pits to maximise potential stormwater attenuation and accommodate long-term root growth

S.3

Planting and landscape design contribute to the desired character of a street or space as set out within the DDP and Landscape and Public Realm Design Manual.

Trees have the potential to transform the three dimensional qualities of Broadmead's streets and space – providing shade, dappled light and seasonal interest. They should be used extensively across the public realm to reinforce difference, character, and identity of places or neighbourhoods.

Toolkit of design approaches includes:

- Respond to the DDP and any other spatial strategy setting the overarching landscape approach, avoiding inconsistent plot-by-plot approaches
- Consider the intended character of a street or space and make species selection that can positively contribute toward achieving this
- Trees in public spaces can provide structural as well as functional properties e.g. adding definition to wide spaces, providing shade in summer months
- Planting in primary streets can help emphasise their prominent role as high footfall locations e.g. robust, repetitive and mature tree-lined streets
- Planting in secondary and tertiary streets can reflect the quieter, more intimate character e.g. making use of shaded planters, SuDS and climbers

Public space © Deepdale Trees

Primary street © Will Wiesner

Tertiary street © Tim Crocker

Image 14 - Landscape design should respond to and help define the desired character of a street or space.

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, SSE1, SSE2, DPM1, DC1, NZC1, BG1, BG3, T1, HWB2

References and best practice

- Transport Development Management Design Guidance, Bristol City Council (2022)
- Manual for Streets 1 (2007) and 2 (2010)
- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council (2023)
- Living with Risk, Promoting better public space design, CABE (2007)
- Landscape and Public Realm Design Manual, Bristol City Council (2024)

Design priorities

- Urban vitality
- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Street network

Designs should demonstrate that:

S.4

Broadmead's streets form a part of a clearly legible street hierarchy, informed by an appropriate combination of proportions, ground floor uses and street design.

Broadmead's streets lack diversity and it is essential existing and new streets are designed to install a sense of **hierarchy** and **legibility**. A combination of ground floor uses, proportions and street design are used to deliver the DDP's aspirations of easily identifiable primary and secondary routes and tertiary passageways, mews and alleyways.

Toolkit of design approaches includes:

- Proportions: primary and secondary routes generally achieve a 1:1 **building height to street width ratio**, with public spaces 1:2 and tertiary routes 3:1 - see B.14
- Ground floor uses: public spaces and primary streets are fronted by continuous commercial ground floors, with minimised servicing areas and residential entrances concentrated on secondary and tertiary streets
- Street design: street furniture and planting should reflect the intended footfall, responding to proposals within the Landscape and Public Realm Design Manual and DDP Part B

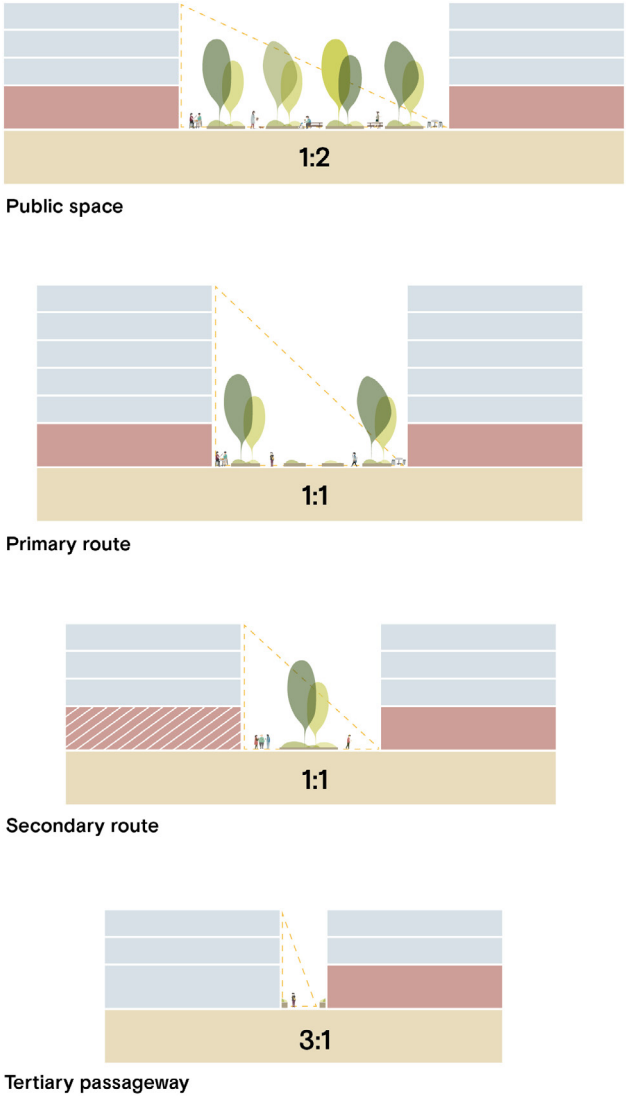


Diagram 12 - A classification of typical conditions comprising the street hierarchy, see DDP Part A page 56.

Street network

Designs should demonstrate that:

S.5

Streets form part of a connected network of streets and spaces, creating a choice of walkable connections across Broadmead and beyond.

By establishing a finer **urban grain** within Broadmead a greater variety of pedestrian routes will be available. It is vital this improved pedestrian connectivity creates connections to the wider network of streets and public spaces beyond Broadmead too, encouraging residents to walk local journeys wherever possible.

Toolkit of design approaches includes:

- New pedestrian routes are continuous and respond to existing and emerging **desire lines,** using **wayfinding** and local views to enable easy, direct and clear travel from points of interest for all
- Connections should meet crossings or **super crossings** (see DDP Part A) to allow safe and convenient pedestrian and cycle movement across streets
- Routes should be fronted by active frontage at ground and upper floors, avoiding inactive servicing areas or street frontage wherever possible
- Where passing by servicing areas cannot be avoided, its presence within the public realm should be minimised as much as possible, utilising servicing strategies within the plot - see S.7

Servicing and deliveries

Designs should demonstrate that:

S.6

Wherever possible servicing is concealed within plots, utilising shared servicing areas for multiple ground floor commercial units.

Broadmead's ground floors will be wrapped by continuous commercial frontage, utilising concealed on-plot servicing to minimise areas of inactive frontage.

Toolkit of design approaches includes:

- Servicing of multiple commercial units can take place in podium service yards or open courtyards
- Vehicles can enter and leave podiums from different streets to reduce turning space necessary
- Courtyards are attractive public realm spaces, with goods wheeled from the street and unloaded fully within commercial units, using discreet and well maintained entrances - see Image 15 opposite
- Servicing entrances to the plot are located on secondary and tertiary streets
- Buildings not integrated into a **perimeter block** can utilise basement or on-street servicing - see S.7
- Servicing access to the plot is well integrated into the ground floor design, using proportions and **facade** design to minimise visual impact and create a consistent and coherent relationship with adjacent shop fronts - see Image 17 overleaf

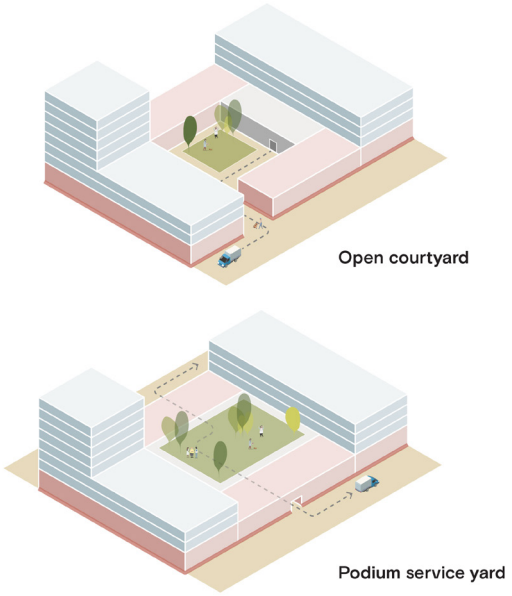


Diagram 13 - Strategies for concealing servicing areas within the plot, maximising opportunity for wrap-around active frontage on all sides.

Image 15 - Courtyards are attractive public realm spaces designed for the pedestrian experience, with servicing wheeled in and unloaded fully within commercial units. © Fred Haworth

Servicing and deliveries

Designs should demonstrate that:

S.7

Where delivered on-street, the location and design of servicing is well integrated into the street design.

In exceptional circumstances, where servicing cannot be incorporated into the plot, any on-street servicing is sensitively integrated into the street design. On-street servicing arrangements can be utilised for small commercial units and/or where buildings do not form part of a perimeter block with a plot interior.

Toolkit of design approaches includes:

- On-street bays are integrated with the pavement and to be laid in block paving to maximise pavement widths and form part of the pedestrian domain - see Landscape and Public Realm Design Manual
- Street furniture, lighting and planting is used to restrict and define the space for vehicles to pass, breaking down long uninterrupted sightlines and straight movements, encouraging careful and slow vehicle driving in the pedestrian-centric streets
- Time and vehicle servicing strategies can minimise potential conflicts e.g. noise disturbance
- Where coordinated deliveries are difficult e.g. for Broadmead's small independent businesses, close access to sufficient on-street bays are important

S.8

On-street servicing areas are designed and managed to protect safety of pedestrians and cyclists.

Broadmead's streets are likely to experience high volumes and frequencies of users at peak times, particularly segregated strategy active travel routes on Union Street and Penn Street. Where servicing cannot be delivered within the plot, on-street servicing is accommodated via time-restricted access, outside of peak-hours.

Toolkit of design approaches includes:

- Any servicing access require time and modal strategies to mitigate potential conflicts e.g. servicing vehicle behaviours prevent reversing, avoiding servicing at peak active travel times etc.
- Commercial ground floor units on Penn Street that cannot be serviced within the plot should be done so via time-access on-street bays - see S.7
- Commercial ground floor units on Union Street that cannot be serviced within the plot should be done so via foot, unloading to time-accessed bays elsewhere and wheeled into the units

Image 16 - Vehicles servicing areas denoted through a subtle but clear change in material. © DeFacto, CC BY-SA 2.5, via Wikimedia Commons

Image 17 - Servicing entrances into the plot interior and well integrated into the overall ground floor design. © Google Maps

Public and short stay cycle parking

Designs should demonstrate that:

S.9

Short stay cycle parking is strategically distributed across the public realm, located in highly visible streets and spaces.

Convenient, safe and easy access to cycle parking is key to ensuring that it is actively used by as many people as possible. Having the option to store bicycles within Broadmead's public realm can help make life easier for residents and visitors alike, whether it's running errands en-route home from work or choosing active travel as part of a multi-modal trip.

Toolkit of design approaches includes:

- Short stay cycle parking is located in prominent, well-overlooked positions and integrated into the street design. They should not obstruct footways or desire lines
- Short stay cycle parking should be provided as Sheffield stands for visitors as well as bicycle hangars for residents, providing multiple secure storage options
- Short stay cycle parking should be located in proximity to public transport hubs to promote multi-modal trips e.g. Bus Station, Union Street active travel route

S.10

Secure short stay cycle parking provides space for regular and larger bicycles, including cargo bicycles and specially adapted cycles.

Promoting cycling as an everyday way to move around requires to account for when cycles are used to transport children, groceries, larger items, and pets, as well as for different cycling abilities and ways of cycling. This increasing diversity of cycling should be encouraged with secure storage options within the public realm.

Toolkit of design approaches includes:

- Consider provision for 5% of short stay cycle parking space for larger cycles such as cargo bicycles, hand cycles, tricycles / recumbent cycles, that are secure and can be locked e.g. extra long / low Sheffield Stands

Accessible and inclusive public realm

Designs should demonstrate that:

S.11

All streets and spaces are safe, inclusive and accessible by all ages and abilities including teenagers, people with dementia, wheelchair users and young children.

Public realm design can promote independent mobility of all users for rest, leisure, play, recreation and to participation. Design must focus on children, young people (particularly teenage girls), older people and those with disabilities. Mitigating real or perceived risk and barriers to mobility can empower residents and visitors and boost a sense of ownership of the public realm.

Toolkit of design approaches includes:

- Seating, art and play encourages social interaction
- Streets avoid clutter and maintain clear obstacle-footways free e.g. planters, tree pits, raised signage rather than A-frames
- Seating and rest utilises arm and back rests, planting for summer shade, integrated signage and mapping
- Utilise warm materials and avoid excessively reflective or slippery materials
- Planting borders are picked up by cane users
- Lighting is not disrupted by tree canopies
- Tactile paving used to indicate safe crossing points where necessary e.g. around servicing areas
- Utilise a change in tone or texture to intentionally indicate a change in environment e.g. pocket park

Accessible and inclusive public realm

Designs should demonstrate that:

S.12

Streets and spaces are framed and overlooked by windows and doors to boost natural surveillance and encourage social activity.

The public realm feels most safe and comfortable to use when well framed and overlooked by surrounding buildings from multiple vantage points. This creates streets and spaces that are **naturally surveilled** through the day, evening and night time; helping residents become custodians of the neighbourhood.

Toolkit of design approaches includes:

- Commercial ground floor uses can use high volumes of glazing to create strong visual links out to the public realm e.g. shop fronts
- Consistent building lines creates coherent definition to the public realm and avoids concealed spots;
- Regular windows on upper floors provide direct overlooking of the public realm from many angles
- Windows from communal corridors, staircases and indoor amenity areas can overlook confined spaces within the public realm
- Seating and lighting within the public realm encourages social activities and good visibility, avoiding any “left over” spaces that lack social function
- Secondary and tertiary streets should see a majority frontage of commercial ground floors to compensate for any inactive servicing frontage

S.13

Tertiary passageways provide calm environments for residents and visitors, including provision for different types of physical activity for all ages.

Broadmead’s tertiary streets will perform a local function for residents and visitors. They should be designed to provide opportunity for calmer neighbourhood activities, located away from busier and visitor-centric primary and secondary streets e.g. play and exercise.

Toolkit of design approaches includes:

- Small spaces can spur off of tertiary passageways and into the development plot e.g. pocket park
- Acting as an extension of the public realm, gating is unnecessary but modest boundary treatments can be used to intentionally denote a change in character e.g. planting strip
- Active ground floor uses can include communal residential entrances, community or cultural uses – relating the internal and intended external users
- **Doorstep play** and outdoor exercise equipment can provide resources for residents to be active within close reach of their home
- Allowing intentional space for personalisation can boost sense of ownership over spaces e.g. chalk drawing ground, community gardening etc.

Image 18 - A tertiary street conceived as a shared courtyard, with street and landscape design providing a safe and calm environment for children to play and explore nature. © Enrique Verdugo

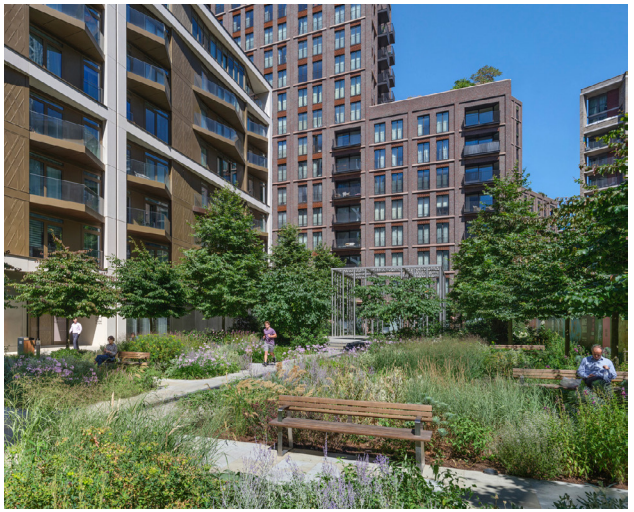


Image 19 - A shared garden passing through a plot interior, using landscape design to denote intended residential use without being gated from the public realm. © Alex Upton

B BUILDINGS

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, SSE1, SSE2, DPM1, DC2, H4, T1, HWB2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council (2023)
- Building for a Healthy Life, Homes England (2020)

Design priorities

- Urban vitality
- Everyday life
- Inclusion and safety

Active frontages

Designs should demonstrate that:

B.1

All streets and spaces are actively fronted at ground floor with frequent windows and entrances to commercial spaces and residential lobbies.

Active frontage contributes to creating the safe, overlooked and animated spaces that will be a hallmark of Broadmead's ground floors. They create a sense of shared ownership where shops, cafés, restaurants, workspaces and other ground floor commercial uses act as custodians for the street, encouraging pride and decreasing opportunities for anti-social behaviour.

Toolkit of design approaches includes:

- High volumes of glazing create strong visual links to the public realm, using DDA dots for inclusive design
- **Scale** and proportions respond to the **human scale**, avoiding excessive horizontal articulation of large commercial units - see N.3
- Back of house operations are concentrated within the plot away from the perimeter frontage, which is wrapped by commercial and community uses
- Commercial and community uses occupy ground floors, rather than amenity spaces for residents of the building e.g. gyms
- Servicing entrances are consolidated and form part of an integrated ground floor design - see S.6
- Vacant units use artwork or illustrations to activate glazing pre-occupation, rather than advertising

B.2

The distribution of ground floor uses responds to Broadmead's emerging street hierarchy as set out in the DDP.

The distribution of ground floor uses responds to the **street hierarchy**, helping embed greater legibility within Broadmead. Commercial and cultural uses should be located on high footfall thoroughfares, whilst community uses, residential entrances and servicing access are located off quieter streets with a more local function and character.

Toolkit of design approaches includes:

- Commercial and cultural ground floor uses are located on primary streets, namely Broadmead, Merchant Street and Penn Street and secondary street Philadelphia Street - see DDP Part A page 73
- Community ground floor uses, servicing access and communal residential entrances are located on secondary streets, including The Horsefair and Union Street - see DDP Part A page 73
- Independent businesses and shared residential entrances are located on tertiary streets
- Ground floor uses are combined with respective building heights and street design to reinforce the **street hierarchy** - see S.4

Entrances and ground floors

Designs should demonstrate that:

B.3

Ground floors are amply proportioned with a minimum 3.2m floor-to-ceiling heights (excl. servicing).

The rich mix of commercial, cultural and community ground floors will contribute to Broadmead's vibrant character. Generous floor-to-ceiling heights are critical to making the most of these active uses, as well as locking in flexibility for alternative uses.

Toolkit of design approaches includes:

- Service transfers, ventilation or lighting zone should be excluded from the floor-to-ceiling height measurement

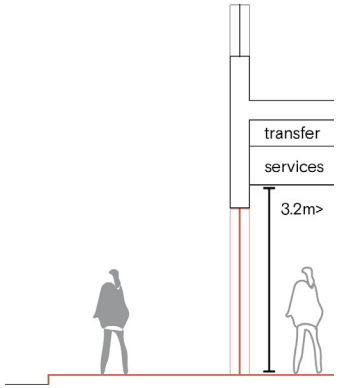


Diagram 14 - Minimum floor to ceiling height for commercial ground floors.

B.4

Communal residential entrances are level with the street, clearly defined, well-lit and sheltered.

Communal residential entrances are the interface between the public street and private residence. They should be safe and comfortable spaces to enter or leave a building, with strong visual connections between the inside and outside, providing generous space for waiting and meeting of several residents.

Toolkit of design approaches includes:

- Entrances should provide shelter from bad weather, using recesses and canopies
- Intercoms and locking systems are visible and reachable for a broad range of people, using automated entry widely
- Lighting enhances the sense of safety by improving visibility in the evening and night-time
- Entrances should generally be located on secondary street frontages, maximising non-residential active uses on the primary frontages
- Distinctive articulation and external finishes can aid **wayfinding** for children, those with visual impairment, neurodivergence and dementia
- A recessed building line can provide space for personalisation by residents, adding to sense of community and helping when giving directions

B.5

Residential entrances are shared between tenures. Where separate, all entrances are tenure blind in design quality when perceived from the public realm.

Shared entrances and other common spaces can provide everyday opportunities for residents to recognise and get to know their neighbours. Where tenure separated entrances are needed no visible distinction in design quality should be noticed, to build equality and sense of belonging.

Toolkit of design approaches includes:

- **Tenure blind** entrances have shared prominence along the street, same scale of opening, materials, door specification and landscape design

Image 20 - The entrance design is clearly marked through a change in material palette and scale, whilst the recessed building line provides shelter and space for planting, adding to a sense of personalisation. © Tim Crocker

Corners

Designs should demonstrate that:

B.6

All corners are dual-sided to provide dual active frontage and overlooking.

Corner plots can be the most animated and vibrant of Broadmead's spaces, with dual-frontage important for natural surveillance and activation of street level on both sides.

Toolkit of design approaches includes:

- Commercial uses are an effective way of animating corners
- Where residential entrances are located at corners, lobbies should provide active frontage to both sides
- Balconies on upper floors can provide good overlooking to street level

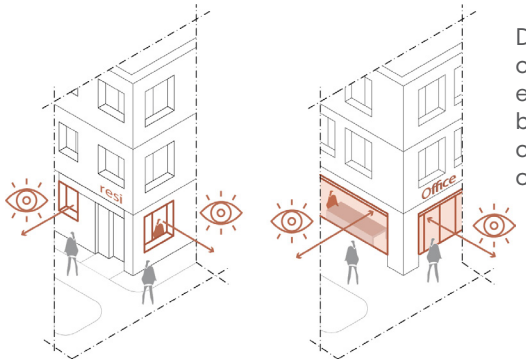


Diagram 15 - Street corner can be effectively animated by residential communal entrances or commercial uses.

B.7

Corners are celebrated with building orientation, design and public space to create moments of distinction within the townscape.

Buildings located on corners can be seen from multiple viewpoints and have a prominent role in enhancing Broadmead's local legibility. This approach is particularly important when changes in the building line, street orientation and topography create local views towards prominent corners and create 'moments' of distinction - see N.6.

Toolkit of design approaches includes:

- Chamfering corners in prominent locations can enhance visibility and allow more space for public realm and planting
- Off-setting buildings to face into and address corners with bespoke, characterful buildings
- Chamfered corners present opportunity for **wayfinding** and moments of distinction (see N.6), creating **legible** points for navigation and changes in direction

Image 21 - Chamfering the building line creates pocket space for public realm and facing into the corner with active frontage creates natural surveillance. © Tim Crocker

Diagram 16 - Chamfers and nooks can increase visibility, whilst corner balconies can overlook and animate the public realm.

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, NZC1, NZC4, BG1, BG3, T1, HWB2, FS2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council
- Urban Greening Factor for England User Guide, Natural England (2023)
- Building for a Healthy Life, Homes England (2020)

Design priorities

- Urban vitality
- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Shelter and shade

Designs should demonstrate that:

B.8

South facing façades utilise well-integrated colonnades or canopies at ground floor into proposals to provide shade and shelter.

Climate resilience should be integrated into all new development. Bristol's wet weather and Broadmead's south facing orientation means this is particularly important as climate becomes more volatile, with shade and shelter important components of the public realm.

Toolkit of design approaches includes:

- **Colonnades** delivered across multiple plots can provide continuous sheltered routes through the public realm
- A typical depth of 3.5m can allow space for bistro seating and planters in addition to publicly accessible footway provision

Image 22 - Colonnades can provide shelter and shade, as well as threshold for spill out activity from ground floor units. © Panter Hudspith.

Vertical greening

Designs should demonstrate that:

B.9

Facade, massing and roof design maximises opportunities for vertical greening, using planted terraces and green walls.

Vertical greening can have multiple co-benefits including boosting biodiversity through habitat creation, mitigating urban heating, improving air quality, reducing flood risk and supporting health and well-being.

Toolkit of design approaches includes:

- Green walls, planted terraces and living roofs must have management strategies in place
- They can help animate areas of blank **facade** around cores, MEP and servicing
- Roof spaces can be used as communal resident allotments for food growing, as well as green and brown roofs for biodiversity and water management

Image 23 - Planted terraces can provide views to nature at upper levels, boosting climate resilience and well-being. © Mark Leitner-Murphy

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, UL1, UL2, DPM1, DC1, DC2, NZC1, NZC4, BG1, T1, HWB2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council
- Tall Buildings: Advice Note 4, Historic England
- Urban Living SPD, Bristol City Council (2018)

Design priorities

- Urban vitality
- Resilience

Tall buildings responding to context

Designs should demonstrate that:

B.10

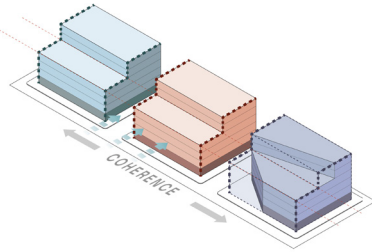
Tall buildings are designed to create a comfortable pedestrian experience.

When well-designed tall buildings can aid the pedestrian experience by creating legible environments that benefit from comfortable levels of daylight, sunlight and wind.

Toolkit of design approaches includes:

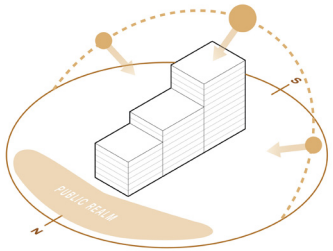
- The design principles should inform the approach to site layout, orientation and **massing** to achieve comfortable pedestrian conditions - see N.10
- See environmental performance criteria in the appendix
- Read in conjunction with Part 3 of the Urban Living SPD for additional guidance on tall building design

Diagram 17 - Design principles used to inform the approach to site layout, orientation and **massing**.



Consistent datum

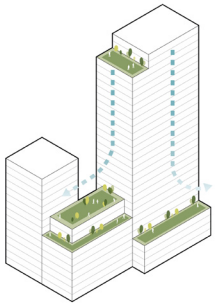
A consistent height datum installs a sense of unity and coherence between different architecture.



Stepped massing

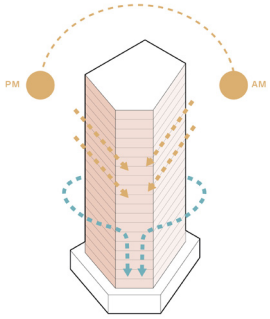
Step away from public realm located north of a building, to bring good daylight and sunlight into the space.

Design principles



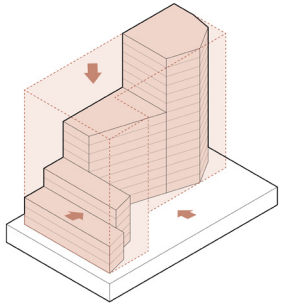
Terracing

Using layers of terraces and podiums to dispel and dilute down-drafts and optimise amenity space.



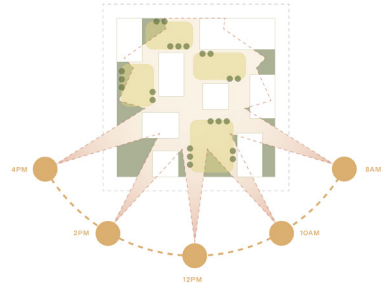
Sculpted form

Using sculpted **massing** to create a dynamic visual character and positive microclimate.



Distinct volumes

Conceive buildings as a family of distinct volumes, 'carving out' a form that reduces visual bulk and mass.



Diversity

Introduce diversity in plan and section, creating dynamic ground floor experience throughout the day.

Tall buildings responding to context

Designs should demonstrate that:

B.11

Tall buildings are designed to have a consistent quality when seen from multiple viewpoints.

Broadmead sits within lowlands at the confluence of the River Frome and River Avon, part of the broader Avon Valley. In addition to their height, this natural landform means tall buildings will be visible from far away and multiple viewpoints. Therefore, all **elevations** are equally important and should be of consistent high quality, whilst the top of the building particularly important for its impact on the skyline.

Toolkit of design approaches includes:

- The main 'body' of the building facade should have a simple, ordered and consistent quality, making use of repetitive elements e.g. proportions, balconies, recesses, and **fenestration** etc.
- The top of the building should be articulated and distinct in material and form to the middle, creating a finessed component of the skyline e.g. change in **massing** or fenestration to reduce visual bulk
- Read in conjunction with Part 3 of the Urban Living SPD for additional guidance on tall building design

B.12

Tall elements rise above the surrounding building height datum and are read as a distinct, slender volume.

Tall elements across Bristol have historically been church spires and clock towers, slender and elegant volumes punctuating the skyline. Tall elements in new development should follow a similar articulation and be read as distinct volumes with vertical proportions. This refined approach can enhance legibility and wayfinding, as well as minimising impact on daylight, sunlight and wind associated with height.

Toolkit of design approaches includes:

- Creating a 'carved' rather than orthogonal **massing** can improve microclimactic conditions, as well as expressing different three dimensional qualities – creating different 'faces' seen from different viewpoints
- Tall elements should be integrated into an urban block that reinforces the surrounding prevailing building height **datum** – see N.10 and B.17
- Read in conjunction with Part 3 of the Urban Living SPD for additional guidance on tall building design

Image 24 – The tall element is integrated into the central building mass, rising above the established building height datum to be read as distinct volume. © Tim Crocker

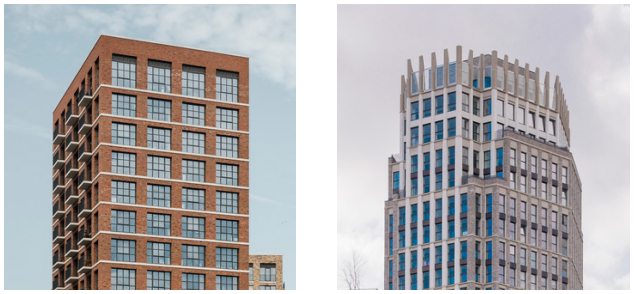


Image 25 – The façades of the tall element are well ordered and composed, whilst the top is distinct from the main facade, expressed both subtly (left) and expressively (right). © Tim Crocker

Tall buildings responding to context

Designs should demonstrate that:

B.13

Height transitions in scale when tall elements meet low-rise context.

As Broadmead's character evolves to a dense, mixed use neighbourhood this will be expressed through a change in **scale**, form and **massing**. This change can be perceived as overbearing and abrupt when it sharply contrasts with existing context, particularly sensitive townscape e.g. Listed Buildings. In these areas height and **massing** should transition from high to low scale, ensuring emerging and existing are in dialogue with one another - see N.9.

Toolkit of design approaches includes:

- The edge of new development relating to the lower context can be lower, either matching the building height of the neighbouring buildings or an intermediate height, as per Image 26
- **Tall elements** could be set back to establish a lower perceived datum as illustrated in Diagram 18
- Read in conjunction with Part 3 of the Urban Living SPD for additional guidance on tall building design

B.14

Height is appropriate to the width and character of the street or space that the building faces.

Building height should be proportioned to the street section to create a public realm clearly framed by buildings close enough to relate to each other and the street but also distant enough to maintain a good portion of visible sky and privacy. Streets should typically have a 1:1 **building height to street width ratio**, though alternative proportions can be used to achieve different characters - see S.4.

Toolkit of design approaches includes:

- Broadmead's streets are typically 18m wide, therefore fronting these with 5 storeys can achieve comfortable enclosure, setting back upper levels to accommodate further increases in scale
- Building heights fronting public spaces should avoid over **enclosure**, creating a more generous feeling of openness - see S.5
- Building heights fronting tertiary streets should be well **enclosed**, creating a more intimate feeling - see S.5
- **Tall elements** can be incorporated into buildings, concentrating scale and **massing** away from public realm to the north - see N.10 and B.10

Image 26 - Height transitions in scale, stepping down from the corner to meet the building height datum of adjacent buildings. © Tim Crocker

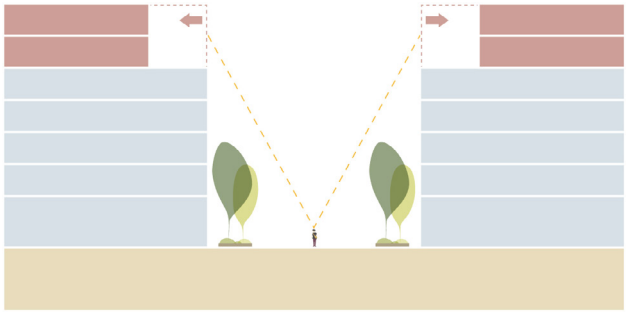


Diagram 18 - Achieving a comfortable sense of enclosure can be achieved through 1:1 building height to street width ratios, whilst upper storeys can be set back to preserve this positive street condition.

Tall buildings base

Designs should demonstrate that:

B.15

The base of tall buildings relates to the scale of the street.

The way tall buildings meet the ground is a key component and often overlooked aspect of their design. By virtue of their height, relating the base to the scale of the street is critical to achieving and comfortable integration with street level. The base should respond to the **human scale** of the street considering the height of surrounding buildings, and it should create a lively, attractive and functional interface on the street.

Toolkit of design approaches includes:

- Active uses that animate the street should be included in the base of tall buildings
- Design should show continuity between the base and the middle part of the **elevation**
- Proportions, materiality and the quality/amount of details should be well expressed at the **human scale**, reflecting the fact they are visible up close by passersby
- Read in conjunction with Part 3 of the Urban Living SPD for additional guidance on tall building design

B.16

Tall elements form part of an urban block and provide an active frontage to the surrounding streets and spaces.

Tall buildings provide a high number of homes in a compact **urban form**, requiring significant space for servicing, plant space, bike storage, waste storage, and communal amenities. These functions need to be easily accessible, practical and overlooked but must be balanced with the need for Broadmead's commercial, cultural and community uses at ground floor.

Toolkit of design approaches includes:

- Servicing areas or plant louvres should not be located on primary streets or key elevations
- Substation entrances, cycle store entrances and other ancillary uses are located on secondary or tertiary streets with their entrances well integrated into the ground floor design - see B.1 and S.6
- When free-standing tall buildings are acceptable, as an exception, they should achieve active fronts around the whole perimeter of the ground floor while ensuring adequate space and quality for ancillary and amenity spaces e.g. utilising basements for communal bicycle storage and communal amenity terraces rather than rooftops
- Read in conjunction with Part 3 of the Urban Living SPD for additional guidance on tall building design

Image 27 - The ground floor and base of the building are well articulated through detail, materiality and proportions, reflecting the up-close pedestrian experience of this part of the building. © Tim Crocker

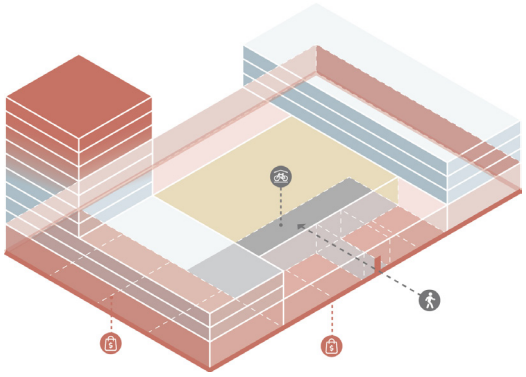


Diagram 19 - The tall element forms part of a well considered urban block, wrapped in ground floor active frontage. Servicing areas are concealed within the plot beneath the podium, with access secured on a secondary street with minimal loss of active frontage.

B Lobbies and circulation spaces

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, DC2, NZC1, H1, H4, T1, HWB2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council
- Building for Everyone: A Universal Design Approach, Centre for Excellence in Universal Design

Design priorities

- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Lobbies

Designs should demonstrate that:

B.17

Lobbies are hard wearing and comfortable places to meet and wait, with access to natural light and visual connection to the street.

As high footfall spaces, lobbies should be hard wearing in design and specification to minimise maintenance requirements. Moreover, their frequent use makes them critical common spaces for residents to recognise and get to know their neighbours, so should be welcoming and comfortable places to linger.

Toolkit of design approaches includes:

- Furniture and areas to sit, rest and wait make these spaces practical and sized to accommodate high volume of simultaneous activity at peak times e.g. ingress, egress, hot food deliveries
- Large windows can create active frontage and natural lighting, creating a strong visual connection between the lobby and street - making it easier to see deliveries or friends arriving
- Co-locating communal amenity and service spaces off of lobbies can improve overlooking and comfort, provided sufficient management plans are in place
- Hard wearing and easy to clean surfaces can reduce service charges for maintenance
- Electrical charging points is inclusive for those using technology and mobility devices

Corridors, galleries, stairs and lifts

Designs should demonstrate that:

B.18

Corridors, galleries and circulation spaces feel generous and encourage active, healthy and social lifestyles.

Residents of Broadmead should not feel like they have to rush from the lobby to their front door. By reducing convoluted layouts and improving access to natural light and ventilation, these shared circulation spaces stand a chance of being pleasant and inclusive environments to linger and chat.

Toolkit of design approaches includes:

- Windows and light wells provide corridors with access to natural light and ventilation
- Windows from corridors and cores improves overlooking of communal amenity areas and the street
- Locating stair cores directly adjacent to lift lobbies promotes choice and more regular use
- Lift lobbies use tactile mapping and floor details, with lift announcing location and status
- Limiting building cores to serving 8 home per floor can encourage neighbours to know one another
- Avoiding long corridors and turns can improve visibility, comfort and ease of journeys
- Generous space and seating at lift entrances can give space to those waiting and wanting to pass
- Corridors 2m wide can allow for ease of movement for a wheelchair to pass or families to walk together

B Indoor communal amenity space

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, DC2, NZC1, H1, H4, T1, HWB2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council
- Building for Everyone: A Universal Design Approach, Centre for Excellence in Universal Design

Design priorities

- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Connected indoor amenity spaces

Designs should demonstrate that:

B.19

Indoor amenity spaces form part of a connected hierarchy of spaces.

If provided, indoor amenity spaces should be located in well-used areas and overlooked by complementary areas e.g. lobbies, outdoor amenity areas.

Toolkit of design approaches includes:

- The size of spaces should be related to their intended function and frequency of use, located on the first level or above
- Locate spaces off central circulation areas such as lift lobbies and open onto outdoor amenity spaces
- Visually connect and overlook these spaces from circulation and communal areas via glazing
- Residents have access to outdoor and indoor communal amenity spaces without having to leave and re-enter the development

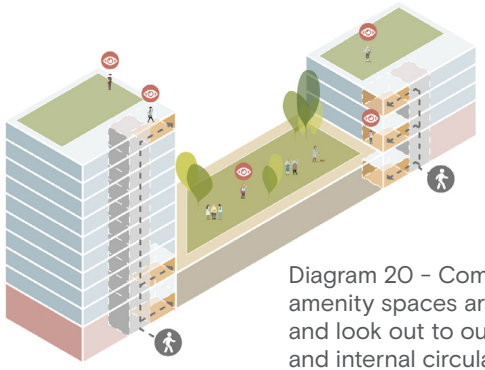


Diagram 20 - Communal internal amenity spaces are adjacent to and look out to outdoor amenity and internal circulation spaces.

B.20

Indoor amenity spaces are designed to be flexible and multi-functional in use.

If provided, indoor amenity spaces should be able to be used for different functions to promote use and social activity between residents of all abilities.

Toolkit of design approaches includes:

- A range of spaces are flexible allow for different activities e.g. movable partition walls for sub-division, private booths with lower lighting for quiet use
- A range of seating in differing positions with access to a range of natural lighting
- In-built facilities can allow for practical use e.g. shared kitchen for hosting birthday parties
- Opening onto outdoor communal amenity areas means one can act as an extension of the other
- Doorways have level thresholds, minimal obstruction and automated doors with touch free buttons

Image 28 - Communal internal amenity space that opens out onto a communal roof terrace. © Will Wiesner

B Outdoor communal amenity space

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, DC2, NZC1, NZC4, BG1, BG3, H4, HWB2, FS2

References and best practice

- Bristol City Centre Development and Delivery Plan: Part A and B, Bristol City Council
- Building for Everyone: A Universal Design Approach, Centre for Excellence in Universal Design
- Urban Greening Factor for England User Guide, Natural England

Design priorities

- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Connected outdoor amenity spaces

Designs should demonstrate that:

B.21

Outdoor amenity spaces form part of a connected hierarchy of spaces.

Outdoor amenity space is an important component of living well at high density, providing calmer outdoor environments away from Broadmead's busy streets.

Toolkit of design approaches includes:

- A centralised, primary outdoor space should be generous in size, inform the **massing** strategy and be accessible from all building cores and tenures
- Smaller, secondary communal spaces such as terraces and roof tops can be distributed across the scheme and separated by tenure where necessary to reduce service charges
- All outdoor spaces open off of communal indoor amenity spaces (if provided) to encourage simultaneous use

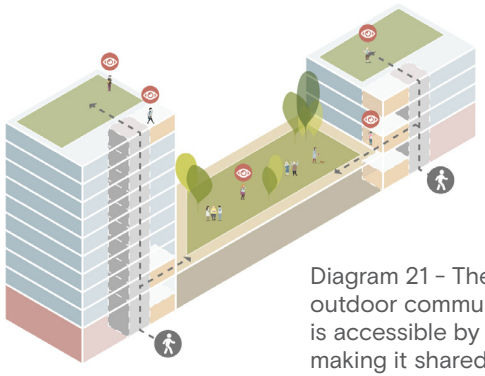


Diagram 21 - The primary outdoor communal space is accessible by both cores, making it shared by all residents.

Courtyards and gardens

Designs should demonstrate that:

B.22

All primary outdoor amenity spaces are podium level shared courtyards or gardens.

Close connection to the street, good overlooking and relative ease of access makes podium level courtyards and gardens function best as the primary outdoor space, rather than on top of tall elements.

Toolkit of design approaches includes:

- Landscape design, planting and water are used to create a natural, verdant character
- Residents can access the courtyards or gardens without having to leave and re-enter the building

Image 29 - Luscious planted gardens can be delivered at podium level above ground floor shops. © Tim Crocker

Courtyards and gardens

Designs should demonstrate that:

B.23

Dwellings positively interface courtyards and gardens with small private gardens or yards at podium level and balconies on upper levels.

Shared courtyards and gardens feel more comfortable to use when directly fronted and overlooked by small private gardens and yards of podium level dwellings and balconies of upper level dwellings.

Toolkit of design approaches includes:

- A low wall, fence or hedge **boundary treatment** with small gate can define private and **semi-private space** whilst providing direct overlooking
- Rear kitchens can provide robust, functional spaces to open onto the private garden and support outdoor dining in summer months
- Where non-residential ground floor uses are proposed, **active frontage** should front the street level courtyard or garden

Image 32 - Private rear yards fronting shared courtyards (left) © Tim Crocker and roof terrace food growing allotments (right). © Josh Greet

B.24

Shared courtyards, gardens and terraces are safe and promote social activity, including play, relaxation and food growing.

When well designed shared courtyards and gardens can be well used by all to promote social interaction, whilst being straightforward to manage and maintain. They can act as an extension of the home for rest, relaxation, exercise and play by adults, the elderly, children and pets.

Toolkit of design approaches includes:

- Shared outdoor amenity space opens off of central circulation areas such as lift lobbies and indoor amenity spaces (if provided)
- Planting can pockets shade, shelter and intermittent privacy within the larger space
- Play, exercise equipment, seating and shelter should be integrated into the landscape design
- Shared gardens/allotment beds should be easy to install, move or remove with access to a water point
- Dedicated assistance dog and pet-friendly spaces are designed and maintained for toilet purposes, considering planting and material choices
- Lighting design should illuminate pathways and key spaces without disturbing homes at night time

Image 30 - Private rear yards front onto the communal garden, creating overlooking and surveillance of the shared space. © Tim Crocker

Image 31 - Courtyards and gardens should be designed to provide distinct areas for play, socialising and relaxing. A balance between privacy and overlooking can be achieved through landscape design. © Tim Crocker

B Communal storage, utilities and waste disposal

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, T1, HWB2

References and best practice

- Transport Development Management Design Guidance, Bristol City Council (2022)

Design priorities

- Resilience
- Everyday life
- Inclusion and safety

Deliveries and post

Designs should demonstrate that:

B.25

Delivery and post areas are secure, easily accessible and well-overlooked.

Living at high density involves high volumes of post and deliveries arriving each day.

Toolkit of design approaches includes:

- Post and delivery rooms are easily accessible from servicing areas and the entrance lobby and securely managed by a concierge, if provided
- Dedicated accessible post boxes can be provided for disabled residents
- A scheme of multiple buildings should have a shared post and delivery room, while individual buildings can use letter boxes for each dwelling in the lobby

Image 33 - Letter boxes are conveniently located in the main foyer space © Maccreanor Lavington

B.26

Building management requirements are considered early in order to integrate them into the design proposals.

Where building management spaces are included these should be located in prominent, well used areas to promote visibility and communication.

Toolkit of design approaches includes:

- Concierge desks should be located within entrance lobbies, acting as a main point of contact for residents
- In schemes with multiple buildings there should be one central contact point with a concierge
- Care taker should include storage and a water point, located close to communal spaces
- If required, staff rooms should include space to rest, be well ventilated and lit, include a toilet and sink

Communal storage, waste and refuse

Designs should demonstrate that:

B.27

Communal storage is spacious, secure, safe, well-lit and ventilated.

Communal storage performs an important function when living at high density, providing secure space outside of the home for large or seasonal items.

Toolkit of design approaches includes:

- Storage solutions can be provided as a large room shared between all residents at ground or first floor, or smaller rooms distributed to every level and shared securely between residents per floor
- All solutions are secure, step-free, avoid multiple doors and co-located with clear visual connection to more active spaces e.g. corridors, entrance lobby
- Lockable cages and lockers within rooms can provide secure storage for valuables
- Fire resistant storage cupboards on every floor can provide storage close to the home - delivered through a '**managed use**' of communal areas
- Cycle and pram storage is accessible, step-free access, wide doorways and corridors, and does not require passage through more than two sets of doors
- Wheelchair, scooter and eBike charging facilities and space for larger / specially adapted cycles
- Cycle repair / cleaning facilities can encourage active travel e.g. sink, low level tap and drainage

B.28

Waste and refuse areas are clean, safe, secure and accessible.

Waste and refuse areas provide space for communal storage and collection of household waste.

Toolkit of design approaches includes:

- Stores are separate from bicycle and communal storage areas
- Residential stores are segregated from commercial storages and provide options for bulky waste storage
- Stores should be arranged with all bins equidistant and with equal prominence to encourage correct disposal of waste and recycling
- Bins should have easy reach and use by children and wheelchair users, set on a hard, level surface
- Stores should be well lit and ventilated with access from both the building and street, enabling them to be easily returned to store
- Stores are easily accessible from kerbside / servicing areas for refuse collectors, with minimum 5m carrying distance
- Stores within should be located to limit the nuisance caused by noise and smells and provided with means for cleaning

Diagram 23 - Communal storage should be multi-functional and have good visibility from well used, active spaces e.g. lobby, street, indoor amenity space.

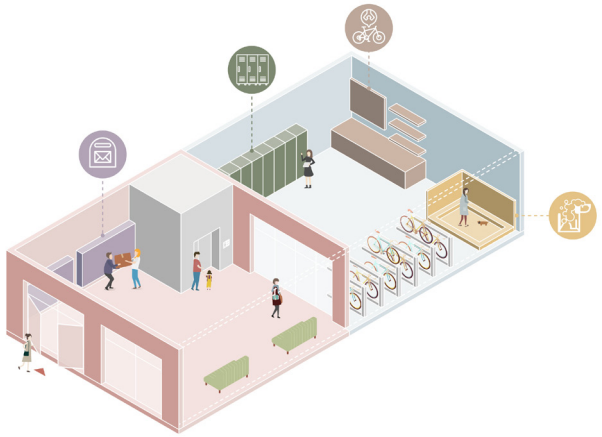
B.29

Journeys to waste and refuse areas are simple and convenient.

Travelling between a front door and waste and refuse area should be as simple as possible, particularly considering the needs of residents with limited mobility or caring responsibilities.

Toolkit of design approaches includes:

- Routes to refuse areas are 1.5m wide, are step-free and avoid passing more than two doors
- Disposal points on each floor (for later collection by staff) are well lit and ventilated
- Waste disposal strategies must provide accessible convenient solutions for residents in wheelchairs or limited accessibility e.g. community support schemes



H HOME

H Internal layout

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, NZC1, NZC4, H4, HWB2,

References and best practice

- Technical Housing Standards– Nationally Described Space Standard (2015)
- Building for a Healthy Life, Homes England (2020)

Design priorities

- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Entering the home

Designs should demonstrate that:

H.1

Front doors to dwellings allow for personalisation within shared corridors and lobbies.

Personalisation is important to make communal areas of buildings feel like home, even before entering a dwelling. Small gestures of personalisation outside of front doors to dwellings can improve sense of belonging, custodianship and improve legibility for visitors and those living with dementia.

Toolkit of design approaches includes:

- Staggering and recessing front doors from corridors and galleries can provide a threshold for personal items e.g. fire resistant doormat, picture frame, house plants
- Recessed doorways should not create awkward angles or cause obstruction to the wider corridor
- A '**managed use**' approach can balance the need for fire safety with ensuring items are fire resistant and do not risk obstruction for means of escape
- Small windows from the home to the shared corridor or gallery can improve passive overlooking, opportunities for personalisation and sense of ownership over communal areas without compromising fire safety

H.2

Entrance areas and hallways are practical, spacious and proportional to the home size.

Generous entrances perform important functions of making life easier e.g. taking shoes and coats on/off, putting shopping down, parking a buggy etc.

Toolkit of design approaches includes:

- Entrance space (X) should be larger than the internal corridor (Y) – see Diagram 24
- Areas should not be obstructed by the inward swing of the front door or any internal doors
- Provide dedicated storage space for outerwear including coats and shoes
- Space provided for charging electric wheelchairs and mobility scooters must be fireproof to maintain safe means of escape

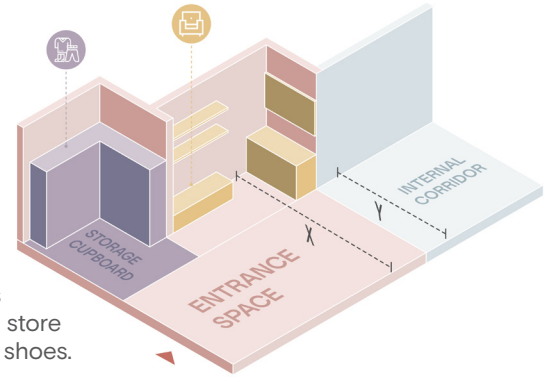


Diagram 24 – Providing a generous entrance space allows residents to store and dress/undress from coats and shoes.

Living, dining and kitchen areas

Designs should demonstrate that:

H.3

Kitchens are practical and feel distinct from the living area.

Kitchens are often the hub of the home and whilst they should be easily accessible, they also function best when distinct from living areas.

Toolkit of design approaches includes:

- In open plan arrangements kitchens should be U or L shaped to allow for organisational separation and potential future sub-division from the living area
- Non-load bearing partition walls can enable potential future reconfiguration
- Where a kitchens or kitchen/dining is separate from living areas, layout and design should ensure visibility and ease of access between rooms

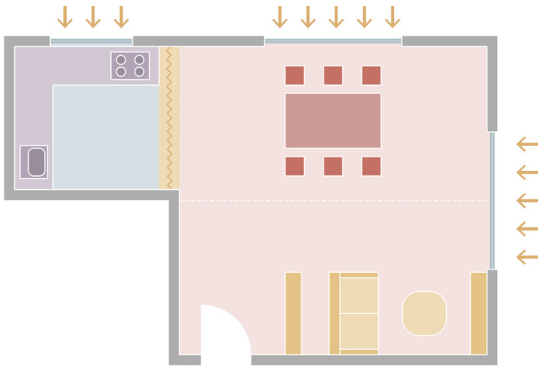


Diagram 25 - An L-shaped kitchen and windows into both the kitchen, dining and living areas allows for any future sub-division.

H.4

Living, dining and kitchen areas are naturally ventilated and have access to natural light.

Bringing natural light and ventilation into the home is important for creating healthy and comfortable environments, boosting enjoyment and well-being.

Toolkit of design approaches includes:

- Open plan living, dining and kitchen areas are best dual aspect to provide natural ventilation and light, as well as helping spaces feel larger and more generous - see H.16
- The best examples have external windows into each area to allow for good ventilation and potential future subdivision
- In single aspect layouts, deep rooms for combined living, dining and kitchen areas (e.g. >6m) require special attention to meet daylight requirements and balance risks of overheating - see H.18

Bedrooms

Designs should demonstrate that:

H.5

Bedrooms are private and calm spaces.

Bedrooms are important spaces for rest and relaxation, so care must be taken to avoid unnecessary acoustic or visual intrusion.

Toolkit of design approaches includes:

- Bedrooms should be located on quieter elevations away from sources of excessive noise
- Similar uses should adjoin across party walls e.g. bedrooms against bedrooms
- Living areas and bedrooms should be designed to minimise the passage of sound across these uses, and bathrooms given appropriate attenuation
- Similar uses should be stacked above one another, to aid compatibility and minimise unnecessary noise transmission within buildings
- Non-typical window designs can mitigate potential overlooking e.g. angled bays, projecting oriels; and
- Bedrooms with floor to ceiling windows should utilise a deep plan

Bathrooms and WCs

Designs should demonstrate that:

H.6

Bathrooms and WCs allow for adaptation.

Bathrooms and WCs are areas often under most pressure to adapt to changing lifestyles including reduced mobility and stability associated with ageing.

Toolkit of design approaches includes:

- Finishes, fixtures and fittings should be easy to adapt and personalise for individual need
- Walls in bathrooms and WCs should be capable of taking adaptations such as handrails
- 2.1m x 2.1m bathrooms can typically accommodate bathroom furniture and permit straightforward future adaptations

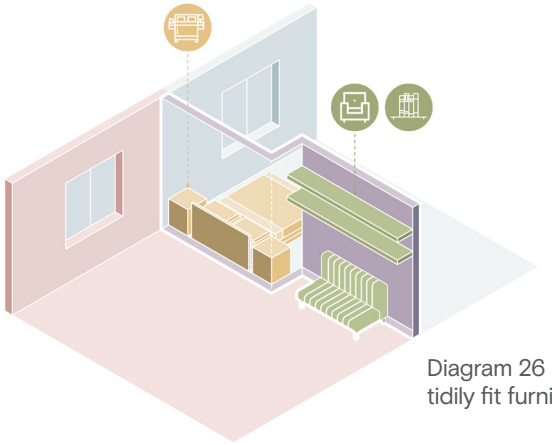


Diagram 26 - Staggered walls can tidily fit furniture on either side.

Storage and utility

Designs should demonstrate that:

H.7

Layout and design of every home maximise opportunities for storage.

Storage is an essential part of living and should be designed from the outset to help inform design and layout, rather than an afterthought. A range of different storage options should be included, with built-in features making clever use of space to allow for the concealment and/or tidy arrangement of items that could otherwise clutter a home.

Toolkit of design approaches includes:

- Built-in full height cupboards and/or cabinets
- Built-in storage space should be free of hot water cylinders and other obstructions, with a minimum internal height of 2m if not full height
- Staggered partition walls can allow furniture to sit tidly on either side
- Laundry cupboards should be well ventilated, fit standard-sized washing machines and have space to dry clothes
- Storage at front doors should provide easy access to shoes and coats

H.8

Spaces dedicated to household chores are provided and separate from living areas.

Taking account of household chores within compact living arrangements is critical to making a home function properly. Dedicated spaces are needed to make sure living areas are uncluttered and can be used for rest and relaxation.

Toolkit of design approaches includes:

- Laundry cupboards enable chores to be conducted easily and allows the home to be a calm and relaxing space
- Laundry cupboards should be well insulated and ventilated, able to fit standard-sized washing machines, ironing board, detergent and have space to dry clothes
- Laundry solutions that interfere with the operation and function of other areas should be avoided e.g. washing machines in open plan kitchen/dining areas, hanging clothes in bathrooms

H Private amenity space

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, NZC1, NZC4, H4, HWB2

References and best practice

- Technical Housing Standards– Nationally Described Space Standard (2015)
- Building for a Healthy Life, Homes England (2020)
- Urban Living SPD, Bristol City Council (2018)

Design priorities

- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Private amenity space

Designs should demonstrate that:

H.9

Outdoor amenity is provided for all dwellings with design and size proportional to occupants.

A key lesson from the global COVID-19 pandemic is the importance of access to private outdoor amenity space. This space must be designed and sized to be functional to the intended residents and their needs.

Toolkit of design approaches includes:

- A minimum 5 sqm for a 1-2 person dwelling and an additional 1 sqm for each additional occupant;
- Level threshold transitions from indoor to outdoor
- Recessed / semi-recessed balconies provide daylight, privacy and shelter for year-round use
- Family-sized dwellings use small rear yards that open onto shared podium gardens or courtyards
- On upper levels, family-sized dwellings use high balustrades on using terraces or recessed balconies.

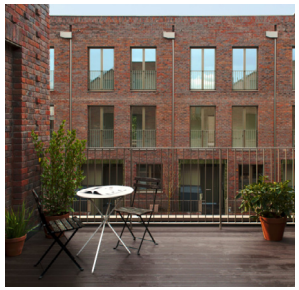


Image 33 - Roof terrace - left © Emanuelis Stasaitis, right © Will Wiesner

H.10

Private outdoor amenity should be provided as a small garden, yard, terrace or balcony.

Private outdoor amenity space needs to genuinely offer an extension of the home. Juliet balconies are ineffective in achieving this and are inappropriate.

Toolkit of design approaches includes:

- Small rear gardens or yards can be delivered in ground or podium level maisonettes or flats, opening off of kitchen, dining or living areas
- Terraces or recessed balconies are best located on kitchen, dining or living areas to act as a meaningful extension of the home
- Where terraces or balconies open off of bedrooms, these should be secondary to primary spaces opening off of kitchen, dining or living areas

Image 34 - Terraces form a meaningful extension of the home - left © Fred Howarth, right © Fred Howarth

Private amenity space

Designs should demonstrate that:

H.11

Private outdoor amenity space is private, functional and flexible in design.

Outdoor amenity is only useful if it can be easily and comfortably used. Its proportions should be as square as possible to maximise its adaptability to various functions that a balcony, terrace or garden can have.

Toolkit of design approaches includes:

- Space is at least 1.5 metres deep and wide, with 2 metres providing space for a wheelchair to turn
- Space for a wheelchair user to access the space and comfortably turn around to get back inside
- Space for a table and chairs for all occupants to sit around it should ideally be provided, with at least 750mm zone for passing against the table
- In larger ground or podium-level dwellings, consider provision for play equipment for children in setting out size and format of outdoor amenity space
- Rear gardens and yards utilise a low wall, fence or hedge **boundary treatment** to create a balance of privacy into the home but overlooking into shared spaces and the public realm
- Spaces are be well drained to avoid flooding and dripping onto balconies or terraces below
- The lower half of balcony balustrades should include a low parapet wall to protect privacy and avoid residents erecting their own screening

H.12

Outlook and orientation of private amenity space should avoid facing onto areas of poor air quality and sources of excessive noise.

Private amenity space should provide space for resting, relaxing and entertaining. Views out to pleasant, green and active spaces enhance the enjoyment of residents and their well-being.

Toolkit of design approaches includes:

- Private amenity space is best located on elevations away from main roads, opening off of kitchen, dining or living areas - see H.10
- Where private amenity space has to overlook main roads, recessed balconies are especially important as they can provide help protect amenity by screening views and dampening noise e.g. providing space for planting
- Winter gardens can also be used by providing enclosure from enclosure from wind, noise and pollution
- Where used, winter gardens should be thermally separate from the home

Image 35 - Recessed balconies can be highly functional, providing a good balance of daylight, privacy and shelter. © Tim Crocker

Image 36 - Recessed balconies opening off of living spaces can be more usable, functioning as an extension of the room. © Tim Crocker

Policy context

- Local Plan (Publication Version, 2023) Policies DS1, DS1A, DPM1, DC1, NZC1, NZC4, BG1, BG3, H4, T1, HWB2

References and best practice

- Shading for Housing: Design Guide for a Changing Climate (2023)
- BRE Site layout planning for daylight and sunlight: a guide to good practice (BRE 209 2022 edition)
- Approved Document M: Access to and use of buildings

Design priorities

- Urban vitality
- Resilience
- Everyday life
- Health and well-being
- Inclusion and safety

Daylight and sunlight

Designs should demonstrate that:

H.13

Habitable rooms achieve the Spatial Daylight Autonomy (SDA) levels set out in BS EN 17037 (+A1:2021) National Annex or latest equivalent.

Toolkit of design approaches includes:

- The following targets are minimum recommendations that should be exceeded over at least 50% of the room for half of the annual daylight hours:
  - Kitchens - 200 lux
  - Living Rooms - 150 lux
  - Bedrooms - 100 lux
- BRE guidance allows for discretion in open plan living / dining / kitchen areas for the living room standard (150 LUX) to be met
- A recommended minimum of 80% of total dwellings within a proposal should meet the above criteria. However, in dense urban settings some dwellings on lower levels may struggle and require special attention to ensure good levels of daylight can be achieved
- Alongside climate-based SDA modelling, applicants should provide median daylight factor modelling
- Applicants should provide consultant reporting numerically and graphically represented on floorplans to enable interpretation of performance

H.14

At least one habitable room in each dwelling receives direct sunlight for part of the day, preferably a main living room.

Many of England's homes remain dark even on a sunny day. Dark spaces negatively impact well-being and often lead to a higher energy consumption, with artificial lighting turned on throughout the day.

Toolkit of design approaches includes:

- Vertical Sky Component (VSC) measures illuminance on vertical façade under overcast sky - a useful early-stage design tool to assess the likely daylight levels within dwelling. BRE 209 (2022) suggests VSC of at least 15 to 27% depending on window size
- Average Daylight Factor (ADF) measures internal illuminance under overcast sky. It is often a tool required to measure daylight levels for planning applications. BS 8206 (2008) suggests ADF of 2-5% with focus on avoiding artificial lighting
- Spatial Daylight Autonomy (sDA) measures percentage of area that meets minimum daylight illuminance levels for a specified fraction of daylight hours. More accurate than ADF it is a key measure to utilise. Minimum 50% of the floorspace of each room should receive sufficient daylight - see H.13 and BRE guidance

Aspect, outlook and privacy

Designs should demonstrate that:

H.15

Homes should feel private and avoid unreasonable overlooking between one another.

Quality of life at high density does not need to trade off with an unreasonable loss of privacy. Rather than prescriptive separation distances, designers should consider daylight factors and quality of views in determining distances between buildings.

Toolkit of design approaches includes:

- Design living spaces so they are not arranged opposite bedrooms to avoid direct overlooking
- Where overlooking occurs, windows should be placed to look out into circulation spaces such as entrance halls, stair wells and utility rooms
- **Facade** design can improve sense of privacy e.g. deep reveals and oriel windows
- Where dwellings have a narrow outlook, another outlook should be provided.

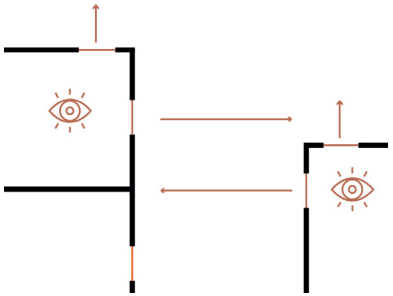


Diagram 27 - Urban design considerations may lead to homes looking onto narrow spaces. In such instances homes could have another outlook, with window design or placement overcoming unreasonable overlooking.

H.16

All dwellings are dual aspect to maximise comfort, amenity, flexibility and adaptability.

Homes with opening windows on at least two sides are more likely to experience better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, a greater potential to address overheating, a choice of outlook, access to a quieter sides of a building, greater flexibility in the use of rooms, and more potential for future adaptability.

Toolkit of design approaches includes:

- Corner flats can be considered **dual aspect** if windows on two adjacent sides are situated at least halfway down the depth of the dwelling
- Bay windows, stepped frontage, shallow recesses, or projecting façades does not constitute dual aspect;
- Cross-ventilation is an effective way of preventing overheating in homes. Through flats can be considered **dual aspect**, if the secondary aspect features at least one window and 2.5 metres of **facade**
- Where **single aspect** dwellings are required, good levels of ventilation, daylight, privacy and thermal comfort are provided to each habitable room and the kitchen
- **Single aspect** dwellings are avoided on noisy or northern elevations

H.17

Homes should have a positive outlook onto active and green spaces, providing a connection to street life and nature at different levels.

Views out to nature and active spaces is important for encouraging a sense of belonging, whilst improving mental health and well-being. This is especially important as some lifestyles demand more time at home e.g. home working, caring for young children / elderly relatives etc.

Toolkit of design approaches includes:

- Internal layouts should enable kitchens, dining and living areas to front onto Broadmead's bustling streets, with bedrooms located on quieter elevations e.g. communal courtyards and tertiary passageways, mews and alleyways
- Vertical greening can provide views to nature and a connection to soil at upper levels e.g. planted terraces, roof gardens, green walls etc.
- Where on-street servicing occurs, this should be attractive and well-integrated into the streetscape to avoid unattractive views - see S.7

Overheating and sunlight

Designs should demonstrate that:

H.18

Windows are designed to balance daylighting to homes and overheating caused by excessive facade glazing.

Overheating is becoming a growing issue in new dwellings, driven by climate change among increasing building heights, large areas of glazing and dominance of single-aspect dwellings.

Toolkit of design approaches includes:

- Glazing design should respond to orientation and elevation to meet environmental performance e.g. larger windows on lower levels where daylight is more challenging, reducing this on higher levels where there is greater daylight and less overshadowing
- Horizontal windows typically perform better than vertical windows for daylight distribution, openable area for ventilation and privacy into bedrooms. However, horizontal windows can appear ungenerous and problematic for well-composed façade designs. In such cases, introducing architectural features can improve the balance of solid to 'apparent' void e.g. use of stepped reveals or textured panels - see image 37
- Floor-to-ceiling windows can have a higher risk of overheating and glazing design should be justified with iterative studies to demonstrate the effect of raising the sill level
- Floor-to-ceiling windows on south facing façades are particularly high risk and should generally be avoided
- Natural ventilation into bedrooms should be safe overnight such as secure window design and louvred panels
- Developments should prioritise natural ventilation to mitigate overheating, rather than rely on mechanical methods
- Solar radiation analysis could be conducted at **massing** stage to optimise orientation
- CIBSE TM59 assessment should demonstrate how dwellings will be thermally comfortable throughout the lifetime of the development

Image 37 - Stepped reveals or textured panels can improve the appearance of horizontal window proportions. © Tim Crocker

Image 38 - Reduced window area on upper levels takes advantage of less overshadowing, whilst external movable shutters are well integrated into the facade design. © Tim Crocker

Overheating and sunlight

Designs should demonstrate that:

H.19

Passive solar shading measures are provided to minimise overheating.

Passive design measures should be prioritised over mechanical solutions to minimise risk of overheating.

Toolkit of design approaches includes:

- Overheating and daylight requirements must be considered holistically through window design and shading, integrating designs into the proposals;
- Windows could be set back into facade reveals by at least 300mm
- Overhangs / brise-soleils should be incorporated on high-risk façades e.g. south-facing
- Moveable louvres / shutters are best vertically oriented on eastern and western **façades**, with horizontal orientation on southern, having potential added benefit for privacy

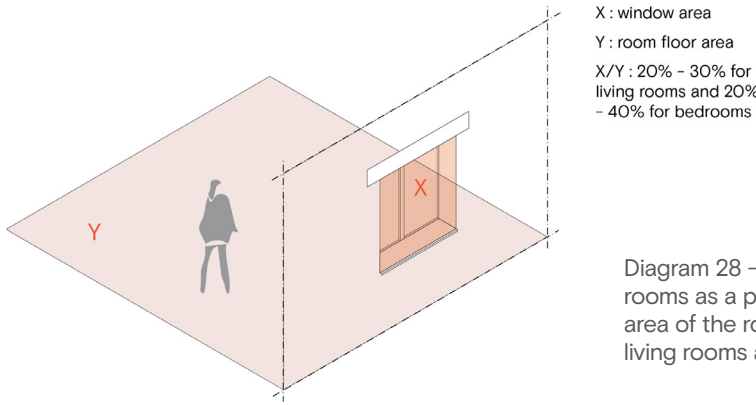


Diagram 28 - Glazing to habitable rooms as a percentage of internal floor area of the room should be 20-30% in living rooms and 20-40% in bedrooms.

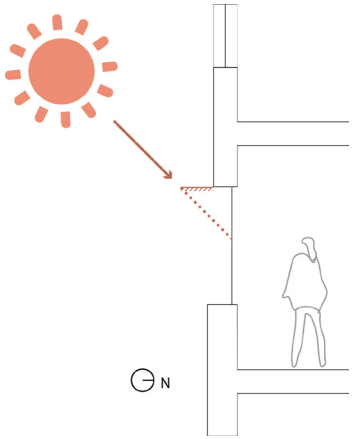


Diagram 29 - Incorporate overhangs/ brise-soleils on South façades.

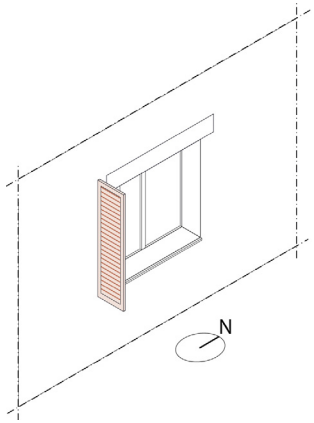


Diagram 30 - Incorporate vertical brise-soleils on the West and East façades.

Adaptability and flexibility

Designs should demonstrate that:

H.20

Home layouts must be designed to adapt to changing demands and needs.

Homes that allow responsive flexibility and adaptation are important for many reasons, allowing them to remain functionally relevant under different lifestyles, behaviours and demands. This can boost ease of everyday life, embed community resilience and permanence, whilst removing the need for major alteration and associated carbon-saving benefits.

Toolkit of design approaches includes:

- Where possible partition walls should not be load bearing so there is scope to add or remove walls to create more or bigger rooms e.g. nursery, studio, home office
- Supply drawings that illustrate different activities and furniture configurations needed across a day or year e.g. home working, children birthday parties
- Internal layouts are functional, adequately sized and facilitate flexible use over time e.g. a room that can accommodate work, exercise and play for different family members
- Electrical sockets and radiators take into account potential future reposition of some partition walls and built-in furniture

H.21

Views and circulation should not be compromised by furniture required to inhabit the home.

Homes should be easy to move through and enjoy views out of without everyday furniture compromising this.

Toolkit of design approaches includes:

- Dimensions and proportions of rooms should be justified using drawings that illustrate suitable furniture arrangements
- Windows above 800mm can accommodate furniture below, though where full height windows are needed to meet daylight and sunlight requirements or a facade design, layouts should demonstrate furniture can be configured without blocking the window
- A wheelchair should be able to easily move through homes with turning space in dining areas and living rooms

Image 39 - Placing windows above 800mm can allow for flexible furniture arrangement, but should form part of a well considered facade. © Tim Crocker

Diagram 31 - Room layouts should be functional, adequately sized and facilitate flexible use over time e.g. a room that can accommodate work, exercise and play for different family members.

A APPENDIX

Glossary

Active frontage
The external face of a building that fronts onto a street or open space and is characterised by entrances, windows and other openings that create interest and activity, especially at ground floor.

Boundary treatment
The physical interface that delineates the public street from the private building, crossing this before reaching the building entrance. Often associated with residential buildings, treatments can include planting, low fences or walls.

Building height to street width ratio
The proportional relationship between building heights and street width, having a direct bearing on the sense of **enclosure**.

Cityscape
The visual appreciation of an urban area as observed from long range views, informed by the combination of and relationship between its physical components and attributes e.g. the diversity of the city silhouette from a long range view.

Datum
The prevailing building height of an urban block which serves to unify different building typologies and architectural styles through this shared and defining characteristic.

Desire line
A route that represents the shortest or most easily navigated route between an origin and destination, highly desirable for its convenience.

Doorstep play
A landscaped space including engaging play features for young children under 5 that are close to their homes, and places for carers to sit and talk

Dual aspect
A home with openable windows on two or more walls which may be either on opposite sides of a dwelling or on adjacent sides when wrapping around a corner.

Elevation
An exterior wall of a building, typically facing north, south, east or west.

Enclosure
The extent to which streets and open spaces are visually defined by buildings, walls and trees. A continuous perimeter of these components between public and private space can achieve **enclosure**.

Facade
The design components comprising an **elevation** e.g. windows, materials, details.

Fenestration
The arrangement and design of entrances, windows, balconies and other openings on a building **facade**. A well composed **fenestration** can achieve well balanced proportions and help reduce visual bulk.

Green and blue infrastructure
Natural features incorporated into the landscape and public realm design to boost access to nature and climate resilience e.g. street trees for urban shading and rain gardens for storm water management.

Human scale
The proportion of building or public realm space in relation to human dimensions.

Legibility
The combination of buildings, streets, trees and open spaces that use visual cues to create an intuitive and easily navigable environment.

Managed use
A cooperative approach between residents, freeholders and management companies on the fire safety of shared corridors, staircases and lobbies that permits selected fire resistant items in circulation spaces e.g. plant pots, door mats, framed pictures. This can encourage a sense of home, personality and responsibility for shared spaces but must be approved in a fire risk assessment and continuously monitored.

Massing
The three dimensional volume and structure of a building. Massing is expressed through the size, shape and **scale** of its different components. Commonly understood as the expression of a building without any finer architectural elements and details.

Meanwhile activation
Short-term use of temporarily empty buildings or public realm, often during redevelopment. Meanwhile uses can take a potential problem and turn it into an opportunity, by testing possible long-term uses.

Modal
Concerning the use of types of transport. A modal strategy might include limiting the types of vehicle allowed to enter a street during a time of day.

Natural surveillance
The placement of physical features, activities and people in such a way as to maximise visibility and foster positive social interaction.

Orthogonal
Concerning buildings designed using 90 degree right angles.

Pastiche
Buildings designed to directly imitate architectural styles associated with historical periods.

Perimeter block
Buildings arranged along the edge of an urban block, using their physical mass to define the outer (and public) edge of the block, forming a boundary between public and private space. The blocks themselves have limited permeability but are set within a highly permeable street network.

Permeability
A connected street or pedestrian network with a high frequency of routes that allow easy passage of movement, often associated with a fine urban grain.

Scale
Most commonly understood as building height, though scale is relative to another (usually neighbouring) building's height. It can also relate to the size of a building's different elements e.g. **massing**, **fenestration**, rather than purely its absolute building height.

Semi-private space
Shared communal space with plots intended for access and use by residents of the buildings, forming a street, garden or courtyard.

Serial vision
The way a neighbourhood or part of the city is experienced, referring to the unfolding perspectives and sequential views experienced as you move through space. For instance, as a street turns and a view towards a green space or building opens up.

Single aspect
A home with openable windows on only one wall, resulting in only one 'view' outside and often issues with air flow owing to lack of cross-ventilation.

Set Back
A step-like recess in massing of upper storeys, often used where proposed building heights exceed prevailing building height **datum** of a street. This strategy can preserve the established **building height to street width ratio** and allow daylight to reach lower storeys.

Street hierarchy
A system of classifying different streets within a movement network principally based on the type and volume of movements a route supports, as well as its characteristics in terms of neighbouring building **scale**, use and **enclosure**.

Super crossing
High quality, wide crossings, providing safe points for pedestrians to cross busy roads on key routes. These are sometimes shared with cyclists.

Tall element
Components of a building that exceed the established building height **datum** of the building it belongs to. For example, where the corner of a courtyard block apartment building steps up to 8 storeys and the remainder of the building is at 6 storeys.

Townscape
The visual appreciation of an urban area as observed from the pedestrian experience, informed by the combination of and relationship between its physical components and attributes e.g. the scale and facade design of buildings along a street.

Urban fabric
All-encompassing term capturing the physical characteristics of urban areas, includes the streets, buildings, soft and hard landscaping, signage, lighting, roads and other infrastructure.

Urban form
The overall three dimensional shape, size and configuration of a building as a result of its layout, **scale** and **massing**.

Urban grain
The arrangement and relationship between buildings and streets. A fine urban grain pattern consists of compact buildings arranged in a highly **permeable** network of streets and pedestrian routes that wrap around or pass through small urban blocks. This pattern is usually associated with historical parts of a city, such as Bristol Old City, that have a focus on pedestrian movements, with their overall structure having remained in-tact overtime.

Visually distinct
The practice of complementing existing (usually historical) buildings and streets by creating a purposefully new addition that contributes to its appreciation, rather than attempting to faithfully replicate what has gone before i.e. **pastiche**.

Wayfinding
Provision of signs, lighting and public art that help people navigate around Broadmead.

Performance criteria

The following indicators should be used to assess environmental performance, informing iterative design development and justifying proposals.

Criteria	Indicator	What does it mean	Performance
Daylight	Vertical Sky Component thresholds (BRE, 2022)	Vertical Sky Component (VSC) can be defined as the amount of skylight that falls on a vertical wall or window. The VSC on a window is a good measure of the amount of daylight entering it.	VSC 27% or greater means conventional window design will give good access to daylight within a dwelling. VSC 15% to 27% means special measures are needed to provide adequate daylight within a dwelling e.g. large windows, adapted room layout. VSC 15% or less means it is very difficult to achieve adequate daylight within a dwelling.
Sunlight	Hours of direct sunlight on 21st Mar (BRE, 2022)	The hours of direct sunlight a street, public space or outdoor amenity space will receive to support good quality amenity function and character.	At least 50% of the street, public space or outdoor amenity space achieves at least 2 hours of direct sunlight on 21st March.
Wind	Pedestrian comfort, Lawson LDDC Scale	The pedestrian comfort of a street or space based on the likely wind speed (metres per second).	Achieve Sitting, Standing or Strolling or Walking for a street or passageway, as appropriate for the character of the space proposed. Achieve Sitting or Standing for a public space, as appropriate for the character of the space proposed.
Microclimate	Universal Thermal Climate Index (UTCI)	The external temperature perceived by a human as influenced by cumulative factors of the urban environment e.g. combination of wind and sunlight.	Avoid excessive summer increases or winter decreases in UTCI e.g. +/-2°C or greater.

Table 3 - Table of environmental performance criteria.

Specific massing conditions

In the majority of cases the prevailing heights framework establishes the broad parameters needed to achieve good quality environmental conditions; albeit all proposals need to be evidenced and justified on an individual basis.

Whilst the building height datums and corridor massing strategies are appropriate, in some cases it is necessary to take a more bespoke approach to massing fronting streets and spaces. This is due to the unique challenges and opportunities presented by Broadmead's street orientation and the objectives of the DDP - to bring flourishing nature and abundant street life to the public realm.

The following diagrams identify two locations and the specific massing conditions needed to bring appropriate levels of daylight and sunlight down to street level.

Proposed public space (DDP)
Broadmead Crescent: 4 storeys
Conserve
Historic Core: 3-5 storeys
Enhance
City Fringe: 5-7 storeys
Inner Central Area: 7-10 storeys with opportunity for tall elements
Outer Central Area: 10-13 storeys with opportunity for tall elements
Heritage Corridors: 3-4 storeys
Inner Corridors: 5-7 storeys
Outer Corridors: 12-15 storeys

The Horsefair
It is possible to bring direct sunlight onto the northern pavement of The Horsefair by utilising a terracing form. Step the massing at the 3, 5 and 7 storeys to allow sunlight to reach the northern side of the street.

This approach can achieve a long stretch of the street seeing 5 hours of direct sunlight on 21 March; supporting aspirations for urban greening and a pleasant pedestrian experience.

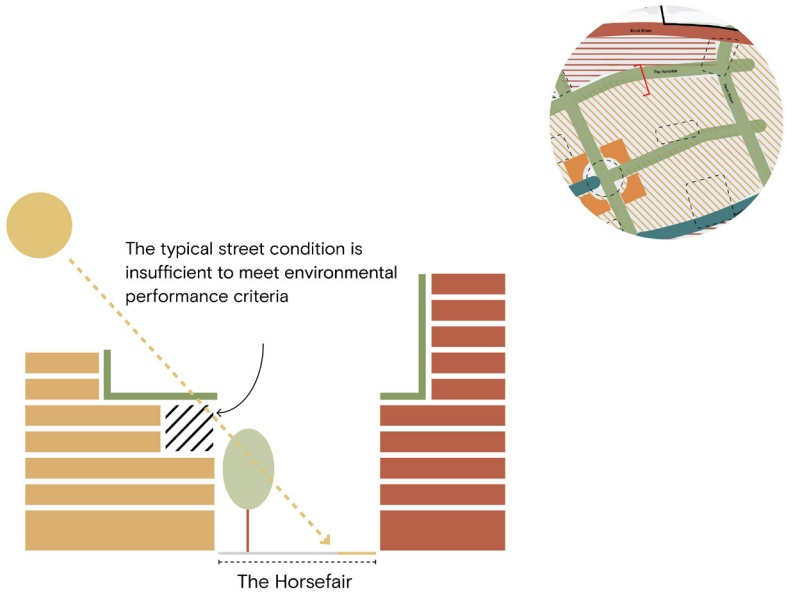


Diagram 32 - Diagram section of The Horsefair.

Broadmead
It is possible to bring good levels of direct sunlight into the proposed new public space on Broadmead by utilising a terracing form.

Setting back the building line opposite (to create the space) and stepping the massing at the 3 storeys can allow up to 6 hours of direct sunlight to reach street level on 21 March and support aspirations for urban greening and programming e.g. outdoor dining.

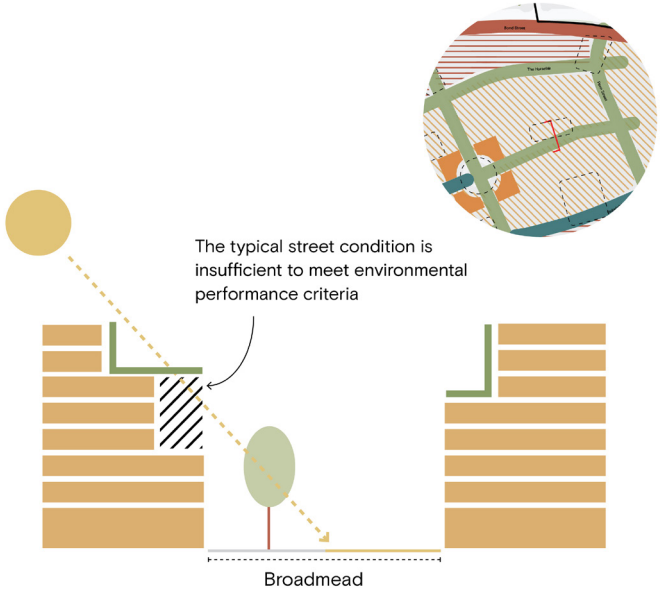


Diagram 33 - Diagram section of Broadmead.

Design principle checklist

N. Context and character

Broadmead's evolving character

N.1 Proposals respond to the vision, strategies and objectives of the City Centre Development and Delivery Plan.

N.2 Proposals promote permeability through a compact form and fine urban grain.

N.3 Ground floor façades are characterised by a high frequency of active frontages with proportions that relate to the scale of the street.

N.4 Proposals are layered with ground, middle and upper levels distinct from one another, articulated through massing, materials and fenestration.

N.5 Broadmead's 'The Hub' crescent building is treated as a set piece, with each quadrant adapted in symmetry.

N.6 Proposals maximise opportunities for the creation of local views towards key buildings, spaces and landscape elements.

N.7 Proposals contribute positively to local views through meeting townscape objectives.

N.8 Proposals contribute positively to long views through meeting cityscape objectives.

N.9 Proposals enhance the setting of heritage buildings and retained fabric through visual distinctiveness.

N. Urban blocks

Comfortable street level environment

N.10 Massing and orientation is arranged to optimise daylight and sunlight reaching homes, communal amenity spaces and the public realm.

N.11 Building lines are arranged along the plot perimeter, unless setting back to accommodate public space.

Prevailing heights framework

N.12 A consistent building height datum that responds to its context is established by new developments, as identified in the framework.

N.13 Massing steps down or up from the prevailing building height datum at corridors to establish a positive edge condition.

N. Access to resources

Network approach

N.14 Proposals contribute to a connected hierarchy of playable spaces.

N.15 Proposals contribute to a connected hierarchy of green and blue infrastructure.

N.16 Proposals intersperse community uses with commercial uses at ground floor.

N.17 Proposals provide a mix of types, tenures and sizes of dwelling, including family-sized homes (3 bedroom+).

S. Green and blue infrastructure

Trees and urban greening

S.1 Existing trees are incorporated into proposals with extensive tree planting and urban greening found on every street, creating an urban forest.

S.2 Trees are positioned carefully to allow growth to reach maturity and maintain the health and longevity of planted trees.

S.3 Planting and landscape design contribute to the desired character of a street or space as set out within the DDP and Landscape and Public Realm Design Manual.

S. Streets and public spaces

Street network

S.4 Broadmead's streets form a part of a clearly legible street hierarchy, informed by an appropriate combination of proportions, ground floor uses and street design.

S.5 Streets form part of a connected network of streets and spaces, creating a choice of walkable connections across Broadmead and beyond.

Servicing and deliveries

S.6 Wherever possible servicing is concealed within plots, utilising shared servicing areas for multiple ground floor commercial units.

S.7 Where delivered on-street, the location and design of servicing is well integrated into the street design.

S.8 On-street servicing areas are designed and managed to protect safety of pedestrians and cyclists.

Public and short stay cycle parking

S.9 Short stay cycle parking is strategically distributed across the public realm, located in highly visible streets and spaces.

S.10 Secure short stay cycle parking provides space for regular and larger bicycles, including cargo bicycles and specially adapted cycles.

Accessible and inclusive public realm

S.11 All streets and spaces are safe, inclusive and accessible by all ages and abilities including teenagers, people with dementia, wheelchair users and young children.

S.12 Streets and spaces are framed and overlooked by windows and doors to boost natural surveillance and encourage social activity.

S.13 Tertiary passageways provide calm environments for residents and visitors, including provision for different types of physical activity for all ages.

B. Meeting the ground

Active frontages

B.1 All streets and spaces are actively fronted at ground floor with frequent windows and entrances to commercial spaces and residential lobbies.

B.2 The distribution of ground floor uses responds to Broadmead's emerging street hierarchy as set out in the DDP.

Entrances and ground floors

B.3 Ground floors are amply proportioned with a minimum 3.2m floor-to-ceiling heights (excl. servicing).

B.4 Communal residential entrances are level with the street, clearly defined, well-lit and sheltered.

B.5 Residential entrances are shared between tenures. Where separate, all entrances are tenure blind in design quality when perceived from the public realm.

Corners

B.6 All corners are dual-sided to provide dual active frontage and overlooking.

B.7 Corners are celebrated with building orientation, design and public space to create moments of distinction within the townscape.

B. Climate resilience

Shelter and shade

B.8 South facing façades utilise well-integrated colonnades or canopies at ground floor into proposals to provide shade and shelter.

Vertical greening

B.9 Facade, massing and roof design maximises opportunities for vertical greening, using planted terraces and green walls.

B. Tall building design

Tall buildings responding to context

B.10 Tall buildings are designed to create a comfortable pedestrian experience.

B.11 Tall buildings are designed to have a consistent quality when seen from multiple viewpoints.

B.12 Tall elements rise above the surrounding building height datum and are read as a distinct, slender volume.

B.13 Height transitions in scale when tall elements meet low-rise context.

B.14 Height is appropriate to the width and character of the street or space that the building faces.

Tall buildings base

B.15 The base of tall buildings relates to the scale of the street.

B.16 Tall elements form part of an urban block and provide an active frontage to the surrounding streets and spaces.

B. Lobbies and circulation spaces

Lobbies

B.17 Lobbies are hard wearing and comfortable places to meet and wait, with access to natural light and visual connection to the street.

Corridors, galleries, stairs and lifts

B.18 Corridors, galleries and circulation spaces feel generous and encourage active, healthy and social lifestyles.

B. Indoor communal amenity space

Connected indoor amenity spaces

B.19 Indoor amenity spaces form part of a connected hierarchy of spaces.

B.20 Indoor amenity spaces are designed to be flexible and multi-functional in use.

B. Outdoor communal amenity space

Connected outdoor amenity spaces

B.21 Outdoor amenity spaces form part of a connected hierarchy of spaces.

Courtyards and gardens

B.22 All primary outdoor amenity spaces are podium level shared courtyards or gardens.

B.23 Dwellings positively interface courtyards and gardens with small private gardens or yards at podium level and balconies on upper levels.

B.24 Shared courtyards, gardens and terraces are safe and promote social activity, including play, relaxation and food growing.

B. Communal storage, utilities and waste disposal

Deliveries and post

B.25 Delivery and post areas are secure, easily accessible and well-overlooked.

B.26 Building management requirements are considered early in order to integrate them into the design proposals.

Communal storage, waste and refuse

B.27 Communal storage is spacious, secure, safe, well-lit and ventilated.

B.28 Waste and refuse areas are clean, safe, secure and accessible.

B.29 Journeys to waste and refuse areas are simple and convenient.

H. Internal layout

Entering the home

H.1 Front doors to dwellings allow for personalisation within shared corridors and lobbies.

H.2 Entrance areas and hallways are practical, spacious and proportional to the home size.

Living, dining and kitchen areas

H.3 Kitchens are practical and feel distinct from the living area.

H.4 Living, dining and kitchen areas are naturally ventilated and have access to natural light.

Bedrooms

H.5 Bedrooms are private and calm spaces.

Bathrooms and WCs

H.6 Bathrooms and WCs allow for adaptation.

Storage and utility

H.7 Layout and design of every home maximise opportunities for storage.

H.8 Spaces dedicated to household chores are provided and separate from living areas.

H. Private amenity space

Private amenity space

H.9 Outdoor amenity is provided for all dwellings with design and size proportional to occupants.

H.10 Private outdoor amenity should be provided as a small garden, yard, terrace or balcony.

H.11 Private outdoor amenity space is private, functional and flexible in design.

H.12 Outlook and orientation of private amenity space should avoid facing onto areas of poor air quality and sources of excessive noise.

H. Homes as a place of comfort

Daylight and sunlight

H.13 Habitable rooms achieve the Spatial Daylight Autonomy (SDA) levels set out in BS EN 17037 (+A1:2021) National Annex or latest equivalent.

H.14 At least one habitable room in each dwelling receives direct sunlight for part of the day, preferably a main living room.

Aspect, outlook and privacy

H.15 Homes should feel private and avoid unreasonable overlooking between one another.

H.16 All dwellings are dual aspect to maximise comfort, amenity, flexibility and adaptability.

H.17 Homes should have a positive outlook onto active and green spaces, providing a connection to street life and nature at different levels.

Overheating and sunlight

H.18 Windows are designed to balance daylighting to homes and overheating caused by excessive facade glazing.

H.19 Passive solar shading measures are provided to minimise overheating.

Adaptability and flexibility

H.20 Home layouts must be designed to adapt to changing demands and needs.

H.21 Views and circulation should not be compromised by furniture required to inhabit the home.

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