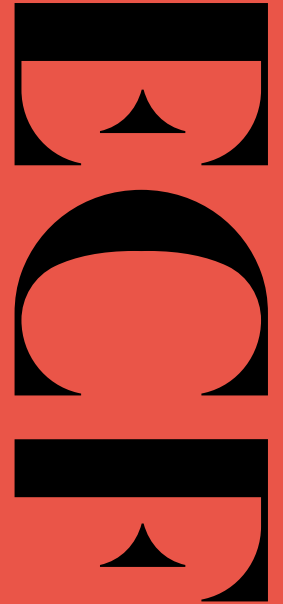


# Bradford City Village

AT HOME IN THE HEART OF THE CITY

Project Update  
May 2024



*City of*  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



An aerial photograph of Bradford city centre, showing a dense urban environment with a mix of historic stone buildings and modern structures. Overlaid on the image are architectural renderings of a new sustainable residential development. These renderings show several multi-story apartment blocks with flat roofs, some featuring green roofs and solar panels. A prominent feature is a small, modern, orange-colored tower or structure. The background shows the city's layout, including roads, parks, and other buildings.

# ECF

Bradford Council, in partnership with the English Cities Fund, is developing plans for a new sustainable residential neighbourhood in Bradford city centre.



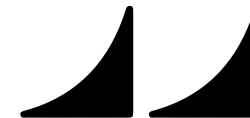


At the end of last year, we started a conversation with local people about the vision for Bradford City Village.

The wealth of feedback we received has helped to shape our vision and emerging masterplan.

This masterplan is now starting to take shape, and we'd like to share some of our initial design ideas with you.

We'll then return later this year to ask you to provide feedback on our more detailed design work.



# A joined-up approach to regeneration

Bradford City Village is being delivered by Bradford Council and ECF, a development company that brings together the combined expertise and ambition of Homes England, investors Legal & General, and national place-maker Muse.

Bradford City Village is one of a number of sites in West Yorkshire that will be brought forward within the West Yorkshire Combined Authority and Homes England's Strategic Place Partnership framework, a collective and collaborative approach that aims to unlock ambitious regeneration schemes that are complex to deliver.

5plus Architects and re-form Landscape Architecture have been appointed to lead the development of the City Village masterplan and have been working with the wider team to evolve the vision for this important area of the city.

A partnership between



# The site

The City Village regeneration area covers approximately 25 hectares in the city centre. It encompasses the “Top of Town” and Darley Street areas to the north of Centenary Square and Bradford Forster Square station to the west.

Historically the retail and commercial heart of the city, the area has seen a decline over recent years and currently suffers from a lack of footfall.

The City Village boundary includes three potential development sites owned by the Council: the Kirkgate site, the Oastler site and land at Chain Street, all of which have been committed to the delivery of the City Village project.



City Village boundary





City Village will build on a number of exciting developments that are already transforming Bradford city centre.

An unprecedented level of investment is going into Bradford city centre to help drive the city's future success. This includes the new £23 million Darley Street Market, Bradford Live and the recently completed One City Park building, as well as the major infrastructure improvements taking place across the city.

City Village is a key part of this transformation and forms part of the wider plan to diversify and future proof Bradford city centre. It will increase the vibrancy and prosperity of the city, helping to create an attractive place to live, work, invest and visit.



# The vision

The vision for City Village is to create a cohesive new green, healthy and community-friendly city centre neighbourhood.



This central, well connected urban site is the ideal location to deliver the new homes Bradford needs. As an increasingly liveable, vibrant city, there's a huge opportunity in Bradford for the kind of sustainable city centre living that is available in many other cities.

While housing is at the heart of this vision, City Village will also boost new opportunities for revitalised independent retail, cafés, bars and new business spaces. The soon to open Darley Street Market, exemplifies the revitalised independent shopping experience that is already emerging.

Alongside housing and commercial spaces, safer roads and landscaped public open spaces will help make City Village a place where people will choose to live, work and thrive, and where businesses will want to invest, trade and grow.





# Our visioning engagement

Throughout December 2023 and January 2024, we carried out an initial phase of public engagement to introduce the vision for Bradford City Village and seek feedback from local people to help shape the plans.

Over the course of the first phase of engagement, we:

Received feedback from over

# 400

people across Bradford.

Had more than

# 11,000

visitors our dedicated engagement website  
([www.bradfordcityvillage.com](http://www.bradfordcityvillage.com))



- ✦ Three community roadshow events at the Broadway and Kirkgate shopping centres, speaking to people from across Bradford.
- ✦ A focus group with Bradford Mobility Planning Group and the Royal National Institute of Blind People.
- ✦ A session with Bradford Property Forum and another with Bradford Central Mosque.
- ✦ Workshop sessions with students from Shipley College and Bradford College.

In response to our engagement questionnaire **TWO THIRDS** of respondents expressed support for our early-stage vision for City Village.

The aspects respondents said were most important for the project team to consider were:

## 82%

Well-designed public spaces

## 73%

Attractive new buildings which improve the appearance of the city centre

## 71%

New green spaces



### COMMUNITY AMENITIES AND SERVICES

The plans should provide a mix of local services and community amenities (shops, healthcare, education and leisure) to support a successful community.



### GREEN SPACES AND PUBLIC REALM

Responses highlighted the importance of providing open green space and high-quality public realm for all ages to enjoy.



### FEELING SAFE IN THE CITY CENTRE

The plans should address crime and anti-social behaviour to improve safety within the city centre.



### ADDRESSING THE PERCEIVED DECLINE OF THE 'TOP OF TOWN'

The plans need to help address current perceptions, as this part of the city centre was described as 'tired', 'neglected' and 'run-down'.



### A MIX OF HOUSING TYPES

The plans should include a wide mix of housing types, sizes and tenures to cater for people at different stages of life and on different budgets.



### SUPPORTING LOCAL BUSINESSES

Some concerns that City Village could have a negative impact on shops and businesses within the area, and requests to support local businesses through the development process.



### HERITAGE

The plans should respect Bradford's heritage and historic character.



### ACCESSIBILITY

The plans should consider accessibility to ensure City Village is inclusive to all.



### SECURING FUNDING

The project should have sufficient funding to deliver high quality regeneration.



### TRANSPORT

Improvements to public transport should be delivered to enhance people's ability to travel into and out of the city centre.



# Our emerging masterplan



The Bradford City Village masterplan is still taking shape, but we wanted to provide an update on our latest thinking.

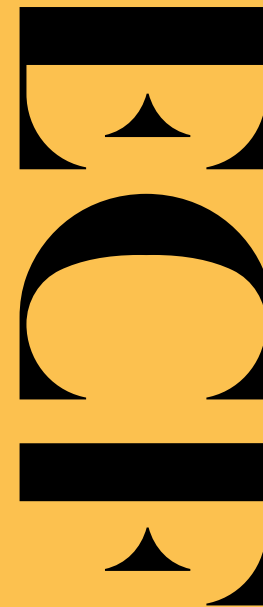
The masterplan on this page shows our early thoughts on the plans for the three key sites:

- ✦ The Chain Street car park site
- ✦ The Oastler Centre site
- ✦ The Kirkgate Centre site

It also shows a network of improved green spaces and calmed streets across the City Village area.



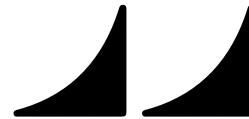
# Key masterplan principles







In response to the feedback we received during our visioning engagement, we have developed a set of principles that is guiding our emerging vision for Bradford City Village.



## Principle 1: A 'green' city centre neighbourhood

Central to our vision for City Village is a commitment to creating a green neighbourhood by establishing a network of interlinking new public open spaces. Each will have its own character – from a new urban park along Darley Street, to new community squares, community greens and tree-lined streets.

This focus on the quality of the public realm will help to create an attractive environment and support the well-being of residents and visitors alike, whilst also encouraging habitat creation and wildlife within the city centre.



✦ 88% of respondents said the creation of new green spaces should be a priority for City Village.

✦ 92% said well-designed public spaces were important.

## Principle 2: A range of housing types to suit all

Many respondents to our visioning engagement emphasised the importance of creating an inclusive neighbourhood for all, which is why we intend to deliver a diverse range of housing types and tenures to ensure we cater to the needs of various age groups, lifestyles and family sizes.

Our plans include a mix of sustainable townhouses and apartments, in a range of sizes and configurations, which will help to accommodate the evolving needs of residents over time. We also intend to provide opportunities for young people and families to get on the housing ladder through shared ownership structures.

✦ 85% said that providing a good mix of housing is important.





## Principle 3: A range of community amenities

Our visioning engagement highlighted the central importance of including a range of community facilities and amenities within City Village, including healthcare, education and leisure.

Likewise, while the role of city centres has changed over recent years, there is still high demand for a physical retail presence and the experience that this offers for residents and visitors alike. This was a key issue that was highlighted by those that responded to the visioning engagement.

By providing space for businesses and other neighbourhood amenities on the ground floor of the new buildings, City Village will seamlessly blend new residential spaces with retail and social offerings, fostering a vibrant urban environment where residents can live, work, and play.

✦ 89% said it is important that a range of neighbourhood amenities and places to socialise are delivered.





## Principle 4: Creating a sustainable community for the future

- ✦ 87% said it was important to create environmentally sustainable new homes

City Village aims to create a sustainable community within the city where people can live within walking distance of amenities, shops, parks, work and school.

The masterplan will also integrate an array of strategies to promote walking, cycling, and other forms of sustainable transport.

Pedestrianised streets, well-lit walkways, and dedicated cycle lanes will be created across the neighbourhood, encouraging residents to embrace active lifestyles and reduce reliance on cars.

## Principle 5: Respecting heritage

- ✦ 90% said that it should be a priority to deliver attractive new buildings that improve the overall appearance of this part of the city centre.

Ensuring that City Village respects Bradford's unique heritage was a key theme within the visioning engagement feedback. Careful consideration is being given to the architectural design, materials, and scale of new buildings, ensuring that new developments complement the existing buildings within the local area and preserve the cherished and distinctive character of the neighbourhood.

The redevelopment of the Kirkgate Centre also presents an opportunity to reveal and breathe new life into a number of heritage buildings around the site that have been hidden by the Centre since its construction.



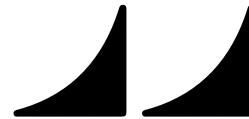


# The sites





Our plans for each of the three proposed development sites are still taking shape, but we've started to form ideas about the character that each of these sites could have.



## Chain Street

The emerging plans envisage the Chain Street site providing energy efficient lower-density family housing in the form of modern townhouses, set around a new community green. We think around 50 new townhouses could be accommodated at Chain Street, in a mix of two-four bedroom properties with gardens and parking.





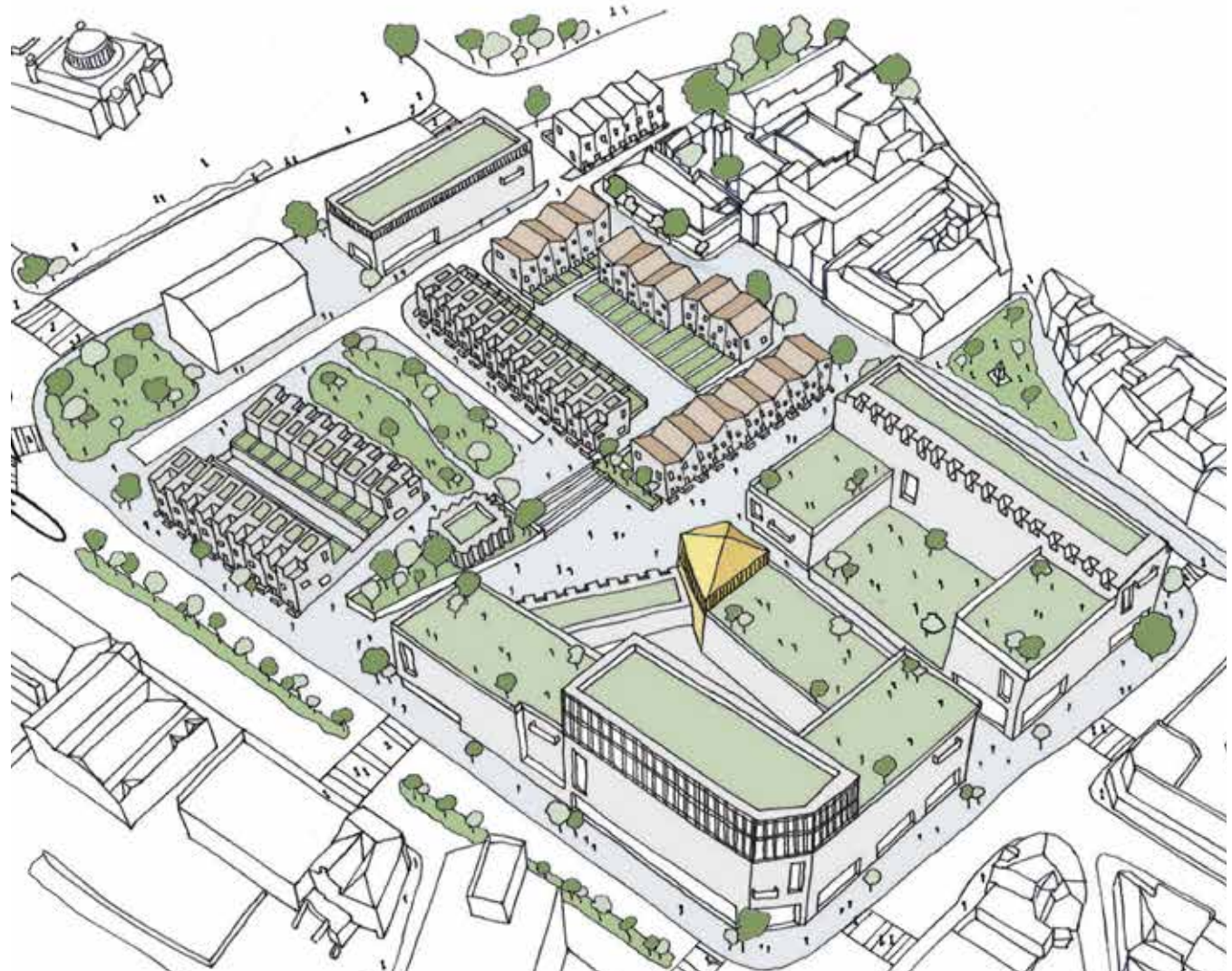


## Oastler

We think the Oastler site provides the ideal opportunity for a real variety of lower and medium density family housing, in a mix of townhouses and apartments, set around a network of outdoor squares and courtyards. Our early plans include around 70 townhouses, with gardens and parking, and in the region of 380 apartments.

It's too early to confirm exact building heights, but we think that buildings here could range from four to six storeys, with the potential for one building to reach a maximum of ten storeys.

The emerging design for this site aims to promote close linkages with the adjacent new pocket park and vibrant North Parade area.









## Kirkgate

Closest to the city centre core, we think the Kirkgate site is the most appropriate for higher density apartment living, with buildings set around attractive new courtyards. We think around 400 new apartments could be accommodated here, with lots of active ground floor spaces for shops, places to eat and drink and other leisure uses. We are still exploring potential building heights in this location, so watch this space!

By pulling the line of the new buildings back from Darley Street, the Kirkgate site also provides the opportunity to create a fantastic new green city park – providing a brand new attraction for both residents and visitors – and also reveal some of the historic buildings that have been obscured by the Kirkgate since its construction.

The plans for this site also include a new park, with lawns, planting and seating. We envisage that it could also be used as a multi-functional space for small events.







# Next steps



