

Valley Neighbourhood Development Framework

Developing the creative heart of the city



Goitside Urban Village

Plans for the Goitside Urban Village covers the area between Sunbridge Road/Water Lane and Westgate running from Barry Street in the east to Vaughan Street in the west. This includes the Valley Neighbourhood's main existing residential community on Chain Street. It is proposed to introduce further residential property, new build and conversion to produce around 1500 new homes.

There are three purposes for the scheme:

- ◆ *To create a strong, mixed residential community to the west of the City Centre.*
- ◆ *To feed activity onto the Sunbridge Road High Street and the Westgate World Mile to animate these areas, support shops and leisure uses and make them feel safer.*
- ◆ *To transform the market of the central part of Goitside with new squares and public spaces.*

Goitside Urban Village

The most successful regeneration projects create unified residential and mixed-use districts rather than singular buildings or isolated blocks. Goitside Urban Village will develop a significant residential community to the west of the city centre while forming a hub for creative businesses and artists. Many of the new buildings will be up to five or six storeys, giving the district the continuity of style that makes European cities so attractive. The Continental influence also extends to the creation of public squares and a new link road that would become a tree-lined boulevard through the Village, generating the pleasant and animated environment this area so desires.



Executive Summary

The Valley Neighbourhood Development Framework (NDF) is one of four NDFs that have been prepared to implement the Bradford City Centre Masterplan. The Valley NDF covers an area to the west of the City Centre between the University and Westgate and extending westwards as far as City Road. The area is within the valley of the Bradford Beck and at the heart of the area is Goitside, an area of historic warehouses on the northern side of the valley.

The Valley was once the economic heart of the city when Bradford was world capital of the worsted trade. This was the business end of the worsted trade, unlike Little Germany which contained the sales offices. As a result the buildings of Goitside are more utilitarian but historically they are just as important. Indeed the townscape of the area, with its stone warehouses on the steeply sloping valley sides, is probably unique in the UK.

In recent years the neighbourhood has declined and the urban character of the area has been undermined along Thornton Road. However it has started to attract creative businesses and residential

developers so providing opportunities that we have sought to build upon in this NDF.

Unlike the other NDFs the proposals in the City Centre Masterplan have been substantially revised in this NDF. The park was originally proposed along the valley because the property market was too weak to take up all of the available land in the area. Since that time the market has been transformed and it was therefore important to evolve the park proposals to reflect this. Further more Goitside was not included in the City Centre Masterplan because it had been subject to a separate masterplanning exercise. However the Goitside Partnership requested that it be included in this NDF. The Valley NDF has therefore developed a new set of proposals for the area drawing on these previous strategies along with a detailed baseline analysis of the area. These proposals are based around four themes, each of which has been developed into four potential regeneration projects as set out below.

Theme 1: Urban Living

Demand from residential developers is both an opportunity and threat to the Valley Neighbourhood. This demand can be harnessed to bring vacant buildings and sites back into use and to increase the number of people living in the area and so the vitality of the streets and local facilities. However, raising residential values could also push out existing businesses. It is therefore proposed that new housing development be directed into the valley bottom and the Goitside Urban Village to the north of Sunbridge Road. Further residential development should then be restricted between Sunbridge Road and Thornton Road. The residential theme has been developed into the following four potential regeneration projects:

- **Goitside Urban Village:** The creation of a strong urban community through the residential conversion of existing buildings, a potential new live/work scheme by Bradford Community Housing Trust and newbuild housing on the surface car parks in the west of the area.



Sunbridge Road

The Valley will have a vibrant creative quarter and Sunbridge Road will be its pulsating hub. Essentially it will be an exciting and dynamic high street with a strong culture of creativity that unites Goitside Urban Village and Goitside Create: the neighbourhood's designated Creative and Knowledge Quarter. Tree lined pavements will be widened to allow cafes and shops to animate and enhance the environment, carriageways will be narrowed to reduce the impact of traffic and public and performance art will be commissioned. These developments to Sunbridge Road will stimulate regeneration of surrounding areas by acting as a magnet for commercially minded artists, creative entrepreneurs and knowledge-based businesses



- **Listergate:** A landmark residential scheme on the eastern part of the former Gasworks site.
- **Westholme Street:** A waterside residential scheme including the conversion of the existing mills and new-build housing.
- **Valley Courts:** A series of residential blocks with landscaped courtyards along Thornton Road.

Theme 2: Creativity and Knowledge:

The creative and knowledge economies are two quite different sectors but both are hugely important in the future economies of cities like Bradford. Goitside has the potential to once more become the economic engine of Bradford by becoming a focus for Bradford's creative economy and for knowledge businesses spinning off from the University. Creative business should be focused in the area between Sunbridge Road and Thornton Road (Goitside Create) with uses requiring more space on the former Gasworks site. This theme has been developed into four potential regeneration projects:

- **The Arc:** A creative workspace conversion of a building on Sunbridge Road.
- **The Knowledge:** The development

of the first of a series of incubator buildings for knowledge-based businesses.

- **The Former Alexandra Hotel site:** The development of a new building for Bradford College.
- **Bradford Science Park:** The UK's first city centre science park on the western part of the former gas works site for knowledge-based companies.

Theme 3: Living Landscapes:

Instead of a park through the bottom of the valley, the NDF strategy is based on the creation of a series of landscapes throughout the area. In the valley bottom a smaller park is proposed together with a verdant landscape flowing around and between buildings. In Goitside a series of urban courtyards and lively streets are proposed with public art, cafes and creative uses, while the urban village will be based around a new public square. This theme has also been developed into four potential regeneration projects:

- **Beckside Park:** A new park along the reopened Beck on the southern side of the valley.
- **Orchard Square:** A new gateway square at the western end of Thornton Road.

- **Goitside Courtyards:** A series of urban squares along the line of the Goit.

- **Urban Village Greens:** A series of public spaces in the heart of the urban village.

Theme 4: Quality Streets:

The valley neighbourhood currently represents a significant 'gap' in Bradford's Ring Road. There have, as a result, been longstanding proposals to complete the road through the area. This needs to be done in a way that does not undermine other aspirations for the area. A major part of this NDF has therefore been a 'Quality Streets' strategy to accommodate a significant amount of traffic but to design streets in such a way that the impact of this traffic is minimised and does not provide barriers to pedestrian movement or frontage development. The four potential regeneration projects under this heading are therefore:

- **Thornton Road:** The boulevarding of Thornton Road.
- **Paradise Street:** A new road linking Drewton Road to Thornton Road.
- **Sunbridge Road:** A public realm scheme to turn Sunbridge Road into the high street for the area.

■ **Cross Valley Routes:** Environmental works and improved lighting for a series of routes from the University to Westgate.

In the final part of the NDF we pick out four of these projects as priority interventions and set out an implementation route for each of these:

■ **Listergate:** The development of the former Gasworks site as a landmark development including the Bradford Science Park and a series of residential towers.

■ **Beckside Park:** The development of a new park along the reopened Bradford Beck as a catalyst for the transformation of this area.

■ **Goitside Urban Village:** The creation of a new mixed use urban community in the northern part of the area.

■ **Goitside Create:** A public realm scheme in the lower part of Goitside as a catalyst to transform the image of the area to attract creative and knowledge business.

Urban Living



1. **Goitside Urban Village:** The creation of a residential community north of Sunbridge Road.



2. **Listergate:** A landmark residential scheme at the tip of the former Gasworks site.



3. **Weetholme Street:** Waterside residential conversions and newbuild.



4. **Valley Courts:** A series of landscaped residential courts along Thornton Road.

Creativity + Knowledge



5. **The Arc:** A model creative workspace on Sunbridge Road.



6. **The Knowledge:** The first of a series of incubator buildings for knowledge business.



7. **The former Alexandra Hotel:** A new building for Bradford.



8. **Bradford Science Park:** An city centre science park on the western part of the former Gasworks.

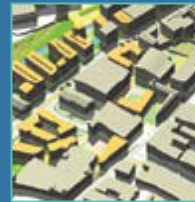
Living Landscapes



9. **Beekside Park:** The creation of a linear park along the Beak.



10. **Orchard Square:** A new gateway square at the western end of Thornton Road.



11. **Goitside Courts:** A series of intimate courtyards along the Goit.

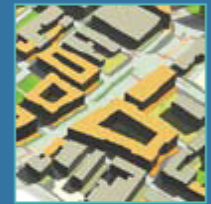


12. **Urban Village Greens:** A series of new public spaces in the heart of the Urban Village.

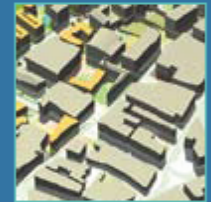
Quality Streets



13. **Thornton Road Boulevard:** The creation of an attractive tree-lined boulevard.



14. **Paradise Street:** The creation of a new road from Drewton Road to Thornton Road.



15. **Sunbridge Road:** Public realm improvements along Sunbridge Road.



16. **Cross Valley routes:** Environmental works to the north south routes.

Lets hear what you think

If you want to make a comment, a suggestion, ask a question, regarding the VND plans for Goitside please contact Planning Implementation Group on 01274 434093 or write to them at Planning Implementation Group, City of Bradford Metropolitan District Council, Department of Transportation, Design and Planning, FREEPOST BD818, 8th Floor, Jacobs Well, Bradford BD1 1BR as soon as possible or alternatively contact us by 17th October at the latest and we will collate all feedback for the group and forward to the Council

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