

pad

masterplanning

architecture

urban design



We are a Bristol based design practice engaged in a wide portfolio of work that draws on the integration of masterplanning, architecture and urban design.

Our aim is to support our clients, ranging from national developers and local authorities to private individuals, in creating and enhancing places in which people work, rest and play.

We are committed to the relationship between people and places and a clear understanding of the context of a site is central to our approach. Whether working on vacant land or a listed building we aim to turn its constraints into opportunities – economic, social and environmental.

We believe the integration of Masterplanners, Architects and Urban Designers brings together a range of complementary skills that enable us to design sustainable, deliverable and creative solutions that meet and exceed client objectives and user needs.

pad is a RIBA Chartered Practice and a member of The Green Register of Construction Professionals.

The Stray, Tadpole Garden Village





NEW NEIGHBOURHOOD EAST OF HARRY STOKES

CLIENTS

Crest Strategic Projects
Crest Nicholson South West

SITE AREA

87.5 hectares / 216.2 acres (across two sites)

CONTEXT

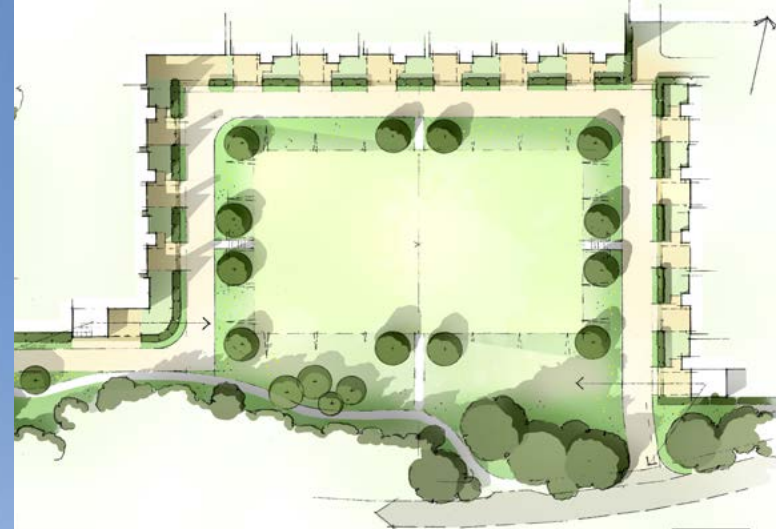
Greenfield land on the north-eastern edge of Bristol,
between the M4 and M32 and crossed by the
mainline railway

DEVELOPMENT PROPOSALS

Residential (1600 dwellings), local centre, primary school,
sports pitches, community hub, and parkland

PAD INVOLVEMENT

- + Spatial masterplan, prior to applications
- + Outline and hybrid planning applications, both
including layout design, parameter plans and Design
and Access Statements
- + Production of a Design Code
- + Reserved matters submissions



NEW HOMES CLEVEDON HALL ESTATE

CLIENT
Spitfire Bespoke Homes

SITE AREA
3.2 hectares / 7.9 acres

CONTEXT
Residential development within the grounds of
the listed Clevedon Hall

DEVELOPMENT PROPOSALS
42 bespoke homes within two distinctive phases
alongside strategic landscape

PAD INVOLVEMENT

- + Reserved matters submission including layout and house-type design
- + Technical design and construction detailing
- + Support during the construction phase

ARCHITECTURE



NEW NEIGHBOURHOOD CREEDY BRIDGE

CLIENT

Bellway

SITE AREA

31.2 hectares / 77.1 acres

CONTEXT

Within Mid-Devon on the north-eastern edge of Crediton

DEVELOPMENT PROPOSALS

257 new homes, with Public Open Space, primary school, sports pitches, gypsy and traveller pitches and access works

PAD INVOLVEMENT

+ Reserved matters submission, including extensive design investigation and evolution

URBAN DESIGN



NEW NEIGHBOURHOOD EDLOGAN WHARF

CLIENTS

Taylor Wimpey
Barratt Homes
Lewis Homes

SITE AREA

99.3 hectares / 245.5 acres

CONTEXT

To deliver an integrated, sustainable and attractive new neighbourhood, north of Cwmbran, alongside the Monmouthshire and Brecon Canal

DEVELOPMENT PROPOSALS

1200 dwellings across five character areas including the Village Core, green infrastructure and leisure/play facilities

PAD INVOLVEMENT

- + Outline planning applications
- + Reserved matters submissions
- + Tir Brychiad development brief
- + Village Core development brief



DETACHED PROPERTY PRIORY GARDEN

CLIENT

Private homeowners

SITE AREA

0.1 hectares / 0.3 acres

CONTEXT

Formerly part of an adjoining plot; sloping land within the established residential area of Bathwick Hill overlooking the city of Bath

DEVELOPMENT PROPOSALS

A detached two storey dwelling (c.215.6 sqm / 2,321 sqft), which has been featured on the cover of Self Build & Design, constructed using Passivhaus principles

PAD INVOLVEMENT

- + Application for full planning permission
- + Technical design and construction detailing
- + Construction phase inspections and quality assurance

ARCHITECTURE



GARDEN VILLAGE TADPOLE

CLIENTS

Crest Nicholson South West
Crest Strategic Projects
Bellway
David Wilson Homes

SITE AREA

143 hectares / 353 acres

CONTEXT

Greenfield development on the northern edge of Swindon

DEVELOPMENT PROPOSALS

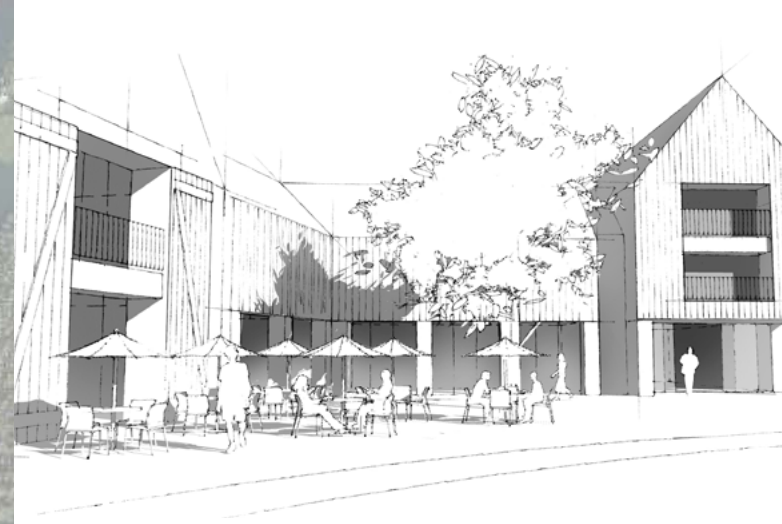
1850 new homes, primary and secondary schools, local centre, community facilities and green infrastructure

PAD INVOLVEMENT

- + Section 73 planning application
- + Reserved matters design, layout and house-types
- + Custom build co-ordination
- + Full application for a community sports pavilion



URBAN DESIGN



URBAN EXTENSION ST EDEYRN'S VILLAGE

CLIENTS

Persimmon Homes

SITE AREA

62.4 hectares / 154.1 acres

CONTEXT

Greenfield alongside M4 Junction 30 on northeast edge of Cardiff, alongside the River Rhymney

DEVELOPMENT PROPOSALS

1020 new homes, primary school, local centre, riverside park, allotments/orchard and an extension to the Rhymney Trail

PAD INVOLVEMENT

- + Outline planning application
- + Reserved matters submission for Phase One, including the local centre and 452 new homes
- + Design support for Phases Five and Six



FOUR BESPOKE HOMES LADYE BAY

SITE AREA

0.5 hectares / 1.2 acres

CONTEXT

Lying on a private road to the north of Clevedon, with views across Ladye Bay part of the Bristol Channel

DEVELOPMENT PROPOSALS

Demolition of two outdated bungalows and replacement with four very high quality aspirational houses

PAD INVOLVEMENT

+ Creation of an alternative design within the parameters of a previous consented scheme and which draws on the wider context to deliver a unique architectural response

ARCHITECTURE



CONTEMPORARY NEW HOMES HYGGE PARK



URBAN DESIGN



CLIENT

Crest Nicholson South West
Curo

SITE AREA

12.2 hectares / 30.1 acres

CONTEXT

Greenfield site on the eastern edge of Keynsham,
a town between Bristol and Bath

DEVELOPMENT PROPOSALS

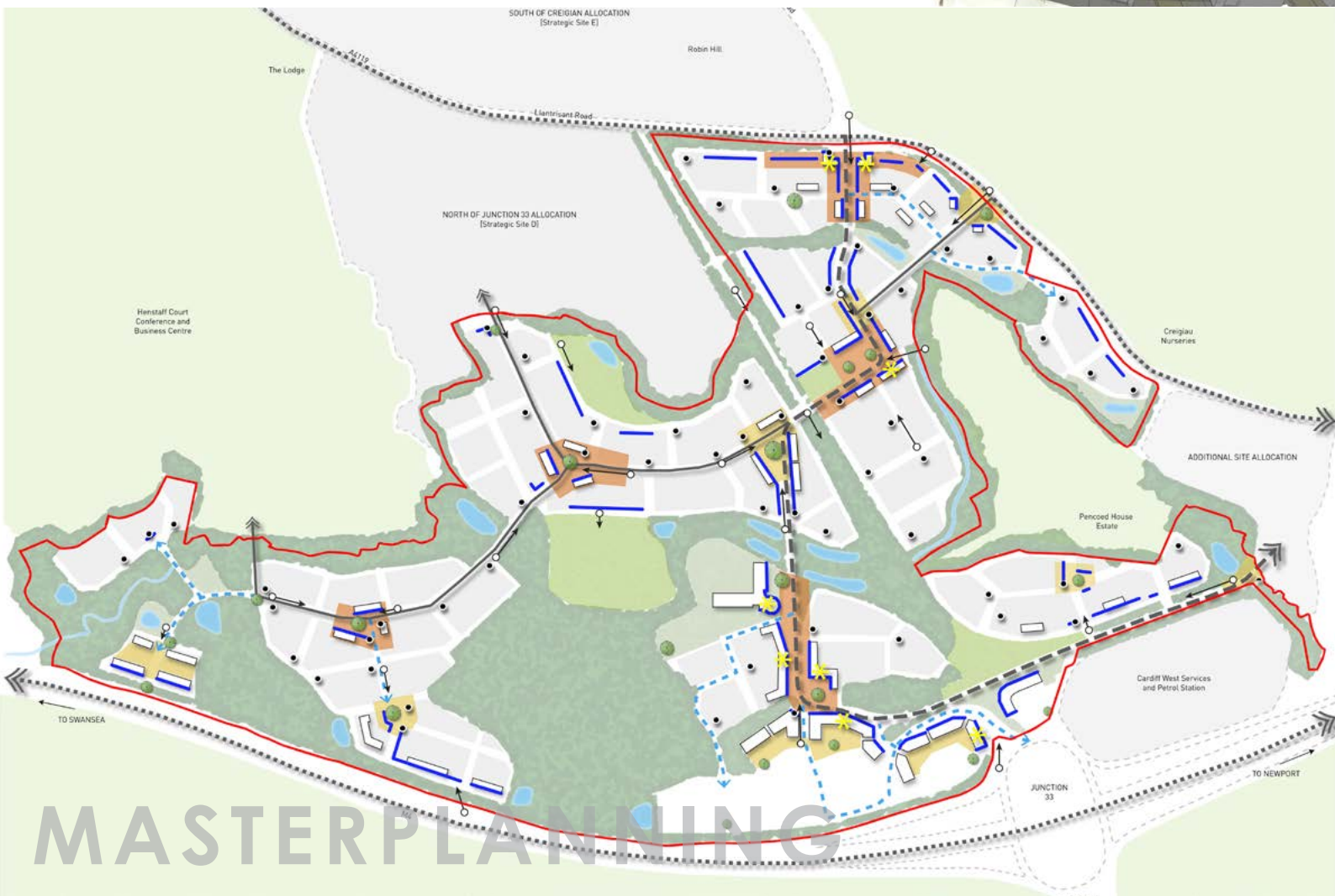
261 new homes, together with a primary school and
connected Public Open Space

PAD INVOLVEMENT

- + Residential reserved matters submission
- + Full planning application for additional homes



NEW COMMUNITY LLANILTERN VILLAGE



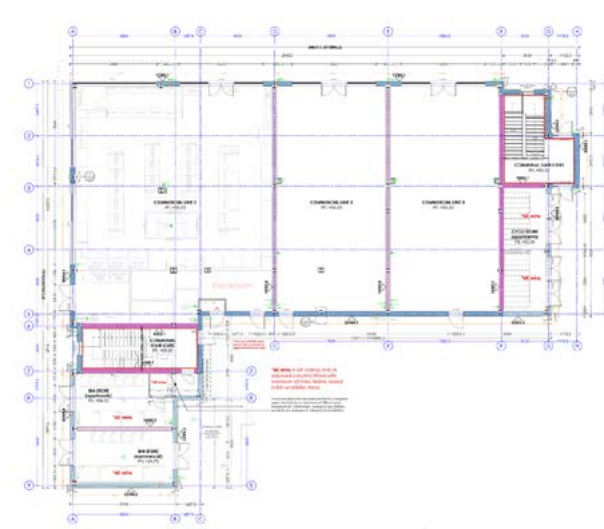
CLIENT
Persimmon Homes

SITE AREA
77.4 hectares / 191.2 acres

CONTEXT
A greenfield site to the north-west of Cardiff and the M4 Junction 33 services

DEVELOPMENT PROPOSALS
A residential-led, development including up to 1500 new homes; a business park; Park and Ride; primary school; a rapid transit route; and Green Infrastructure

PAD INVOLVEMENT
+ Built Form and Townscape document
+ Phases one and two design support, including housing layout, streetscenes, compliance document and apartment design



BROWNFIELD THE OLD PRINTWORKS

CLIENT

Acorn

SITE AREA

4.2 hectares / 10.4 acres

CONTEXT

A former industrial site on the edge of Frome town centre, with a river flowing to the south-east

DEVELOPMENT PROPOSALS

158 new homes and a neighbourhood centre

PAD INVOLVEMENT

- + Reserved matters layout and architectural design
- + Working drawings pack

ARCHITECTURE



NEW HOMES SOUTH CERNEY

CLIENT

Redrow Homes

SITE AREA

13.3 hectares / 32.9 acres

CONTEXT

Brownfield development on the site of a former aggregate extraction quarry at South Cerney, south of Cirencester

DEVELOPMENT PROPOSALS

140 dwellings (together with a separate application for a community centre) reflective of the Cotswolds' vernacular

PAD INVOLVEMENT

- + Reserved matters submission, including layout and house type design
- + Production of a Statement of Compliance

URBAN DESIGN



MASTERPLANNING



MIXED-USE DEVELOPMENT HUNTS GROVE

CLIENTS

Crest Strategic Projects
Crest Nicholson South West

SITE AREA

105.8 hectares / 261.3 acres

CONTEXT

Mixed use development on greenfield land, adjacent to the M5 motorway and south of Gloucester city centre

DEVELOPMENT PROPOSALS

1750 new homes, a primary school, local centre, community hub, areas of play, sports pitches and allotments

PAD INVOLVEMENT

- + Section 73 planning application
- + Reserved matters submission including layout design, house-types and development strategies
- + Reserved matters submission for a community building



LIVE AND WORK DETACHED PROPERTY TREETOPS

CLIENT

Private homeowners

SITE AREA

0.8 hectares / 1.9 acres

CONTEXT

Located within the Green Belt, outside of the Chew Stoke Settlement Area and the Conservation Area, outside the Mendip Hills Area of Outstanding Natural Beauty

DEVELOPMENT PROPOSALS

Proposal to replace the existing house with a sustainable and modern live-work dwelling, constructed using Passivhaus principles

PAD INVOLVEMENT

- + Application for full planning permission
- + Pre-planning through to construction
- + Technical design and construction detailing
- + Construction phase and contract management



NEW HOMES CHURCH ROW, GRETTON



CLIENT
Spitfire Bespoke Homes

SITE AREA
1.3 hectares / 3.2 acres

CONTEXT
A single field, adjoining the north-western edge of the village and sitting alongside the listed Christ Church

DEVELOPMENT PROPOSALS
23 high quality dwellings

PAD INVOLVEMENT
+ Planning layout, house type design as part of a full planning application
+ Active role in the appeal process by providing supporting information and evidence

URBAN DESIGN

For more information regarding the work featured,
please visit our social media pages, LinkedIn and
website for further details and other projects; or
contact us via the details overleaf



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