

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 member of The Green Register of Construction Professionals and the AECB (Association of Environmental Conscious Builders).

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 a DAS
- + Production of a Design Code

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architecture



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



GARDEN VILLAGE TADPOLE

CLIENTS

Crest Nicholson
Bellway
Redrow Homes
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



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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

Residential (1750 new homes), 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



DETACHED PROPERTY TO
PASSIVHAUS STANDARDS
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



LANDSCAPE LED DEVELOPMENT DUNSTALL FARM

CLIENT
Spitfire Bespoke Homes

SITE AREA
15.7 hectares / 38.7 acres

CONTEXT
Former agricultural land along the Fosse Way, immediately south of the market town of Moreton-in-Marsh. Set within the Cotswolds Area of Outstanding Natural Beauty

DEVELOPMENT PROPOSALS
245 traditional style homes set around strategic landscape and the existing Diamond Way long distance footpath

PAD INVOLVEMENT
+ Full planning application including layout design and development strategies
+ Production of house type packs
+ Production of a DAS to support the application





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



MIXED-USE URBAN REGENERATION NORTH COAST

SITE AREA

3.3 hectares / 8.2 acres

CONTEXT

Seafront regeneration project with both residential and commercial uses

DEVELOPMENT PROPOSALS

Demolition of existing buildings and creation of a leisure-led mixed use development comprising c.100 houses and apartments alongside hotel, restaurant and leisure facilities

PAD INVOLVEMENT

- + Concept design for the deckhouse development
- + Masterplanning and reserved matters submission
- + Architectural design for Phase One
- + Technical drawing package for deck houses
- + Production of a design code

architecture



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





NEW NEIGHBOURHOOD EDLOGAN WHARF

CLIENTS

Taylor Wimpey
Barratt Homes
Lewis Homes

SITE AREA

99.3 hectares / 245.5 acres

CONTEXT

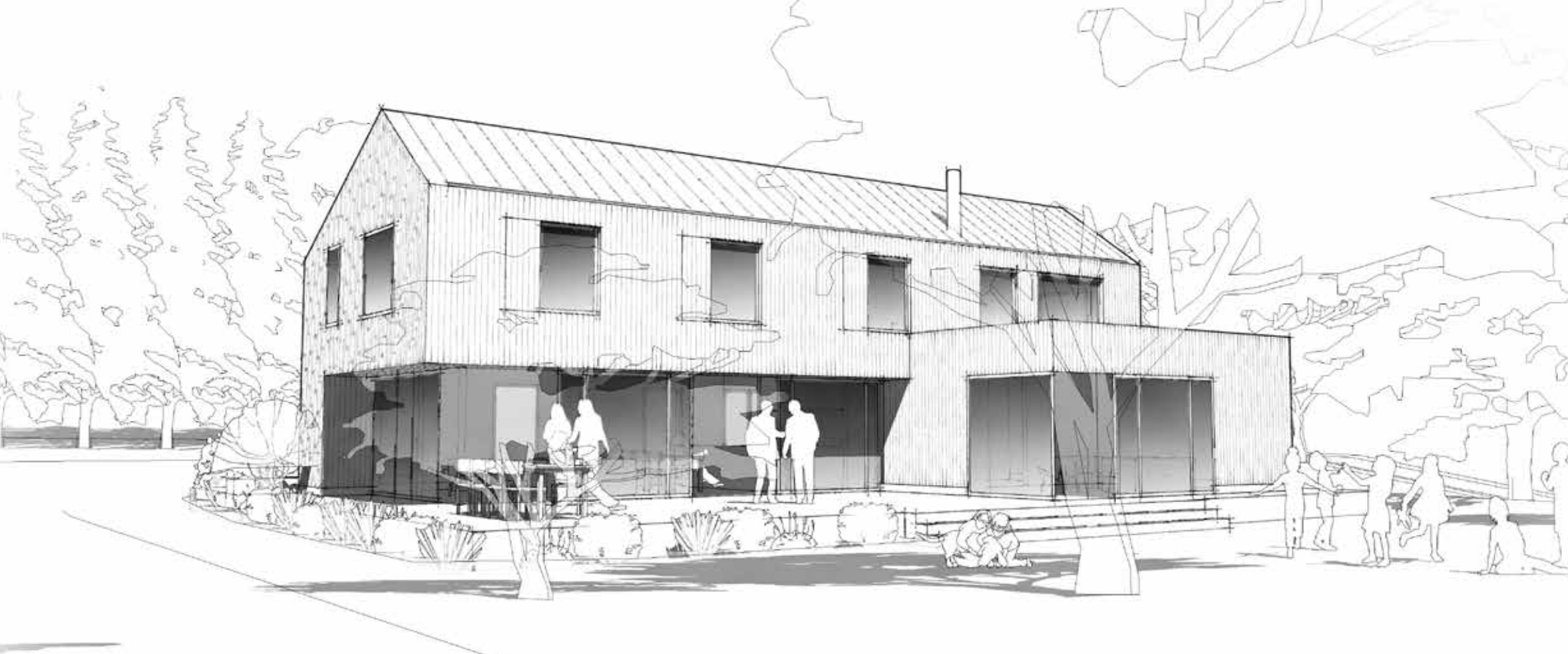
To deliver an integrated, sustainable and attractive new neighbourhood, north of Cwmbran, alongside the Monmouthshire and Brecon Canal

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



LIVE AND WORK DETACHED PROPERTY THE BLACK HOUSE

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



architecture



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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



masterplanning



URBAN EXTENSION LONGHURST PARK

CLIENT

Crest Nicholson Southern

SITE AREA

15.9 hectares / 39.3 acres

CONTEXT

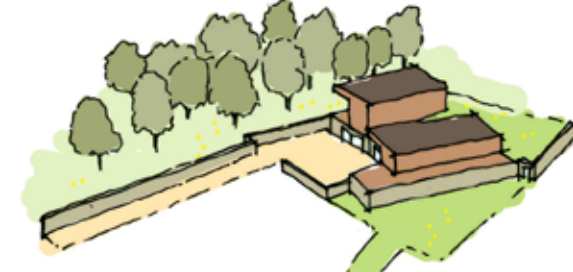
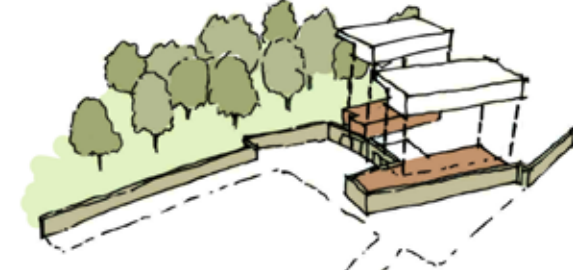
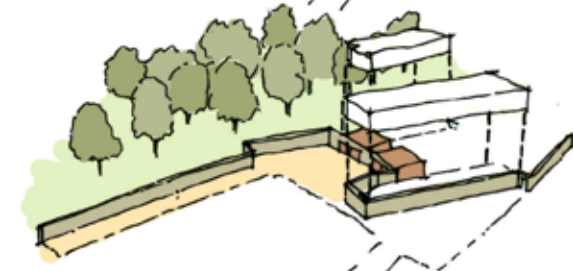
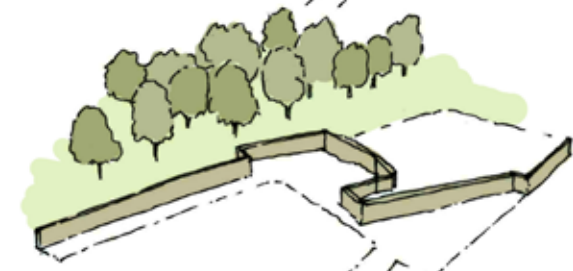
Located within 1km south-east of the village centre of Cranleigh, Surrey

DEVELOPMENT PROPOSALS

149 new homes within Phase One (9.3 ha) and 119 new homes within Phase Two (6.6 ha), as well as the associated infrastructure and strategic landscaping

PAD INVOLVEMENT

- + Phase One reserved matters submission
- + Phase Two full planning application



BESPOKE HOMES GROVE ROAD

CLIENT

Private homeowners

SITE AREA

0.2 hectares / 0.5 acres

CONTEXT

Located north west of Stoke Bishop and Westbury-on-Tyrm in the Coombe Dingle area of Bristol

DEVELOPMENT PROPOSALS

Two bespoke homes designed to accommodate increasingly complex living needs; including the need for sustainable, future-proof homes for life

PAD INVOLVEMENT

- + Concept design
- + Full planning application
- + Technical design and construction detailing
- + Support during the construction phase

architecture



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LOCAL CENTRE BARRY WATERFRONT

CLIENT
Persimmon Homes

SITE AREA
0.9 hectares / 2.2 acres

CONTEXT
Located alongside the Barry dock, as part of a much wider masterplan redevelopment

DEVELOPMENT PROPOSALS
Local centre development, including retail, community and leisure, as well as residential use

PAD INVOLVEMENT
+ Reserved matters layout and architectural design
+ Previous involvement in adjoining residential parcels

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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