

pad

masterplanning | architecture | urban design



We are a Bristol-based, employee-owned, 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
Taylor Wimpey

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

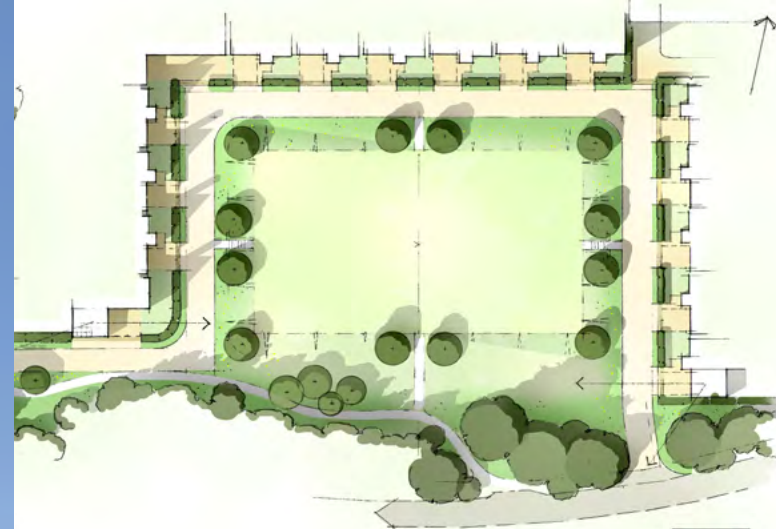
Residential (1600 dwellings), local centre, primary school, sports pitches, community hub, and parkland

PAD INVOLVEMENT

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



MASTERPLANNING



BESPOKE DESIGN 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



TRADITIONAL STYLE CREEDY BRIDGE

CLIENT
Bellway Homes

SITE AREA
31.2 hectares / 77.1 acres

CONTEXT
An undulating site on the north-eastern edge of Cridton, within Mid-Devon

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



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



GARDEN VILLAGE TADPOLE

CLIENTS

Crest Nicholson South West
Crest Strategic Projects
Bellway Homes
David Wilson Homes

SITE AREA

143 hectares / 353 acres

CONTEXT

Greenfield development on the northern edge of Swindon

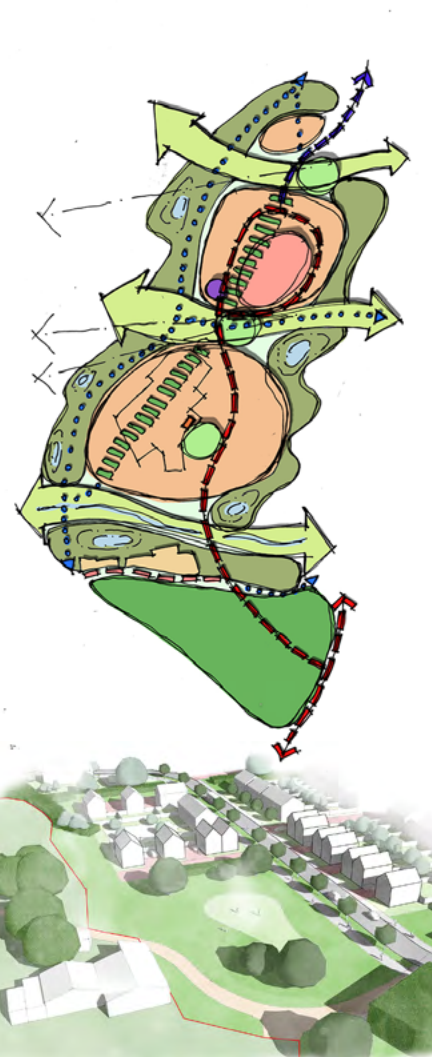
DEVELOPMENT PROPOSALS

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





LANDSCAPE-LED PROPOSALS

GROVE FARM

CLIENTS
Taylor Wimpey

SITE AREA
39.3 hectares / 97.1 acres

CONTEXT
Greenfield land adjoining the western edge of Backwell village, to the south-west of Bristol, with good transport links including a local railway station

DEVELOPMENT PROPOSALS
515 new homes, together with education provision and community hub, with a variety of landscape provision and extended Festival Way foot/cyclepath; on green field land to the south-west of the village

PAD INVOLVEMENT
+ Site promotion through North Somerset Local Plan
+ Outline planning application



RENOVATION/EXTENSION

LANE END FARM

CLIENT

Private homeowners

SITE AREA

0.3 hectares / 0.8 acres

CONTEXT

Lying within Somerset's open countryside, part of the Bristol and Bath Green Belt, a charming stone cottage and outbuildings had been extended over time resulting in a fragmented house that had lost its original character

DEVELOPMENT PROPOSALS

To strip the house back to the original cottage with a new contemporary extension including a glazed link between the two – to create a stunning and generous family home

PAD INVOLVEMENT

+ Full planning application



CONTEMPORARY REDEVELOPMENT NEW FOSSEWAY ROAD

CLIENT

Goram Homes
Countryside Partnerships

SITE AREA

2.9 hectares / 7.2 acres

CONTEXT

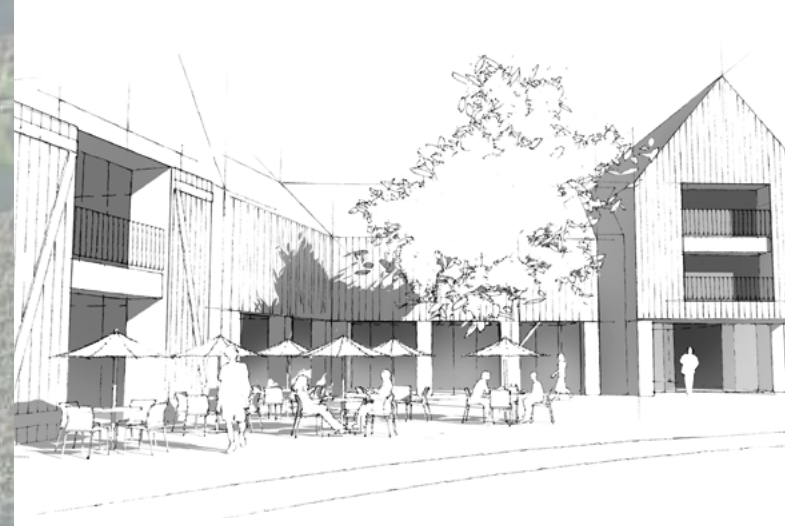
The location of a former school, demolished over ten years ago, the site largely comprises hard standing, grassland and a number of trees; surrounded by housing within the Hengrove area of Bristol

DEVELOPMENT PROPOSALS

A first phase to deliver the majority of the site comprising 130 residential dwellings, car parking, landscaping, site accesses and internal estate roads. A second phase include an Extra Care Home and supporting facilities in the centre of the site

PAD INVOLVEMENT

+ First phase reserved matters submission



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

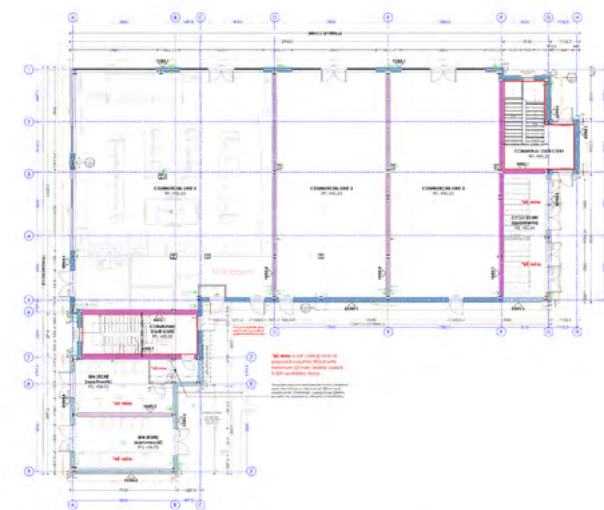
DEVELOPMENT PROPOSALS

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

MASTERPLANNING



BROWNFIELD

THE OLD PRINTWORKS



CLIENT
Acorn Property Group

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





NEW COTSWOLD HOMES SOUTH CERNEY

CLIENT

Redrow Homes

SITE AREA

13.3 hectares / 32.9 acres

CONTEXT

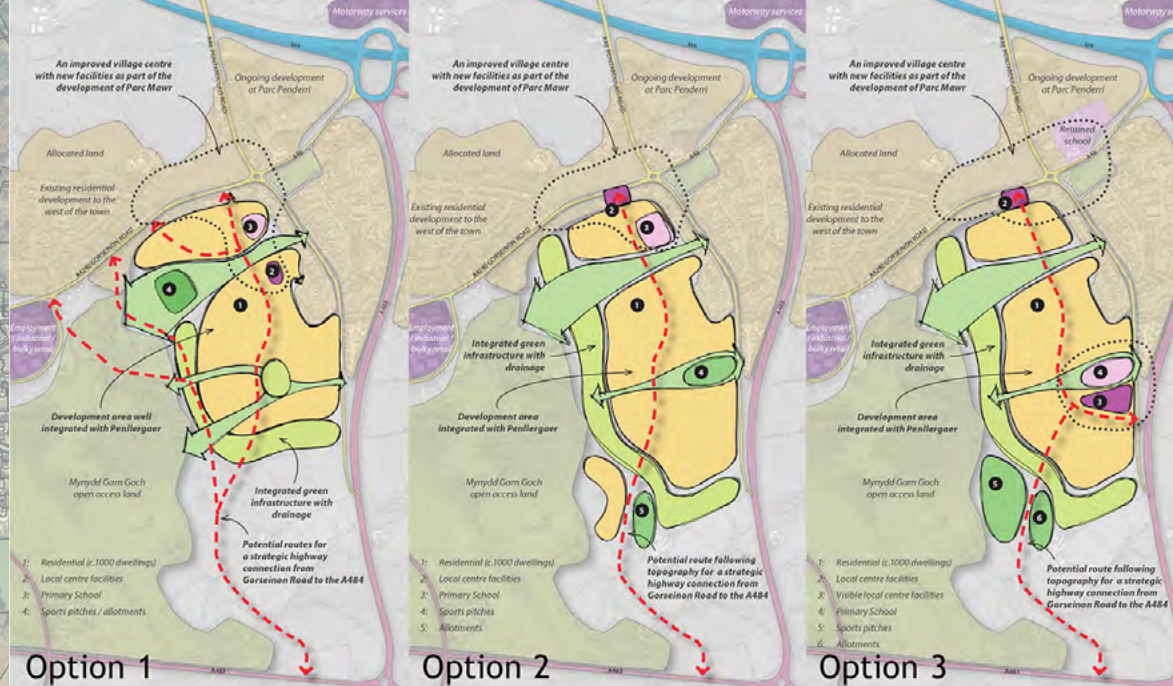
Brownfield development on the site of a former aggregate extraction quarry at South Cerney, south of Cirencester

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



NEW COMMUNITY PARC MAWR

CLIENT

Bellway Homes

SITE AREA

78.68 hectares / 194.42 acres

CONTEXT

A greenfield site adjoining the village of Penllergaer, on the edge of Swansea, close to Junction 47 of the M4

DEVELOPMENT PROPOSALS

Up to 850 new homes, local centre, potential care home, primary school with nursery, with significant Green Infrastructure, integrated with existing settlement of Penllergaer

PAD INVOLVEMENT

- + Site promotion, including Vision Statement, to secure allocation
- + Coordination of material for hybrid planning application, including Design and Access Statement, parameter plans
- + Input/guidance on detailed element of application



LIVE / WORK 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



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, at Gretton on the edge of the Cotswolds

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

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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