

# Turner Gardens

RIBA Stage 0-2 Concept Design &  
Planning Pre-Application

RIBA   
Chartered Practice

March 2020



barefoot architects



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# 1. Introduction

This Stage 2 report has been prepared by RIBA Chartered Practice Barefoot Architects on behalf of our clients, Lockleaze Neighbourhood Trust for land adjacent to Turner Gardens.

The purpose of this report is to summarise the design development explored by the Practice leading up to the Planning Pre-Application.

The report also forms the basis of the Planning Pre-Application. The purpose of this pre-application is to engage in early discussions with the Local Planning Authority as to the viability to develop the site for a community-led housing project consisting of a mix of 19no. 1 and 2 bed units, including flats and houses and 1no. co-working space.

The site has had no recent planning applications following the demolition of post war housing previously constructed on the site.

## PROJECT ADDRESS:

Turner Gardens  
Bristol, BS7 9YD

## AGENT CONTACTS:

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Site Location Plan

## 2. Executive Summary of Proposed Scheme

The Accommodation Schedule adjacent represents the scheme being submitted for the Planning Pre-Application. The following report demonstrates the design ideas, community involvement process and concepts that have informed the proposed scheme. Barefoot Architects have considered scale and materials of the surrounding context to develop a scheme that increases density of the site, in line with 50 units per hectare, whilst being mindful of the existing semi-detached typology of the area. The massing of the proposed terraces and flats have been broken up with the design of projecting bays, set backs and openings leading to shared gardens.

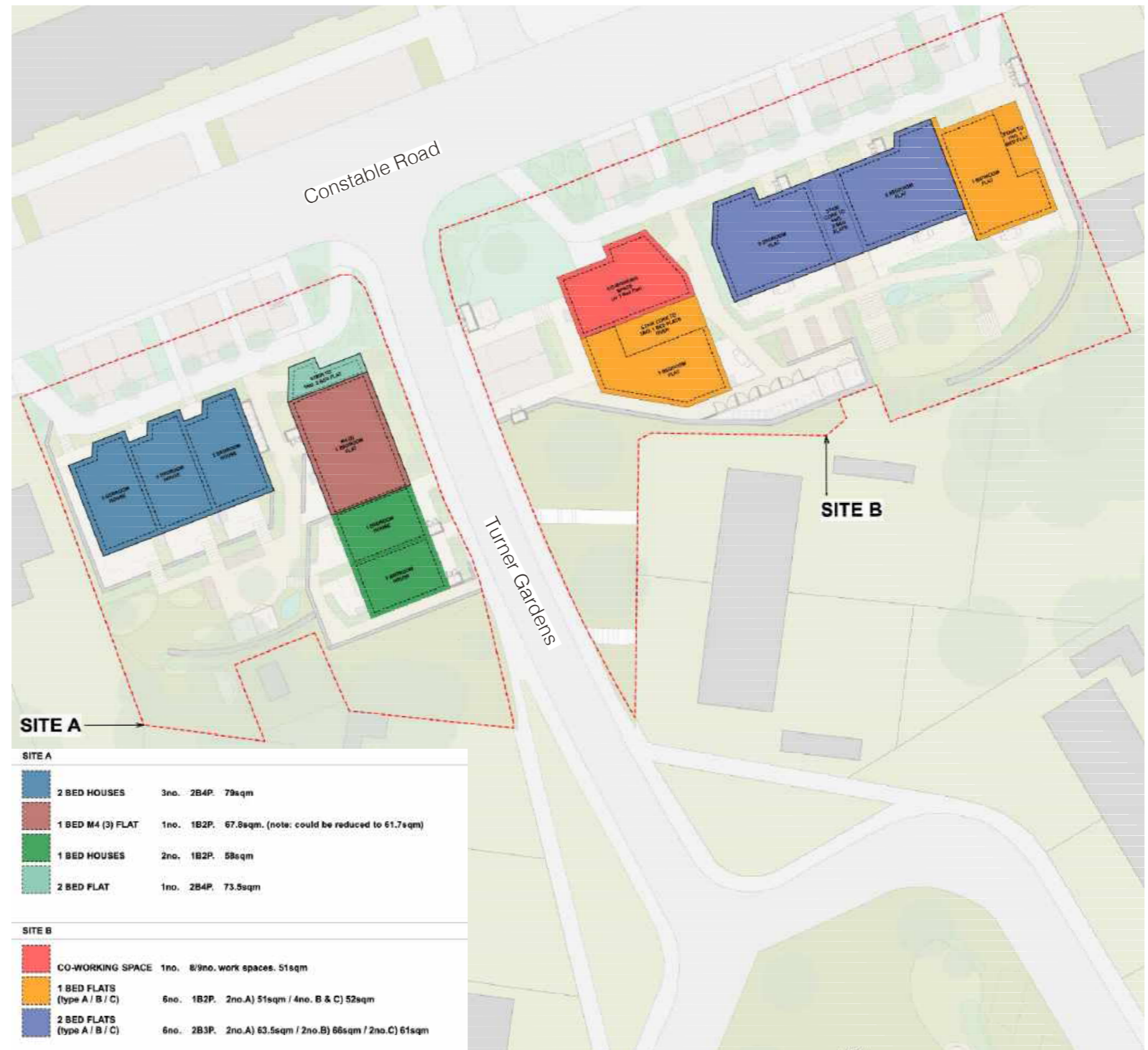
Building community and designing in opportunity for passive interactions between existing and future residents has informed the scheme through features such as the pavement relocation, shared landscape design.

### Summary of scheme provision / 19no. Residential Units:

- 3no. 2 bedroom, 4 person houses
- 1no. 1 bedroom, 2 person M4(3) flat
- 2no. 1 bedroom, 2 person houses
- 1no. 2 bedroom, 4 person flat
- 6no. 2 bedroom, 3 person flats
- 6no. 1 bedroom, 2 person flats

### Other Provision:

- 1no. co-working space for 8-9 people
- 19no. parking Spaces
- 1no. Accessible parking bay
- 38no. secure covered bike storage spaces
- Shared and private bin storage



## 2.1 Executive Summary of Proposed Scheme - Continued

### Highways

The scheme proposes:

- The relocation of the existing pavement line
- Traffic calming measures on Constable Road to be considered
- SUDS and rain garden features adjacent to pavement
- Parking provision along Constable Road for 20no. spaces including one disabled parking bay. This equates to 1 space per unit, plus one visitor parking space.

### Sustainability & Energy

- A fabric first approach with highly insulated and air tight construction is proposed. Passivhaus construction will be considered. Meeting this energy performance target is an aspiration of the scheme.
- Individual air source heat pumps
- Individual MVHR
- PV Panels on south facing roof

### Bins

- Private bin storage close to front doors of ground floor flats and houses has been designed where viable with shared bin store for all first floor flats.
- All bin stores to be less than 25m from communal & private front doors and less than 30m from the highway for collection.

### Bike Storage

- Private covered bike storage for two bikes within rear private patio areas for ground floor flats and houses and shared bike store for all first floor flats (provision 2no. per unit 38 spaces in total). The exception to this is the 3no. two bedroom houses that will utilise a shared communal bike store due to stepped access to rear gardens.

- All bike stores to be secure and covered with level access and lighting.

### Drainage

- The site is in a low risk flood area.
- Surface water design will utilise rain gardens and SUDS features in the communal landscaping.
- Robert Bray Associates report highlights the initial approach to this. This will be developed as we progress the scheme towards a full planning application.

### Trees

- An arboricultural report has been undertaken. There is one Class B tree adjacent to the site which will be protected and retained. Where viable trees will be kept. There will be a strong emphasis on ecological enhancement for the scheme. Trees removed will be replaced in alternative locations on the site.

### Ecology

A phase 1 Habitat Survey has been undertaken. See page 71 for a summary of the report. The scheme will enhance biodiversity and support and enhance landscape for insects, mammals and birds on the site to create a significant biodiversity net gain for the site.



### 3. Community Led Housing

Community led housing is residential accommodation and ancillary space and facilities developed and/or managed by local people or residents, in not for profit organisational structures. The range of models that can be adopted for providing CLH includes self-build housing, co-housing, co-operatives, mutual housing, tenant-controlled housing, and community land trusts (CLTs).

The Building and Social Housing Foundation's (BSHF) criteria for projects to qualify as CLH are:

- Community integrally involved throughout the process
- Community groups/organisation taking a long term formal role in stewardship of the land and the homes
- Benefits to the local area and or community of interest must be clearly defined and legally protected in perpetuity.

CLH can involve new-build, regeneration and the use of existing buildings. CLH groups may involve members from the same geographical area, such as in Lockleaze, or members with a shared community interest or common link (e.g. Refugees, Older People, LGBT). The latter are often known as 'intentional communities'

There are three main ways in which community-led groups become involved in the CLH process as set out by the Building and Social Housing Foundation are as follows:

**Group led:** Grass roots groups respond to local housing need or demand, or people decide to develop their own homes.

**Extension of community-based activity:** Existing community-based organisations with local roots decide to provide housing in addition to their current activities.

**Developer-Community partnership:** A local authority, landowner, housing association or small builder which wants to provide housing that benefits the local area in perpetuity, draws on community-led housing expertise to recruit 'founder members' from within the community and support them to take over ownership, stewardship and/or management of the homes.

**Key requirements for Community Led Housing**

- Committed individuals with a shared vision
- Some kind of formal structure e.g. charitable, Community Land Trust
- Suitable land/building: council, private, residential, agricultural, industrial
- Money and / or skills for development plans and employing professionals
- Ability and willingness to access grants and loans
- Time –schemes (with land identified) takes anywhere from 3 to 10 years

**The National Context**

**It's a crucial time for the housing sector.** The housing crisis is as severe as it has ever been, the fire tragedy at Grenfell Tower in London has thrust social housing into the spotlight and the government's position on housing, and its approach to the social housing sector, has changed significantly in recent months. The lack of affordable, decent homes is affecting families across the whole country.

**Home ownership is slipping out of reach:** On average, house prices are now almost seven times people's incomes. No matter how hard they work, it's becoming more and more difficult for

young people to save up and buy a home of their own. In the last decade, home ownership fell for the first time since Census records began.

**Housing costs are hugely expensive:** Many of the people on the housing ladder did so by taking out risky mortgage loans that stretched them to their financial limit. Now that the economy is struggling, people are finding it harder to meet their monthly repayments, often with dire consequences.

**More families are renting from private landlords:** There are now more than nine million renters in private rented accommodation, including almost 1.3 million families with children. Renting can be incredibly unstable, with soaring rents, hidden fees and eviction a constant worry. And it can mean living in dreadful conditions too – one third of private rented homes in England fail to meet the Decent Homes Standard.

**Levels of homelessness are rising:** The ultimate impact of the housing crisis is the huge numbers of people forced out of their homes altogether. The number of homeless households has risen to more than 50,000 a year. Some of these households – many with dependent children – will then wait for years, sometimes in temporary accommodation. And more than 2,000 people a year will have no roof over their head at all, ending up sleeping rough. (Source – Shelter)



## 4. The Client - Lockleaze Neighbourhood Trust

### The Client

Lockleaze Neighbourhood Trust (LNT) incorporated as a Charity and Company in 1997 to serve the community of Lockleaze. LNT activities and services were predominantly delivered from the Cameron Centre, a community building owned by Bristol City Council (BCC). In 2014 LNT moved into the new Lockleaze Hub (owned by the Housing Association, United Communities). LNT is managing the Cameron Centre.

**LNT Vision:** Lockleaze residents are resilient, skilled, confident and able to achieve positive change for themselves and their community.

**LNT Mission:** is to bring people, information and organisations together and support residents to develop and deliver projects that create local opportunities and community spirit

In 2017 LNT successfully secured funding to commission a feasibility report looking at the potential for community-led housing projects in Lockleaze. This coincides with revenue funding made available to community organisations through Power to Change and Homes England.

Now LNT have appointed Barefoot Architects to develop this early feasibility work into a viable scheme with the objective

being to create meaningful engagement with the community and develop a proposal and a planning application for the Turner Gardens site.

As a voice for the community, Lockleaze Neighbourhood Trust is key in making sure local people are a part of that development.

### LNT Key Objectives for Project:

- To develop a scheme that delivers on housing objectives within the **Community Plan**; a provision of quality and affordable homes that respond to the housing needs of Lockleaze that are assets **locked in perpetuity**.
- To provide a scheme in consultation with Bristol City Council in adherence to planning policy and compliant with the most relevant **design and quality standards**.
- To deliver a project that is the product of a fair, inclusive and **meaningful engagement** process with residents throughout the design process.
- To improve the appearance, functionality and sense of place along **Constable Road and the gateway to Turner Gardens**.
- To inspire the belief that the existing housing situation can change, foster **social cohesion and a positive identity** and stewardship within **Lockleaze**.
- To demonstrate a **financially viable** working model that can be up scaled to other sites and future projects.
- To ensure all design proposals and project outcomes consistent with the **values and vision of the Local Homes Programme** and of LNT as an organisation.
- To enable a **sustainable income for LNT** to support activities that deliver social value.

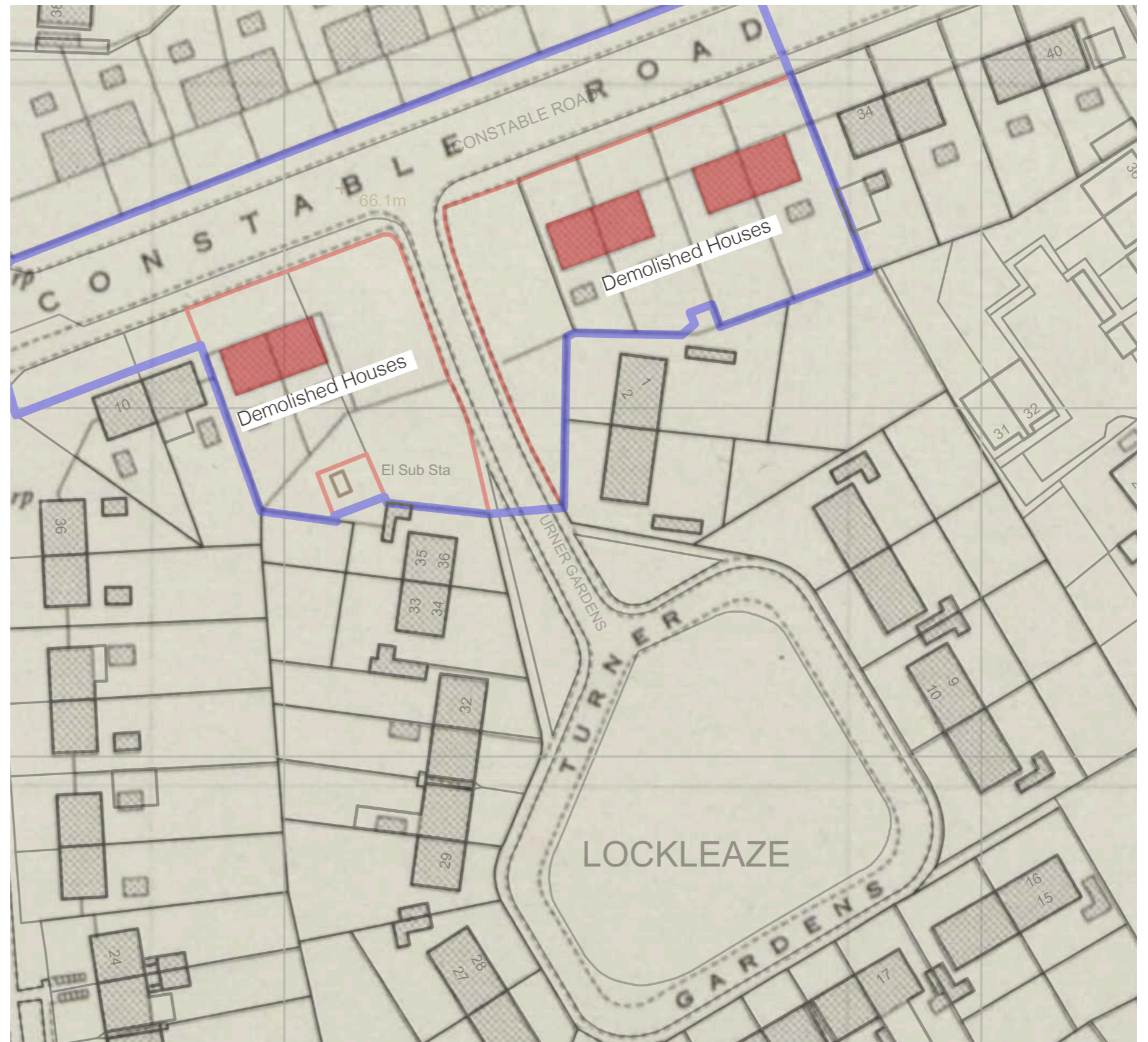




## 5. The Site: Former Housing

The site is located in Lockleaze a residential area consisting of 20th century estates (primarily 1940s and 1950s 3 bed units). The urban grain consists of low density development with large front and back gardens and grass verges. Lockleaze is situated in the north of Bristol, approximately 2.5 miles from the City Centre and a short distance from Gainsborough Square where many local shops and amenities are situated. The total site area is approximately 0.45 acres

- The site is located off a fairly fast and busy Constable Road and adjacent to the cul de sac of Turner Gardens.
- The site is split across the Turner Gardens access road.
- The two sites previously had three pairs of semi-detached properties which have been demolished and the sites fenced off. They are now overgrown with some fly tipping and evidence that people have been entering the site.
- There is a large development site directly opposite the site that has outline planning permission for 81 homes.
- The site has directly adjacent neighbours to either side of the split site on Constable Road and behind in Turner Gardens.
- The site has been identified by BCC as suitable for development of between 13 and 20 homes.





## 5.1 The Site: Photographs

Key Plan



The existing site is split across the side road Turner Gardens. Both sides are currently grass with some overgrowth to their perimeters. There is evidence that the site has been entered since the demolition of the previous housing due to rubbish and fly tipping.



1. View through the site to adjacent house



2. View to green boundary with broken site fence



3. Adjacent property on Turner Gardens



4. View into Turner Gardens with shared green space



## 5.2 The Site: Photographs

Key Plan



6. Apple trees on wide grass verges



7. Site split across Turner Gardens side road



8. Constable Road - wide with fast traffic



9. Existing services crossing the site



10. Sub-Station adjacent to site with access required



## 6. Pre-Design Development

### Previous Feasibility Studies

A feasibility report was put together by VIVID Regeneration LLP in April 2018. As part of this various options and configurations were developed through a number of community workshops and surveys. Feedback from this demonstrated there was a desire for varied housing typologies. 2 bed houses and flats were considered appropriate due to the number of 3 bed housing in the area. This report informed the RIBA Stage 1 and early Stage 2 design exploration undertaken by Barefoot Architects.

**A:** Our thoughts: Simple layout of terraced houses that follow the line of neighbouring buildings. A traditional development with private parking and back gardens. Low risk approach that is planning friendly but not inspiring!

**B:** Our thoughts: Interesting approach that creates communal, shared garden space between facing house types. Gets very close to boundaries, and breaks the building line. Tricky to build and a riskier planning approach!

**C:** Our thoughts: Packs in lots of new homes, but by being too big! Breaks the building line and is much higher than the surroundings. Could be compared to other recent developments, but might be unpopular locally!





## 6.1 Pre-Design Development - Walking Tour

Before starting to explore design concepts further, Barefoot Architects organised a walking tour with local residents and Lockleaze Neighbourhood Trust (LNT). The aim of the tour was to observe the site context, get a better understanding of the materials used for existing housing, discuss what elements of the area residents valued and get to know some of the community members the new housing will relate to.



Newly built housing with gable ends with render and brick



Stoke Park Estate - Grade II listed Landscape



Residents attending the walking tour



Post war rendered semi-detached houses



New development of flats



Brick and tiled facade



Bungalow typology



Gable ended semi-detached houses



## 6.2 Pre-Design Development - Building Study Tour

We went to visit other recently completed housing projects in Bristol that might help as references for this project.

1. We had a tour of Bristol Community Land Trust's 325 Fishponds Road project which has a shared central garden with varied house types around this central space. It has a lovely sense of neighbourliness and a mixture of public and private areas.

2. At Lawrence Hill we saw a Council Housing project which uses curved render, red brick and zinc roofs. The houses are contemporary, but also fit in well with the surrounding context. There are private (fenced) gardens and shared parking. The site sits along a busy cycle / footpath.

3. The flats at Challender Court look like houses, have a low profile, are low energy, use high quality materials and have planting with rain gardens that capture run off to create a beautiful entrance to the homes.



Pergola demarcating private garden areas



325 Fishponds Road built community housing



New Bristol City Council housing



New development of flats



Challender Court - Passivhaus flats for Bristol City Council



SUDS features



## 6.3 Pre-Design Development - Local Community Plan

### Lockleaze Community Plan

As part of the site research and to gain further information about residents' aspirations for the area and future development we have looked to the comprehensive Lockleaze Community Plan.

Key elements from this relating to the development at Turner Gardens are:

#### Affordable Housing:

- 548 people on the housing register but very limited supply
- Strong preference for affordable homes, council homes and 1&2 bedrooms.
- Inclusive housing that meets the needs of those with disabilities, elderly and young people. Desire to explore models of inter-generational housing that addresses social isolation.
- New homes to benefit existing residents with growing support for community led housing models
- Current housing typology – 44% semi-detached and 71+ have 3+ bedrooms.

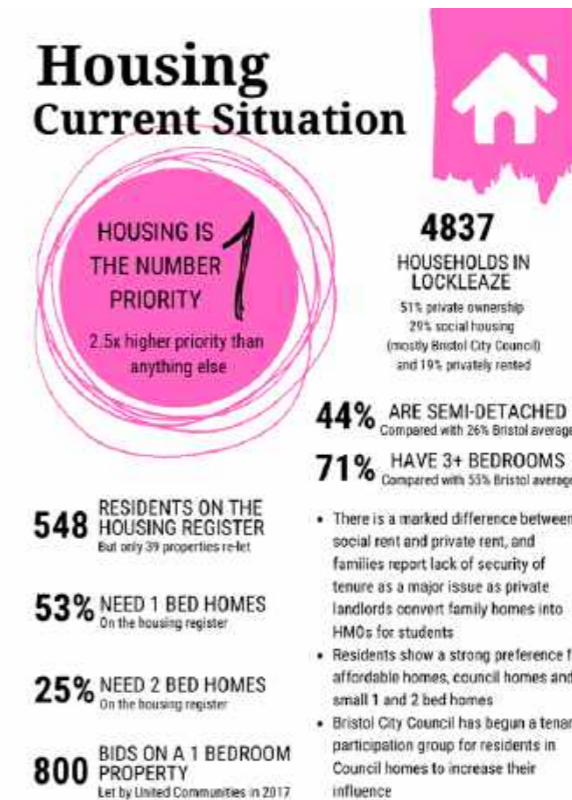
#### Energy:

- 55% of residents say that their energy bills cause them financial strain.
- 88% support renewable energy. Desire for new housing with low energy costs to reduce the impact of climate change.

**88%** Support renewable energy  
74% support renewable energy generation that invests back into the community

#### Key Points relating to Turner Gardens:

- New Ways to connect with other residents
- Encourage people to go on walks together
- Inter generational events to bring old and young together and tackle loneliness
- Opportunities to share food together
- A place where people know their neighbours and look out for one another
- A place where people get on well and difference is celebrated
- Not to feel like a forgotten estate
- Opportunities to explore each other's cultures, history, different foods and traditions
- Health and wellbeing in existing and new green spaces.
- New ways to connect with one another
- Manageable gardens for growing and connection with nature



**New homes to benefit existing residents**

## 7. Existing Site Analysis - Existing Green Spaces

The area surrounding the site has a number of large gardens and the green space within the crescent of Turner Gardens. There are a number of trees surrounding and on the site. Apple trees line the verges abutting the site. Some of these are diseased and others still produce fruit. Some may need to be removed to maximise the number of units and viability of the site development. The landscape scheme will act to mitigate and enhance lost species and habitat.

Stoke Park sits close to the site and is a Grade II listed landscape. Lockleaze is characterised by lots of green spaces and close access to this landscape!





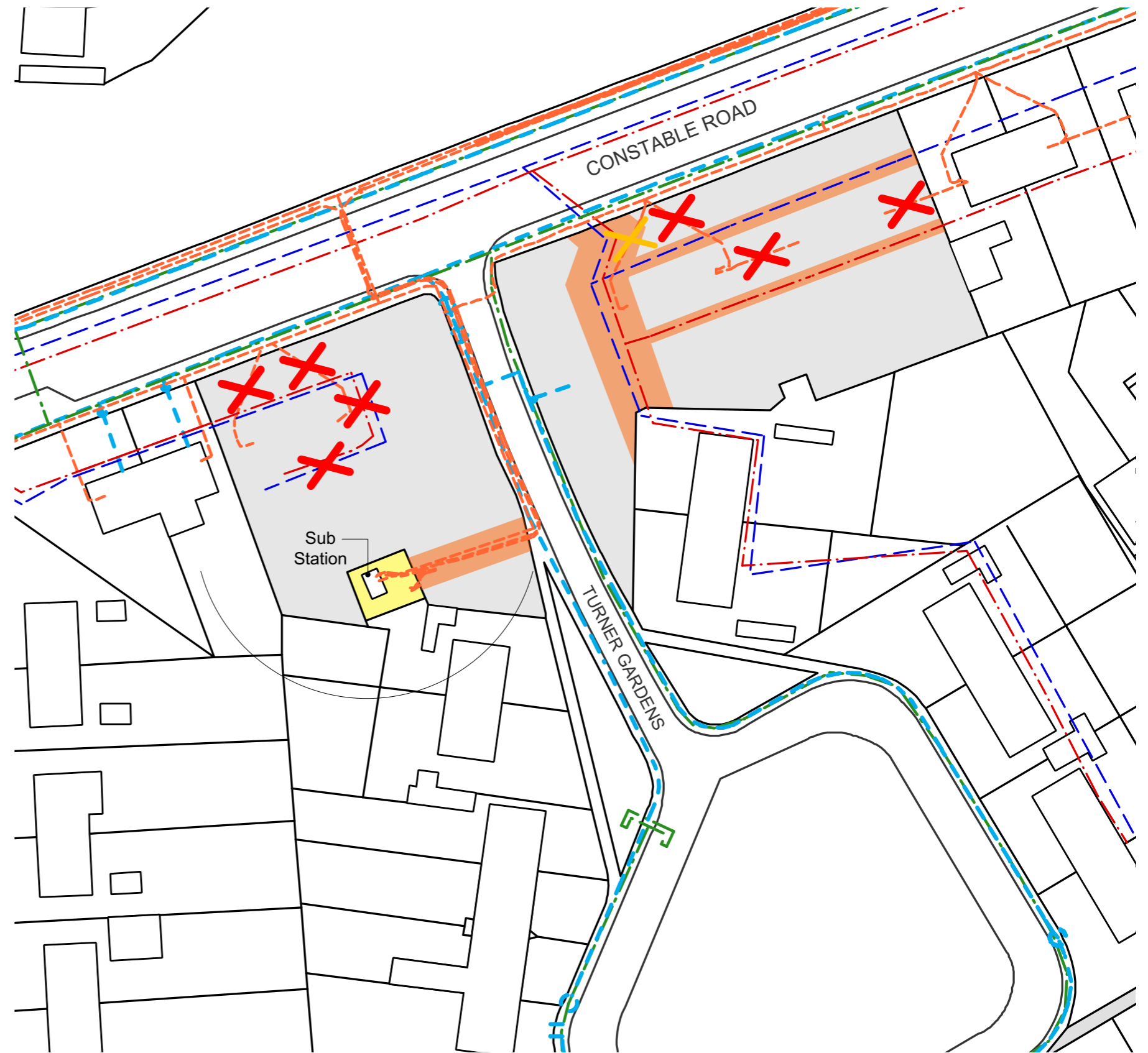
## 7.1 Existing Site Analysis - Overlooking Impact Considerations

The site is overlooked on several sides by existing homes and the proposed new houses opposite. The rear of the sites are relatively open aspect. All design proposals will be mindful of the impact on neighbours and overlooking. Window positions and building heights will be carefully considered to minimise the impact on existing residents.



## 7.2 Existing Site Analysis - Existing Services

There are lots of existing drainage and electrical service routes that run through the site. Feasibility of relocating some of these will be considered at the next stage of design development with coordination with other consultants. Services such as the Sub-station will be carefully considered to ensure safe working distances during and after construction.





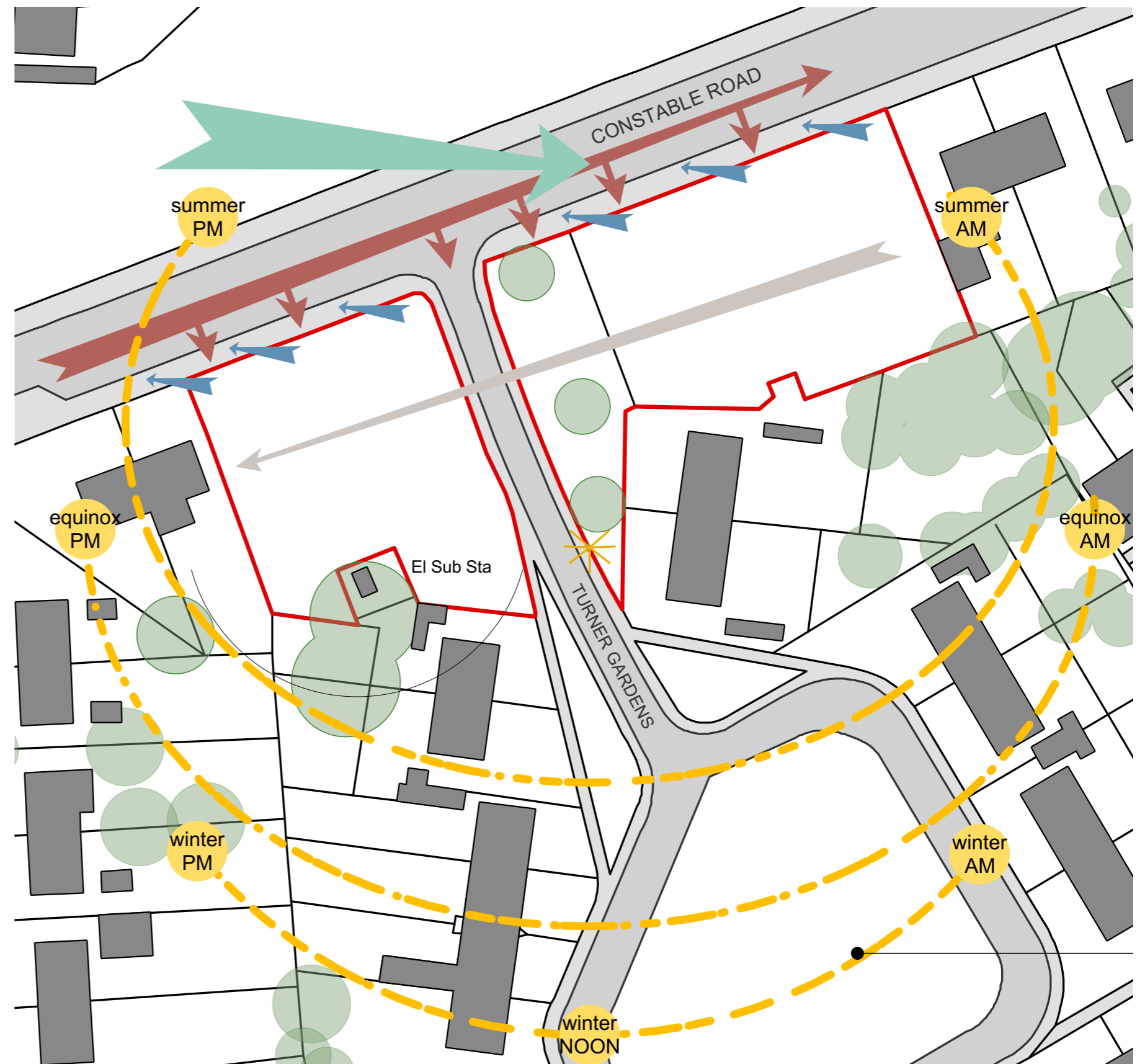
## 7.3 Existing Site Analysis - Environmental Considerations

The site faces south with good solar access and views north but is exposed to the road and wind to the north. The design will look to maximise solar gain, with appropriate solar shading. The site lends itself to low energy demand housing. This ethos will form an important part of all future design development.

Traffic calming measures will be considered to reduce noise from Constable Road. Potential planting buffers to the front of the units will further help to create distance from noise and pollution. The site slopes downwards. Careful considerations of the existing site levels will be explored once a topographical survey is carried out.

The site is in an exposed location and prone to winds from the South west and open North westerly aspect. The design should seek to protect residents within this microclimate.

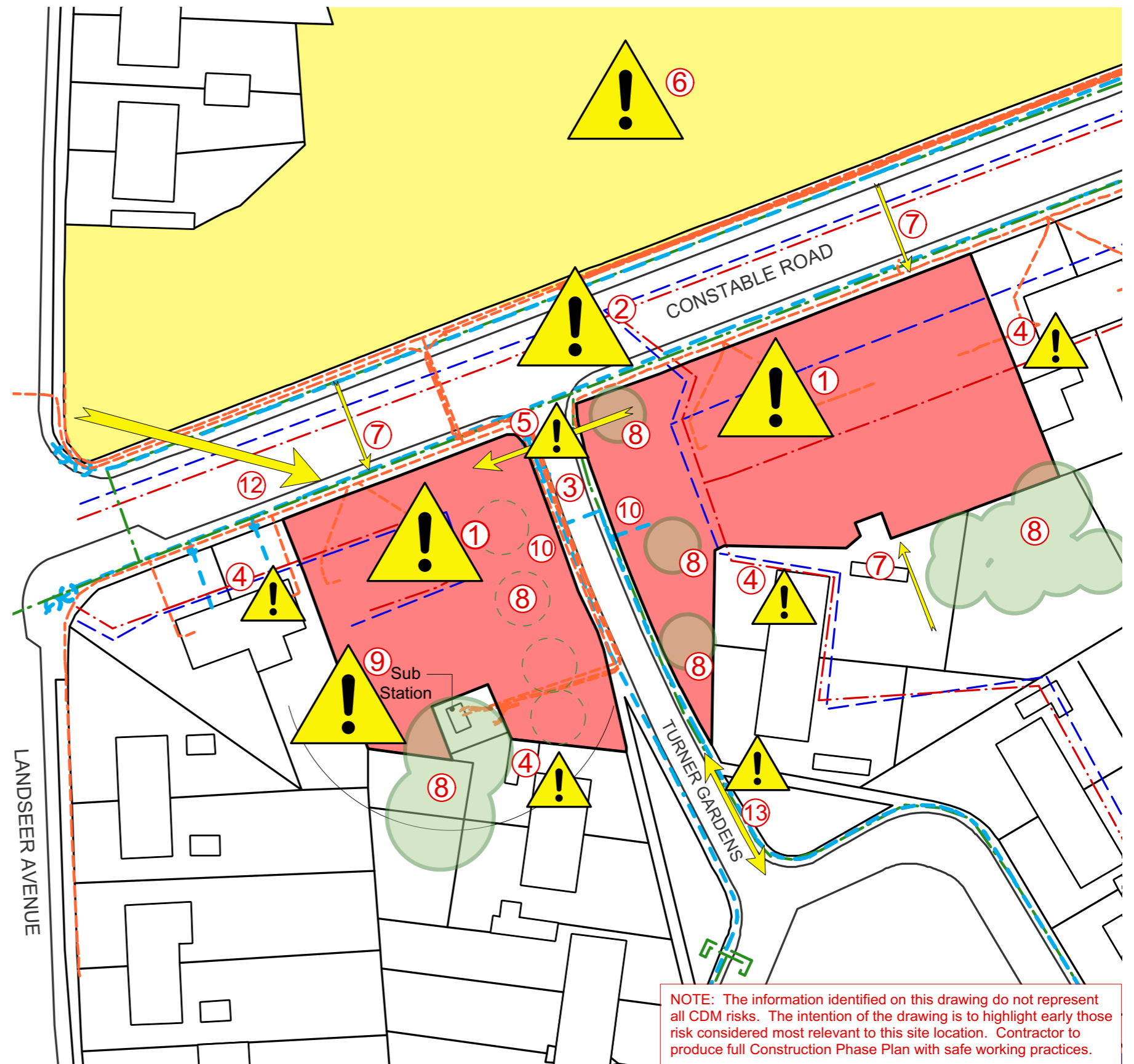
Hydrock will be undertaking daylighting and overheating analysis in accordance with the BRE guidance for the detailed planning submission.



## 7.4 Existing Site Analysis - CDM / Site Risk Analysis

### CDM Site Specific Risks:

- ① Existing services on the split site and surrounding area including: gas, electric, foul and surface water drainage. Risk of other unknown services. Care and observation required during excavations and ground works.
- ② Fast road (Constable Road) adjacent to site. Deliveries times to be considered and detailed plan required for safe site deliveries .
- ③ Split site across residential street Turner Gardens.  
-Considerations for safe footways and signage  
-Site storage and access to materials  
-Site security  
-Phasing of works to be designed. Detailed site phase design required as part of Contractors Construction Phase Plan.
- ④ Close adjacent houses. Safe site fencing required, netting and ply as appropriate. Dust and noise to be considered to avoid impact on neighbours.
- ⑤ Sloping site with site excavations required. Care using heavy machinery on uneven and steep ground.
- ⑥ Site opposite also proposed for development. Potential for both sites to be built at the same time. Consideration of road width, increased large vehicles etc.
- ⑦ Gaps in natural surveillance from neighbouring houses. Risk of security breaches when unsupervised. Consider CCTV and ensure secure and robust perimeter fencing. Consider signage to create sense of neighbourhood pride. Information about community housing - for the community by the community.
- ⑧ Trees adjacent to the site. Ensure root protection and consider canopy cover with site vehicles. Trees shown dotted to be carefully removed following all necessary permissions.
- ⑨ Sub-station directly adjacent to the site. Stand off distances required. No excavation close to sub-station or electricity cables to and from it.
- ⑩ Consider site workers parking. Residential area. Grass verges adjacent to site currently used for parking. Consider fencing to avoid parking close to site construction.
- ⑪ Overhead cables. Ensure these are considered with all lifting and craning materials and large vehicles. Exact location subject to survey.
- ⑫ Exposed site with risk of high winds. To be considered with regards to site storage and works at height.
- ⑬ Turner Gardens is the only access road to the Cul de Sac of housing. Ensure road remains clear.



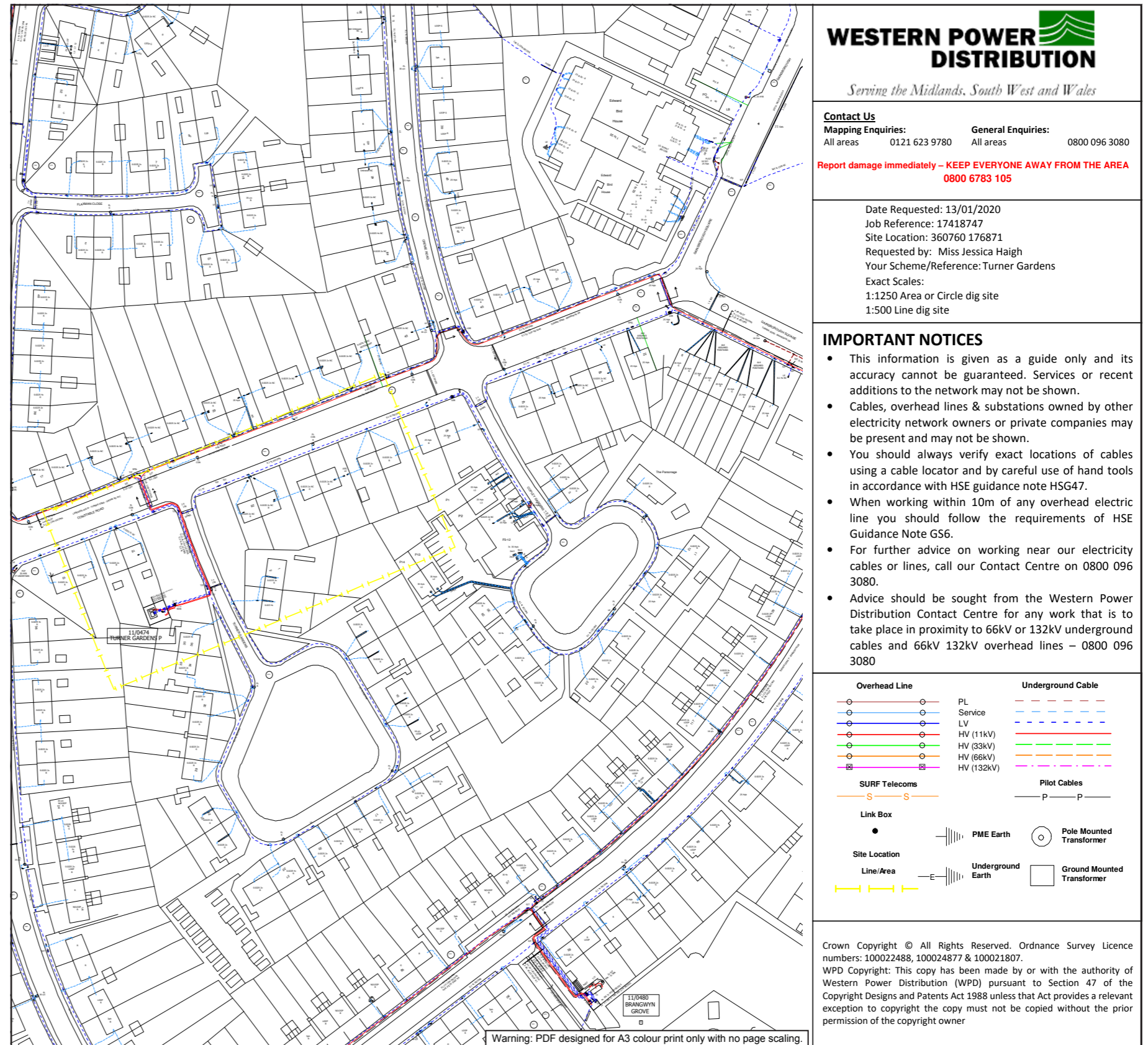


## 7.5 Utilities on the Site - Electricity

Barefoot Architects have carried out searches on the site to ascertain what is present and the locations and routes through the split site.

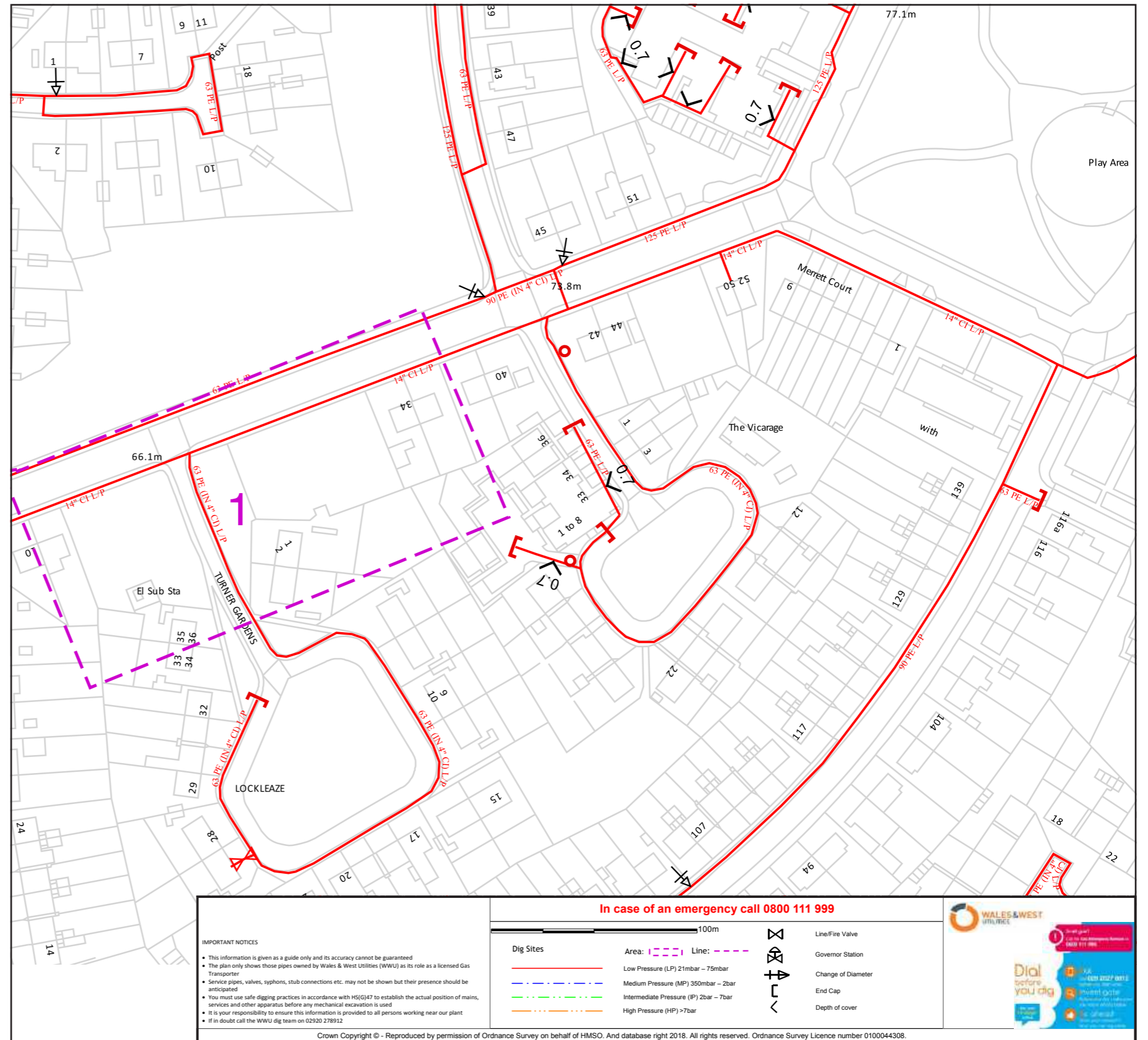
This information will help to inform the design and highlight what services might need to be relocated.

The electricity supply that runs through the pavement may need to be lowered in order to enable the proposed new development. This will have practical and cost implications that need to be considered.



## 7.6 Utilities on the Site - Gas

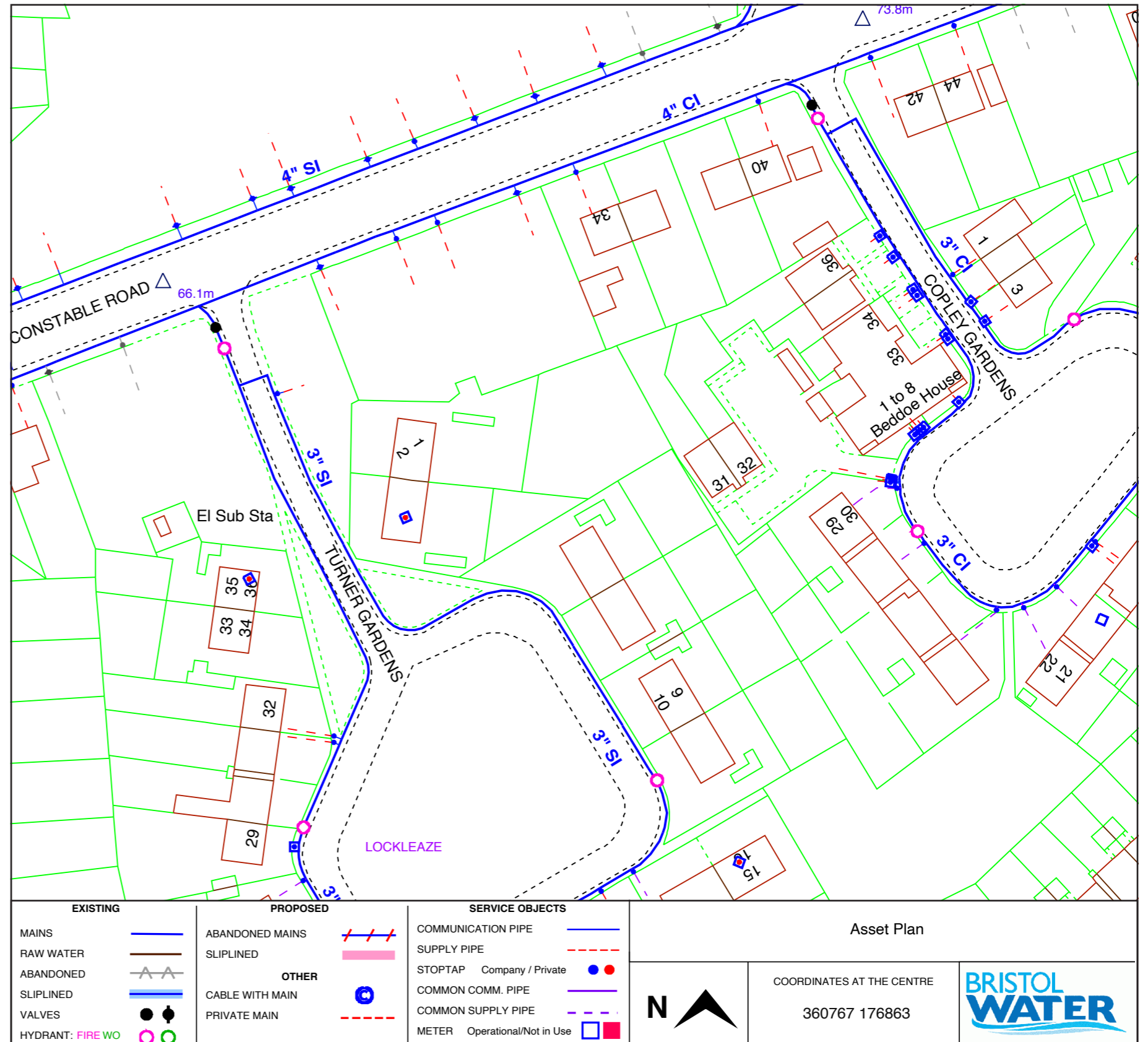
The gas main that runs through the pavement may need to be lowered in order to enable the proposed new development. This will have practical and cost implications that need to be considered.





# 7.7 Utilities on the Site - Water

The water main that runs through the pavement may need to be lowered in order to enable the proposed new development. This will have practical and cost implications that need to be considered.



## 7.8 Utilities on the Site - Telecoms







## 7.10 Utilities on the Site - Flood Risk



### Flood map for planning

Your reference	Location (easting/northing)	Created
1917_Turner	360744/176804	18 Dec 2019 15:06

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

#### This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

#### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

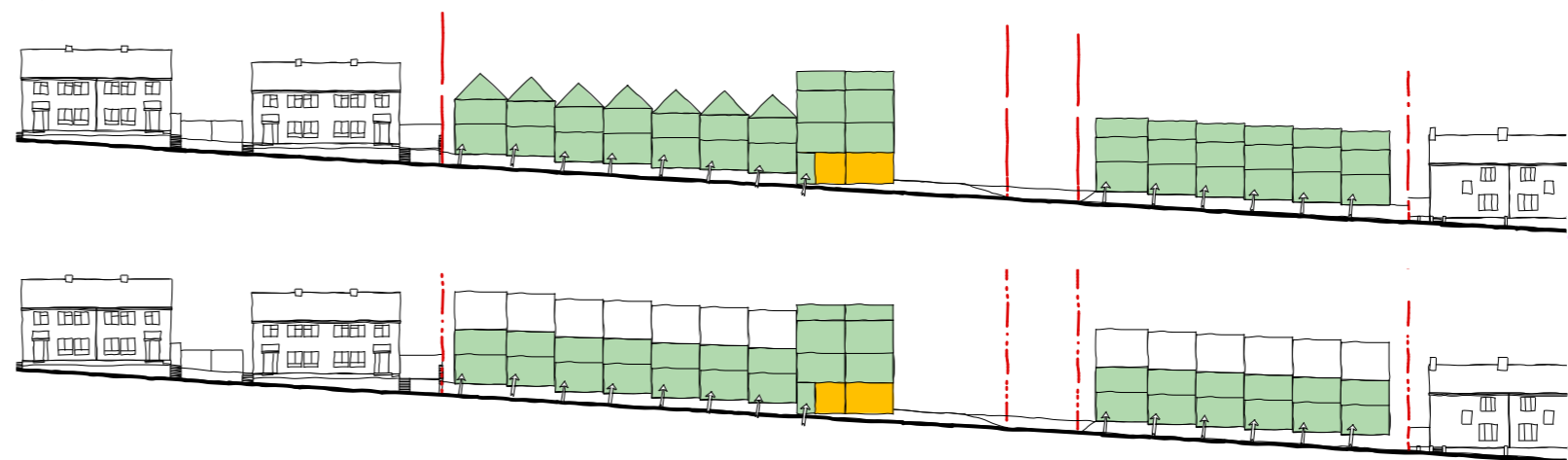
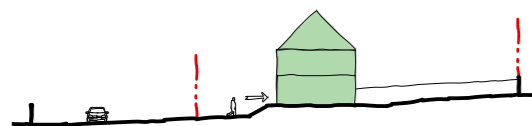
The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



## 8. Initial Design Exploration - Traditional Terrace

This option is a simple response to the site that creates a new terrace of houses with parking spaces on each house plot, individual front doors facing the road, and private gardens to the rear. The apple trees are retained on one side of the entrance to Turner Gardens with new trees proposed in between parking spaces. The questions below were posed to local residents at the first design workshop:

- Each house has a garden which could have a low wall, high fence or hedge. What do you think?
- The new houses would follow the 'building line' of the neighbouring houses - is this important to you?
- Do you think parking is best on the road, or on plot? How many spaces per house is needed?
- The shape of the roofs could match the semi's along the road. Or should they be different?
- The roofs could have individual gables, and could the building be bigger on the corner?





8.1 Traditional Terrace - Sketch View

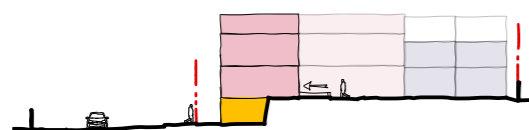
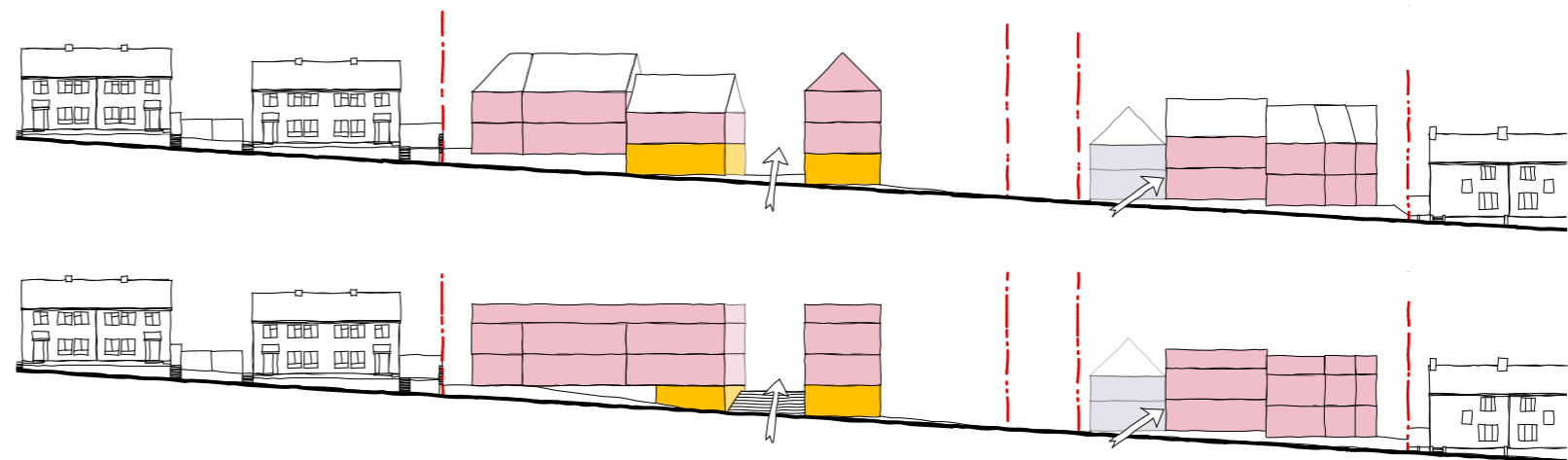




## 8.2 Initial Design Exploration - Shared Courtyards

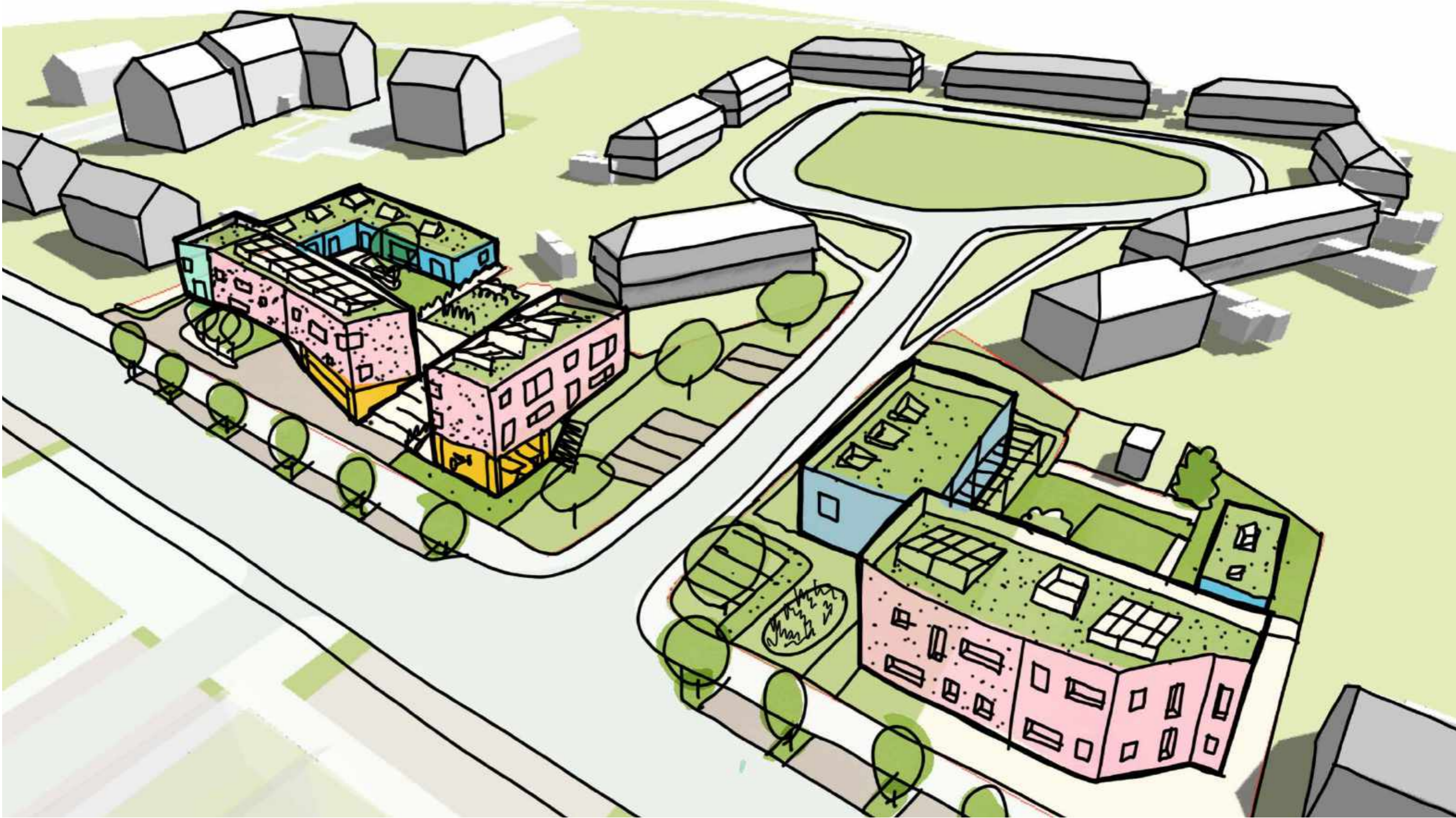
This option is for a more community minded scheme with entrances to all of the homes from within a central shared courtyard. The ground floor could have working space for self-employed people to make the street more interesting for passers by. Parking is formed on Constable Road and between the apple trees.

- Front doors would be accessed from a sociable, central shared courtyard garden.
- The new homes would gradually step out of line from the neighbouring buildings.
- Parking would be along Constable road, and on the verges in between existing trees.
- The new buildings could have accessible green roofs with great views, solar panels etc!
- OR they could have traditional pitched roofs and the ground floor could provide work space.





8.3 Shared Courtyards - Sketch View

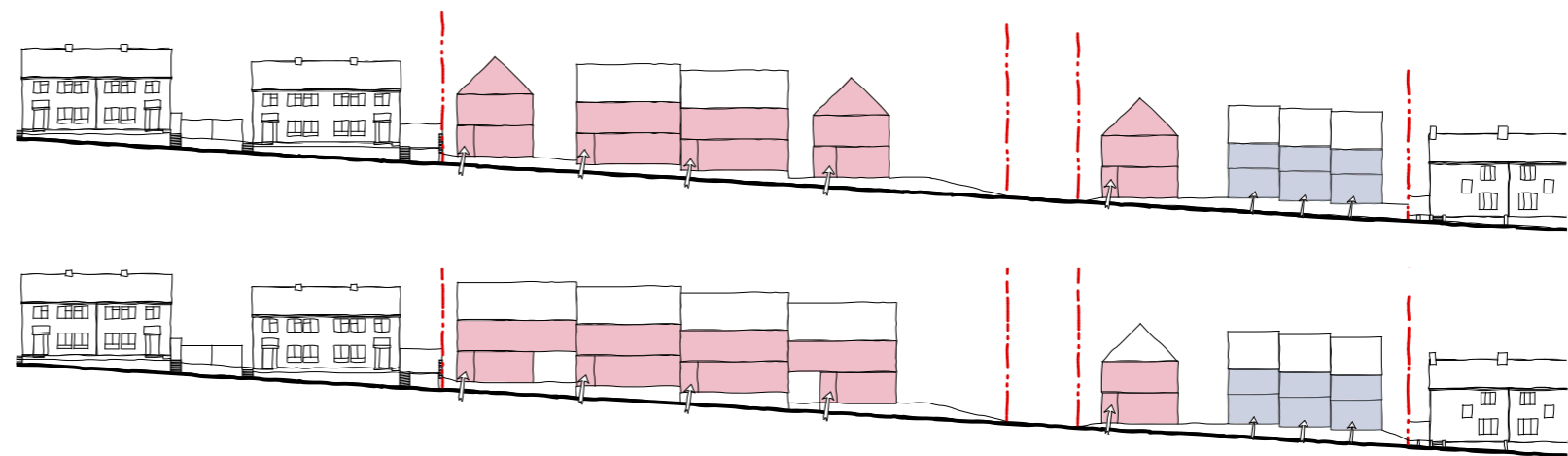
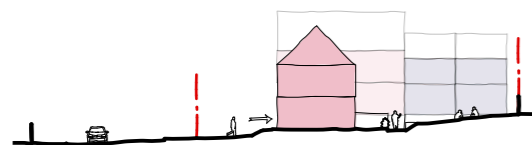




## 8.4 Initial Design Exploration - Best of Both

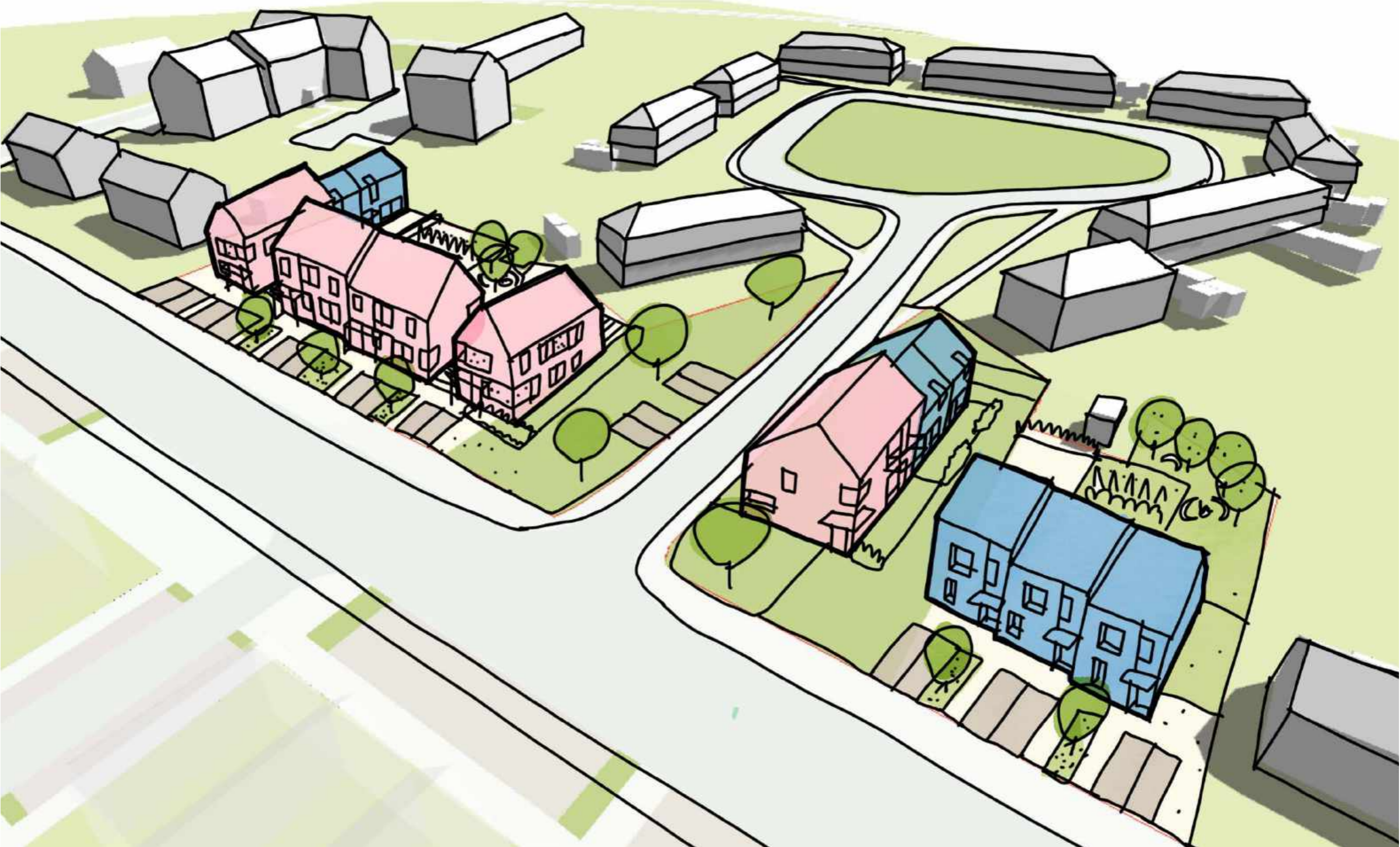
The flats and houses nearly all have entrances that face the street and an area of private garden at the back, as well as a shared community courtyard. All of the buildings are 2 storey, and some could be live/work or include study / work spaces. Parking is off the road and in between the apple trees.

- Every ground floor home has a small private outdoor space and looks onto a shared courtyard.
- Front doors all face out to the street like the rest of the neighbours do.
- Stepped entrances to the rear courtyards are between buildings and car parking.
- New homes could have gaps in between to break up the line of buildings like the neighbours.
- OR the buildings could be more continuous, stepping down the hill sloping site.





8.5 Best of Both - Sketch View



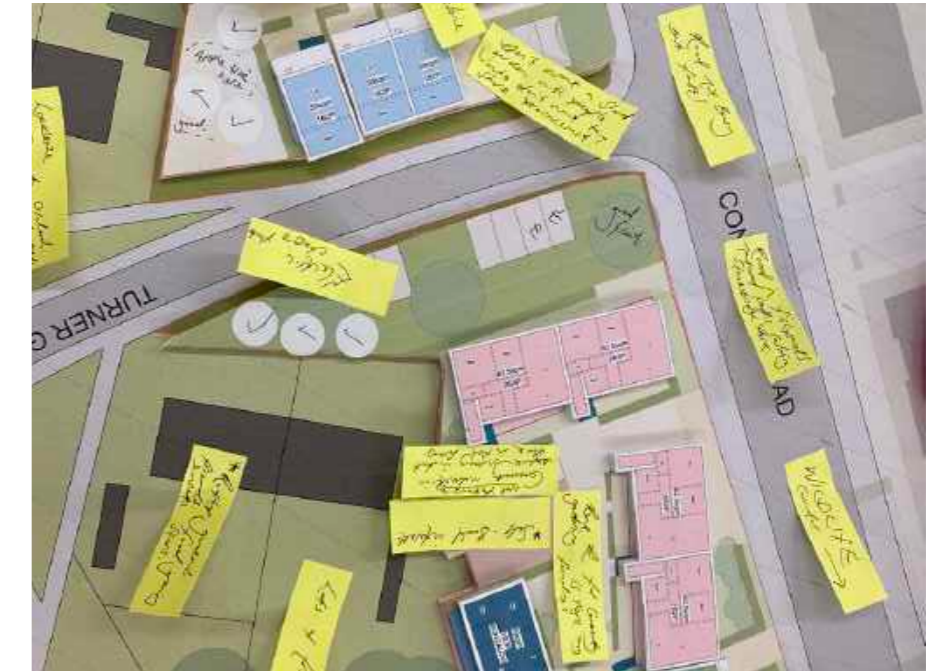


## 9. Public Engagement - Workshop 1

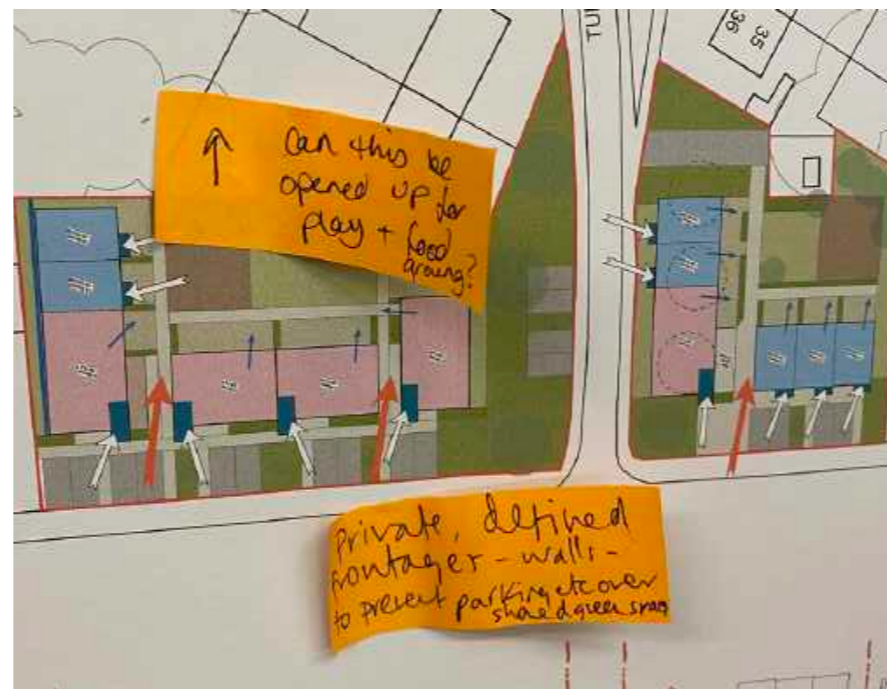
- Following the development of RIBA Stage 1 and early Stage 2 a public consultation workshop was held at the Cameron Centre in Lockleaze, adjacent to Gainsborough Square.
- The Consultation was held between 4-7 to attract residents at a convenient time after school drop off and work.
- The event was attended by approximately 15 people.
- The format of the workshop was arranged around three presentation boards. The boards set the previous feasibility options suggested for the site and the three options we had developed (at early concept level).
- To engage people in interactive discussion, we had two site plans with typical house types cut out for arrangement on the site including: 1 bed houses, 2 bed flats, 1 bed bungalows and 2 bed houses. This enabled people to play with alternative site configurations.
- This enabled informal conversations and feedback to inform the next stages of design development.
- The aim of the workshop was to ascertain if the unit types were considered appropriate to local residents, gain further information about the site, ascertain if live work units would be desirable, if self finish would be of interest, if people liked the idea of a shared communal courtyard, how parking would be perceived on and off the street and if food growing spaces would be desirable.
- The workshop was an enjoyable exercise and enabled concept development ready for the next stage of design.



Presentation boards on display



Testing layouts on the site



Interactive modelling to test the layout and house types



People attending the workshop

## 9.1 Direct Feedback from Workshop 1

The text on this page have been directly typed up from comments left on the presentation boards and site plans at the community workshop!

### BOARD ONE

- Could Constable Road become a wildlife corridor?
- Foxes! Birds! Bats! Greenery!
- Support an option of up-skilling and self-finish / sweat equity.
- Use some of Turner Gardens for parking? (like Copley)!
- Well used – Turner Gardens Green Space.
- No development at cost of existing residents.
- Traffic Calming on Constable Road.
- How does Turner Gardens balance with the development coming across the road?

### BOARD TWO

- Edibles & marsh planting.
- Checklist / how would a resident access the properties?

### BOARD THREE

- Private space when you need it / communal space available.
- Accessible (units). Ramps, handrails etc.
- Could communal garden be shared with other housing?
- How can residents add own touch to homes – painting door colour etc!
- Bungalows very popular.
- Separate door preferred with opportunity for community.
- Private, defined frontages – walls to prevent parking etc over shared green spaces.
- Can the area behind be opened up for play & food growing.
- Terrace doesn't create community!
- Boring (terrace option).
- Bits of individuality designed in to express personality.
- Astronomy on the roof.
- Accessible green roof terraces popular.

### FROM SITE PLAN INTERACTIVE DISCUSSION

- Playground? Use of verges.
- How do people meet the wider community?
- Lots of trees wanted.
- Potential for a not patronising community induction before moving in / shared spaces management plan
- Self-build interest.
- Is there scope for a community gardener to support residents.
- Electric charging for bikes and cars.
- Lockleaze community orchard / community apple pressing (example of way to engage with wider community).
- Don't want a shared garden with people who don't want to share. How are the houses allocated.
- Courtyard Option 2 - need buy in & everyone to contribute
- Courtyard Option 3 - people don't necessarily need to join in.
- Courtyard needs to feel inclusive and welcoming to all! Avoid noise complaints, late BBQs etc.
- Shared washing machine area / tool storage / gardening equipment / food growing areas.
- Minimise conflict through design.
- Mobility considerations - ramps, handrails etc.
- Planting - cob nuts, walnuts - eat local.
- Road not busy but FAST!
- Natural traffic calming with planting and benches.
- Wildlife corridor to connect with existing residents.
- Insect friendly planting / manual for residents for improved biodiversity.
- Raised food beds for accessibility and inclusivity.
- Terrace less community potential
- Storey height – why can't we go to 3 storey to increase density?
- Angled front – creativity / innovation.

- Terrace houses are very standard / no community / shame to have community led for build but no space for to allow for this afterwards.
- Option 2 – more creative innovative something to make people proud – like cranked building!
- Option 3 – preferred by some– balance between public / private / shared. Can can join if able and willing!
- New orchard on verge / mini orchard / sensory gardens.
- Could the old allotment area, now a small orchard to the rear of the site be purchased to increase the scale of the site?
- There was a general desire to ensure the scheme has a mix of house and unit types to enable a mix of ages including families and older people together.
- Discussion around the closure of pubs in the area. People expressed a desire for more housing to increase the density to support local businesses.
- Several people raised questions regarding what bandings the units will be offered as and if there will be an element of shared ownership.

“More opportunity for creating community with Courtyard Scheme”

“Interest in self-finish”

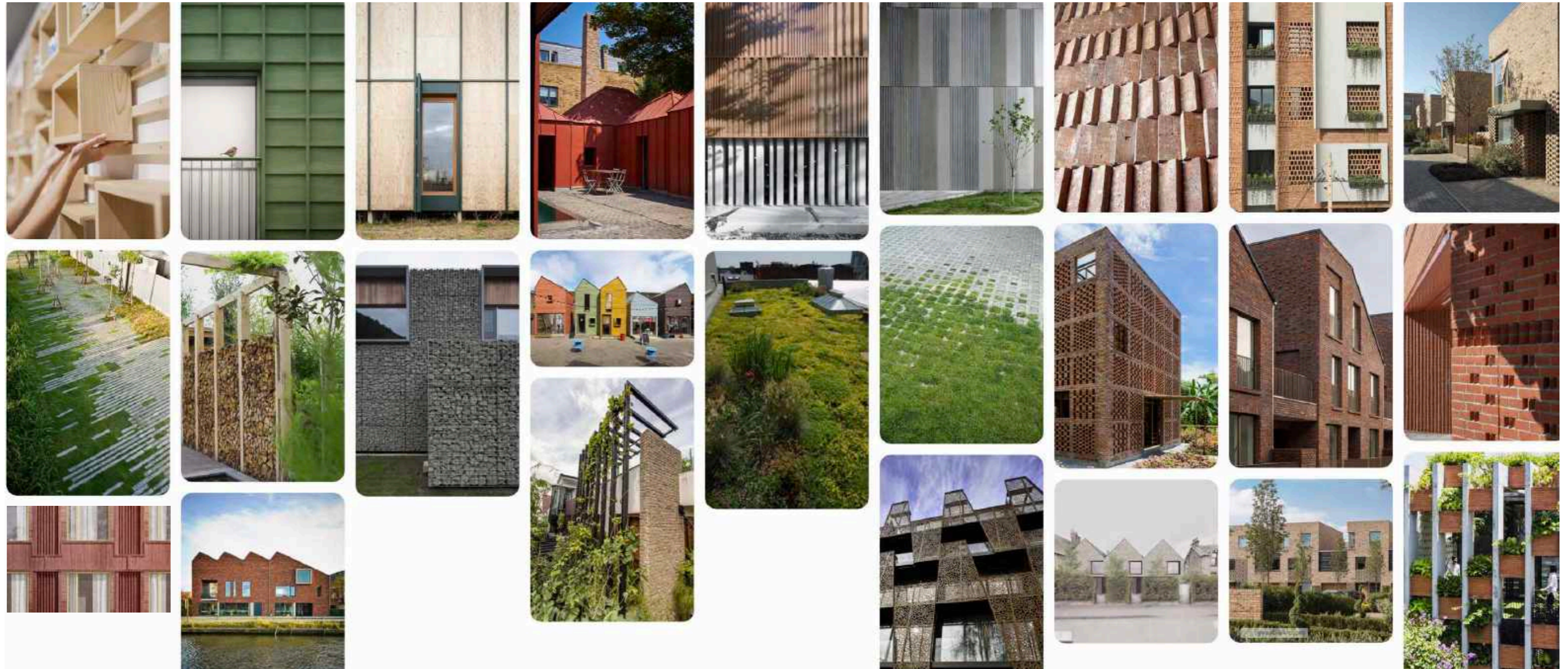
“Inclusive design - accessible units and landscape”

“Varied unit types of 1 & 2 bedroom units”

“How can the scheme create links with the wider community?”



# 10. Precedents Ideas Following Public Engagement



Ideas discussed at and following the workshop related to increasing biodiversity and creating interesting and habitat friendly facades. The images above explore different brick textures for insects to inhabit, the potential for green roof terraces, vertical growing opportunities and textured courtyard planting and paving. These are early ideas that will be further interrogated to develop robust and appropriate design that sits well in the site and context of Lockleaze.

- Texture
- Materiality
- Varied house types
- Biodiversity
- Green facades
- Bee & bird bricks
- Habitat creation
- Courtyard spaces
- Natural shading

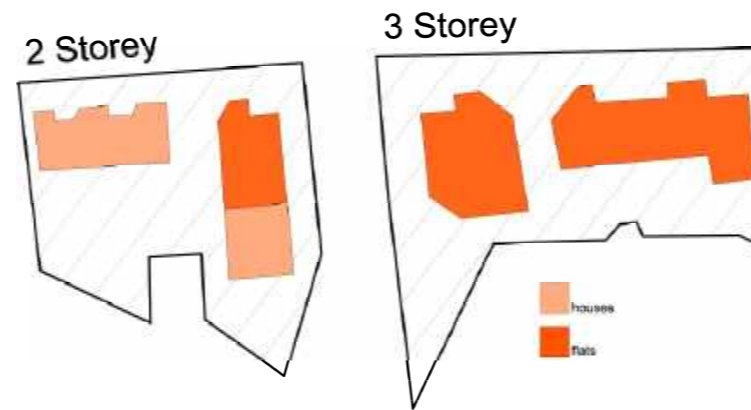
*Could Constable Road become a wildlife corridor?*



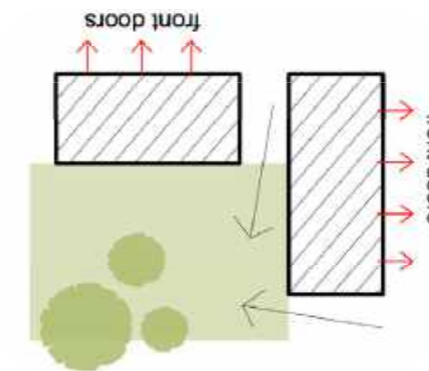
# 11. Stage 2 Design Development - Sketch Concepts

The following section of this report explores design development leading to the approach and design being submitted for the Planning Pre-application. The adjacent sketches indicate key concepts that emerged following the initial public engagement workshop.

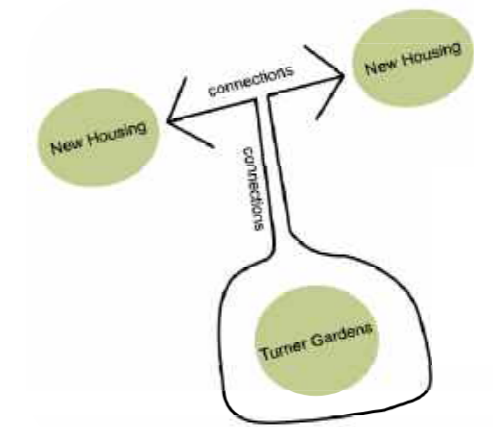
- The need to respond to the Climate Emergency and biodiversity loss was a big part of the discussion at the community engagement workshop. We want to ensure this stays an overriding principle of the scheme.
- Ensuring the scheme enables and builds neighbourhood connections is a key consideration. Continuing with a courtyards scheme was considered an important part of this. Enhancing the existing Turner Gardens green space is also a possibility subject to further public engagement.
- A mix of housing was considered important to enable multi-generational connections and diversity.
- Creating a sanctuary along Constable Road away from cars is an ambition. Places for stopping, passive interactions and enhanced environment through planting is to form part of the design.



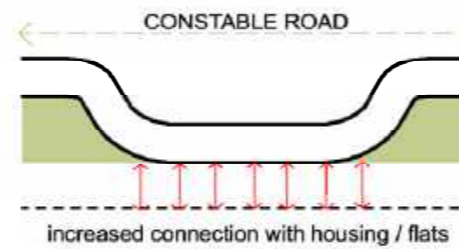
1. Concept Sketch of massing & unit types



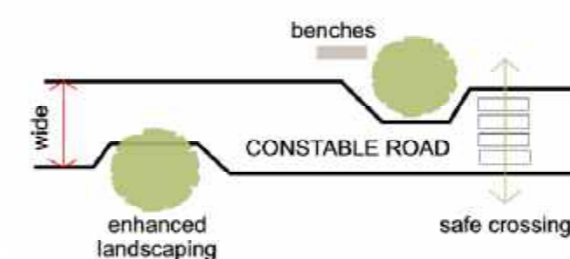
2. Courtyard for shared growing and outdoor space



3. Potential connection to existing residents with shared garden / work days



4. Stepping pavement into new development for less car dominance and increased interactions between people



5. Traffic calming measures along the existing 9m wide Constable Road. Places for stopping / interactions and enhanced landscaping



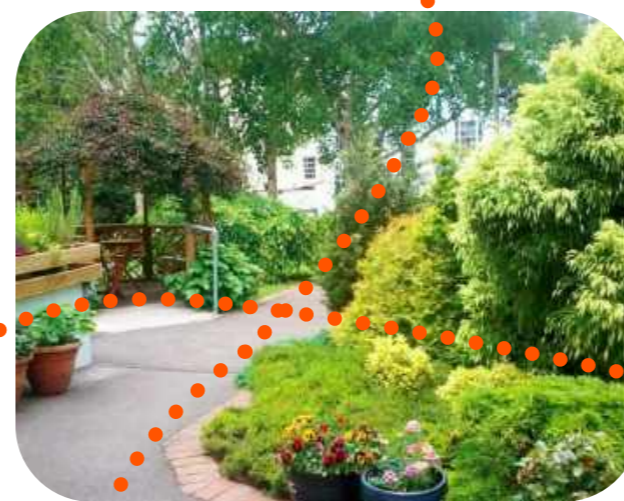
6. New planting and habitats for insects and birds. Natural and wild areas



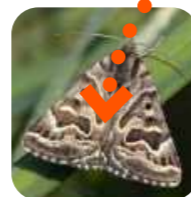
## 12. Enhanced City Landscape for Wildlife - Relevant Precedents

Sheffield City Council have successfully delivered a 'Grey to Green' project to roads. Clifton and elsewhere in Bristol urban squares are green wildlife and social havens.....why not in Lockleaze?

We want to further explore the concept of this new wildlife corridor to prompt engagement with the wider neighbourhood and city.

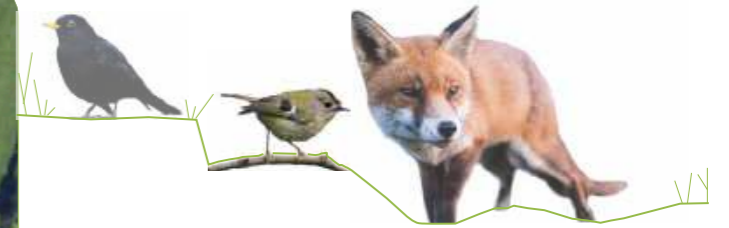


An urban landscape better for people and wildlife





## 12.1 Concept Wildlife Corridor



Could Constable Road Become a Wildlife Corridor connecting to Stoke Park, a strong part of Lockleaze identity.

With all the new developments happening in Lockleaze the question raised by residents was, how can they work together to enhance wildlife and provide enhanced green spaces?

We aim for the Turner Gardens scheme to become a catalyst for nature enhancement across Lockleaze and on Constable Road.

Traffic calming measures could be implemented to slow cars and provide habitat!



## 12.2 Scheme Development - Site Plan for Wildlife

The site plan adjacent was developed to explore different wildlife features and how the development could positively enhance the site and wider area.



Rain gardens



Wildflowers



Nut trees



Green traffic calming



Scented shrubs



Bristol Whitebeam



Swift boxes



Insect 'hotel'



Fruiting trees



Moths & Butterflies



Raised beds



Bees & Insects



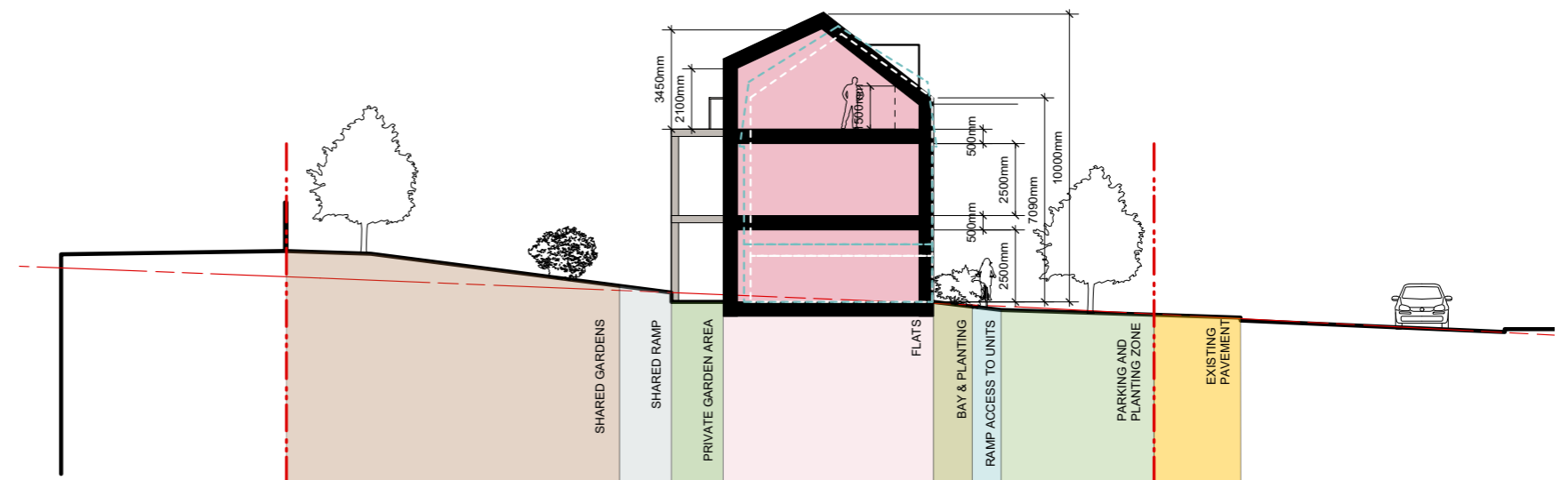
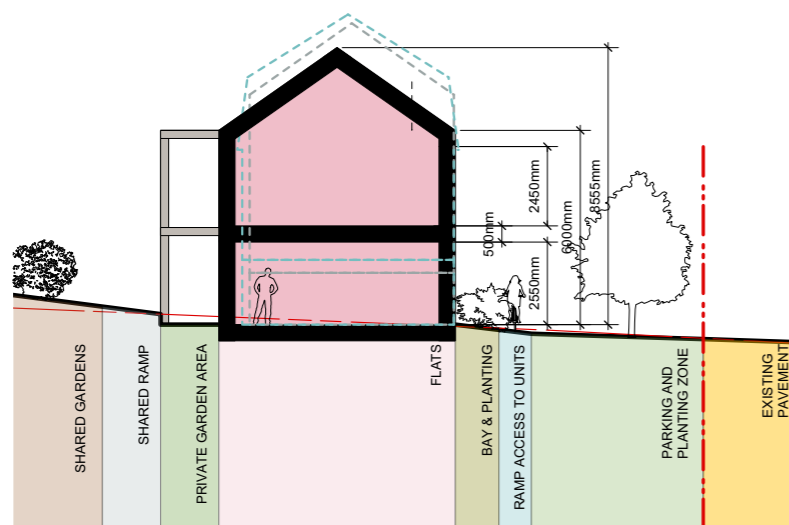
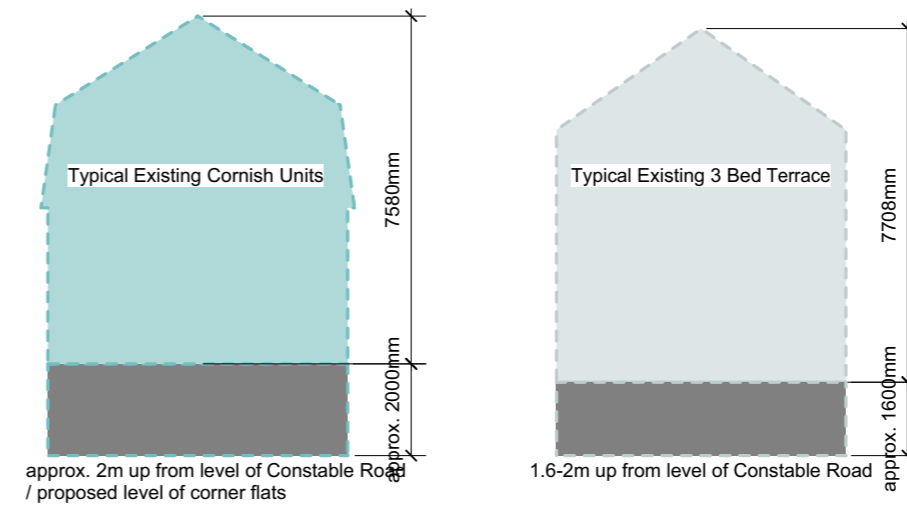
Hedgehog habitat



Bat friendly

# 13. Scheme Development - Section Massing

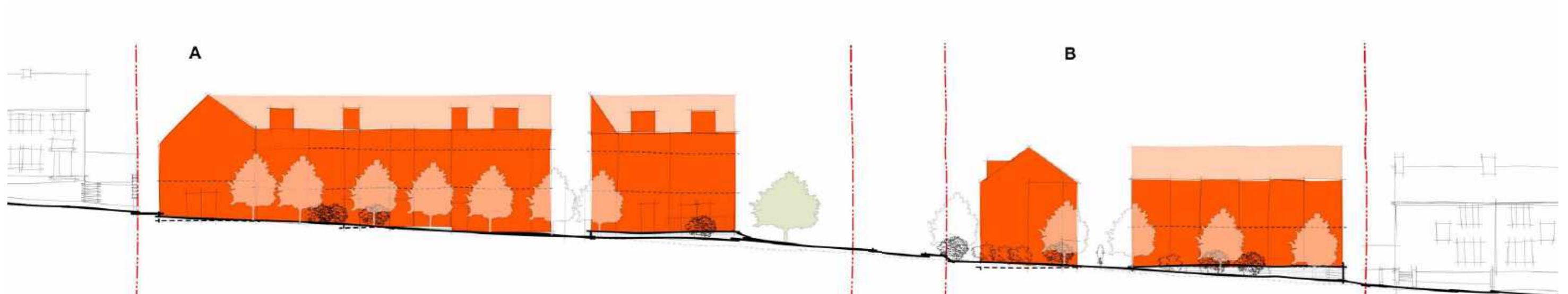
- The sketch sections explore considerations of massing, eaves, ridge heights and roof form. Consideration has been given to how to reduce the height of eaves fronting Constable Road for three storey flats. An asymmetric roof and the inclusion of dormer windows allows for lower eaves whilst ensuring adequate livable space within the 2nd floor flats.
- The sketch sections also consider the heights of adjacent properties that sit up from the proposed levels of the new homes.
- It is proposed that the new scheme will sit down at a level close to the adjacent highway. This will help to reduce its massing and enable continuity of ridge heights with the adjacent setting.
- The sections also explore private and public zones, landscaping features and the pavement position.
- The bottom sections indicate the proposed relocated pavement position. This has been proposed to ensure a safe pedestrian route and sense of connection between the new homes and the existing neighbourhood.





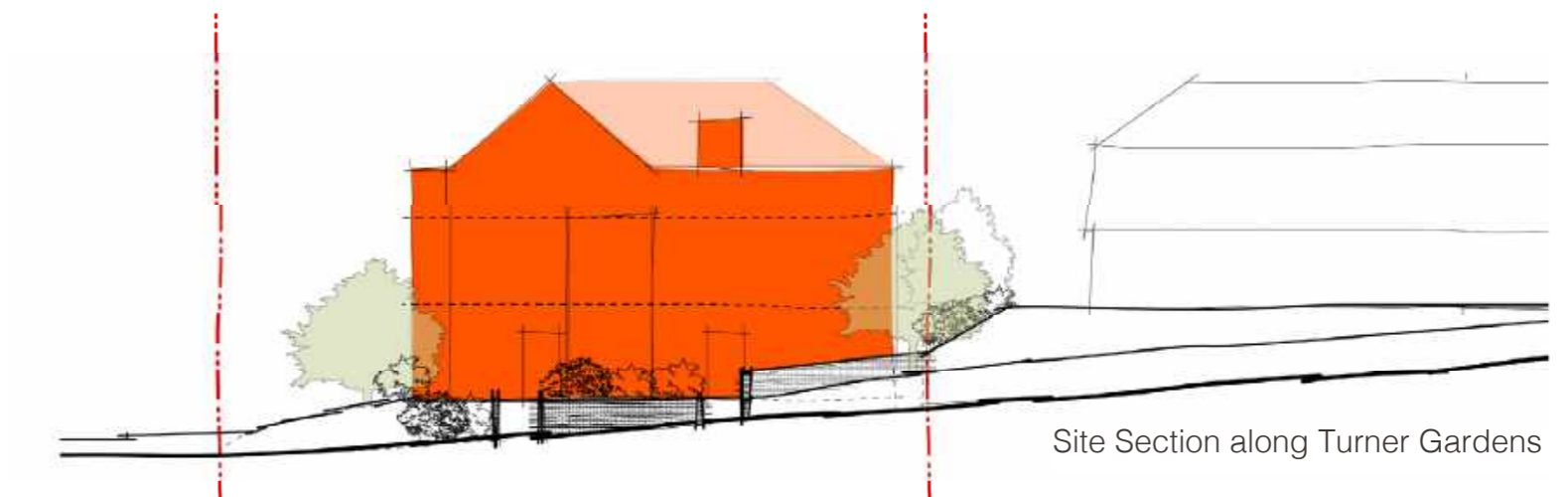
# 13.1 Scheme Development - Street Elevation Massing

- The



Site Section along Constable Road

- The sketch street elevations were produced to explore ridge heights in the context of the Constable Road and Turner Gardens.
- The drawings demonstrate that the three storey elements of the scheme sit below or equal to the ridge heights of the adjacent houses.



Site Section along Turner Gardens



Example of levels exploration to ensure less than 1:20 access around the site and into shared gardens

## 13.2 Wider Site Development - Sketch Landscape

The existing Turner Gardens shared green has been considered. Due to the amount of soil to be cut from the proposed development site the possibility of creating some banks and features within the existing green is being explored.

The design team and client in collaboration with existing residents are considering a potential budget allowance for re-landscaping this space including: wildflower areas, banks for play, creating a sense of enclosure, vegetable growing and formalised parking spaces.

This will be explored further through to the next stage of design development and community engagement workshops during RIBA Stage 3.



Sketch ideas for Turner Gardens shared green



# 14. House Types - 1 Bed House Options for Workshop

To progress the scheme we have tested different house and flat types. Options considered how best to relate to the street and shared rear courtyards. All units were designed to meet or slightly exceed the National Space Standards and provide enjoyable places to live.



**Option A**  
 Living room at front  
 Kitchen at rear  
 Open plan (with potential to divide)



**Option B**  
 Private entrance / closed to street  
 Open plan



**Option C**  
 Kitchen at front  
 Living room at rear  
 Traditional stair  
 Open plan (with potential to divide)

# 14.1 House Types -2 Bed House Options for Workshop



### Option A

- Kitchen at front
- Living room at rear
- 1no. bathroom
- Traditional stair
- Large hall
- Not open plan



### Option B

- Living room at front
- Kitchen at rear
- 1no. bathroom
- 1no. en-suite
- Winder stair
- Open plan (with option to divide)



### Option C

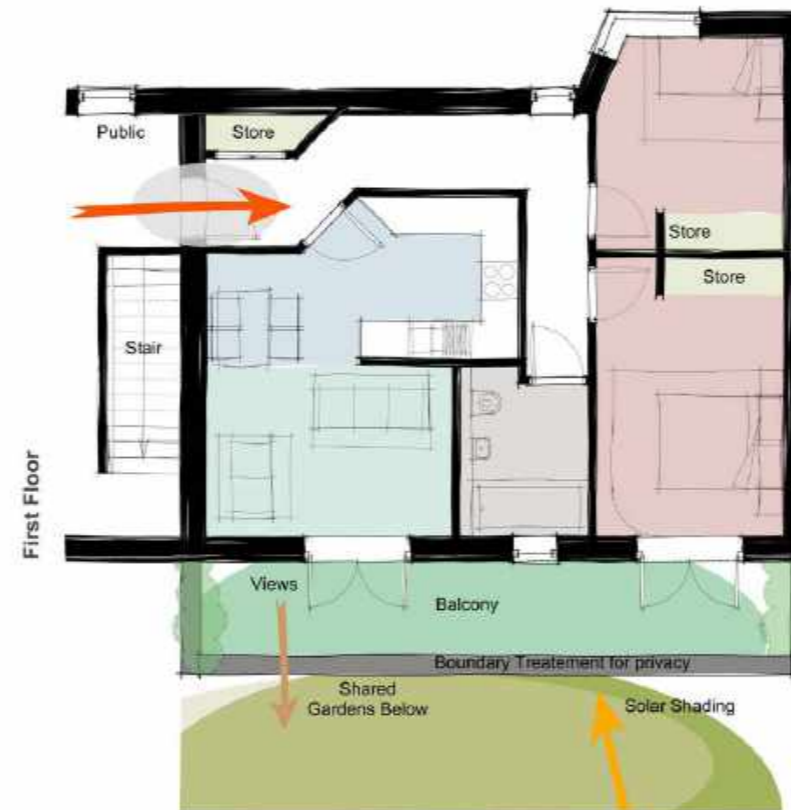
- Kitchen in projecting bay
- Living room at rear
- 1no. bathroom
- 1no. en-suite
- Winder stair
- Open plan (with option to divide)



## 14.2 Flat Types - 2 Bed Flats Options for Workshop



**Option A** - Ground Floor Unit  
 Kitchen / dining fronting Constable Road  
 Living room & bedrooms at rear (quieter away from the street)

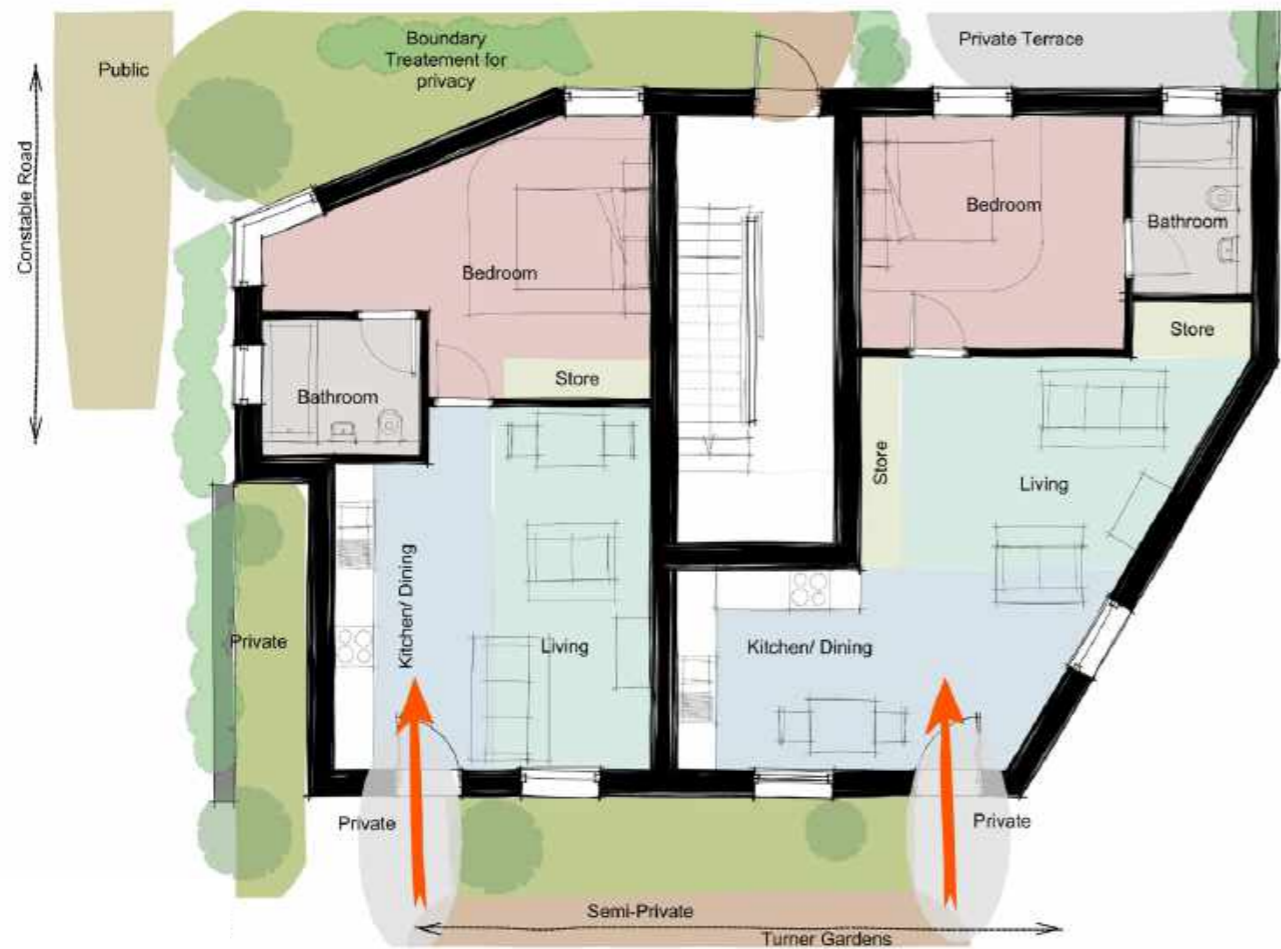


**Option B**  
 Drawn to demonstrate inefficient circulation



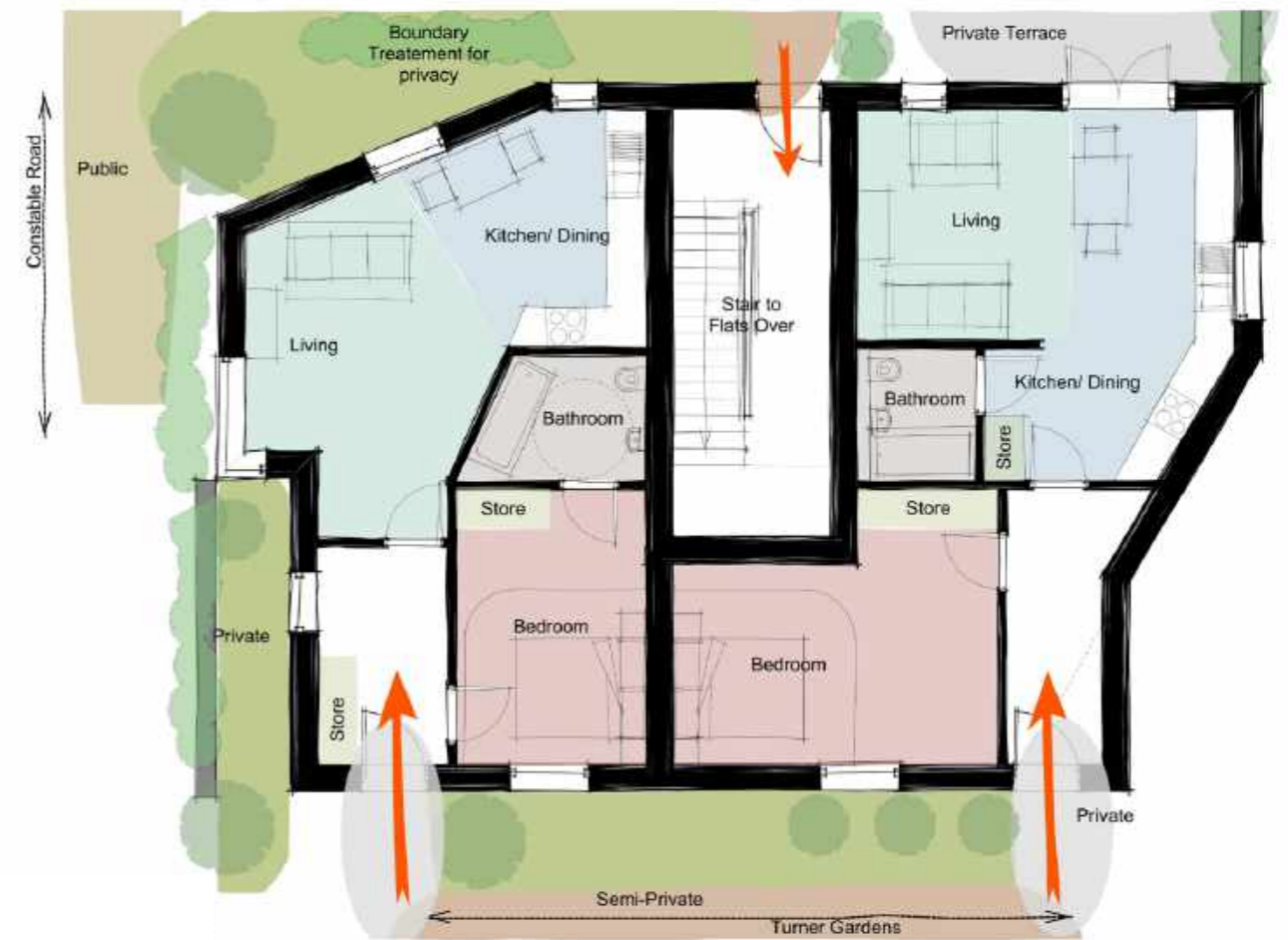
**Option C**  
 Living room in projecting bay fronting Constable Road  
 Bedrooms and kitchen at rear

## 14.3 Flat Types - 1 Bed Flat Options for Workshop



### Option A

Bedrooms facing shared courtyard  
Open plan kitchen / living fronting the street



### Option B

Open plan kitchen / living facing shared courtyard for increased resident interaction  
Bedrooms and entrances fronting the quieter Turner Gardens



# 15. Public Engagement - You Said / We Did

Below is a summary of a list we compiled before the second Public Engagement workshop to ensure we were responding to ideas raised at the last one:

- We're introducing traffic calming measure, and including 1 parking space per new unit.
- We've incorporated trees, rain gardens, swales, plants and features to encourage wildlife.
- We have included a range of small houses, flats and wheelchair accessible homes across the site.
- We have lowered the houses to make access from the pavement much easier wherever possible.
- Wildlife features in the gardens include ponds, bat & bird boxes, trees, wildflowers & edible planting.
- Access to the electricity sub-station is unchanged, and services will be protected during work.
- We reduced the height and size of new buildings next to the existing neighbours to reduce impact.
- Shared bike stores, bin stores, tool sheds, raised beds, fruit and nut trees all help build community.
- We're looking at opportunities to improve Turner Gardens with parking, planting and wildlife.
- Private outdoor spaces open out onto a low maintenance wildlife friendly communal garden.
- New houses align with the neighbouring buildings so that they appear 'in keeping' with them.
- The Courtyard design was preferred so we have developed it, with entrances from the roadside.
- The heights of the buildings are equal to, or less than their existing neighbours.
- Front doors all face the street so that people can engage with the wider community.

This is the response we prepared for the residents' of Lockleaze to accompany drawing development. We prepared this ahead of the second community engagement workshop to ensure we were remaining objective and responding effectively ....

**-You Said**  
**-We Did**

**You wanted us to consider if Constable Road could become a wildlife corridor?**

- We're looking at new tree planting along the site facing Constable Road.
- Sustainable rainwater drainage solutions are being considered.
- Edible plants.
- Wildlife habitat creation.
- Ponds.
- Vegetable growing.
- Lots of trees.
- Bat & bird boxes.
- Wild areas at the rear of the site.
- Insect friendly & wildflower meadow planting.
- Edibles planting & fruit / nut trees.
- We've appointed an ecologist to advise us!

**You didn't want development at cost of existing residents!**

- Heights of buildings adjacent to neighbours are reduced (flat roofs, hipped roofs).
- Reduced windows near neighbours being considered carefully.
- Adequate parking for new development.
- Three storey flats in the middle not the edges.
- For level access the buildings will sit low on the site & this will reduce their impact.
- Enhanced landscape around the site.
- Considering new landscaping on the Turner Gardens green space.

**You wanted traffic calming measure on Constable Road (Fast not busy!)**

- We've appointed a highways consultant and we're considering the design of traffic calming measures!
- We're exploring reducing the road width (what do you think?).
- Making landscape features & site interest that naturally slow people down.

**You wanted shared facilities to create community!**

- Communal bike storage? (what would you prefer - shared or private?)
- Communal bin storage? (what would you prefer - shared or private?)
- Communal shed in the landscape (for shared tools)!
- Communal green space.
- Fruit and nut trees.

**You wanted to ensure access for all!**

- A topographic survey has been done of the existing site levels!
- We've looked at them, to make sure as many units as possible, have level access.
- We've included low gradient ramps for inclusivity.
- Communal gardens have low gradient ramps with raised growing planters.

**You liked the Courtyard Scheme & Best of Both options (not the terrace option)**

- You liked the angled front of the Courtyard Scheme. We've combined elements of this in the new proposal!
- We've done more planning permission research and propose a scheme that keeps an active street frontage (front doors on the street)!
- We've proposed a scheme that aligns with other houses on the street.
- You liked the shared gardens and we've looked at this in more detail!

**You wanted enough density & a mix of house and flat types for mixed ages to live together...**

- We've proposed a scheme that mixes different sizes, flats & houses. We've added some 3 storey flats but kept them low so they don't look too big!

  - 6no. 1 bed flats
  - 9no. 2 bed flats
  - 3no. 2 bed houses
  - 2no. 1 bed houses

- (20 in Total)

**You wanted us to consider how new residents meet the wider community?**

- We're considering how the existing Turner gardens landscape and the new courtyard gardens could share tools or workdays! (What do you think?)
- We've made sure there are front doors onto the street so people meet their neighbours & wider community. (What do you think?)
- We're considering altering the pavement line to bring the community into the development a little! (What do you think?)
- Possibility for sweat equity / residents build the landscape maybe with the help of the wider community! (What do you think?)
- Community days to maintain the landscape / harvest fruit and nuts / plant sales, seed sharing! (What do you think?)



## 16.1 Public Engagement - Workshop 2

Following the development of RIBA Stage 2 design work we prepared presentation boards and feedback sheets for a workshop to test preferences for the house layouts, giving consideration to how people like to live for example:

- The position of different rooms
- If homes should be more or less open plan
- Number of bathrooms
- Shared or private gardens

We carried out two events. One during the day in half term at the Vench in Lockleaze, which enabled local children to see the design and give their feedback whilst making fat balls for birds. The second was in the evening of the same day in The Wordsworth Centre.

Alongside house types we presented the schematic proposal for the project indicating unit numbers and massing. Overall feedback was positive and there were interesting / diverse discussions about the house layouts with differing opinions.

People liked the inclusion of natural features to encourage wildlife. How we design the landscape divisions between public and private was a key point of discussion. We discussed utilising different heights of fencing, semi-permeable low planting and raised beds as ways to passively separate between gardens.

The proposed scheme being submitted for the Planning Pre-application represents the overall preferences for layouts or a combination of layouts. The proposal is designed to maximise an active facade allowing life on the street, natural surveillance and community connection.



Presentation boards on display



Discussing the scheme with residents



Discussing the scheme with residents



Alongside the presentation of boards a bird fat ball session was being run at the Vench



## 16.2 Public Engagement - Feedback from Workshop 2

The text on this page were typed up from comments made by those attending...

### 1. SITE

- Add play areas for children / natural play features
- Bird nesting on the houses.
- Security. How can people feel safe? Fenced or not fenced?
- Perception that gated communities feel separate from the community but without a gate people might feel vulnerable.
- People generally positive about pavement set back/alteration.
- Could we consider places for stopping, conversation with neighbours, benches etc.
- Separate area for dogs?
- Private gardens. Consider gradation of privacy with stepped fence heights to sides, more open onto communal space.
- More raised veg growing spaces
- Community store.

### 2. WIDER COMMUNITY/ NEIGHBOURHOOD

- Turner Gardens honey in shared green.
- Can Turner Gardens become a productive food landscape?
- Make sure we talk to the existing residents' of Turner Gardens.
- What existing Lockleaze organisations could be partnered with (early on) to help, design, maintain and engage residents with the communal landscape, (such as the Community Orchard, The VENCH). Can we start early engagement with them?
- Can the ground floor 1 bedroom corner flat become a neighbourhood space?
- The neighbourhood adjacent to the site is going to be growing significantly with the development over the road. Perhaps the neighbourhood space could be shared between all new and existing people in the smaller neighbourhood of Lockleaze.

- Existing public transport is poor. Cheaper to drive into town. Therefore car use is high.
- As a result parking in Turner Gardens is already difficult. Risk of neighbourhood conflict between new and existing residents

### 3. MAINTENANCE

- Who will maintain the landscape and how can we ensure the people living there have a sense of ownership and interest.
- Can we design, consider the approach to maintenance and management now.

### 4. ALLOCATIONS

- Make sure the houses are for the people of Lockleaze. If no three beds are being included the scheme needs to actually allow for down sizing to free up three beds for local families.

### 5. UNIT TYPES

#### 5.1 HOUSES:

- Mixed preferences for living / kitchens at the front or back of the units.
- Open plan generally favoured.
- Loss of bungalows seen as disappointing; flats for elderly residents have perception issues of sound disturbance, corridor access, loneliness, social isolation. Mitigate this!
- Stair design. To ensure that it's easy to carry large items up and down stairs.
- Prefer to see the street from the kitchen and living rooms at the rear for privacy.
- En-suites in two bed houses not necessary, remove.
- Is there a way of future proofing for loft extension

#### 5.2 FLATS:

- Separating wall between sitting and dining less important in

a flat. Open plan liked.

- Southern sunlight is good in living spaces.
- Kitchen at front generally preferred.
- How can we ensure that the first and second floor flats feel connected to the garden. External stair? Balconies important.
- 1 Bed Flats – Option ONE preferred to allow for living space connection with the communal gardens.

#### 5.3 OTHER

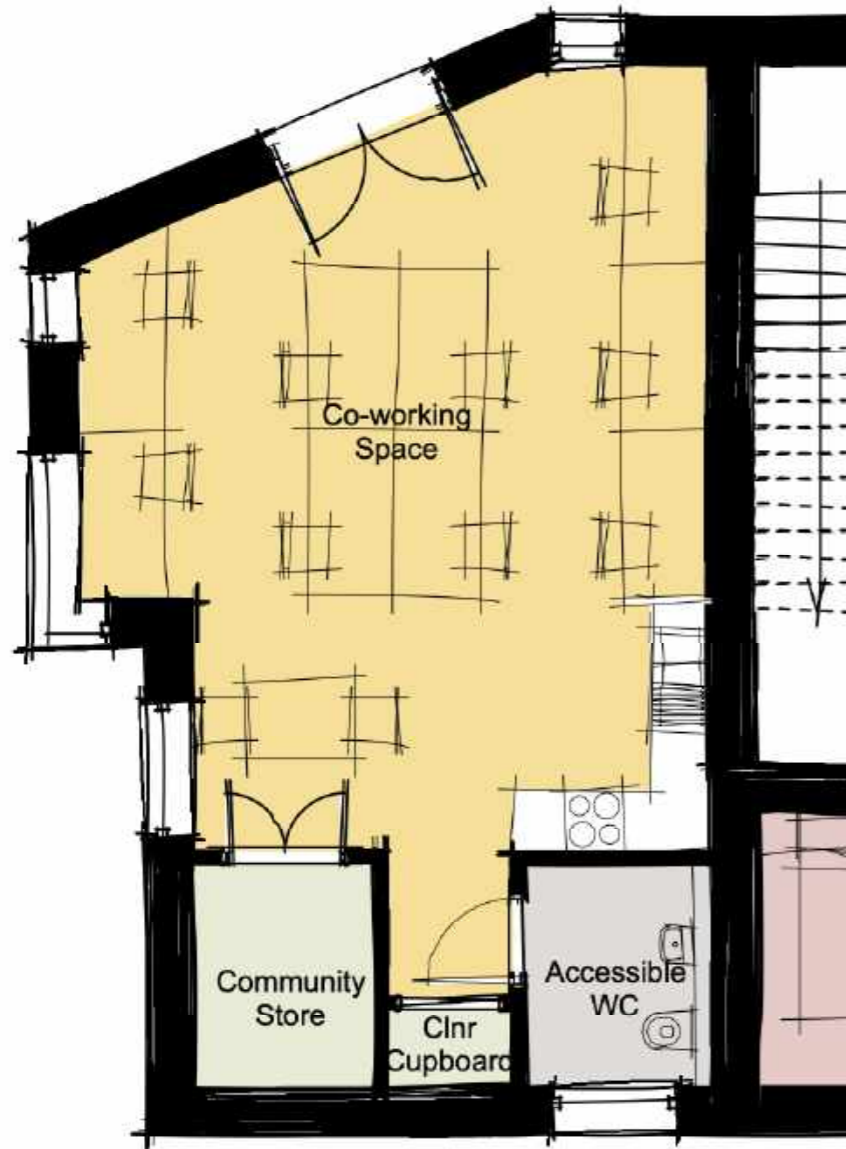
- If Ground Floor flat on corner became a community space how would it be financially viable? Could it be designed to turn back into a flat if it didn't work as a community space.

### 6. SUMMARY / QUESTIONS RAISED

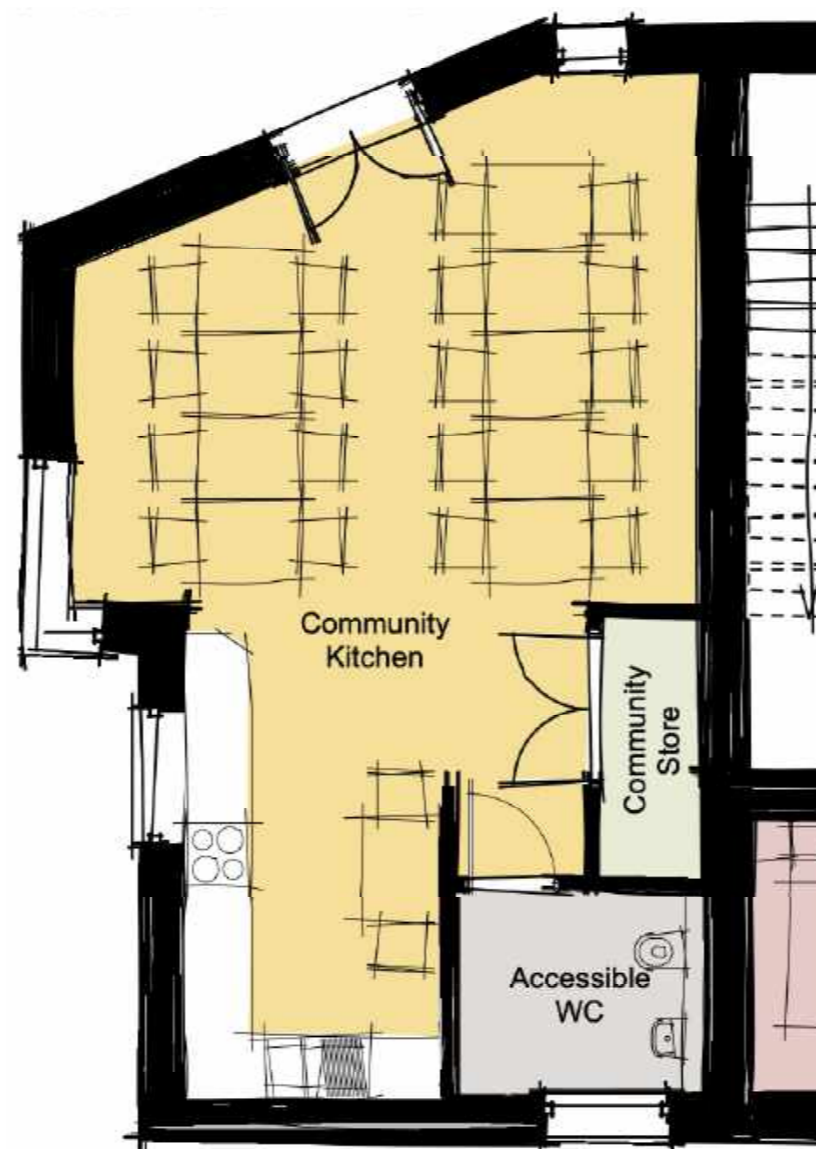
- Overall the communal gardens were liked. Key discussion focussed on how it's maintained & secured.
- The ecological aspirations were liked by those attending.
- Consideration of existing Turner Gardens' residents
- House type options - overall people like open plan options
- Stair design was raised. What's most practical?
- En-suites considered unnecessary
- Secured by design checks
- Lifetime homes for adaptability
- Access to bathroom from common areas not bedrooms.
- How could a maintenance model work for community buy-in
- Is there scope to explore self-finish for the garden areas.
- Is there separate funding opportunities for the Turner Gardens green space? Could this happen first and the two new gardens feed into this?
- Financial modelling generally and including:
- A resident defined space instead of a one bedroom flat
- Existing Turner Gardens landscaping alterations
- Traffic calming measures on Constable Road
- Inclusion of lifts?

# 17. Unit Types - Options for Community Space

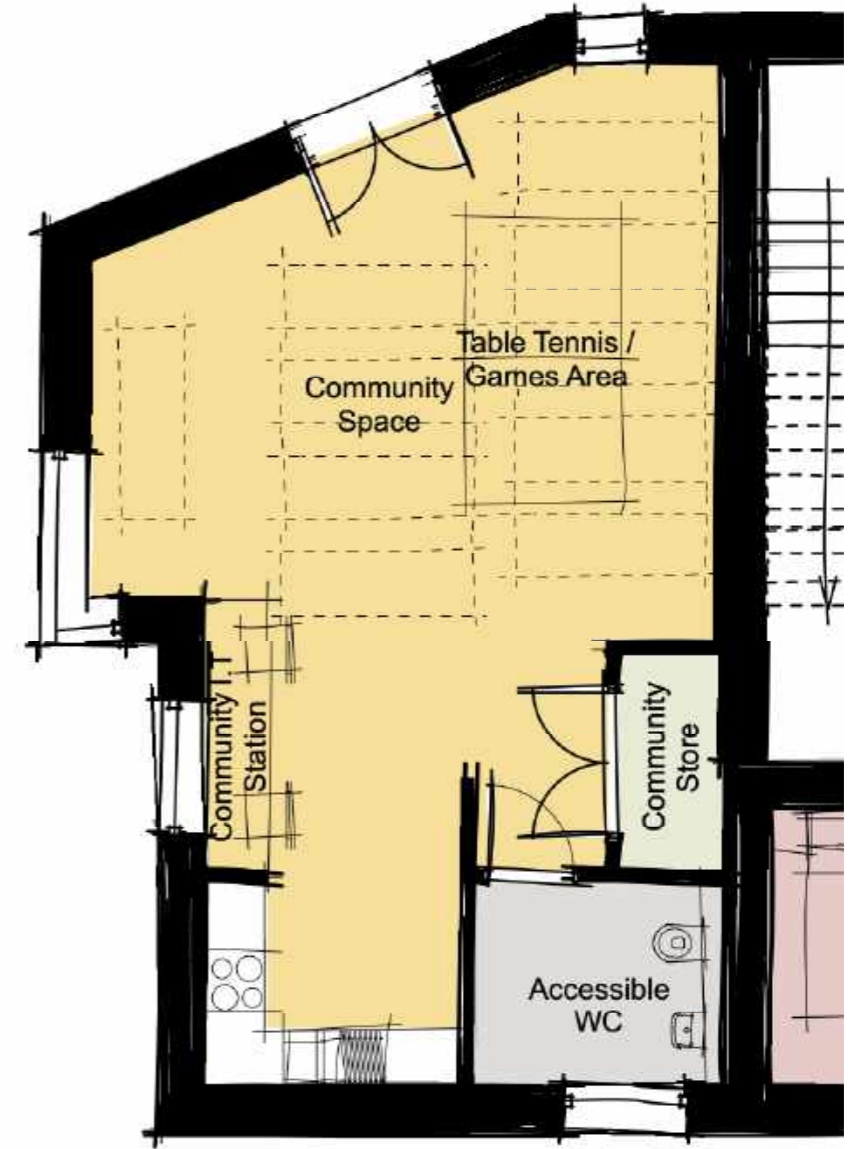
A - CO-WORKING SPACE



B - COMMUNITY KITCHEN



C - COMMUNITY SPORT AND GAMES



Following the community engagement workshop and discussion with local people we developed options to remove 1no. ground floor one bedroom flat and replace it with a community space. Ideas discussed included:

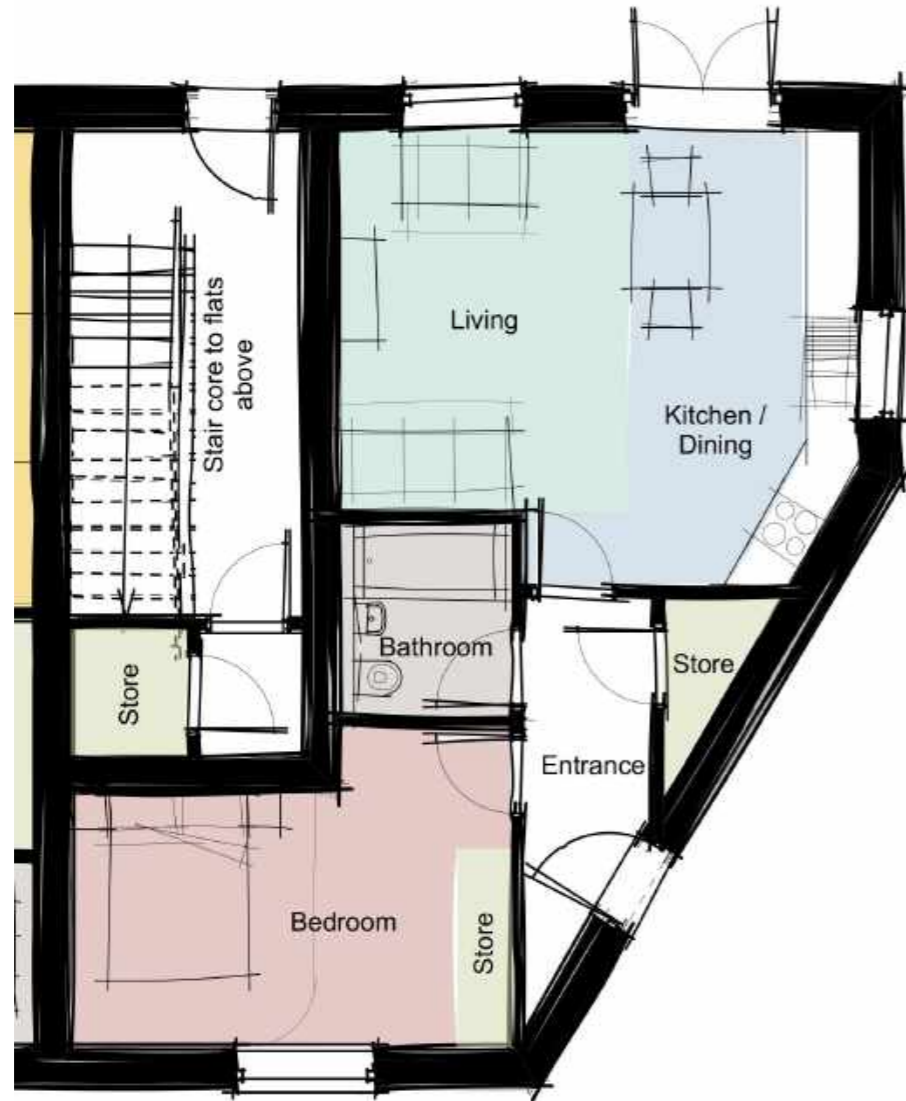
- A co-working space
- Community kitchen
- Community space for activities

The co-working space was considered likely to be most economically viable since it could generate a comparable revenue to a rented home. However, if this space is not viable for planning or economic reasons, it can be converted into another 1 bed flat.



# 17.1 Unit Types - 1 Bed Flats Options for Workshop

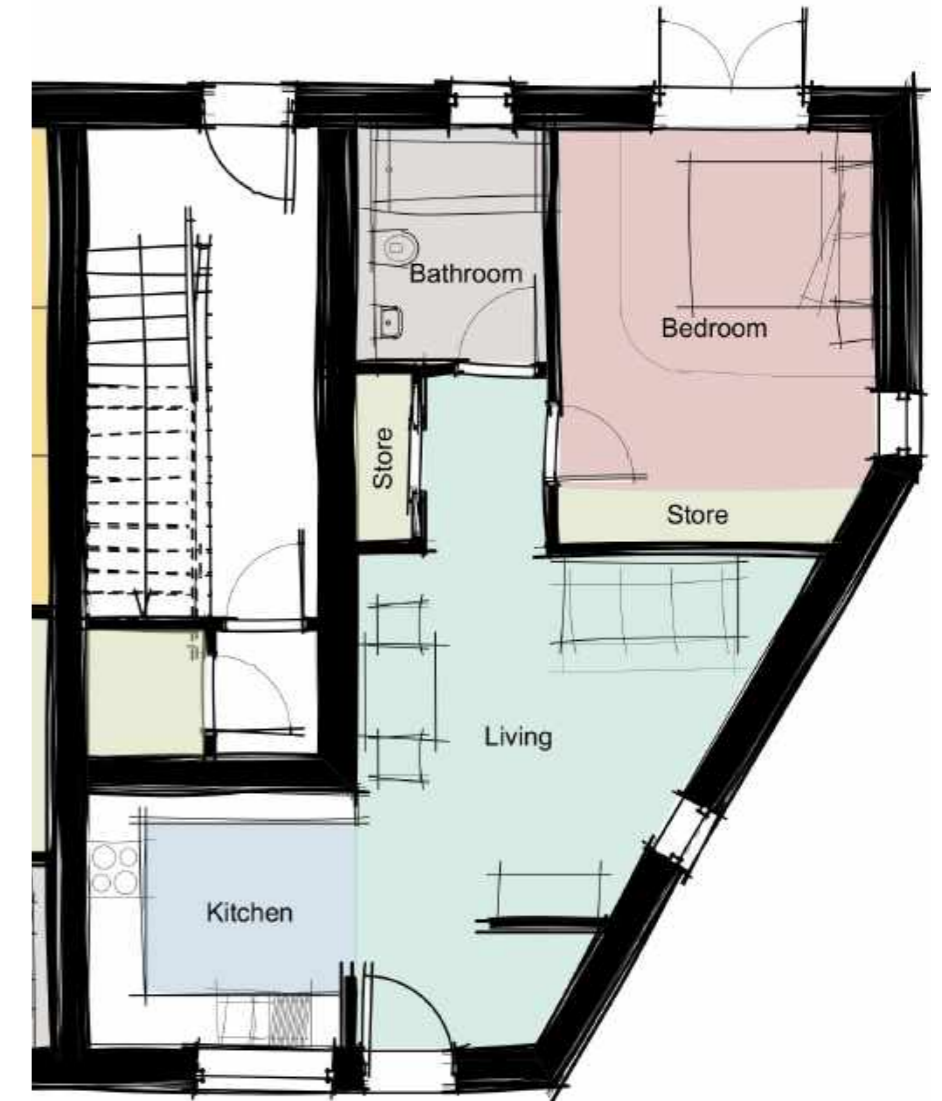
A - LIVING AT REAR BEDROOM AT FRONT



B - LIVING / BEDROOM AT REAR KITCHEN AT FRONT



C - LIVING AT FRONT BEDROOM AT REAR



We had initially developed a preferred layout with living spaces facing the courtyard (A). However following discussion with the LNT steering group we discussed solar orientation for living spaces as well as keeping continuity and ensuring an active street frontage onto Turner Gardens. Option B divides key living spaces and results in a narrow living room. We will continue to interrogate layouts. However option C is considered most appropriate in terms of usability of the space, orientation whilst offering an active relationship with the street.

## 18. Site - Massing Diagram / Block Plan



The massing diagram indicates the location of two and three storey elements and the general arrangement of houses and flats on the site.



# 18.1 Site - Accommodation Schedule



## 18.2 Site - Proposed Site Layout

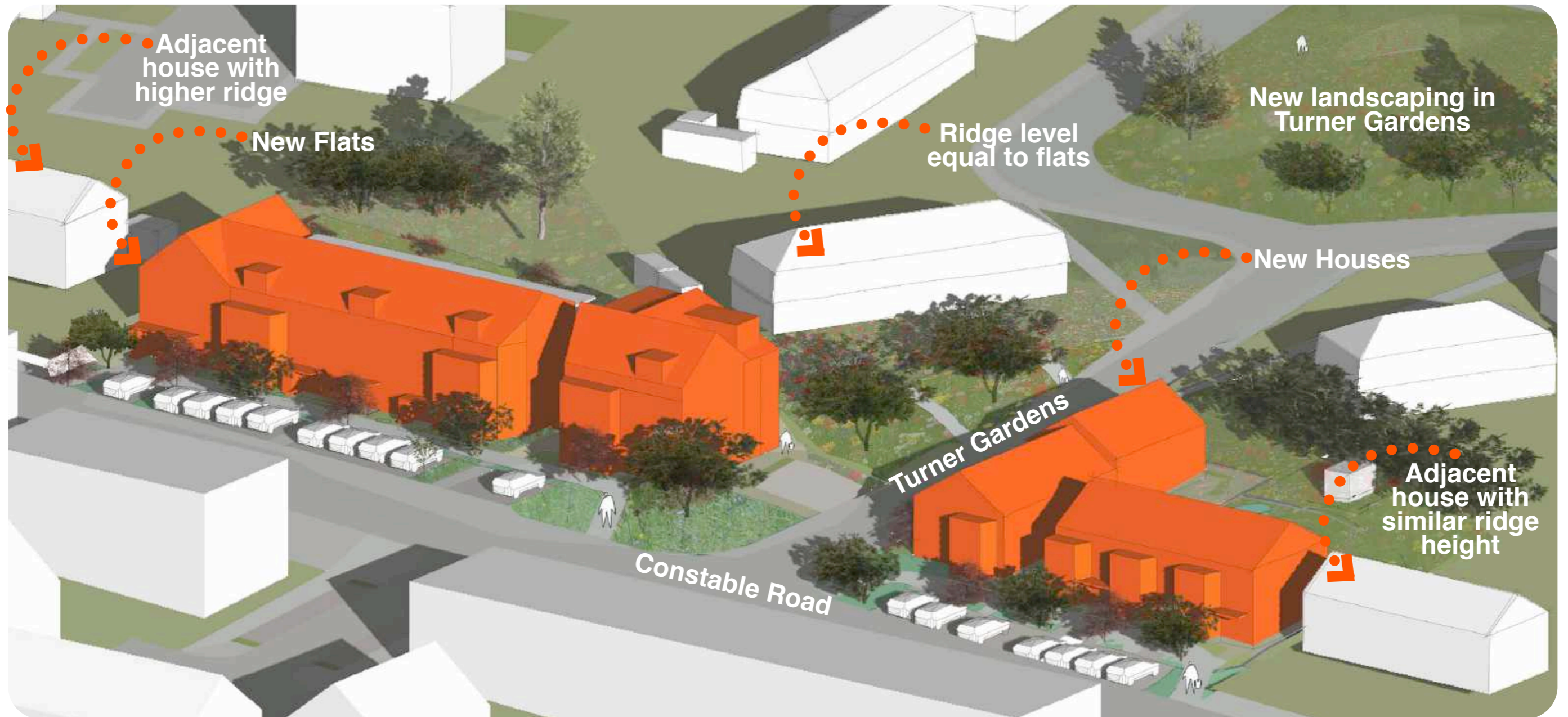


The proposed site plan allows for level and ramped access to as many units as possible. The site design incorporates shared garden areas that work with the terrain of the site. Wild flower areas are proposed at the back of the site including new trees, and sleeper retaining walls.

The pavement position is indicated altered to allow for car parking set back from the scheme and safe pedestrian routes. Landscape along Constable Road will incorporate SUDS features such as rain gardens and permeable surfaces sustainable drainage.



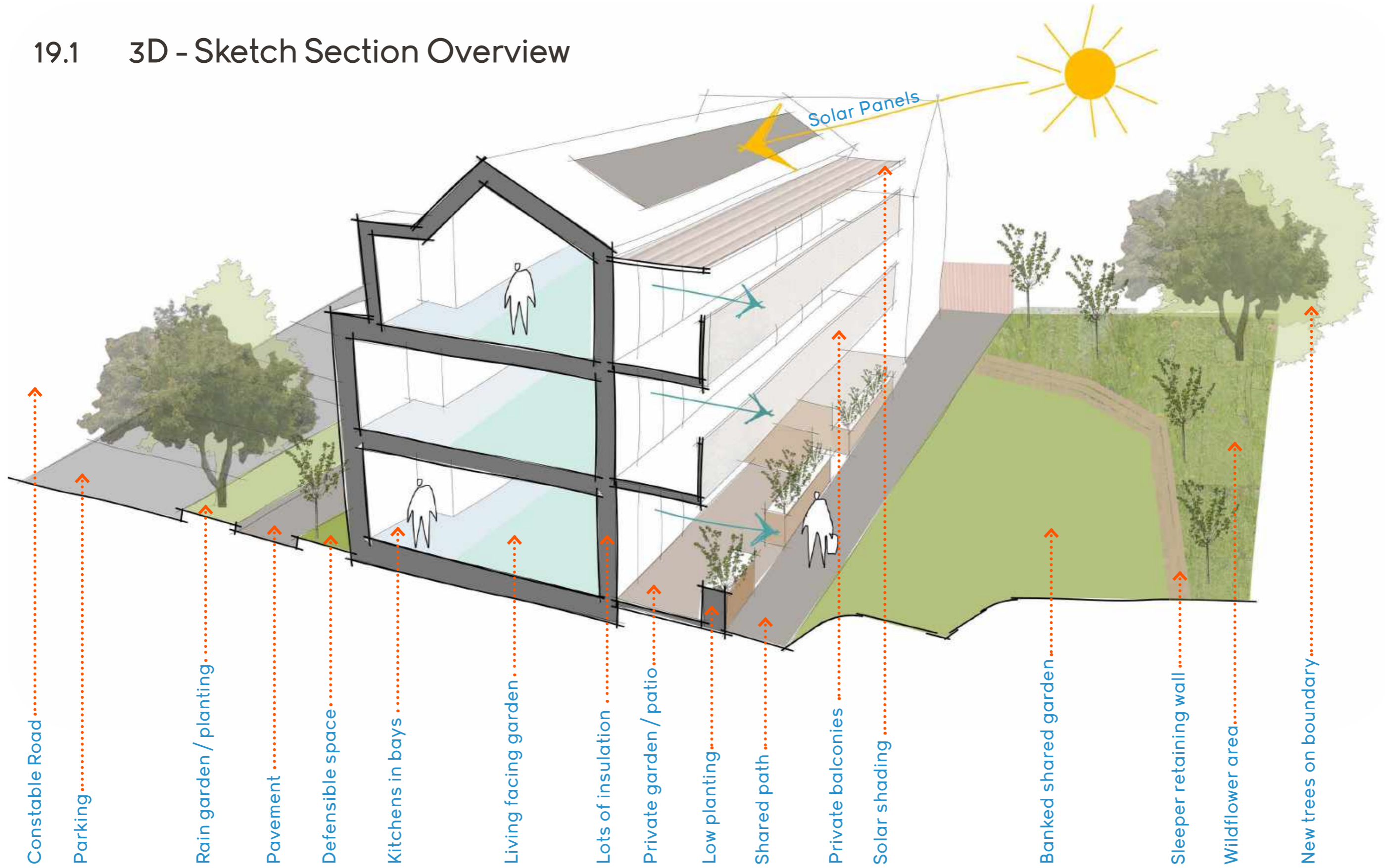
## 19. 3D - Massing Model



The sketch massing model indicates the proposed development in the context of Constable Road and Turner Gardens. Overall the scheme is designed to sit appropriate in scale to surrounding houses. New planting is intended to create a green oasis along Constable Road and become a catalyst for more nature enhancements in the area.

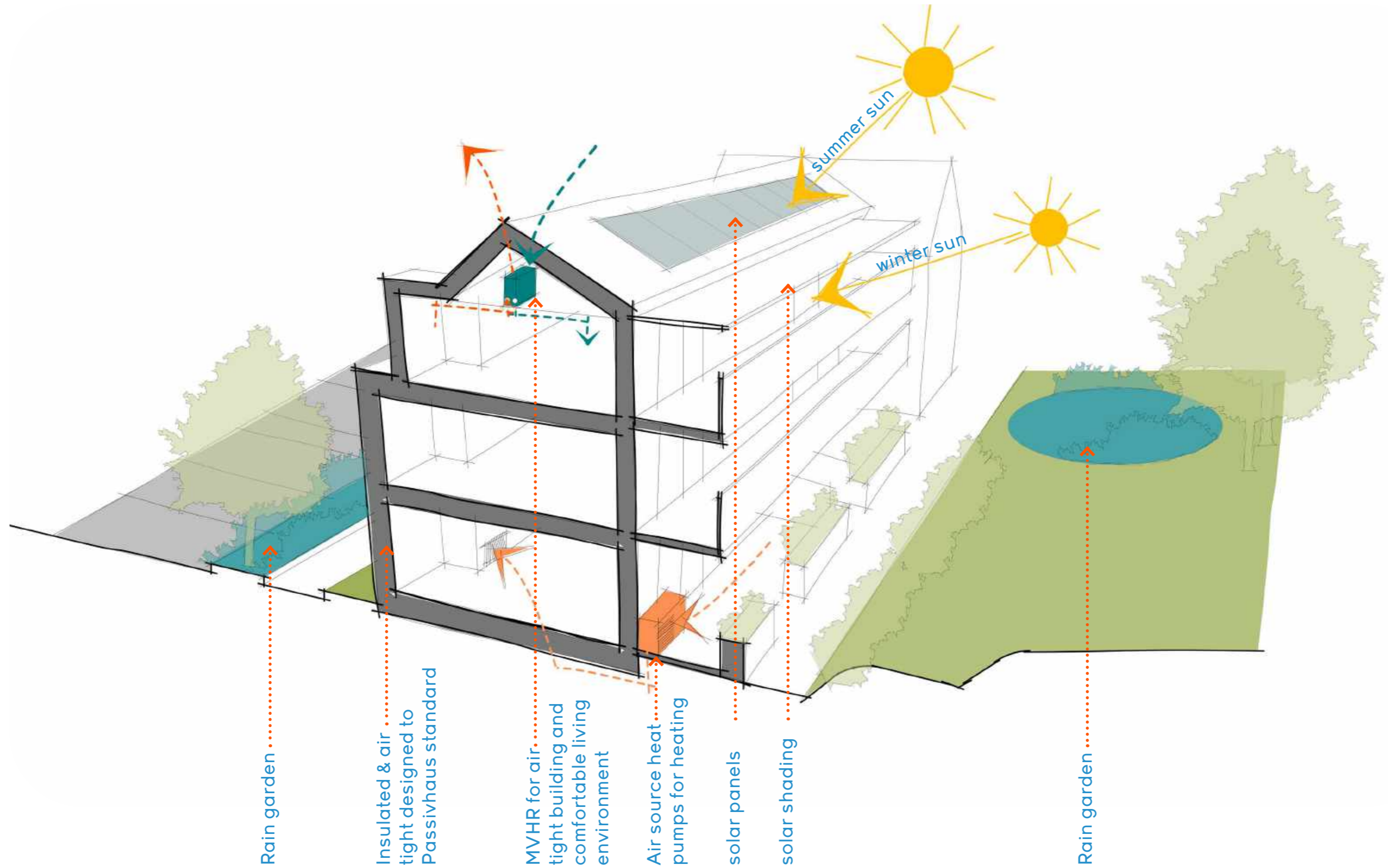


# 19.1 3D - Sketch Section Overview





## 19.2 3D - Sketch Section - Energy Strategy



## 20. Proposed - West Site Ground Floor Plans

The proposed plan for 1 and 2 bedroom houses are designed in response to feedback from the public engagement workshops.

### 2 BEDROOM HOUSES:

- The kitchen at the front allows for an active facade and connection with the street.
- Open plan living space with the option to divide.
- A downstairs toilet has been enlarged to allow for the removal of an en-suite at first floor.
- The living room connects to a private south facing garden area that connects to the public shared gardens and bike storage

### 1 BEDROOM HOUSES:

- The kitchen at the front allows for an active facade and connection with the street.
- Open plan living space with the option to divide.
- The living room connects to a private west facing garden area that connects to the public shared gardens and bike storage
- Level front entrance with stepped access to lower shared garden

### M4 (3) FLAT:

The unit allows for an M4 (3) compliant flat with less than 1:20 access to the entrance from an accessible parking space.





## 21. Proposed - East Site Ground Floor Plans

The proposed plan for co-working space and 1 bedroom flat is designed in response to feedback from the public engagement workshop.

### CO-WORKING SPACE:

Several options have been explored following the public engagement workshop. For the Planning Pre-Application submission the co-working space has been opted for.

This option was opted for due to the following:

- Reduced distances for travel to work by local people
- Creating community between the wider residents of Lockleaze and new residents.
- Creating use of the site at different times of the day

### 1 BEDROOM FLAT:

- Living and kitchen area opens to the street providing an active frontage.
- Entrance to flat fronting the Turner Gardens road to activate this facade.
- Bedroom off private patio area with natural planted privacy screening.



3 STOREY:  
INDICATIVE 1 BED FLAT & COWORKING SPACE, GROUND FLOOR PLAN

## 22. Site B - Ground Floor Plan 1 & 2 Bed Flats

The proposed plan for 2 bedroom flats are designed in response to public feedback:

### 2 BEDROOM FLATS:

- Active street with kitchens fronting Constable Road.
- Bedrooms and living room facing south and on the quieter side of the scheme
- Connection with communal gardens from living area and balconies for first and second floor over.
- Sleeper walls and low planting creating separation between private and shared garden areas.
- 1:20 access along shared path through site connecting to all ground floor units.

### 1 BEDROOM FLAT:

- Living room facing south for connection to green space and shared gardens.
- Sleeper walls and low planting between private and shared garden areas.





## 23. Precedents - Local Influences

The sketch street elevation below explores materials used for houses directly adjacent to the site. The proposed design options consider how we could utilise similar materials and colours with contemporary detailing to create a scheme that sits appropriately in the residential context.

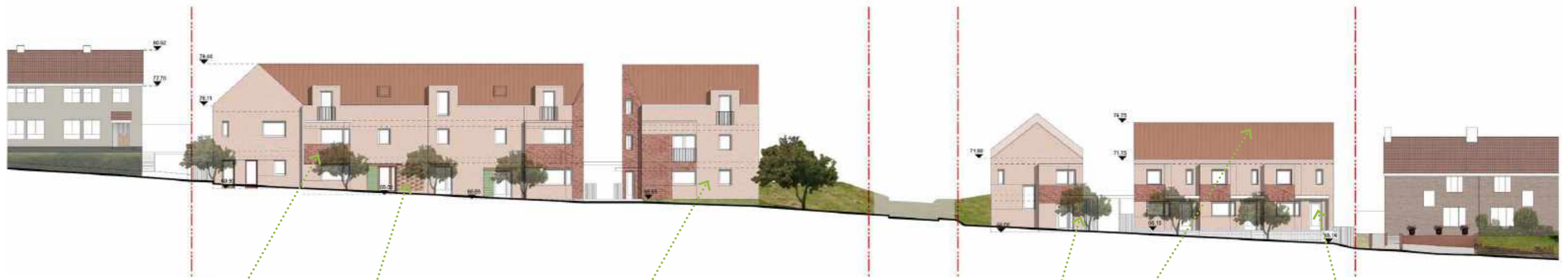
The ridge and eaves heights of the directly adjacent houses have been accurately plotted next to the proposed new houses and flats. The scale of the new three storey development sits lower than the adjacent semi-detached house due to site levels and the slope of Constable Road.





# 23.1 Precedents - Materials Considered Street Elevation

The true ridge heights of the existing houses (taken from the topographic survey data) are indicated on the section below.



Hung tiles



Textured brick



Brick variation and horizontal delineation



Materials signifying entrances



Brick red / pink standing seam roof



coloured doors





## 23.2 Precedents - Residential 3 Storey



Brick textures creating vertical rhythm



Timber structure for balconies and solar shading. Horizontal divides to break up vertical massing



Render dormers creating usable 2nd floor areas whilst keeping eaves low



House scale three storey



Coloured guarding to balconies



Solar shading and views out



Solar shading and views out



## 23.3 Precedents - Shared Landscapes & Insect Friendly Facades



Housing around shared gardens



Private areas adjacent to communal gardens



Low sleeper walls with planting for both privacy and connection with neighbours



Shared allotment planting & simple fencing and small insect friendly retaining walls



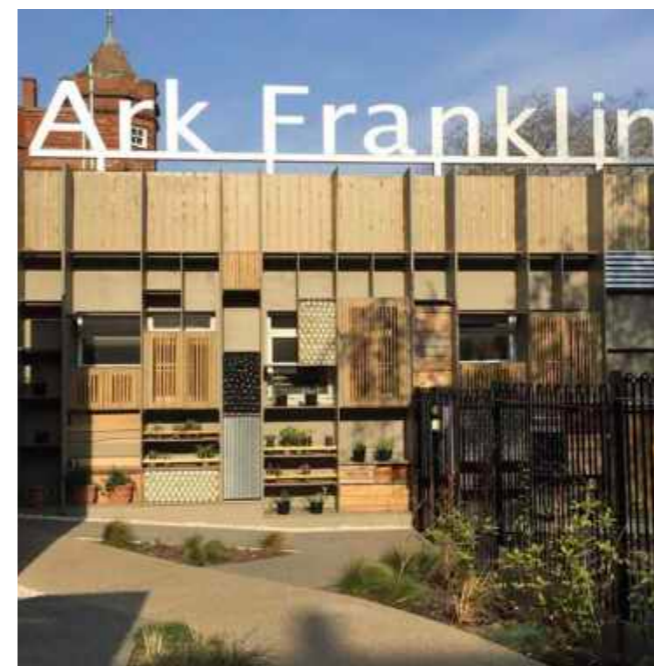
Integrated swift boxes



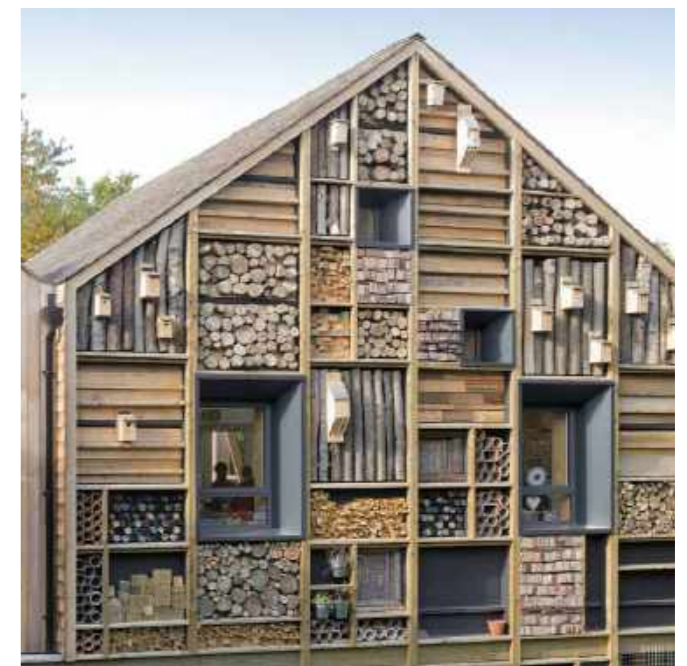
Bee bricks



Insect friendly facade / landscaping



Precedent insect friendly facade built from recycled materials



Precedent insect friendly facade



# 24. Street Elevations - Material Options

**A - red brick with hung tiles**



**B - Render with red hung tile roof & bays**



**C - Render with brick bays and grey zinc roof**

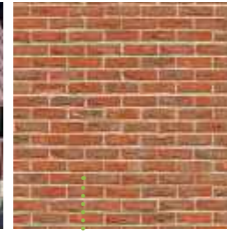


# 24.1 Street Elevation - Material Options

Pigmented zinc roof



Brick



Hung tile roof and bays



Render



Grey slate roof



or Grey zinc roof



Colourful doors



Insect friendly facade



Green brick



Nest boxes



Textured brick plinth



Wildflower planting





## 25. Public Engagement - Workshop 3

The third workshop undertaken was part of the Lockleaze Community Forum event. Barefoot Architects prepared presentation boards to discuss with members of the Lockleaze community what approach to materials they would consider appropriate for the new development which have been documented on the previous pages.

We also presented three options for the existing green of Turner Gardens to enable initial feedback as to how the existing residents of Turner Gardens would feel about alteration to this green space. The intention is to work with the existing community of Turner Gardens to enhance the space for their enjoyment and biodiversity enhancement features.

### New landscaping - Turner Gardens



#### What would you like to see...

1: New landscaping for wildlife

barefoot architects



2: New landscaping & 17 new parking spaces!



3: Tell us what you'd like!

11

# 25.1 Public Engagement - Feedback from Workshop 3

Below are comments from those that attended the workshop:

## 1. MATERIALS

- Acoustic considerations of metal roof. Ensure it is well insulated
- Like tiled roof
- Some people liked render keeps it light others like brick due to longevity
- All brick could feel too traditional unless broken up
- A desire for the scheme to feel fresh and new
- Render gets dirty and doesn't age well
- Prefer brick and like coloured brick
- A desire for materials that are natural and organic to tie in with the concept of the scheme (a place for wildlife). Manmade associations with utilitarian development that don't age well.
- Red metal roof could be interesting and enable a strong identity for the scheme.

## 2. LANDSCAPE

- Wild flower areas enabling lower maintenance
- A desire for native planting
- Ecological emergency the scheme should address this
- Tie the scheme into Blooming Lockleaze trail map / shared gardens.
- A wildlife charter for Lockleaze.

## 3. TRANSPORT

- Parking off road preferred as on road could delay busses down Constable Road. They are already interrupted by cars. Consider this with all traffic calming measure designs.
- 72 bus under review my first bus. Concerns that this will reduce connection to Lockleaze.

## 4. ALLOCATIONS

- What is affordable? This was a concern raised by local people who have grown up in Lockleaze but have limited access to finance.

## 5. TURNER GARDENS EXISTING GREEN

- Barefoot architects intended to facilitate a specific event for residents of Turner Gardens to enable increased feedback on the options presented and the scheme to be submitted for pre-app. However given the current situation with COVID 19 we will be exploring how this could be achieved via an online platform.
- There was a resident from Turner Gardens who expressed a strong desire not to see the green used for additional parking.
  - Broadly there was support for improved ecological measures on the green.
  - This will be considered as the scheme progresses and links with existing community groups and funding opportunities are explored and developed.

## 6. NEXT STEPS

(Note: some of the information below incorporates some of the previous community engagement workshop next steps).

- Consider implementing an online survey monkey questionnaire and virtual community engagement workshops using zoom, Facetime or Skype.
- Existing Turner Gardens landscaping alterations.
- Start to build connections with other community groups to partner early in the process and build community and resilience.
- Should we explore a lift for the block of two bed flats? Consider financial viability.
- How could a maintenance model work for community buy-in and sense of ownership.
- Is there scope to explore self-finish for the garden areas. Helps to get people involved from the off. This could support long-term maintenance and become a shared asset.
- Is there separate funding opportunities for the Turner Gardens green space? Could this happen first and the two new gardens feed into this?
- Is a resident defined space instead of a one bedroom flat financially viable?
- Traffic calming measures on Constable Road.



## 26. Other Consultants - Project Directory

Job Name: **CLH at Turner Gardens**  
 Job No: **1917**

**PROJECT  
 DIRECTORY**



24 January 2020

Name	Organisation	Role	Address	Email	Telephone	Mobile
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Suzanne Wilson		Chief Executive		suzanne@lockleazent.co.uk	0117 914 1129	
Sam Goss	Barefoot Architects	Director, Project Lead	Unit 5.2, Paintworks, Bristol, BS4 3EH	sam@barefootarchitects.co.uk	0117 9070 971	07976 924 251
Julia Wilson		Architect		julia@barefootarchitects.co.uk		
Lyndon Roberts	Alar Ecology	Ecologist	20 Glebe Rd, Long Ashton, Bristol BS41 9LH	lyndon.roberts@alar-ecology.co.uk	0117 287 2181	
Phil Dye	Wotton Tree Consultancy	Arboriculturist	24 Haw Street, Wotton-under-Edge, Gloucestershire, GL12 7AQ	info@wtreec.co.uk	07835 444 675	
Andrew Bailey	Anthony Brookes Surveys	Topographic Surveyor	Unit 2, Thornbury Office Park, Midland Way, Bristol BS35 2BS	info@anthonybrookes.com	01454 419133	
William Griffiths	TPA	Highways / Transport	25 Kings Street, Bristol BS1 4PB	william.griffiths@tpa.uk.com	0117 925 9400	
Josh Bullard	Hydrock	Sustainability / M&E	5th Floor, Merchants' House North, Wapping Road, Bristol BS1 4RW	JoshBullard@hydrock.com	0117 945 9225	07880 540684
Piers Sadler	Piers Sadler Consulting	Passivhaus Consultant	Studio 2, St Andrews Road, Montpellier, Bristol, BS6 5EH	piers@piers-sadler.co.uk		07502 425158
TBC	Robert Bray Associates	SUDS				
Jimesh Mistry	Structural Soils Ltd	Site / Ground Investigation	The Old School, Stillhouse Lane, Bedminster, Bristol, BS3 4EB	Jimesh.Mistry@soils.co.uk	0117 947 1000	
Tony Streeting	Randall Simmonds	Quantity Surveyor	Unit 1, Ebdon Bow, Wick St Lawrence, Weston-super-Mare BS22 9NZ	Tony.Streeting@randallsimmonds.co.uk	01934 246894	
Kelly Thomas	Bristol City Council	Community Led Housing	Bristol City Council, City Hall, College Green, Bristol, BS1 5TR	kelly.thomas@bristol.gov.uk	07971 568436	
TBC	Bristol City Council	Planning Officer	Bristol City Council, City Hall, College Green, Bristol, BS1 5TR		0117 903 7724	

## 26.1 Other Consultants Input for Planning Pre-Application

To progress and complete the project other consultants have been appointed. The Design Team met to discuss the site and design development and a number of reports and appraisals have been produced. Below is a summary of the works undertaken to date and included with the pre-application submission.

### **Transport Strategy - by Transport Planning Associates:**

The report explores options for adoption, pavement position and sets out the approach to the number of parking spaces, bike storage spaces, bin collection points and electric vehicle charging considerations.

### **Arboricultural Report, Preliminary tree survey - by Wotton Tree Consultants:**

The report highlights that 94% of trees on the site are classified as Category C with one no. Category B (a sycamore located in a private garden off the site). The proposed development design relies on a number of trees being removed and replaced within the landscaping proposals. However it is the intention to retain trees where viable. The Category B will be protected during construction in accordance with the all arboricultural guidance.

### **Topographic Survey - by Anthony Brookes Surveys Ltd.**

The survey has informed the site landscaping design and position of houses and flats on the site in order to create less than 1:20 gradients to units and rear courtyard and shared landscaping.

The guiding principle setting the levels of units is informed

by the existing levels and gradient of the existing highways (Constable Road and Turner Gardens). The exception to this relates to the front entry to two bedroom houses which are set up by a maximum of 1m. This is due to a significant level rise up to Turner Gardens off which the 1 bedroom units are accessed. So that these units don't dominate the landscaping and other units the two beds are raised. An alternative to this was to set the 1 bedroom houses into the landscape. However this would result in significantly more site excavation with cost implications.

### **Proposed Landscape & SUDS design approach - by Robert Bray Associates:**

The proposed drainage approach employs largely nature-based solutions. The surface water management and landscape design will be designed in tandem. The management of rainfall will be designed into the fabric of the development, appropriately exploiting soft and hard landscape areas in cost-effective, robust, high-performance and low maintenance ways. See the report by Robert Bray Associates for sketch design proposals. Rain gardens and water management features will form a significant part of the landscape design.

### **Initial Energy Strategy Design Note - by Hydroc:**

All residential aspects of the development will need to meet the standards set by Building Regulations Approved Document Part L1A, Conservation of Fuel and Power in New Dwellings.

The scheme will be designed in accordance with Bristol Core Strategy - 4.2.1 Policy BCS14 - Sustainable Energy To secure at least a 20% saving in CO2 emissions from energy use in new

development through on-site generation of renewable energy.

However we intend for the scheme to go beyond this in energy and performance. Bristol City Council is progressing towards enabling the city to be run entirely on clean energy. As such, it is appropriate now for future development to aim to be zero carbon. By making this assumption, it is more likely that zero carbon can be delivered as an integral aspect of new development that is both feasible and viable

Passivhaus Standard is to reduce the "performance gap" seen between the design stage and operation stages of a building's life cycle. The aspiration of the development is to future proof and safeguard fuel operating costs to residents.

Electric or heat pump derived heating and hot water becoming the standard industry approach for future developments, particularly as the country moves away from grid derived gas. We are considering Air Source Heat Pump locations at this early stage to ensure they are effectively integrated.

### **Flood Risk Assessment of the site:**

Flood Zone 1 – Low Probability in Table 1 of the NPPF Planning Practice Guidance. This zone has less than a 1 in 1000-year annual probability of flooding. The NPPF Planning Practice Guidance states that all types of development are suitable for this flood zone. The proposed site is identified as an area at very low risk of surface water flooding. As the site is under 1 hectare, in accordance with the Environment Agencies Flood Mapping service, a flood risk assessment is not required.



## 26.2 Other Consultants Input for Planning Pre-Application

### **Desk Study and Preliminary Risk Assessment - by Structural Soils:**

The site history indicates that the site was arable land up to the 1950's when 6no. Precast Reinforced Concrete (PRC) houses were built, 4no. in the east of the site and 2no. in the west of the site. These were subsequently demolished in the 2010s and the areas where the properties stood fenced off. The PRA concluded that there was a Moderate Risk for the potentially complete contaminant linkage of direct contact by future site residents with shallow soil that may be impacted by heavy metals, asbestos, or hydrocarbons.

### **Ecological Impact Assessment, Phase 1 Habitat survey - by Alar Ecology Ltd. Key finding from the report are outlined below:**

#### **BADGER:**

Signs of Badger foraging activity were observed on the site. MITIGATION: Trenches or similar left open overnight should include a means of escape for any animals that may happen to fall in. Enhancement measures, planting of native fruit and nut bearing trees and shrubs. Retain connectivity between the site and the wider landscape with permeable boundaries.

#### **BATS:**

Several habitats on site are suitable for commuting and foraging bats. Potential roosting sites are absent and features of greater or equal value are present in the surrounding landscape. The development is unlikely to have a negative impact on the local bat population.

MITIGATION: Installing bat boxes on buildings and away

from sources of artificial light Alternatively, self-contained bat roosting units could be installed behind the external fabric of taller buildings.

Provide open water or damp areas, together with appropriate planting (including shrubs with pale, night-scented flowers) and leaving areas of grass uncut will increase and diversify invertebrate prey populations for bats.

#### **BIRDS:**

The site contains some suitable nesting habitat for a limited range of common songbirds. Any works removing suitable habitat features should only be undertaken outside of the breeding bird season (i.e. not in the period March to August inclusive).

MITIGATION: Provision of artificial nesting features within new build, such as boxes for House Sparrows, Starlings and Swifts and the planting of new native trees and shrubs to benefit nesting birds.

#### **GREAT CRESTED NEWT:**

The site contains some suitable terrestrial habitat for GCN. Water bodies suitable as breeding sites for GCNs are present in the wider landscape, though none were detected in the immediate vicinity of the site.

MITIGATION: Prior to any suitable habitat being removed, it is recommended that a ground search should be undertaken by an ECoW. Any GCNs that are discovered (as well as any other amphibian species) should be collected and translocated to a suitable receptor site nearby. If more than two GCNs are found, the acceptability of this approach (and whether a licence would be required to proceed lawfully) should be re-assessed.

#### **REPTILES GENERALLY:**

- Retain rough grassland and/or scrubby areas to safeguard reptile habitat
- Retain connectivity within the site to the wider landscape.
- Introduce a wildlife pond, compost heaps and wood piles to greatly enhance the value of the site for reptiles in the future.

#### **HEDGEHOG:**

The site has suitable habitat for Hedgehog.

MITIGATION: Removal of any habitat that might be used by this priority species (especially scrub) during site preparation should be undertaken very carefully and under the supervision of an ECoW. Connectivity with adjacent areas should be retained by ensuring that boundaries remain permeable.

At the current time, bearing in mind the small size of the site and the nature and scale of development proposed, it is considered that carrying out a full Ecological Impact Assessment (EcIA) would be unnecessary and disproportionate.

The report concludes that the design of the landscaping as proposed is considered very likely to deliver a net gain for biodiversity.

#### **Cost Planning:**

#### **AWAITING INFORMATION**

## 27. Initial Planning Considerations

The planning policies below represent the key policies we have considered with regards to the approach and design of the development on the site.

### **Bristol Site Allocations and Development Management Policies**

(Adopted July 2014)

DM1 Presumption in favour of sustainable development

Policy DM2: Residential Sub-divisions, Shared and Specialist Housing

Policy DM3: Affordable Housing Provision: Smaller Sites

Policy DM14: The Health Impacts of Development

DM17 Development involving existing green infrastructure

DM23 Transport development management

DM26 Local character and distinctiveness

Policy DM19: Development and Nature Conservation

DM27 Layout and form

DM29 Design of new buildings

DM32 Recycling and refuse provision in new development

DM34 Contaminated land.

### **Bristol Core Strategy (Adopted June 2011)**

BCS13 Climate Change

BCS14 Sustainable Energy

BCS15 Sustainable Design and Construction

BCS16 Flood Risk and Water Management

BCS18 Housing Type

BCS20 Effective and Efficient Use of Land

BCS21 Quality Urban Design



## 28. Overview & Next Steps

This report brings together the work, design development and research undertaken to date

The information within the report including additional drawings form the basis of the Planning Pre-application.

Below are the next steps to progress and develop the scheme into RIBA Stage 2-3.

- Further design development and consultation with highways regarding traffic calming measures and options on Constable Road and pavement position.
- Further coordination regarding the existing services on the site and how they can be altered and relocated as required.
- Further development to consider if any enabling works are required on the site.
- Further ground investigation and percolation tests to inform sustainable drainage design.
- Additional Public Engagement on the Turner Gardens Green to explore materials and the potential for landscaping works on the existing green.
- Consider alternative funding options for community green spaces and or collaboration with existing stakeholders in Lockleaze.
- LNT to pursue possible funding options and financial modelling based upon the scheme submitted for the planning pre-application.
- Consider partnering with a registered provider or alternative procurement options.
- Consider viability of live work unit and gauge public opinion as to likely uptake for such a space.
- Subject to the Pre-application feedback develop the

design and submit for a full Planning Application.

- Coordinate with other consultants to ensure all reports and information is coordinated for a full planning submission.
- Continue to work closely with residents of Lockleaze through to the next stages of the design process.
- Consider management plan for shared green spaces. How can community buy in be designed in to create a vibrant community space.
- Consider self-finish model for landscaping works.
- Consider allocations for the potential homes and local letting policy.
- Consider how a Wildlife Corridor beyond the site limits could be implemented along Constable Road.
- Consider the viability of a lift for the block of two bed flats.
- Develop stair and balcony design to ensure good access to garden from all flats.
- Given the current COVID 19 epidemic Barefoot Architects and LNT will consider approaches to continue to engage with local people with the design development of the scheme. Social media and other online platforms will be implemented as well as online surveys and questionnaires.
- **LNT has advised that the Homes England Milestone, initially guiding the submission of a full planning application by the end of March has been extended and that the submission of the Pre-application will be sufficient to secure funding for the next phase. However LNT to consider proceeding with Stage 3 design development to mitigate against significant delays to the project programme as a result of COVID 19. To be discussed over the coming weeks.**

Project Time line:

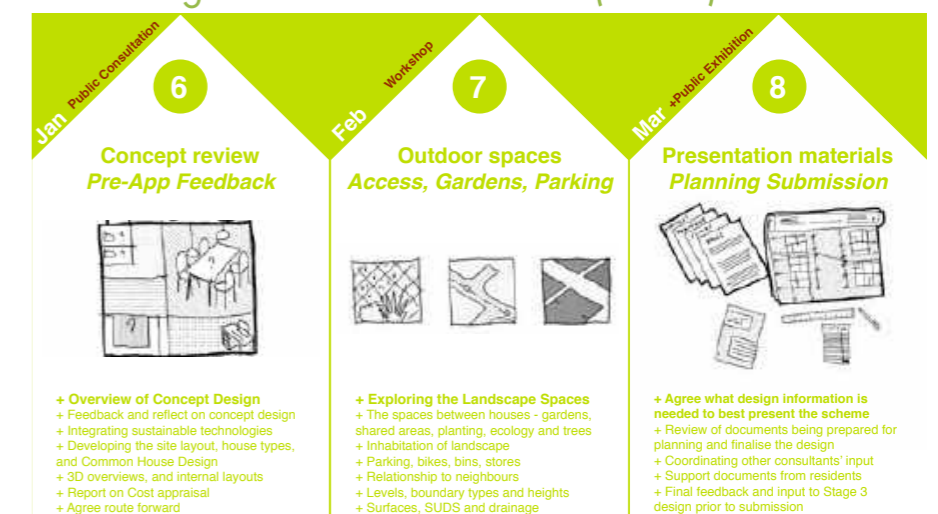
The information to the left represents the previous anticipated dates. The likely dates for each of the stages remaining are, subject to pre-application feedback:

6 - June

7 - June

8 - July

Next stages to undertake ..... (below)



## 29. Contact Details

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