

# Home Made Lockleaze: Continuing the Conversation

17th March 2022

## Turner Gardens Garage Site



Turner Gardens, Site Entrance

## **CONTINUING THE CONVERSATION:**

Thank you to those who were able to attend the first Community Engagement event on Wednesday 16th February. We value your input and have collated the questions and concerns raised at the event as the basis for further discussions today.

We hope you will take the time to:

1. Read through the 'Continuing the Conversation' topics in full
2. Speak to any member(s) of the project team about further questions and concerns you have
3. Before you leave, please note down any further / follow-up questions, comments or concerns in this form, to be addressed at or before our next and final consultation event
4. Let us know how you'd like to be involved in the project by completing the final question at the end of this form







We understand that not all of the 'topics of concern' in this document will be relevant or of interest to you, so please feel free to focus on the ones that are important to you, and add any other topics which have not yet been raised at the bottom of the form.


## WHICH DEVELOPMENT VALUES ARE MOST IMPORTANT TO YOU?

At the previous community engagement event, we asked participants to let us know which development values are most important to you.

These responses have guided the topics we will consult on at this evening's engagement event.

Please see the table below for what Lockleaze residents are saying so far:

Item	Overall Rank	Rank Distribution	Score
Know your neighbours: safety and connection	1		21
Low energy and living costs	2		21
Local residents: upskilling and empowerment	3		19
Building community: common spaces and shared resources	4		18
Low impact construction: sustainable and ethical building materials	5		14
Pride of place: resident involvement	6		12


  
 Lowest Rank      Highest Rank

# 1. Topic Raised: Overlooking

- Will the homes be 3-storey?
- Will it restrict my ability to add an extension on to my house?
- The land on the Turner Gardens site is already higher than the end of gardens that back onto it – will this be factored into groundworks to ensure houses don't shade or overlook even more?

### From the project team:

- The intended units are planned as 2-storeys.
- In the interest of minimising impact on neighbouring residents, a second-storey which is set back even further from the boundary lines with neighbouring properties has been devised, keeping the impact of overlooking to a minimum.
- Please see the site plan drawing on the opposite page illustrating the distance of the second storey from the existing homes and gardens adjacent to the site.

**Note:** *whilst planning requirements state a minimum distance of 20-21m from existing homes is required, we are proposing a minimum of 35m from all existing neighbours' homes.*

- Regarding likely impact on obtaining planning permission for extensions of your own homes, this distance allows ample space for extensions to be added whilst still complying with local planning policy. Please speak to our architect for further details.
- Regarding the level difference between the Turner Gardens site and the neighbouring gardens, we will be looking at this to understand the situation fully and plan to discuss any possible solution(s) needed at or before the next consultation event, for your input.

### From the local resident:

What further questions or concerns do you have about overlooking and the impact of this on your homes and gardens? Do you have any solutions or preferences you would like to share with us, to help address these concerns?

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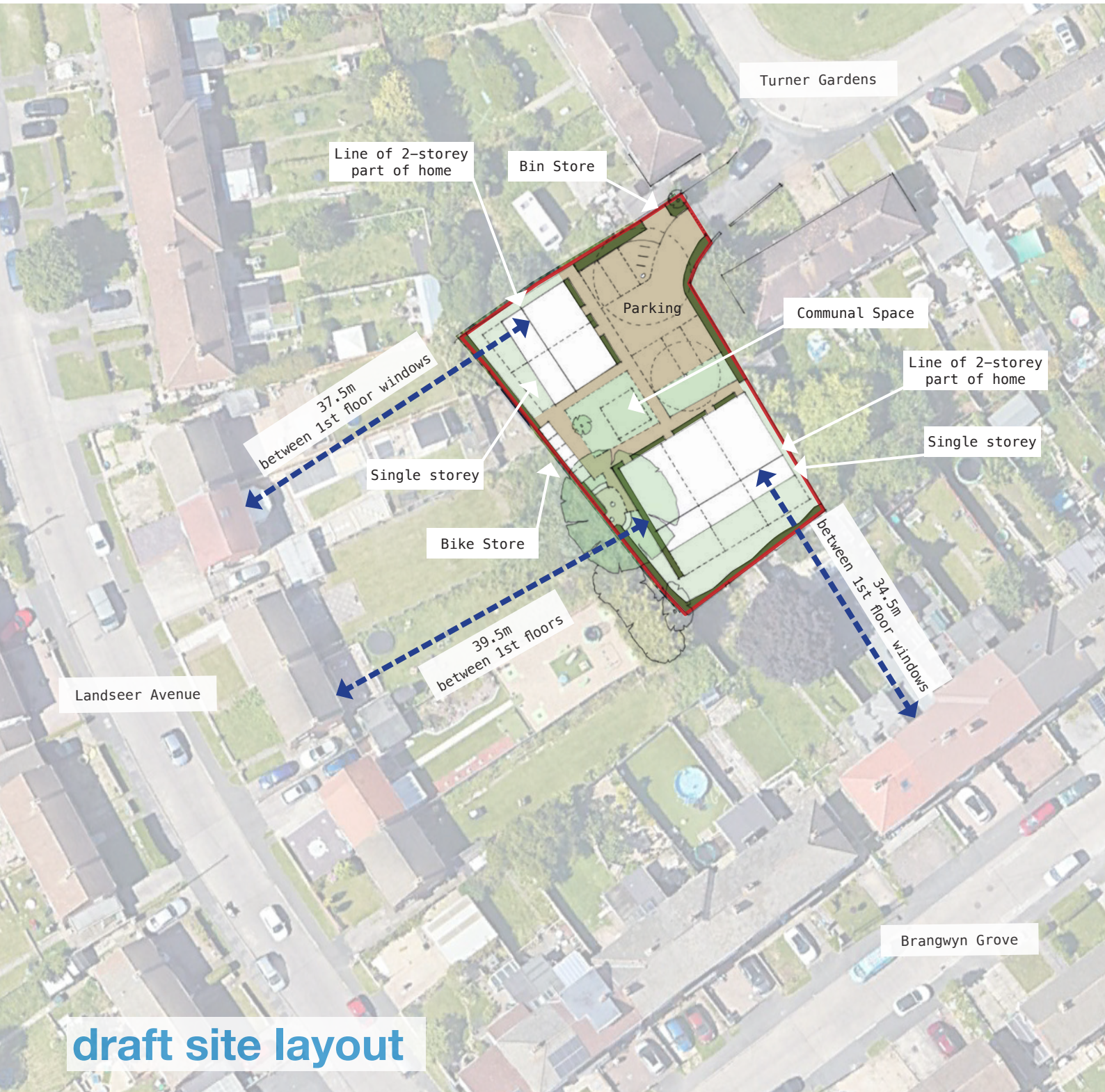
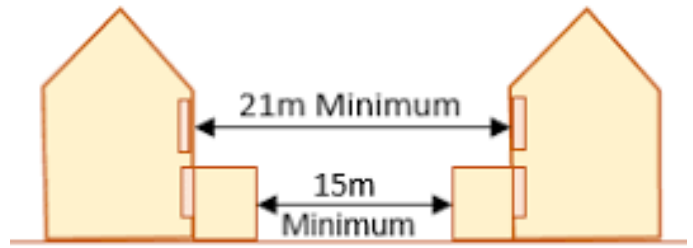
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Planning departments seek to maintain a separation distance of 21m between habitable rooms (bedrooms / living rooms / kitchen and dining rooms) at the rear of homes at first floor level.

Ground floor rooms can be closer together because there is fencing between the properties to maintain privacy.



**draft site layout**

## 2. Topic Raised: Asbestos removal

- **Something should have been done with it a long time ago to clear it up**
- **When I'm spending time in the garden in the summer will I be breathing in asbestos from the clearance work?**
- **Will it affect any future food growing in my garden after removal?**
- **Will asbestos removal create a health risk for me or my children?**

### From the project team:

- As part of the site feasibility study, we have carried out asbestos and site contamination surveys and have detailed reports specifying the exact location of any asbestos onsite, plus required remediation plan.
- The remediation requirements dictating the waste removal process will be in accord with government 'Control of Asbestos Regulations 2012', and the process will include safe removal of asbestos and any other rubbish by suitable, qualified specialists.
- Please ask the team if you would like to see a copy of the asbestos survey and report.

### From the local resident:

**What further questions or concerns do you have about asbestos removal and the impact of this on your family and neighbourhood? Do you have any solutions or preferences you would like to share with us, to help address these concerns?**

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### 3. Topic Raised: Safety of my back garden?

- What is your plan for the safety and security of surrounding gardens?
- I used to have people coming through my back garden as a shortcut, will that start happening again?
- What sort of boundary fencing will border the site?
- There is a lot of rubbish that has been thrown behind my fence, will this be cleared?

#### From the project team:

- We are very interested to hear from local residents what your preferences are regarding site boundaries with your future neighbours. As a standard part of the planning process, boundary fencing specifications will be detailed and included in the planning application, and a new boundary fence will be installed and paid for as part of the development project to improve security. This will also include removal of any waste and rubbish from the site.
- During construction, the site will be safely secured on all sides with restricted access to the site, as this is a health and safety requirement for all development sites in Bristol and the UK. .

#### Boundary Fencing

We would love to know what sort of height and appearance of fencing would be most attractive to you, as neighbouring residents. If you have preferences, please let us know in the comments section below.

The material which has been identified as the most suitable for this site is timber fencing. This is due to its relatively high performance, low cost, low impact on the environment and ability to be sourced ethically and locally.

#### From the local resident:

What further questions or concerns do you have about the safety and security of your back garden during the build phase and once the homes have been completed? Do you have any solutions or preferences you would like to share with us, to help address these concerns? What sort of fencing would you like to see along the boundary line, and why?

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## 4. Topic Raised: Local distinctiveness

- It just doesn't fit; I would like to see something 'more traditional'.
- Council planning department rejected loft work on our house for not being in keeping with the character of the neighbourhood. Snug design 'just doesn't fit' with the neighbourhood so it doesn't seem fair that it would be approved.

### From the project team:

- Firstly, we are very interested to hear from you what sorts of finishes and materials you would most like to see on the new homes at Turner Gardens. And also to understand what is informing your preferences. For example, is it local character? Sustainable and ethically sourced materials? Low impact homes? Your personal appearance preferences? Let us know what you would most like to see, and we can see what we can do!
- Whilst SNUG Homes are timber-framed, there is some choice regarding the cladding applied and the appearance, and we would love to hear from you what you prefer.
- Another area where there is scope for choice is roof types. Different roof types have different pros and cons. For example, pitched roofs may be a closer fit with the local character, however they also add significant height to a building. On the other hand, flat or mono-pitched roofs may be less typical in the area, yet they have the added advantage that they can more easily accommodate solar panels and are more compatible with other technology which improve energy efficiency and reduce living costs in the long run.
- As you can see, some designs support low living and energy costs, whilst others prioritise local distinctiveness. We have also been scratching our heads as to how else we can tweak plans so that they are locally distinct for Lockleaze. Some ideas we've had include the characteristic window placement that you see on many of the houses in the area, or other things like planting apple trees on the site, creating a connection with existing orchards in the area.

### From the local resident:

What further questions or concerns do you have about the appearance of the new buildings? Do you have any suggestions or preferences you would like to share with us regarding the materials, façade, roof type, window placement, etc? Are there any other ways you can see local distinctiveness can be a part of this story?

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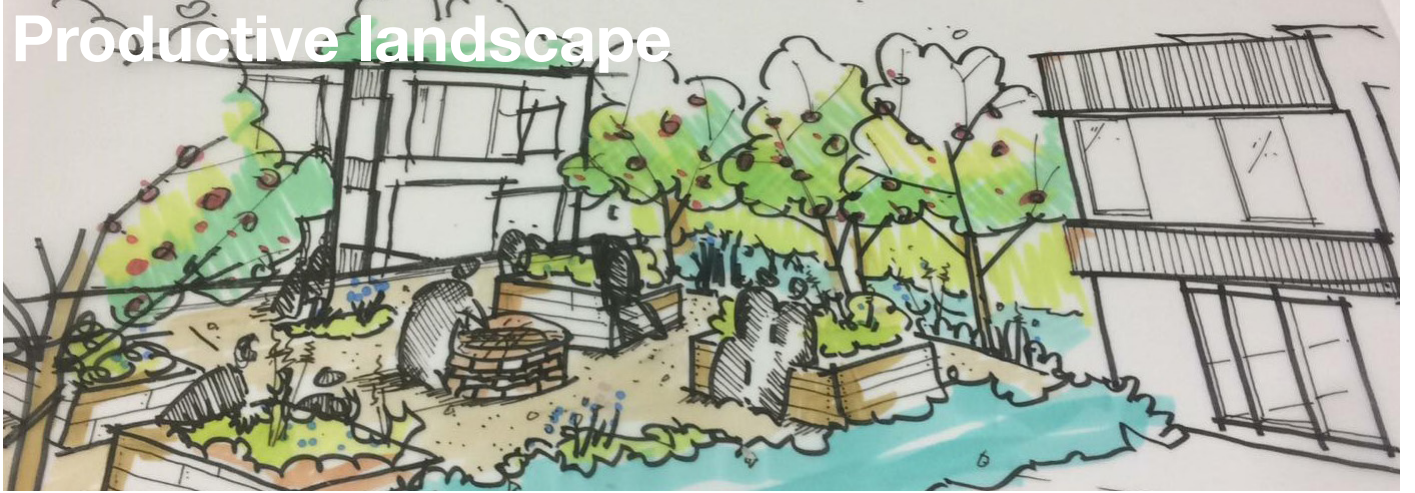








# Productive landscape











**Off-site construction & training**



**Quick delivery & installation**



**Self-finish**

## 7. Topic Raised: We don't want more housing developments in Lockleaze

- It's not suitable for housing in such a compact area
- We need more amenities, not more housing...citing lack of doctor's surgery availability, facilities for children, pubs, restaurants, shops, etc in the neighbourhood
- I don't like to see families crammed into one or two-bed homes, I like 3-bed homes

### From the project team:

- Whilst we 100% understand that most people don't like having a new developments in their neighbourhood, let alone their backyard, we really hope to create a project which adds value to the local community, in addition to providing much needed affordable housing for Lockleaze residents.
- Before LNT, SNUG Homes and Ecomotive even became a part of the story, the Turner Gardens site was identified by Bristol City Council's land disposal for community-led housing development. This means the question now is not whether it will be developed, but how? And this is why we hope to hear from all of you, and particularly those of you who live closest to the site, to inform the design plans for the site so we can work together to create something that best takes your needs and wishes into consideration as early as possible.
- At the end of the questionnaire, there is a space for you to let us know which development values are most important to you, so we can prioritise these in the actual build and design plans.
- And more people means more demand, instigating more local business, restaurants and shops to open within the neighbourhood.
- Regarding housing mix, the recent Bristol housing needs study shows that single-person households are the fastest growing need predicted for the next 15-20 years. In Lockleaze, we see this to be the case, as approximately 75% of people on the housing register in BS7 are registered as needing either a 1 or 2 bed house. This was confirmed by Lockleaze residents through surveys conducted by LNT in the past 3 years, which have formed the basis for building more 1-2 person units both at the Constable Rd site, and also here at the Turner Gardens site. Coincidentally, this size unit also fits well with site constraints.









## Which development values are most important to you?

At the previous community engagement event, we asked participants to let us know which development values are most important to you. If you'd like to share with us which of the following values are most important to you when considering plans for the development of the Turner Gardens garage site and future development projects in Lockleaze, please rank the following items in order from 1 - 6. This will help to inform which of the development values are prioritised into the future.

Please mark each item with a number from 1 – 6.

6 = MOST important and 1 = LEAST important

- KNOW YOUR NEIGHBOURS: SAFETY & CONNECTION
- PRIDE OF PLACE: END USER INVOLVEMENT
- LOW ENERGY & LIVING COSTS
- LOCAL RESIDENTS: UPSKILLING & EMPOWERMENT
- LOW IMPACT CONSTRUCTION: SUSTAINABLE & ETHICAL BUILDING & MATERIALS
- BUILDING COMMUNITY: COMMON SPACES & SHARED RESOURCES

## Your involvement in the project:

How would you like to be involved in the Home Made Lockleaze project?

Q: Which of the options below best reflect your preferred involvement in the Lockleaze Neighbourhood Trust & SNUG Homes development project on the Turner gardens garage site? (please tick all that apply)

- I'm interested to stay abreast of future consultations and development plans
- I live near the site and want to have a say in what happens there
- I might be interested in joining a volunteer construction training programme
- I might be interested in joining a volunteer self-finish training programme
- I might be interested in joining the Steering Committee for the project
- I might be interested in living there \*
- Other (please state) \_\_\_\_\_

\* **NB:** Allocations will be in accordance with the emerging Local Lettings policy, prioritising individuals and families who are on the housing register and have a local connection. Priority will not be given based on your answer to this question and all applications will be considered equally by Bristol Council.

If you are happy to be contacted with regards to your interest, as noted in the question above or in response to your comments, please leave your name and email address here. If not, please leave this question blank.

Name: \_\_\_\_\_

Email address: \_\_\_\_\_

**Thank you very much for taking the time to participate in this Community Engagement event!**

For more information on the project, please call, email or write to:

**Alex Bugden**

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**Lockleaze  
Neighbourhood  
Trust**