

# Home Made Lockleaze: 'Firming up the Plans'

26th May 2022

## Turner Gardens Garage Site



Turner Gardens, Site Entrance



## **FIRMING UP THE PLANS:**

Lockleaze Neighbourhood Trust are working in collaboration with SNUG Homes and Ecomotive Limited to bring forward a community-led, low-impact, affordable housing project on the derelict garage site in Turner Gardens.

It has been very helpful to have feedback and input from near neighbours and other local residents of Lockleaze at our two previous community consultations.

This final engagement event prior to submitting a planning application is purposed to share some of the finer details of the design plans which have taken shape in response to feedback from previous consultation events.

Plus the additional objective to identify and initiate meaningful conversations with potential future residents and wider Lockleaze community members who wish to get involved in the development. As always, we look forward to hearing from you and thank you for your valuable time.

# Section 1. The Site

- In this section, we share both follow up and new information related to the development plans for the site, primarily based on the feedback received from previous engagement events.

## 1.1 Design Choices

### > Site Layout & Energy

The 5-home site layout, with three 2-bed homes at the southeast border and two 1-bed homes on the southwest border has been informed by:

- demand for 1 to 2-bed homes expressed by local residents in recent consultation events
- site constraints, including access & parking and the size and shape of the former garage site
- maximising energy performance into the future to save on costs and environmental impact
- overlooking considerations

Additionally, the site layout has sought to incorporate both private and communal garden areas, in line with the community-led housing context as set out in BCC's land disposal requirements for the site.

Having consulted and looked into concerns raised by near neighbours living adjacent to the site, we can confirm that the proposed site layout plans provide separation distances between existing and new homes which are generously above the minimum distances required by planning policy, thus addressing concerns that the new build will limit on the scope for near neighbours to extend existing homes.

#### *Energy*

With regards to energy performance, we are working with our energy consultant to design the homes to achieve the best standards possible and the initial Energy & Building Physics studies show the proposed layout plan and house designs will need 20-40% less energy than a typical new build home that meets Building Regulation requirements. This falls within the PassivHaus Institute (PHI) Low Energy standard and the AECB (Association of Energy Conscious Building) Building Standard requirements of 30kwh/m<sup>2</sup> or 40kwh/m<sup>2</sup>.





**site layout**

## > Roof Types, Building Heights & Visual Impact

This leads on nicely to the topic of roof type, which we consulted on at the second community engagement event.

Local distinctiveness can be seen to be determined by a number of characteristics and roof type is just one of these. The roof forms found locally are a rich mix of pitched, hipped, gable-fronted, dormer, mansard and flat-roof.

We have summarised the performance of the various roof types by category in the table below. Please note, the scales used have specifically been calculated based on the implementation of SNUG Homes and associated materials and supply chains, in accordance with the proposed site design layout.

	Energy Efficiency	No. of Solar Panels	Height	Maintenance & Repair	Local Distinctiveness	Affordability	Score
Flat roof	4	4	5	2	3	4	22
Mono-pitched roof	3	5	1	4	1	3	17
Asymmetrical pitched roof	3	3	3	3	2	2	16
Standard pitched roof	2	4	2	3	4	2	17

Scale of 1 -5 (1 = lowest scoring; 5 = highest scoring)

**The flat roof is seen to most effectively**

- maximise energy efficiency due to the number, positioning and angle of solar panels in relation to volume of the home
- lower surface area which reduces heat loss area
- whilst simultaneously reducing the cost of build and materials.

Additionally, this roof design significantly reduces the height of the mass of the homes, which was consistently noted by neighbouring residents to be an important consideration.

The almost fully enclosed nature of the site creates the potential for a new place with its own character and the benefits of the flat roof for the future residents and the environment (energy performance), near neighbours (massing and building heights) and Lockleaze Neighbourhood Trust (acting as the developer, responsible for build costs) adds further weight to this decision and is the most appropriate response to the information gathered through the consultation events.



# Roof Form

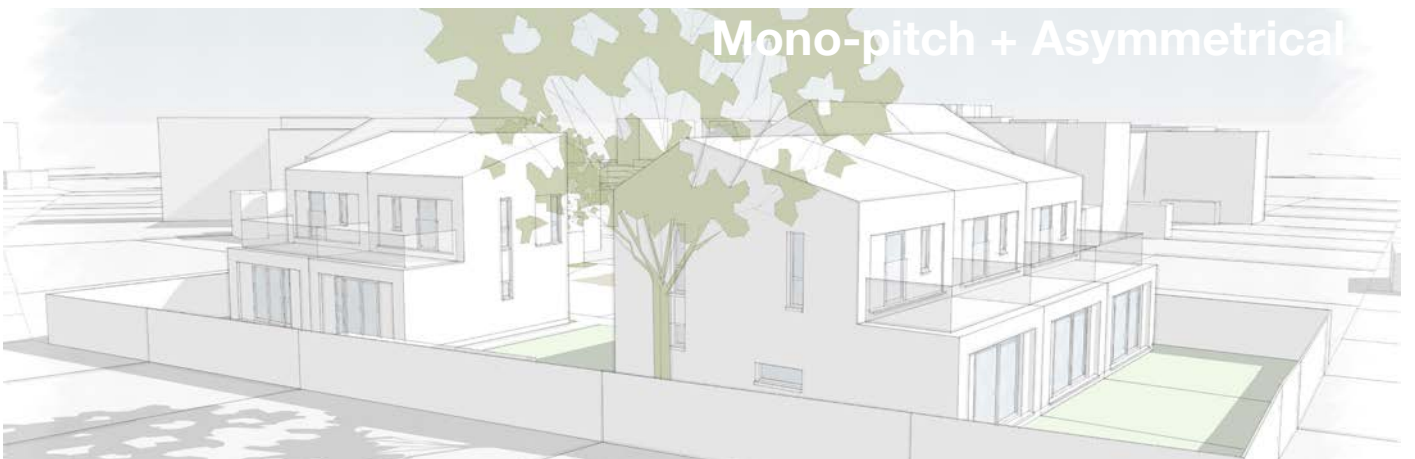
Asymmetrical



Flat



Mono-pitch + Asymmetrical



## > Material Selection

Other topics raised in the previous consultation events have been boundary fences and appearance of the buildings.

### Boundary Fences

We understand from near neighbours living adjacent to the site that it is of high importance to secure the site by installing boundary fences which ensures security and privacy. We therefore agree that a 1.8m fence enclosing the entire site is appropriate, and also is in accordance with planning requirements.

Additionally, we assessed environmental impact and aesthetic of various material choices for the boundary fences, and likely on-costs for maintenance and repairs into the future, which has an additional impact on carbon footprint.

We summarise the performance of the various materials which can be used for boundary fences by category in the table below. Please note, the scales used have specifically been calculated based on the implementation of SNUG Homes and associated materials and supply chains, in accordance with the proposed site design layout.

	Security	Privacy	Appearance	Carbon Footprint	Maintenance & Repair	Affordability	Score
Wood	4	4	5	5	3	5	26
Concrete	5	5	1	2	5	2	20
Steel Mesh	4	2	3	1	3	3	16
Brick	5	5	4	3	5	1	23

Scale of 1 -5 (1 = lowest scoring; 5 = highest scoring)

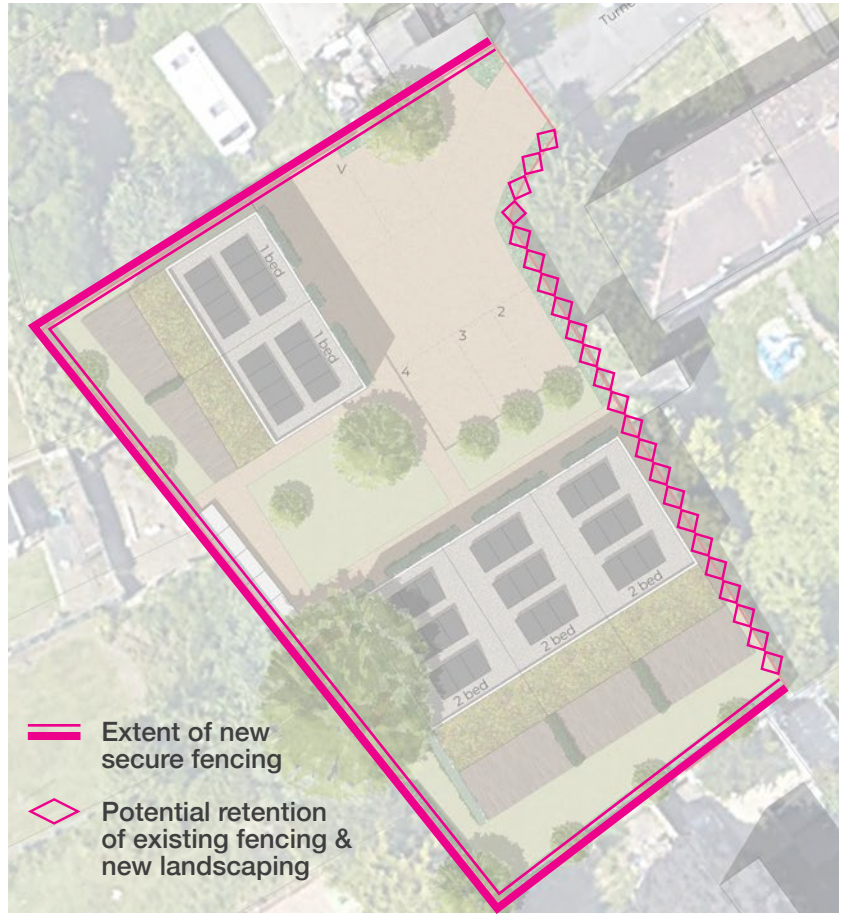
The wooden fence is seen to most effectively

- Achieve security, appearance and affordability objectives
- Use materials which have least impact on carbon footprint
- With higher frequency of maintenance and repair offset by the affordability of the material itself, coupled with reduced environmental impact

There are many types of wooden fencing and to provide some reassurance, the fencing will not be made of the typical thin panelled fencing often found between gardens. Our proposal will be sturdy and well built and above all secure, attractive and environmentally friendly.

There may be the opportunity to gather input from neighbouring residents regarding exact fence design / patterns, if this is wished. Please let us know in the open text field at the bottom of this section if that would be of interest to you and we can be in touch once we are at that stage.





## > Material Selection

### Cladding

There are a few materials which have been considered suitable for cladding on the homes.

We have assessed environmental impact and aesthetic of various material choices for the cladding, and likely on-costs for maintenance and repairs into the future, which has an additional impact on carbon footprint.

We summarise the performance of the various materials which can be used for cladding by category in the table below. Please note, the scales used have specifically been calculated based on the implementation of SNUG Homes and associated materials and supply chains, in accordance with the proposed site design layout.

	Security	Privacy	Appearance	Carbon Footprint	Maintenance & Repair	Affordability	Score
Wood	3	4	5	5	3	5	25
Metal	5	5	1	2	5	2	20
Render	4	2	3	1	3	3	16
Brick Slips*	5	5	4	3	5	1	23

Scale of 1 -5 (1 = lowest scoring; 5 = highest scoring)

\*Thin bricks mounted upon a profiled metal cladding

The wooden cladding is seen to be most consistently aligned with the development aspirations to use materials which have least impact on carbon footprint with the lowest cost, both financially and environmentally, in the short and the long-term.

### A Note About Local Distinctiveness

Whilst once again, it can be seen that a wooden exterior is not in strict accordance with local distinctiveness, we see that the fulfilment of other competing aspirations, such as delivery of a low energy, low impact, low carbon footprint, affordable development justifies the use of materials which are more relevant and appropriate for the current circumstances and climate we find ourselves in today.

In this way, we have prioritised quality of design, off-site construction and future-proofing when making build and material choices, and hope our openness about this approach and the responsiveness to the local communities' comments and feedback has clearly been felt and demonstrated. It has been so valuable to have your input to understand and help shape the site design plans.





## 1.2 Parking

We know that more houses will equal more cars and that parking in Turner Gardens is already an issue for residents. We also know that realistically there will be times where there may be more cars than spaces on the site when people have visitors and that this may impact the on-street parking on Turner Gardens at times. However, we believe that when weighed up against the overall benefits of building affordable, energy efficient houses using off-site construction methods to reduce impact on local residents and which offer homes as well as opportunities for skills and training local people on a contaminated site, a development of this nature provides more benefits to the community overall than a more typical development model.

We will also do our best to minimise this potential parking impact on existing residents in the following ways, both possible due to the community-led housing nature of this project:

- Provide a policy compliant number of parking spaces in what is a small and constrained site (see below)
- We will work with the future residents of the project to explore alternative options around private vehicle use. In particular, we will encourage a community car share scheme in which households share pool vehicles, which will ease local parking pressures and reduce the impact on the environment and air quality.

The following maximum parking standards are taken from Bristol City Council's planning policy\*:

House Type	Number of Parking Spaces per Dwelling
1-bed house or flat	1 parking space per dwelling
2-bed house or flat	1.25 parking spaces per dwelling
3-bed or more house or flat	Average of 1.5 parking spaces per dwelling

\*In respect of individual or small-scale developments these standards will be applied flexibly to allow for the best layout of the site.

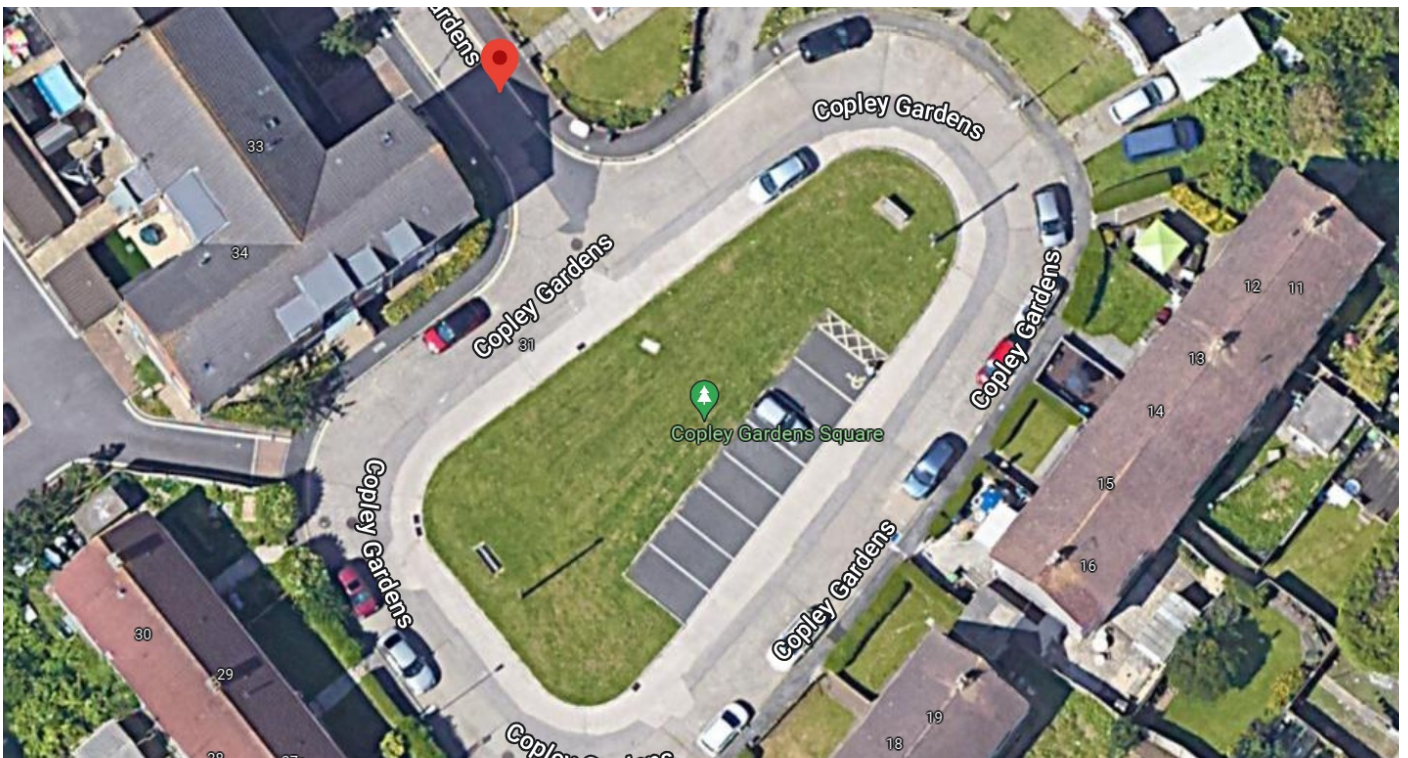
Using the policy above, the maximum number of parking spaces the Council would consider acceptable for the scheme is 5.75 spaces.

**Our plan:** We are proposing to build three 2-bed homes and two 1-bed homes. As part of the scheme there will be 5 parking spaces within the development, one of which will be a bay designated for visitors or deliveries only, and which will allow near neighbours to retain caravan parking access at their property adjacent to the site.

This flexible approach that goes beyond minimum policy requirements by allocating four dedicated parking spaces to future residents, aims to minimise impact on the existing community and the environment and is one of the benefits of a community-led housing project, as has already proven successful on the new Merry Hill development project on Morris Road (off of Shaldon Road) where new residents are arranging car shares as a result of the community-led nature of the development approach.

Another local example of residents taking action to address their parking issues can be found on the next cul-de-sac, Copley Gardens. The residents here got together and voted on whether to give some of their green over to additional parking spaces. If this was something that the residents wanted to explore, Lockleaze Neighbourhood Trust would be happy to make enquiries with the Council to understand further.





Additional parking bays add within the green area at Copley Gardens



Proposed Turner Gardens garage site parking plan

## 1.3 Wildlife & Landscape Plans

As well as the surrounding residents of the site, we understand how important it is for any development to minimise impact on our non-human neighbours - our wonderful wildlife!

We know from conversations with near neighbours that foxes, bats and a variety of birds are often seen on, near and above the site. A central objective of the project is to provide greater opportunities (than what currently exists) for local wildlife to thrive in a safer environment by incorporating opportunities for food and habitat into building and landscaping designs.

### What is already there?

When making these proposals it is important to first understand how the site is currently used by wildlife. In November 2021, the team instructed a qualified Ecologist to do an initial survey to understand which species may be present on the site and identify any dens or nests on the site. Results of the survey showed that:

- “no habitats of plant species of any note on this site”
- “poor bat roosting opportunities”
- “foraging, commuting bats and badgers...”

The report does however recommend that specific surveys for reptiles and bats be undertaken at the appropriate times of the year to make sure. This will be done during the Spring or Summer 2022.

### How will we improve the site for wildlife?

There are many opportunities to support and even enhance wildlife within the layout, building, planting and open spaces of a development. As you can see from the plan below, we intend to enhance biodiversity of the site in the following ways:

- Removal of asbestos that currently exists on the site.
- Selection of native tree, hedging and plant species that offer food and habitat to wildlife
- Ways to preserve and create natural habitats on the site:
  - inclusion of bird nest boxes on the SNUG Homes
  - planting orchards (bees, butterflies, etc)
  - off-site construction lowers impact by reducing the amount of time spent building on-site
  - bio-diverse communal and private planting plans - tree and plant schedules – to support wildlife
  - refuge piles for reptiles



**1. WILDLIFE ENHANCEMENTS**  
Leave the produce for the wildlife



**2. CONSUMING**  
Eating, drinking and preserving



**Productive Landscapes**



**3. COMMUNITY EVENTS**  
Organise events focused around the fruit trees



**Productive & Bio-diverse landscape**



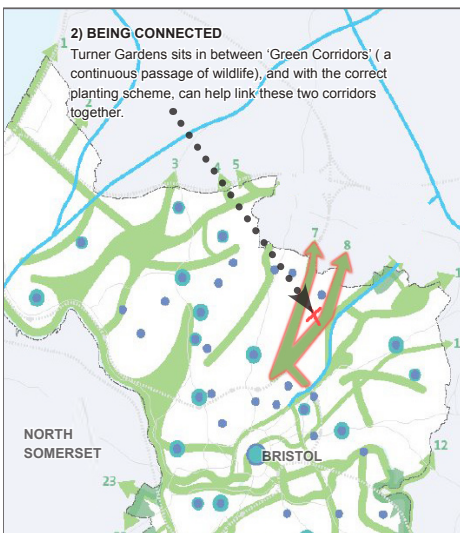
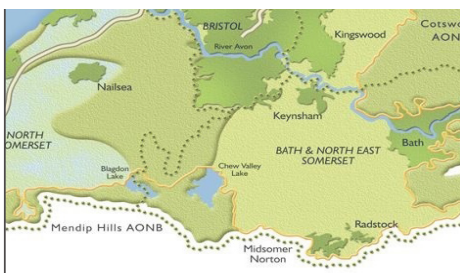


## Lockleaze's Orchard

- Orchard proposal. The proposal will be in keeping with the area's current and historic provision of fruit trees and apple orchards. Although a small area, the project can be communally owned, accessible, and scaled up to other greenspaces within the neighbourhood.
- Orchard maintenance, fruit harvesting and seasonal celebrations across the wider Lockleaze area can provide opportunities for the community to get together and celebrate this local character and tradition.



The Lockleaze Orchard



**2) BEING CONNECTED**  
Turner Gardens sits in between 'Green Corridors' (a continuous passage of wildlife), and with the correct planting scheme, can help link these two corridors together.

**APPLE TREES AT LOCKLEAZE**

**3) STOKE PARK**  
Used to be an old orchard in Stoke Park which they have recently recreated.  
Fruit trees at Turner Gardens can be part of this ecosystem in Stoke Park.

**4) HISTORIC SIGNIFICANCE**  
Historically, south-west England is known for cider. This is partly because the favourable climatic conditions for growing cider apples.







## Section 2. Future Residents

- **In this section, we introduce the unique scope for input from future residents of the scheme. We would love to know if you could see yourself living here!**

### > **Opportunity for future residents to help design & create aspects of their home and community**

One of the most exciting and unique aspects of the proposed development model is the opportunity for future residents to get involved in the interior design and to actually do the work to finish your own homes, offsetting costs.

Additionally, as a part of a community-led housing scheme, there will be opportunity to decide, along with your future neighbours living on the site, how you wish to live, share and use communal spaces together.

#### **Opportunities for future residents include:**

- Input into final internal layout plans of your homes, such as selecting from various pre-designed options for bedroom and bathroom sizes and layout
- Input into the communal landscape area in terms of design, planting and construction
- Input into definition of private versus communal spaces, and boundaries between
- Option to input into finishing material choices
- Ability to choose a self-finish approach, to acquire some construction and DIY skills as well as save money

#### **Being part of a hands-on community-led housing project with the opportunity to influence design and material choices can offer many benefits, including:**

- A sense of pride of place
- Reduce isolation and promote mutual neighbourly support
- Improve security on the site
- Build confidence in learning new skills, which could open doors for future professional endeavours
- Greater sense of connection with your community and the land
- Shared resources, such as gardening and tool library
- Scope for prioritising energy-efficient technology and sustainably & ethically sourced materials

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.



## Section 3. Wider Community

- This section shares an overview of ways the wider community of Lockleaze residents can meaningfully engage with, benefit from and help shape the development of the Turner Gardens Garage Site project.

### > Opportunity for hands-on community involvement

There are many ways in which wider members of Lockleaze can get involved in the project, and as a community-led project, the team can shape these opportunities based on where people most want to get involved – so be sure to let us know!

#### Possible opportunities for wider community that exist within the project are:

- Landscaping and Carpentry - tree planting, raised beds, structures
- Future food growing and maintenance – after the construction has been completed, helping with planting and maintaining an orchard on the site and which extends to neighbouring areas of Lockleaze, as well as any other food growing plans agreed with the resident group
- Ongoing management and input into the project's steering group. This will involve a meeting of approx. 2 hours every 2-3 months (depending on project progress) and is a representative volunteer group of the community and Built Environment professionals responsible for steering key decisions in line with project aims and values.
- Gaining skills in construction through a SNUG Homes volunteer & upskilling programme

#### Volunteering on a project like this can offer many benefits, including:

- Developing skills and access training
- Gaining experience and qualifications to possibly improve future employment opportunities Meet local people and build relationships with other residents in the neighbourhood
- Being part of positive change in your community
- Improving health and well-being by being outside and active
- Getting inspired to start new community projects





## Section 4. Next Steps

- **After this third and final public engagement event, Lockleaze Neighbourhood Trust will be finalising the design plans, along with Ecomotive and SNUG Homes, for planning submission in June. Further consultation events will take place should planning be successful.**

If you are happy to be contacted with regards to your interest, as noted in the questions above, please leave your name and contact details here:

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

Phone: \_\_\_\_\_

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

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

**For more information on the project, please contact:**

Alex Bugden, Community Housing Project Manager,  
Lockleaze Neighbourhood Trust (LNT)

[alex@lockleazent.co.uk](mailto:alex@lockleazent.co.uk)

or

call 0117 914 1129.



**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:

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