

One Lockleaze Development update

Issue 1 | Spring 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

One Lockleaze in Bristol

Linden Homes is working in joint venture partnership with Bristol City Council's housing company Goram Homes to deliver One Lockleaze. It is being built on a brownfield site allocated for residential development in the Bristol Local Plan.

As part of the development, we will also be providing:

- 268 new homes, including 55% affordable housing
- the homes are highly insulated to be energy and cost efficient, and each includes an air or ground source heat pump to provide low carbon heating and hot water (meaning the development will also contribute to helping achieve Bristol City Council's ambitions to be net zero by 2030)
- a play park
- a large green open space running through the middle of the site, towards Stoke Park, which includes play areas, gym trails, street furniture, swales, an orchard and footpaths
- photovoltaic panels to various homes

Managing agent

The managing agent is Remus.

The development's first phase is due to be handed over to Remus in 2026 and you will receive additional communication from them directly.



Services

The current service providers are:

- British Gas (electric)
- Icosa (water)
- BT Openreach (broadband)

Award winning



We're proud to announce:

- the site has been provisionally granted a Building for Nature accreditation based on the design and specification of the landscaping, which will be re-assessed at the end of the development.
- we have already been shortlisted in the Insider South West Residential Awards in the Affordable Housing award category.
- we are waiting to hear if we've been successful in the Royal Town Planning Institute Award category 'Excellence in Planning for Communities'

Skills academy

We are working with City of Bristol College training provider, Partners in Bristol, to run a unique on-site skills academy at One Lockleaze. This innovative training centre offers short courses to people over the age of 19, both to help upskill the local community and kickstart careers in the construction industry.



Ecology

Central to the development is a community park which will create a wildlife corridor from neighbouring Stoke Park through to Concorde Way. Designed with different habitat types, dedicated wildlife areas, planted water drainage features and a range of play facilities, it recently earned the scheme a Building with Nature award.

We are also installing:

- Bird and bat boxes to encourage habitat corridors.
- Hedgehog highways to enable hedgehogs to roam freely to find food, mates and shelter.



Development layout plan



Site activity

- The sales office (home 12) and show home (plot 11) are open.
- Broadband is due to be connected this summer.
- There are three attenuation tanks located below ground, which are designed to capture any excess surface water and release it to a watercourse at a controlled rate.
- The bus gate will now be positioned outside homes 144-147.
- The play park is expected to be delivered in summer 2025.
- The first streetlights are due to be installed this winter and the rest will be delivered as the homes are completed. Streetlights in adopted roads will be adopted by Bristol City Council and streetlights in private roads will be maintained by the management company.
- The roads are due to be topped in 2026.
- The majority of the development sits within the Bristol City Council's boundary, but a small section is located within South Gloucestershire Council's region. Please see the sales consultant who can advise.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change. The above site plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

customerservice.bristol@vistry.co.uk

Linden
HOMES