



## The Brooklands, off Dovercourt Road, Horfield

Linden Homes, part of Vistry Group, is working in joint venture partnership with Goram Homes, Bristol City Council's housing company, to create The Brooklands.

### What will be built at The Brooklands?

Located on the former Dovercourt Road depot, this modern development will include:

- 140 new homes made up of 1 & 2-bedroom apartments and 2, 3 & 4-bedroom houses.
- 50% of the development will provide affordable shared ownership and rental homes for social rent. Curo is the affordable housing provider.
- Energy-efficient homes featuring solar panels, air source heat pumps, electric car charging points and even some green roofs.
- Public park and play equipment.

#### Timeline:

- Street lights and footpaths are being installed with each street completion. The first are due for completion by December 2025.
- Our first homes have hit the market!
- We expect to open our show home for visitors in Autumn 2025.
- Internet to site will be connected by December 2025.
- We are aiming to open the play area and public open space in Summer 2026.
- Roads and paths are expected to be completed 2026.



## Site activity

We understand construction work can be disruptive and cause some inconvenience to residents. We thank you for your patience and will continue to make every effort to minimise disturbance. Please contact us if you have any concerns. You can find the contact details at the bottom of this page.

### Traffic management

- Site access is via the existing lane off Dovercourt Road and we are aware of the need to safely manage vehicle movements in and out of this lane. All HGV vehicles are being directed to enter the site from the north (from Lockleaze Road).
- We are mindful of the neighbouring school and the need for construction vehicles to drive carefully and avoid school drop-off and pick-up times where possible.
- Bristol City Council Highways department is working on detailed designs for the road safety improvements associated with this development, and we will share these with you when we have them. You may have also received information about the council's Concorde Way proposals, which will take into account any road improvement as part of our scheme.

### Hours of work

- In accordance with planning permission agreements, HGV deliveries and noise-generating mechanical site works will only be carried out between 8am and 6pm Monday to Friday, and occasionally from 8am to 1pm on Saturdays, with no bank holiday working.

### Health and safety

- Measures are being taken to minimise dust, noise and vibrations, including environmental monitoring, all in accordance with Bristol City Council Environment Agency and HSE conditions and agreements.





## Children vote for new road names at The Brooklands!

Inspired by the site's train links, around 240 pupils from Stoke Park Primary School, Ashley Down Primary School and Filton Avenue Primary School have taken part in a special craft activity where they designed a train and placed their votes for shortlisted road names of their choosing.

The three winning names to be featured at The Brooklands are:

- **Conductor Close**, chosen by Stoke Park Primary School (Year 3)
- **Steam Way**, chosen by Ashley Down Primary School (Years 3 & 4)
- **Whistle Road**, chosen by Filton Avenue Primary School (Year 4)

Jane Robinson, Deputy Headteacher at Ashley Down Primary School, said: "It was a really fun way to teach our children about having a voice in their local community, and they're already looking forward to visiting Steam Way once the development is complete".



## 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)
- GTC (water)
- GTC (broadband)

\*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.

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:

[TheBrooklands@LindenHomes](mailto:TheBrooklands@LindenHomes)

**Linden**  
HOMES