

# One Lockleaze Development update

Issue 2 | Autumn 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.

The development will also provide:

- 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 won the Best Residential Development category at the Bristol Property Awards 2023.

## Skills academy

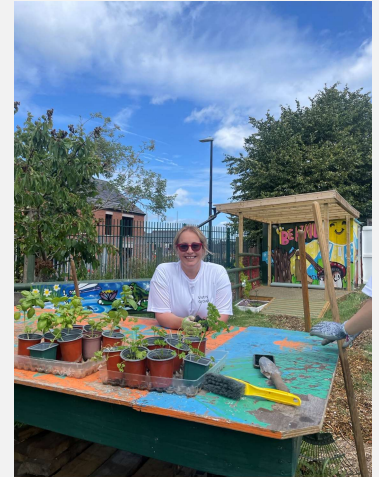
One Lockleaze also benefits from an on-site Skills Academy. Working with City of Bristol College training provider, Partners in Bristol, the innovative training centre offers short courses to people over the age of 19, both to help upskill the local community and kickstart careers in the construction industry.



## Neighbouring community hub The Vench receives some extra TLC

The Vench, an adventure playground and community centre – a vital facility in the heart of Lockleaze in Bristol – has received some well-deserved attention after 10 Linden colleagues volunteered their time.

Located near One Lockleaze, The Vench provides services that benefit local children, young people and families, including youth and play sessions, cooking club, martial arts and toddler groups. The volunteering team supported the community hub by painting the centre, as well as getting involved with gardening and clearance work outside. Iulia Manolescu, centre manager at The Vench, commented: "We are very grateful for the support. The Vench is funded by donations, so it's great to receive help with the maintenance of the building and outside spaces as it ensures any money raised is spent directly on initiatives for the community."



## 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

We understand construction work can be disruptive and cause some inconvenience. We thank you for your patience and will make every effort to minimise disturbance. Please contact us if you have any concerns.

- We are currently working on the pile foundations for apartment blocks A, B, C, D and E. The foundations needed to be changed from traditional strip to piled foundations due to the ground conditions discovered during the construction programme. The works are due to take two to three weeks per block and should be completed by December.
- 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.
- 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 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](mailto:customerservice.bristol@vistry.co.uk)

**Goram  
Homes**

**Linden  
HOMES**

Building for Bristol, together