

## Carriageworks and Westmoreland House

### Knightstone - Workshop 2: Presentation of redevelopment options

15 August 2013 6.30pm

Unitarian Chapel, Brunswick Square, Bristol

#### Attendance:

Name	Organisation
Jan Reichel	BCC
Caroline Hughes	KHA
John Kearney	KHA
Jonathan Platt	gcp Chartered Architects
Imogen Hunt	gcp Chartered Architects
Halina Pasiecznik	Vivid Regeneration
Helen Bone	Vivid Regeneration
Lori Streich	CAG
Mary Southcott	Labour Party
Bex Baxter	Co Exist
Tom Beale	Co Exist
Janine McCretton	CAG
Alison Evans	Resident
Pete Bullard	SPU
Ciaran Mundy	Resident
Mima Kearns	Resident
Jeff Butterfield	CAG
Ben Appleby	
Damuta Kettett	City Road Baptist
Jon Rogers	Resident

#### 1. Purpose of the meeting

- To update attendees about progress to date
- To recap briefly on the stage III procurement and consultation process
- To present outline redevelopment options
- To respond to initial questions and publicise the remainder of the consultation events

#### 2. Welcome and Introduction

LS welcomed people and introduced herself as Chair of Carriageworks Action group. She explained that BCC are looking to buy or possibly CPO the Carriageworks/Westmoreland House site. To do this the council needs a developer and a viable scheme. CAG have been working since 2011 and has created a community vision. CAG are working with BCC to ensure resident involvement in the procurement process. The process is complex and bureaucratic.

HP introduced herself and explained that Vivid have been asked to facilitate each of the workshops. She invited everyone to introduce themselves.

### **3. Update since the Public Meeting on 10th June 2013 and a brief recap on the consultation process- Knightstone Housing**

JK explained that BCC are currently at the 3rd stage of the procurement process to procure a developer. Knightstone Housing Association is the only developer bidding at Stage 3. As part of the Stage 3 bid there is a five week consultation period. The submission by Knightstone at the end of Stage 3 must conform to the CAG vision and also needs to be deliverable. One of the issues is that it is not possible to get on site at the moment so there are many unknown factors. BCC are currently applying for site access so that surveys can take place. This is unlikely to happen until after the Stage 3 process. This means that there may be changes following the Stage 3 submission as the site moves forward for planning permission.

Knightstone are holding a series of workshops details of which can be found at <http://carriageworks.org.uk/>.

This is the second workshop. The first workshop included CAG members and other interested parties.

### **4. The development context and feedback from Workshop 1- gcp Architects**

JP was introduced as the architect appointed by Knightstone to work on this scheme. JP explained that this is an extremely challenging project especially because it is not possible to get on site yet. Also, though BCC still wish to buy the site if a price can be agreed, if this should go to CPO it will be complex and time consuming. JP introduced the audience to a set of boards which will be made available on the CAG website.

Boards 1 “Process of redevelopment” +2 “Timeline to redevelopment” – set out BCC position and a timeline to 2017. This is not fixed and could change for a variety of reasons.

Board 3 “Stage 3 consultation plan” sets out the timeline for this stage of the procurement process. This has been agreed between CAG, BCC and Knightstone. JP emphasised how important it is to involve local residents and business who best understand the issues in terms of traffic, parking, deliveries, waste etc. JP asked people to forward details of the workshops to all interested parties.

Boards 4 “Historic Fabric” + 5 “Buildings Gardens” capture information about the site.

Board 6 “Movement constraints opportunities” outlines the opportunities and begins to highlight some of the issues that need to be debated – for example Westmoreland House (does it stay or go?). Little is known about how it is built though gcp have done some research and found an engineer who has some knowledge. There are very few records so it is hard to know what options are available – can it be knocked around? Built on? Demolished? Also there is the question of what should happen to the road junction. There are lots of ideas for this and this would require major highways engineering and funding over and above the scheme. Other issues that need to be debated include car parking.

### **5. A presentation of the options: ideas and issues so far- gcp Architects**

JP explained that the first workshop had involved 2 exercises. The first was about further drilling down the CAG vision – adding more detail about what this would and could mean. As you would

expect there was some conflict and clearly different ways in which the vision could be realised. The results are shown in Board 7 “Workshop 1 Feedback Task 1”. The second exercise involved site planning. In four groups, people were asked to think about where the buildings, retail, open space etc could go. The groups came up with a range of options and of course not everyone was in agreement. The ideas are illustrated on boards 8 and 9 “Workshop 1 Feedback Task 2”.

JP explained that he then grouped the ideas to come up with 3 options. These options are set out in boards 10+11+12 “Workshop 2 Redevelopment Option 1 + 2 + 3”. Further work is needed to assess the financial viability of these options. There is an on-going need to debate the options and some of the contentious issues within them. For example, within the existing options there are parking spaces for some of the houses. This is to comply with BCC housing policy on 3 bed properties. There is currently no further allocation of parking spaces.

The CAG vision is always the guiding light and we will continue to come back to this.

#### **6. The emerging options: walkabout and viewing of 3 redevelopment options, presented on display posters around the room**

Everybody was encouraged to spend some time reading the boards and reviewing the options.

#### **7. Question and answer session: Attendees were able to ask questions for clarification.**

**Panel: Knightstone Housing, gcp Architects, Bristol City Council, CAG. Chair: Vivid**

#### **Questions and Answers**

<b>Questions</b>	<b>Answers</b>
Please can you explain about the CAG vision to new residents? PB	LS – During 2011/2012 CAG carried out extensive consultation and developed a vision for the site. We checked back with people that our vision captured the aspirations of resident and businesses. The vision can be found at <a href="http://carriageworks.org.uk/our-vision/the-overall-vision/">http://carriageworks.org.uk/our-vision/the-overall-vision/</a> . Knightstone are now working with us to interpret the vision.
Are BCC doing work on the junction with Ashley Road at present – there have been workmen on site? PB	JP + LS – we will look into this.
Why can't we have zero parking? CM	LS – we know that we need to further debate this issue. There was a 50:50 split during the CAG consultation on this issue. JP – within the existing options we have followed BCC housing policy but there is no additional allocation of parking spaces.
Can we look at shared space for the road junction – example Poynton, Cheshire?	LS – lots of people are excited about this idea and it needs looking at. JP – this came up at the last workshop – further details at <a href="http://www.sustrans.org.uk/our-services/what-we-do/route-design-and-construction/shared-space-busy-intersection-poynton">http://www.sustrans.org.uk/our-services/what-we-do/route-design-and-construction/shared-space-busy-intersection-poynton</a>
Please can we make sure that this is not a gated development? MS	Within the vision there is a clear statement saying we don't want this to be gated.
Please can we ensure that the consultation	KHA – We will be reviewing our consultation process.

reaches out to the diverse communities who live here? MS	
Can we include a study into the role of the public space – where markets happen, people flow. We have recently done a feasibility study in Easton? CM	JP – Yes
What opportunities are there for community ownership – example in Totnes? (CP) Also opportunities for energy co-op? (TB).	CH – Knightstone cannot gift the land or buildings. However, if the community wanted to invest as well we could look at this.
How do we make sure that we take communities along with us? CAG did a great job of checking back “have we got this right”? There are a number of contentious issues that will be difficult to agree on. (JR)	LS – I agree that there are a number of potential stumbling blocks. The procurement process has been very difficult and CAG, BCC and Knightstone need to think carefully about this next stage. JK – we will be having an event mid-September to present all of the information, how the options have been generated etc. The timescale for the procurement process is problematic. There will be further consultation stages if we move forward with a planning application. JP – it is going to be difficult to get everyone agreeing, but we need to provide opportunities for people to bring forward their ideas and views and we need to clearly demonstrate the decision making process.
Do CAG need to have a meeting before the September public meeting? (PB)	LS – Yes.

## 8. Reminder of next consultation meetings- Knightstone Housing

### JK – The next meeting is Tuesday 20 August – Ground Floor and Community Uses

Workshop focussing on the proposed uses for the ground floor including the number and size of commercial/community units, proposed uses, servicing/access/waste, and long term management. 3-5pm at Unitarian Chapel, Brunswick Square, Bristol, BS2 8PE – to attend e-mail [carriageworks@knightstone.co.uk](mailto:carriageworks@knightstone.co.uk). There will also be a public drop-in from 5-6pm

## 9. Close and thanks: Vivid 20:15