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Redevelopment Option 1

On August 15th Workshop No 2 Knightstone presented three potential redevelopment options. These options have been developed in response to the CAG Vision, feedback from Workshop No1 and their design brief.

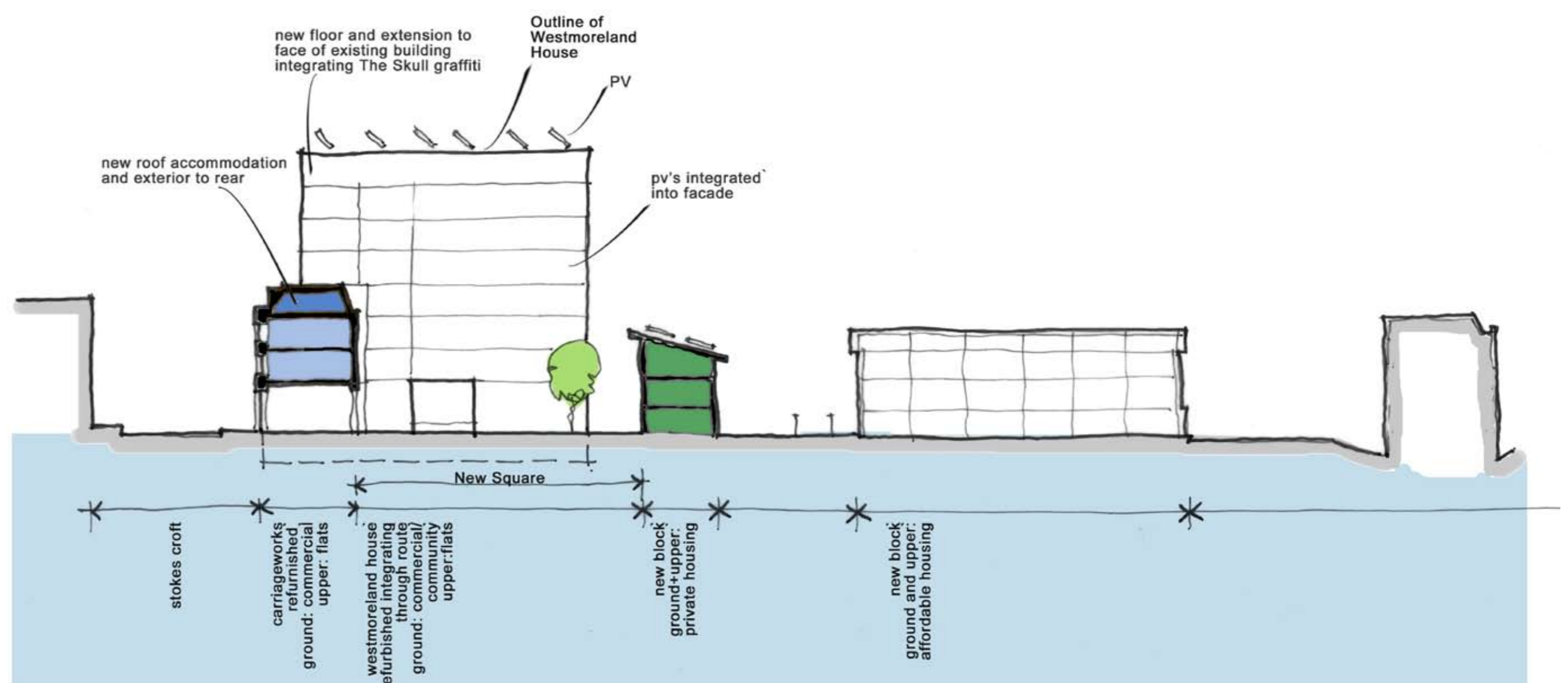
Option 1 retains Westmoreland House and creates separate vehicle and pedestrian access to the site. Picton Street is extended into the site through a new walkway cut through Westmoreland House giving access to a square behind the Carraigeworks. New accommodation is built to the front of Westmoreland House and one new floor added. The original roof of the Carriageworks is restored.

Separate vehicle access off Ashley Road provides access to the family housing, limited parking, servicing and turning for refuse vehicles.

WHAT DO YOU THINK?



- Key:
- Active ground floor
 - Flats - New build
 - Flats - Refurbished
 - Housing - Affordable
 - Housing - Private
 - Public shared space
 - Highways improvements by BCC



Developer
Knightstone Housing
carriageworks@knightstone.co.uk
www.knightstone.co.uk
 tel 0117 984 8100

Designer
gcp Chartered Architects
jonathan.platt@gcparch.co.uk
www.gcparch.co.uk
 tel 0117 967 6286





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Workshop 5 Option 1 More detail

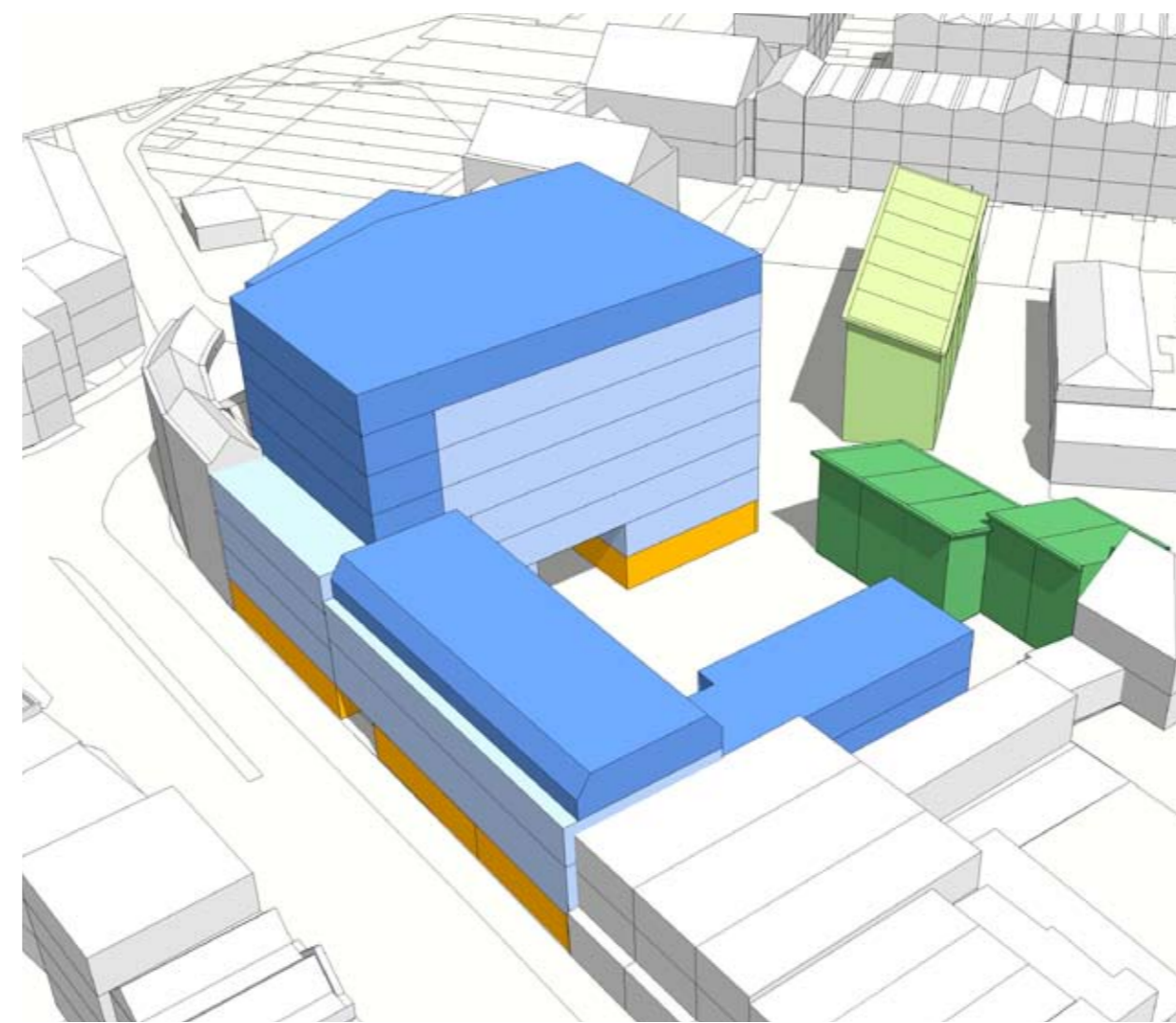
The options have been further developed in response to the CAG Vision, feedback from all the workshops and the Knightstone design brief.

This option provides around the target quantum of 100 residential units and commercial / community space.

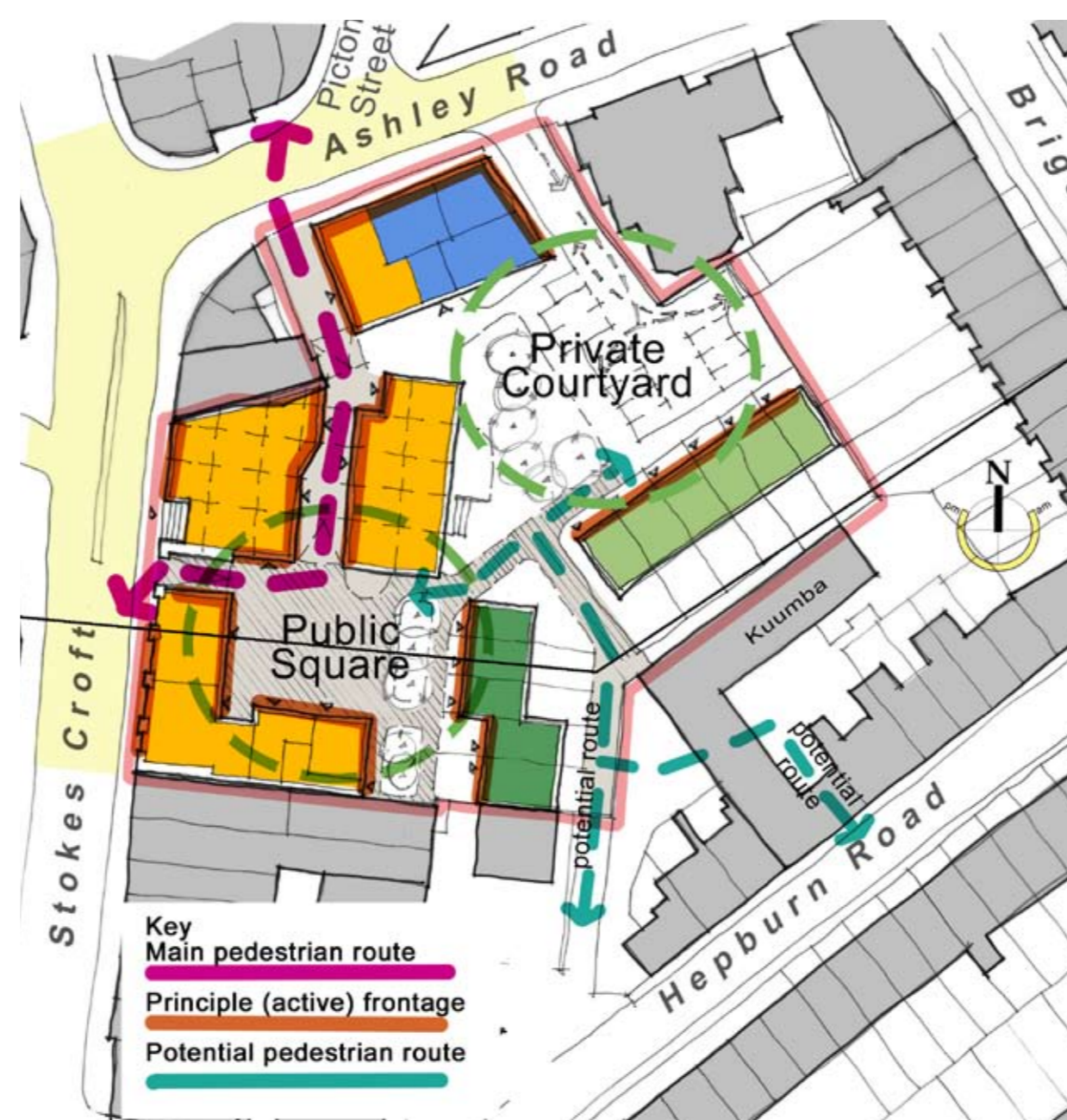
The Carriageworks facade is restored and the building refurbished on the original footprint.

Westmoreland House is refurbished and redeveloped to provide a range of energy efficient flats.

Community energy generation is provided by roof mounted PV's. The street art and graffiti could be integrated within the design.



A Above: Views illustrating volume of development across the site. Views taken from south west (right) and north west (left) with shadows anticipated a noon summertime



B Above: Concept planning of the site in response to existing site context and expectations of the Carriageworks Action Group Community Vision



C Above: Shadow plan illustrating typical summer (top) and autumn / spring (bottom) shading conditions anticipated at 12 noon

A: Ground floor active uses

Range of flexible, accessible space for commercial or community use facing through route and Stokes Croft 900 m²

B: External areas

Landsaped ground floor south east facing courtyard linking through routes to public highway 550 m²

C: Affordable housing

3 bed 5 person houses 3

4 bed 6 person houses 3

Total affordable housing 6

D: Open market housing

2 bed 4 person houses 3

3 bed 5 person houses 2

Total open market housing 5

E: Mixed tenure flats

1 bed studio 2

1 bed 2 person flats 56

2 bed 3 person flats 45

Total mixed tenure flats 103

Total residential provision 114 units

F: Car parking

6 parking for to affordable housing

1 No car club

1 No electric car charging point

1 No delivery bay for commercial and community space

Note: This option as outlined in A to F above together with accompanying the sketch plans is subject to detailed site surveys, financial deliverability and planning approval.

WHAT DO YOU THINK?

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jonathan.platt@gcparch.co.uk
www.gcparch.co.uk
tel 0117 967 6286

