



# CARRIAGEWORKS

CARRIAGEWORKS.ORG.UK

## Redevelopment Option 2

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.

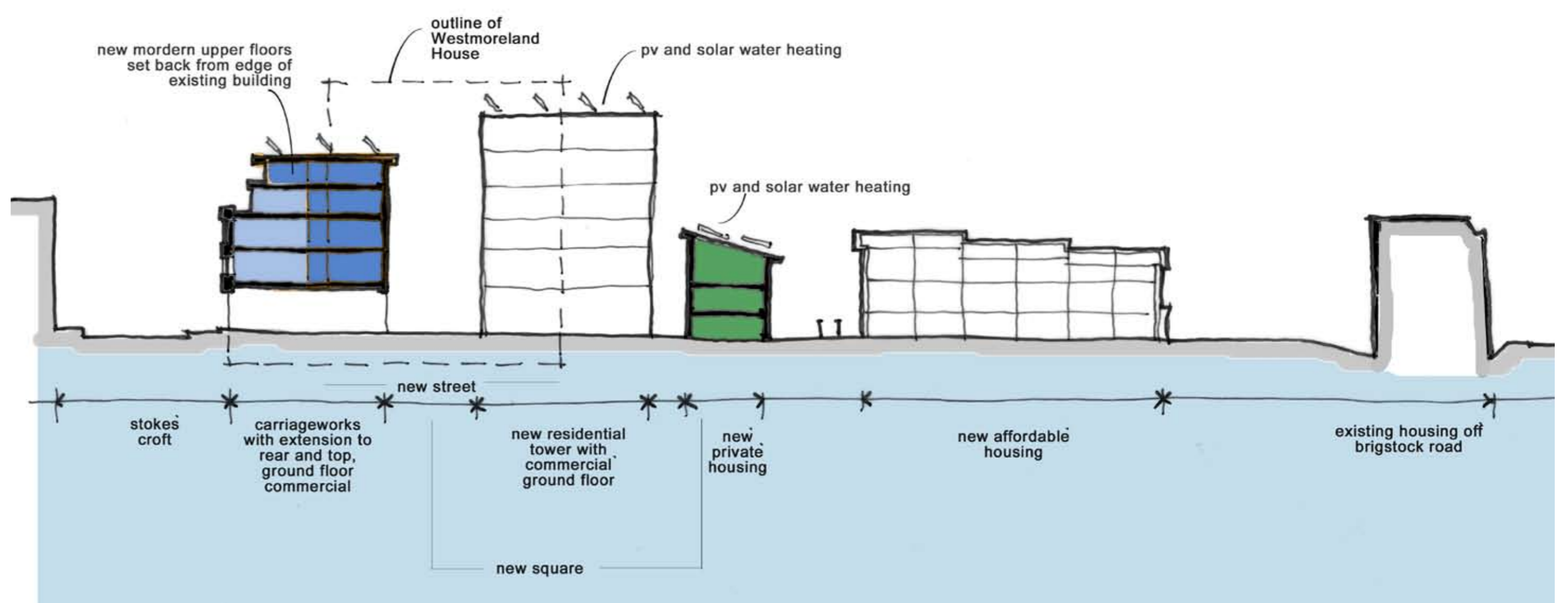
Option 2 demolishes Westmoreland House and creates separate vehicle and pedestrian access to the site. Picton Street is extended in to a linear park parallel to Stokes Croft. The park opens out into a square behind the Carriageworks. The development has a new residential tower towards the front of the site and provides new accommodation built around the Carriageworks.

Separate vehicle access off Ashley Road provides access to the family housing, limited parking, servicing and turning for refuse vehicles linking directly into the old basement of Westmoreland House.



Key:

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



WHAT DO  
YOU THINK?

**Developer**  
**Knightstone Housing**  
[carriageworks@knightstone.co.uk](mailto:carriageworks@knightstone.co.uk)  
[www.knightstone.co.uk](http://www.knightstone.co.uk)  
 tel 0117 984 8100

**Designer**  
**gcp Chartered Architects**  
[jonathan.platt@gcparch.co.uk](mailto:jonathan.platt@gcparch.co.uk)  
[www.gcparch.co.uk](http://www.gcparch.co.uk)  
 tel 0117 967 6286





# CARRIAGEWORKS

CARRIAGEWORKS.ORG.UK

## Option 2 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 just over the quantum of 100 residential units and commercial / community space anticipated by Knightstone.

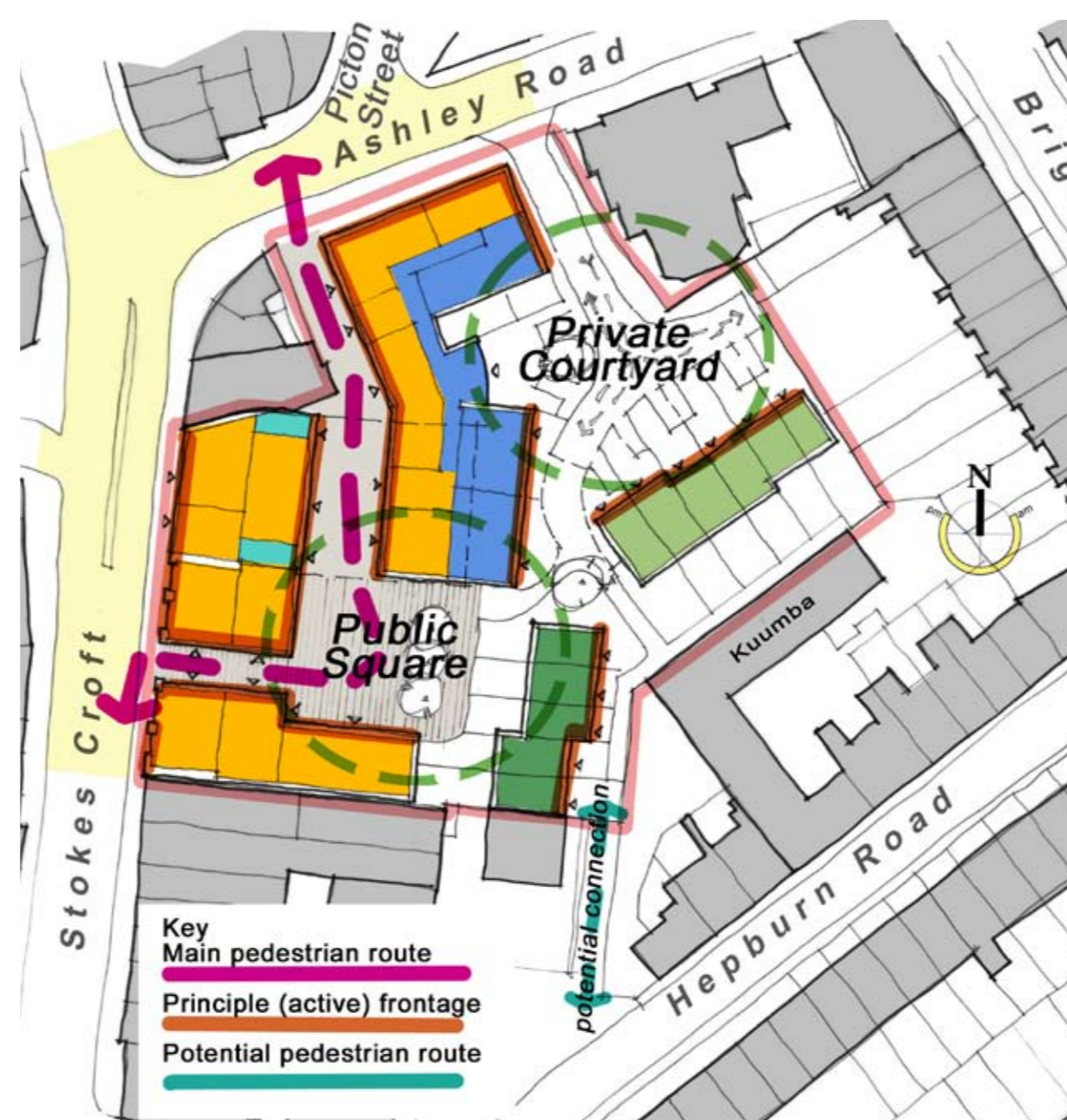
The Carriageworks facade is restored and the remainder of the building rebuilt doubling the original footprint. The original roof space accommodation is replaced by two storeys of modern design.

The development is centred around a new build six storey block with new five storey block facing Stokes Croft. Community energy generation is provided by roof mounted PV's. Special graffiti commissions could be made available for the design of the cladding.

WHAT DO YOU THINK?



**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 800 m<sup>2</sup>

### B: External areas

Landscaped ground floor south east facing courtyard linking through routes to public highway 380 m<sup>2</sup>

### C: Affordable housing

2 bed 3 person houses	2
3 bed 5 person houses	2
4 bed 6 person houses	2

**Total affordable housing 6**

### D: Open market housing

2 bed 4 person houses	5
-----------------------	---

**Total open market housing 5**

### E: Mixed tenure flats

1 bed 2 person flats	86
2 bed 3 person flats	17
2 bed 4 person flats	15

**Total mixed tenure flats 118**

Total residential provision 129 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 are subject to detailed site surveys, financial deliverability and planning approval.

**Developer**  
**Knightstone Housing**  
[carriageworks@knightstone.co.uk](mailto:carriageworks@knightstone.co.uk)  
[www.knightstone.co.uk](http://www.knightstone.co.uk)  
 tel 0117 984 8100



**Designer**  
**gcp Chartered Architects**  
[jonathan.platt@gcparch.co.uk](mailto:jonathan.platt@gcparch.co.uk)  
[www.gcparch.co.uk](http://www.gcparch.co.uk)  
 tel 0117 967 6286

