



CARRIAGEWORKS

CARRIAGEWORKS.ORG.UK

What we don't know

To be able to make real progress with the detailed design work for the Carriageworks site there are some fundamental issues that needed to be resolved.

These issues are real challenges for Knightstone and the design team because without resolution certain allowances / contingences need to be made. These allowances will impact on the design of the options and the resulting viability assessments.

It is really important that Knightstone are able to answer at least some of the challenges. Therefore if you are able to provide any information that will help resolve these challenges please email Knightstone at: carriageworks@knightstone.co.uk

WHAT DO YOU THINK?

Unknown No 1

We have no information to confirm the internal arrangement of the Carriageworks building including floor areas, floor to ceiling heights, wall thicknesses etc

Unknown No 2

We have no information on the state of degradation of the Carriageworks since 2006 survey

Unknown No 3

We have no original plans of the Carriageworks building

Unknown No 4

We have no detailed design information of the structural design of the Carriageworks

Unknown No 5

We have no detailed design information of the structural concrete frame for Westmoreland House

Unknown No 6

We have no current information to confirm the internal layout for Westmoreland House including floor areas, floor to ceiling heights, wall thicknesses etc

Unknown No 7

We don't have an asbestos survey to the current standards for any of the buildings

Unknown No 8

We have no information on any on site contamination issues including fly tipping, asbestos, hypodermic needles etc

Unknown No 9

We have no ecological study for the site

Unknown No 10

We have no site services information for the site including below ground drainage

Unknown No 11

We have no detailed understanding of the archaeology on site including potential civil war remains beyond the 2006 desk based assessment

Unknown No 12

We have limited ground conditions information

Unknown No 13

We are not able to have open meaningful discussions with key statutory authorities such as Bristol City Council Planners, English Heritage, Arts Council for England and Heritage Lottery Fund

There will be further **Big Challenges**, but these are the main challenges at this stage of the project

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What we do know

It would be normal at this stage of developing the designs for the site including such fine buildings as the Carriageworks we would have access to a wide range of information to inform our decision making

It is not the case with this project.

The development and design team are excluded from the site by the current owners. This makes it impossible to be certain about most major design decisions. We know very few facts about the site!

To make meaningful progress it is important we have access to as much information as possible. Therefore if you have anything you think might be valuable then please email Knightstone at: carriageworks@knightstone.co.uk

WHAT DO YOU THINK?

Known No 1

We have access to the 2006 digital topographic survey for the site and we have recently commissioned a survey of the surrounding streets and buildings to get a better understanding of the context

Known No 2

We have converted the original imperial scale planning drawings of Westmoreland House to create metric scale plans, sections and elevations

Known No 3

We have access to a limited ground conditions survey undertaken in 2006

Known No 4

We have access to a 2006 asbestos survey. Whilst this is helpful it is not compliant with current regulations

Known No 5

We have access to a 2006 desk based archeological report, but this highlights the need for further intrusive dig investigations on site

The reality is we **known very little** about the site

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The Big Questions

To allow the redevelopment ideas of the Carriageworks and Westmoreland House site there are some really big questions that need to be answered.

The answers to these questions will be critical to the outcome of this consultation process, the design of the scheme and the ultimate redevelopment.

It is really important that Knightstone are able to answer or get answers to these questions. Therefore your thoughts or ideas will be gratefully received by email at: carriageworks@knightstone.co.uk

WHAT DO YOU THINK?

Big Question No 1

Should Westmoreland House be retained or demolished?

Big Question No 2

It is acknowledged the Carriageworks should be retained but **what** should happen to the street art / graffiti?

Big Question No 3

If there is demand for commercial and community uses to occupy more than just the 'active ground floor' areas. Is this desirable?

Big Question No 4

What type of organisation would be most appropriate to **manage** the commercial, community and open space?

Big Question No 5

What type of organisation would be most appropriate to **own** the commercial, community and open space as Knightstone really want to concentrate on managing the housing?

Big Question No 6

When redeveloping the site should the council **do something to improve the safety** of the Ashley Road, Cheltenham Road, Stokes Croft road junction ?

Are there more Big Questions?

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