



Image courtesy of AHMM

What we're building

We're delighted to be delivering a brand new neighbourhood off Bonnington Walk, Lockleaze.

We have been working in close partnership with Bristol City Council to bring forward housing for this site, which has been in Bristol's Local Plan for housing for over 20 years. Legal & General Modular Homes will deliver a mix of 185 homes – one and two bedroom low-rise apartments, and one-four bedroom houses. 51% of the new homes will be affordable housing. All the new homes have been designed to achieve Energy Performance Certificate Standard A, which is currently only achieved by around 1% of new homes. A combination of air source heat pumps, photovoltaic cells and high quality build standards will bring significant energy savings for residents of the new homes.

We've committed to Building with Nature accreditation, working to achieve a good quality green infrastructure. As much of this land has deteriorated due to bramble and flytipping over the years, when the development is complete, we will achieve a 4% positive net gain in terms of bio-diversity. A great benefit for the area. Having worked closely with our Ecological Consultant on the whole site as well as the Site of Nature Conservation Interest (SNCI), this increase will be achieved through new planting and clearing scrub and bramble that is encroaching on the SNCI. The Biodiversity Calculation has been measured using the method set up by DEFRA. We have also committed to and are funding, a 30 year management plan for the SNCI.

Our development will include:



Improvements to the Concorde Way Cycle Path, safely separating pedestrians and cyclists. This will form the boundary for the SNCI



84 electric vehicle charging points and allocated car club parking space with electric charging



Planting of 455 new trees chosen to tolerate drought and waterlogging, improve the local microclimate, provide shelter and shade and provide foraging for birds. 400 will be on site, with 55 planted elsewhere in Bristol.



New informal play areas



Getting to know and working with the Lockleaze community as our scheme develops and as we discuss uses for the community building and develop our public art strategy.

Benefits to the community and wider area

We recognise the importance of supporting the local area and its infrastructure as part of our new development and we will be making financial contributions to the following:



for allotments following Bristol City Council's decision to move the planned allotments off-site



for on-going nature conservation of the SNCI, part of a 30-year management plan



for the installation of a MOVA traffic signal control system at the junction of Filton Ave/ Toronto Rd/Bridge Walk



to the Council as a contribution to bus stops along Bonnington Walk



in the planting of replacement trees off-site

