

THE CHOCOLATE FACTORY

Generator South West
Community Newsletter - December 2020



SWEET CONSTRUCT PROVIDES FUNDS FOR THE COMMUNITY

We are pleased to announce the first awardees of the Sweet Support Community Fund. £500 has been donated to both May Park Primary PTA to create their forest school and the Friends of Greenbank Cemetery for their bat project.

The 'Sweet Support' initiative launched at the beginning of October has a total funding pot of £5,000, with individual grants made of up to £500 towards eligible projects in the area. Awards are granted by a panel including members of the project team and local councillors.

The next round of applications will be invited soon. Organisations must demonstrate how the money will help to deliver lasting benefits to the local community in Greenbank. If you are interested in applying for the next round please visit: www.sweetconstruct.co.uk/sweetsupport

GENERATOR SOUTH WEST TO DELIVER AFFORDABLE HOMES ON SITE

Generator South West has partnered with award-winning housing association Abri to deliver 36 affordable homes at The Chocolate Factory. The new homes will consist of 15 one-bedroom and 21 two-bedroom apartments which will allow buyers to get on the housing ladder through shared ownership, where individuals own a percentage of the home and pay reduced rent on the remaining share. The first 8 properties in Kernal Point have now been sold, several of them to people who already live within the BS5 community.

Abri Housing Group manages more than 10,500 homes and assets across the South West. Their acquisition of the apartments at The Chocolate Factory adds to their portfolio of properties in the Bristol area and was made possible by grant funding from Homes England.

KEY BENEFITS AT A GLANCE



The delivery of much needed new homes, including 36 affordable homes



£1.096 million Community Infrastructure Levy and S106 contributions



c16,250sqft of flexible workspace, a café/bar and community space



New public open space



New access on to the Bristol and Bath Railway Path

chocolatefactorybristol.com

PLANNING AMENDMENTS SUBMITTED TO BRISTOL CITY COUNCIL

Generator South West remains committed to delivering a high-quality development at The Chocolate Factory which includes new homes and much needed affordable accommodation, as well as commercial space and a community hub. We have recently submitted an application to Bristol City Council (BCC) to make some amendments to what is being delivered on site due to market conditions. The key changes to the proposals include:

1. Rotating Building A through 90 degrees to move it away from the Railway Path
2. Rotating Building B and creating a taller but more slender building of up to 7-storeys
3. Removing the need for the retaining wall along the Railway Path so as to leave a landscaped, natural embankment, whilst at the same time re-aligning the access road from Greenbank Road
4. Removing Building T1B1 completely, making more open space along the boundary of Green Oak Crescent

Following Generator South West's submission, BCC will be consulting with statutory consultees and residents. Once registered the application can be found on the council's planning portal with the reference 20/05470/F.



TIMELINE OF CONSTRUCTION

Sweet Construct is continuing to work onsite and the timeline below outlines the key activities that will be undertaken in the next few months:

DECEMBER 2020

- Watertight completion to Block F apartments including new roof and window installation
- Piling works to Terrace 5 and Block G
- Watertight completion to Block E including new roof and window installation

JANUARY 2021

- Completion of 1st and 2nd fix works to Terrace 2 and decoration works
- Removal of existing roof to Block F2 Townhouses
- Internal fit out works to Block E

FEBRUARY 2021

- Commencement of masonry to Terrace 5 and Block G
- Commence new roof works to Block F2 Townhouses
- Continue structural alterations to Block D concrete frame

We would like to thank the community for their patience and understanding whilst construction continues. We understand the challenges living around ongoing construction works and have set up a number of communications channels to maintain an open dialogue with everybody. Contact details for the project team and local authority can be found overleaf if you have any specific concerns relating to ongoing construction works. For more information about the residents meetings and details of the local representatives please get in touch.

EXTENDED WORKING HOURS

The Government has been encouraging contractors and developers to make up for lost time on projects due to issues caused by the pandemic. This initiative supports formalising the temporary extension of permitted working hours on site for the first few months of next year by applying to the relevant local authority who will consider the request. Such an application has been made to Bristol City Council with the aim of keeping the number of overall construction days across the development lifecycle to a minimum. An update will be provided as to the outcome of the decision and the detail of what this might mean in terms of construction activity will be issued through the Weekly Construction Look Forward which is published every Friday on our website, Twitter and Facebook and is posted on the noticeboard at the site entrance on Greenbank Road.



INFORMATION CENTRE ON THE CHOCOLATE FACTORY SITE

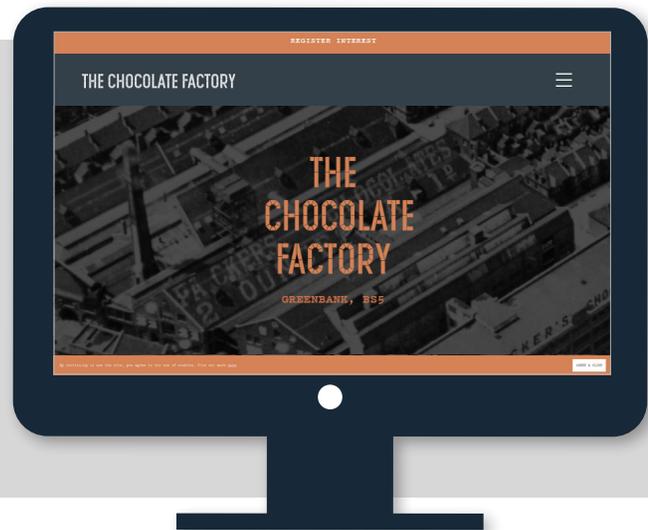
Earlier this year Generator South West opened a visitor centre at Elizabeth Shaw House, originally the office administration building at the top of Turley Road. Local residents, former employees and other interested parties will be able to learn about the history of the factory, its role in the community and more detailed plans of the regeneration.

During the current pandemic we are offering anyone that wants to visit the chance to make an appointment. You can contact the team on 0117 374 6000 or email enquiries@chocolatefactorybristol.com

VISIT OUR WEBSITE

For regular updates about the work on site, community engagement, news and other information please visit our website at: www.chocolatefactorybristol.com

The website includes a weekly update on the planned construction work, history of the site and details of our proposals for the site's redevelopment.



THE CHOCOLATE FACTORY - CONTACT DIRECTORY

Questions or concerns regarding construction

John Richards (Project Lead) on behalf of Sweet Construct

07741 725290 / johnrichards@sweetconstruct.co.uk

Ward councillors for Easton for any issues relating to Bristol City Council

Cllr Ruth Pickersgill: 07584 480 583 (no texts) / cllr.ruth.pickersgill@bristol.gov.uk

Cllr Afzal Shah: 07775 026 384 (text only) / cllr.afzal.shah@bristol.gov.uk

General enquiries

☎ Call the visitor centre: 0117 374 6600

✉ Email us at: enquiries@chocolatefactorybristol.com

👉 Visit our website: chocolatefactorybristol.com

🐦 Follow us: @ChocFactoryBris

