1. **Title:**

Outline Application (Including Details of Access) for the Residential Development of Surplus Land at the Former Brentry Hospital Site

2. **Short description:**

- retention of Avon and Wiltshire Mental Health Partnership NHS Trusts premises – Blaise View And Woodland View and associated car parking;
- residential development of western part of site with up to 20 no. homes (including the demolition of Lewis House and conversion of Phoenix House);
- residential development of eastern part of site with up to 60 no. homes whilst retaining existing trees around the edge of the site and a green zone along the site’s southern boundary.

3. **Main contact details:**

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12 Lower Park Row
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4. **Design team contact details:**

WYG via Andrew Strange (contact details above).

5. **Synopsis:**

a) **Location**

Part of the former Brentry Hospital site, Brentry Lane, Bristol, BS10 6NB
The site is private and access will need to be arranged by appointment. The western end of the site is visible from Passage Road and Brentry Lane. Glimpses of the eastern part of the site can be had from the footpath along the site’s eastern boundary.

b) **Description of the Building or Works**

The proposal is to seek outline planning permission for the site’s residential development for up to 80 homes.

The proposal is to develop up to about 20 homes on the western end of the site and to demolish Lewis House, but retain Phoenix House in this area and convert it to provide up to 6 no. flats. The proposed new homes in this area would be developed up to two storeys in height and would be sited to define the existing route through the site to the

The eastern part of the site could be developed with up to about 60 new homes of up to three storeys in height.

c) **Status**

We have submitted a pre-application enquiry to Bristol City Council and are intending to submit an outline application at the end of March.

NHS Bristol is intending to sell the site before the end of 2012.

d) **Main Statutory Constraints**

Avon and Wiltshire Mental Health Partnership NHS Trust will remain in the central part of the site.

The site is within the Brentry Conservation Area and is bounded in its south west corner by a Registered Historic Park and Garden that forms part of the historic landscape around the grade II listed Repton Hall to the south.

There is an important stone retaining wall that forms the site’s boundary to Brentry Lane.

The eastern part of the site is designated as part of a Wildlife Network site in the Local Plan Proposals Map. The woodland to the south is identified in the Council’s Core Strategy as a green infrastructure corridor and on the Local Plan Proposals Map as an Open Space.

The trees along the site’s northern boundary with Humphrey Repton House are the subject of a TPO. Other trees are protected by the site’s conservation area status.

The Council will consult on its Site Allocations DPD from the 23rd March and it is understood that the site will be identified as a housing allocation in that document.

e) **Additional Documents**

The NHS is currently consulting about the site’s development at: