

22/01221/F | Proposed development of the site including, internal and external alterations of Listed House building and conversion of lodges fronting Westbury Park; demolition of buildings and the erection of new buildings to provide an integrated Retirement Community (Class C2) for older people; together with landscaping, car parking, refuse and other associated works (major). | St Christophers School Westbury Park Bristol BS6 7JE

We have been asked by local members to review this proposal. In doing so, we have considered the submitted application documents and the responses to consultation published on the planning application portal.

We note and agree with the strong level of concern expressed locally. Development on the site, including any necessary redevelopment which must be fully justified having regard to its impact on carbon emissions, should respect the context in which it sits. The submitted proposal fails to relate sensitively to the Grade II listed Grace House and would harm the character and appearance of the Downs Conservation Area. We are particularly troubled by the proposed massing and height of the flat block. Historic England comment on this in detail. We are also concerned by other aspects of the proposal which, in combination with the flat block, risk adversely dominating the street scene and existing residential amenity. The impact when seen from Viewpoint 5 showing the view from the Downs is a case in point.

We also agree with the concerns of the Bristol Tree Forum. More attention should be given to biodiversity and to reducing the proposal's impact.

In conclusion, the Society objects to the application in view of the harm it would have upon the character of the Conservation Area and the setting of the Listed Building. The Society is not opposed to the principle of development on this site to enable it to contribute to Bristol's housing supply but a less intensive approach more sensitive to the Conservation Area, the Listed Building and the biodiversity of the site is required.