

**23/04046/F** White Hart Lodge Brislington Hill Bristol BS4 5BD

*Renovation and integration of existing Grade II Listed former coaching inn, proposed 80 bed dementia nursing home, and 20 x 1, 2 & 3 bed key-worker flats. (Major)*

Bristol Civic Society supports the revised proposals for this challenging site in Brislington Hill. The proposed land use appears appropriate for the location and will inevitably generate lower volumes of traffic compared with a normal residential scheme. However, static staff parking is likely to be essential for a “round the clock” care home. A totally car free development is unlikely to succeed.

The reduction in the amount of demolition of historic fabric and the removal of the previously proposed two new blocks facing the frontage (included in the previous scheme) have greatly improved both the survival and the setting of the listed building and have removed a major cause of objection. The approach to the proposed reuse of the former Coaching Inn is supported.

However, we acknowledge that this is an unusually dense scheme and the relationship with properties in Runnymede Avenue requires careful assessment, particularly in terms of the height of the proposed development and the potential for noise and light disruption. We also note that there are outstanding issues with respect to parking, vehicle movements and safety which also need to be satisfactorily resolved.

In overall terms the proposed restoration and redevelopment proposals will greatly enhance the appearance of this site, which is in a very prominent position on Brislington Hill.