

Proposed Extension to Westbury Fields Retirement Village



Proposed Development



St Monica Trust

St Monica Trust is bringing forward proposals for the redevelopment of the former DEFRA office site adjacent to Westbury Fields Retirement Village, Burghill Road, Bristol.

St Monica Trust own and operate the existing Westbury Fields Retirement Village and wish to build on the success of this existing community, expanding the existing retirement village, providing high-quality homes for older people alongside new communal facilities, gardens and spaces designed to support health, well-being and independence.

We are at a pre-application stage and would like to hear your views before a planning application is submitted to Bristol City Council later this month.

About St Monica Trust

Founded in 1925, St Monica Trust is a Bristol-based charity that has supported older people across the West of England for more than 100 years. Across Bristol, Bath and North Somerset, St Monica Trust owns and operates welcoming retirement villages and specialist care homes, at the The Chocolate Quarter, Sandford Station, Monica Wills House, Cote Lane and Westbury Fields.

The Trust's approach is built around three key principles:

- **Connection** – Creating opportunities for people to build meaningful relationships.
- **Contribution** – Helping people remain active and engaged within their communities.
- **Choice** – Supporting independence and personal well-being.

The proposed development seeks to build upon these principles and the existing success at Westbury Fields enabling a thriving community where older people can flourish.



St Monica Trust - Westbury Fields (Top) Sandford Station (Below)



St Monica Trust - Cote Lane (Top) The Chocolate Quarter (Below)

Why Are Later Living Homes Needed?

Bristol faces a growing need for specialist accommodation for older people.

The city's population is ageing and Bristol City Council's Local Housing Needs Assessment (November 2023) identifies an overall need for around 5,900 specialist homes for older persons by 2040. The Assessment acknowledges that:

"... the level of delivery identified as being required is likely to represent a significant challenge. However, it is important to recognise that the provision of dedicated older person housing schemes will form an important part of the overall housing mix".

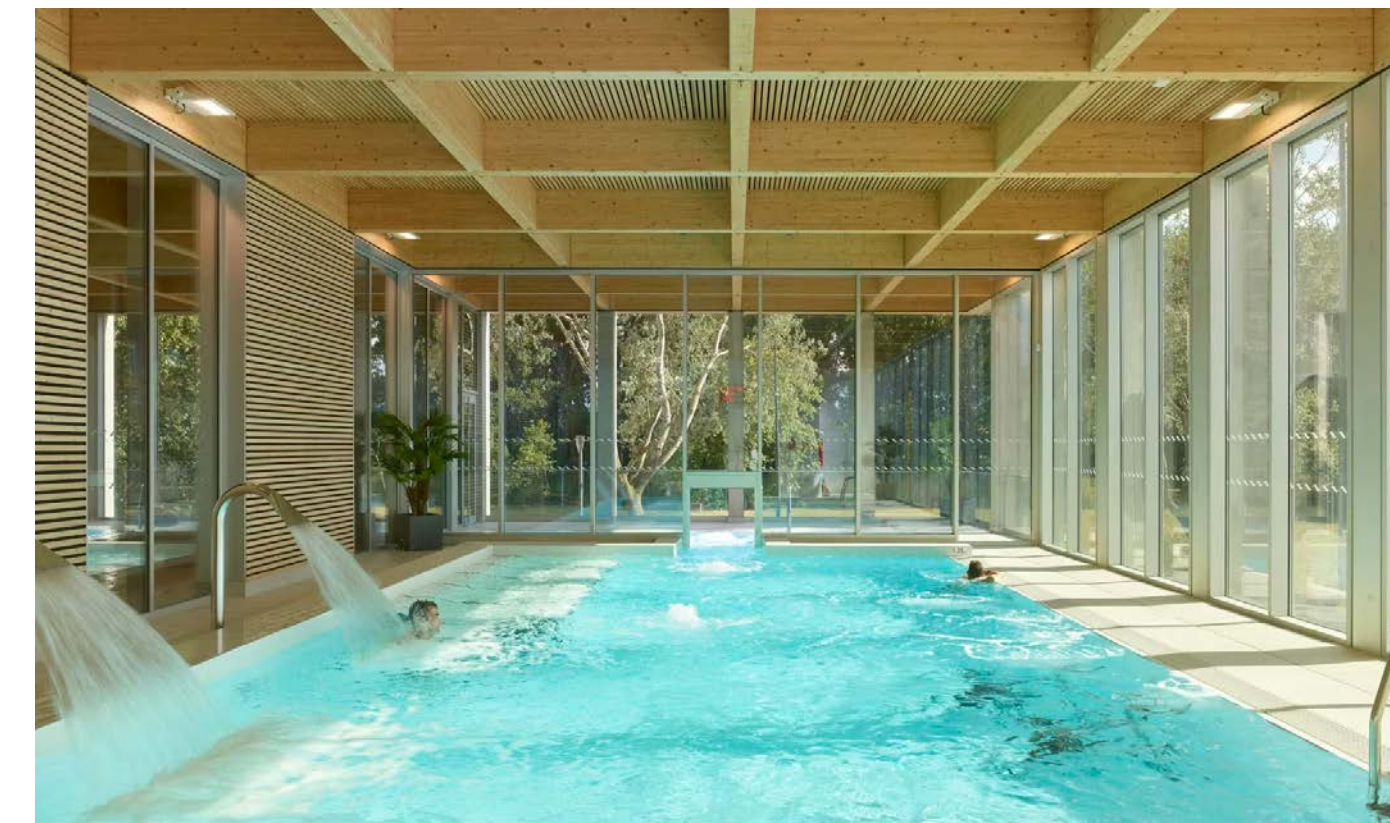
Benefits of Later Living Communities

Well-designed later living accommodation can:

- Help older people maintain their independence for longer.
- Provide access to care and support when needed.
- Create opportunities for social connection and a stronger sense of community.
- Improve health and well-being.
- Enable people to move into homes better suited to their needs.
- Free up existing family housing elsewhere within the city.



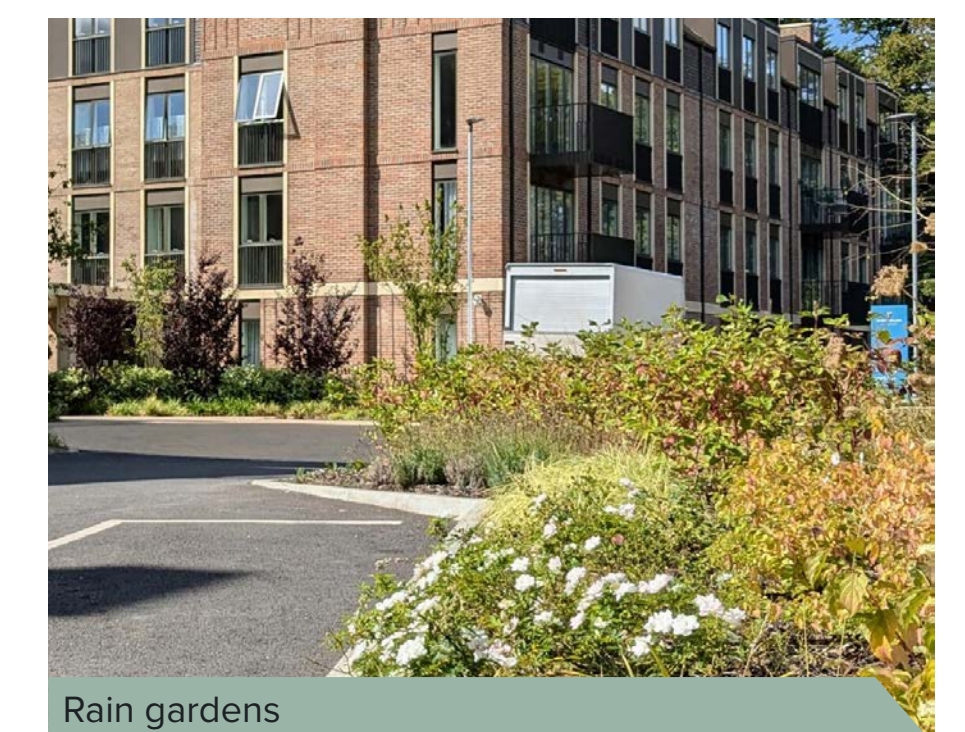
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Arrival gateways & wayfinding



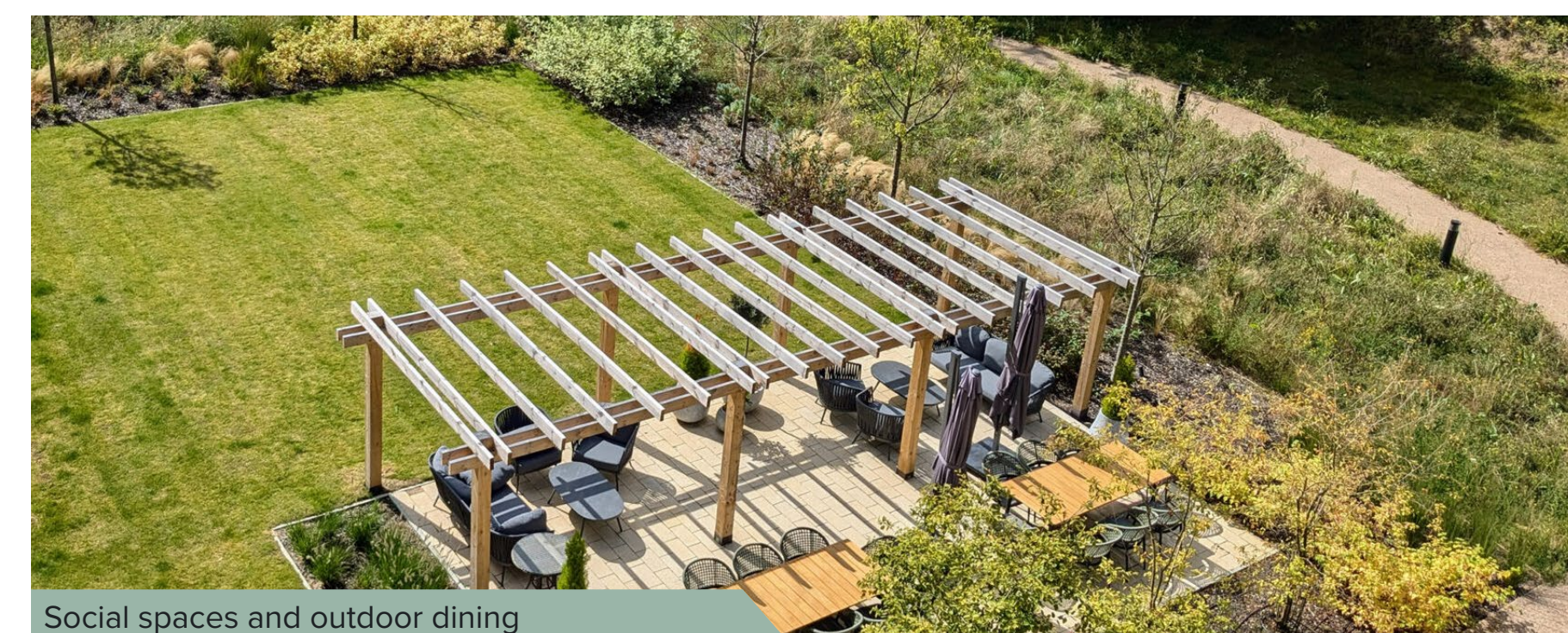
Native planting to BNG standards



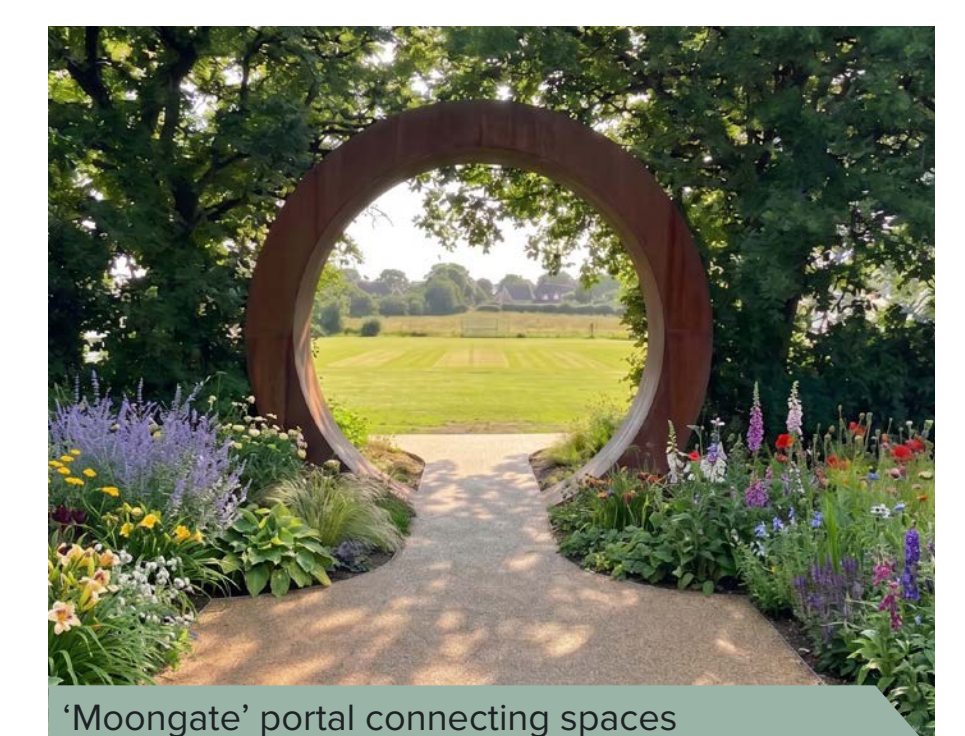
Rain gardens



Growing gardens



Social spaces and outdoor dining



'Moongate' portal connecting spaces

The Site and its Context

The proposals relate to the former DEFRA office site to the east of the existing Westbury Fields Retirement Village.

The site:

- Covers approximately 1.2 hectares / 2.9 acres.
- Is previously developed brownfield land.
- Has been vacant since the demolition of the former office building.
- Is surrounded by established residential, commercial and institutional uses.
- Sits alongside Bishopston Cricket Club and Bristol Free School.

Why This Site?

The site offers an opportunity to:

- Bring a vacant brownfield site back into productive use.
- Expand and create better links between the north and southern parts of the existing Westbury Fields Retirement Village.
- Create new homes designed specifically for older people.
- Improve connections across the retirement village and with the wider neighbourhood.



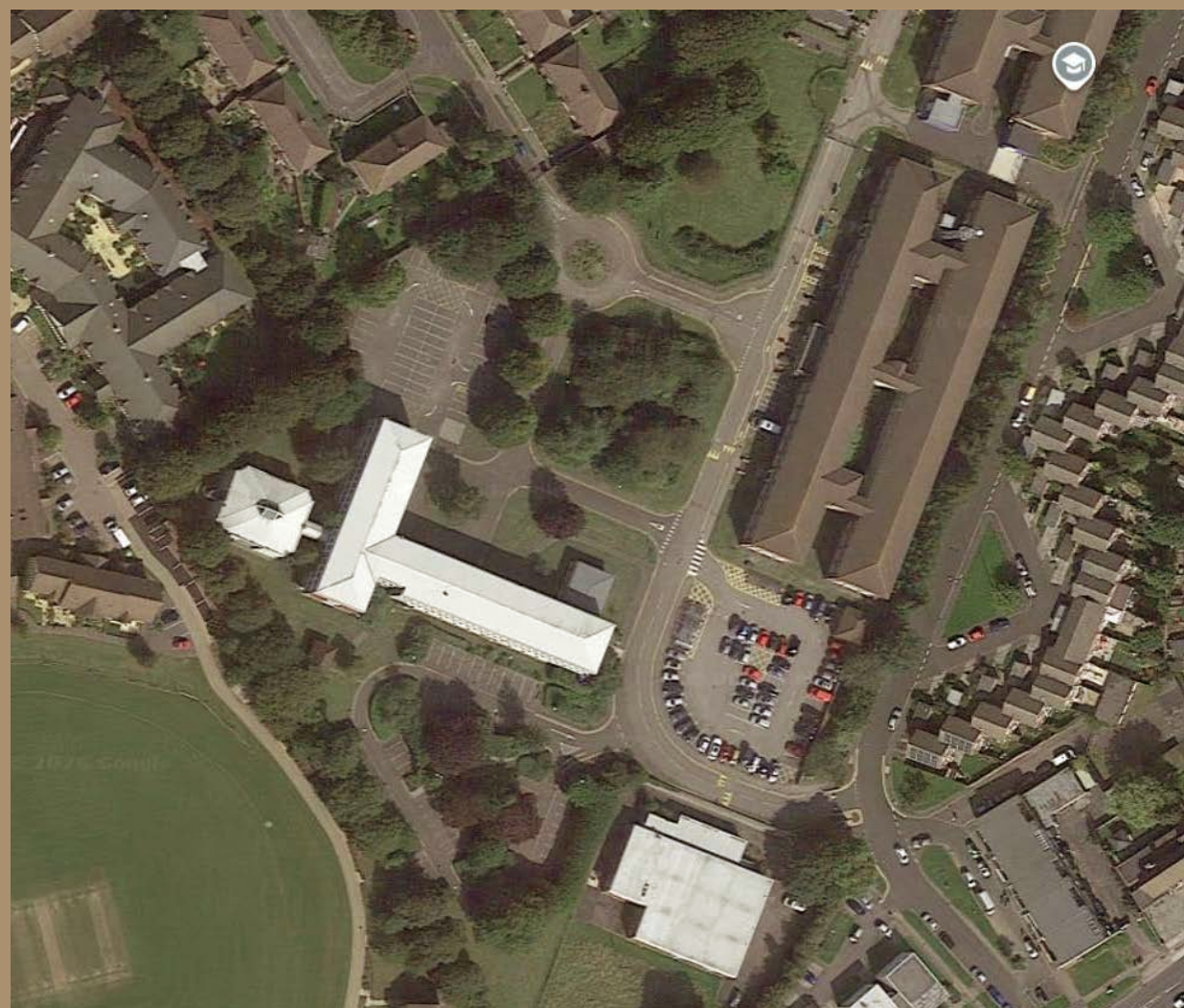
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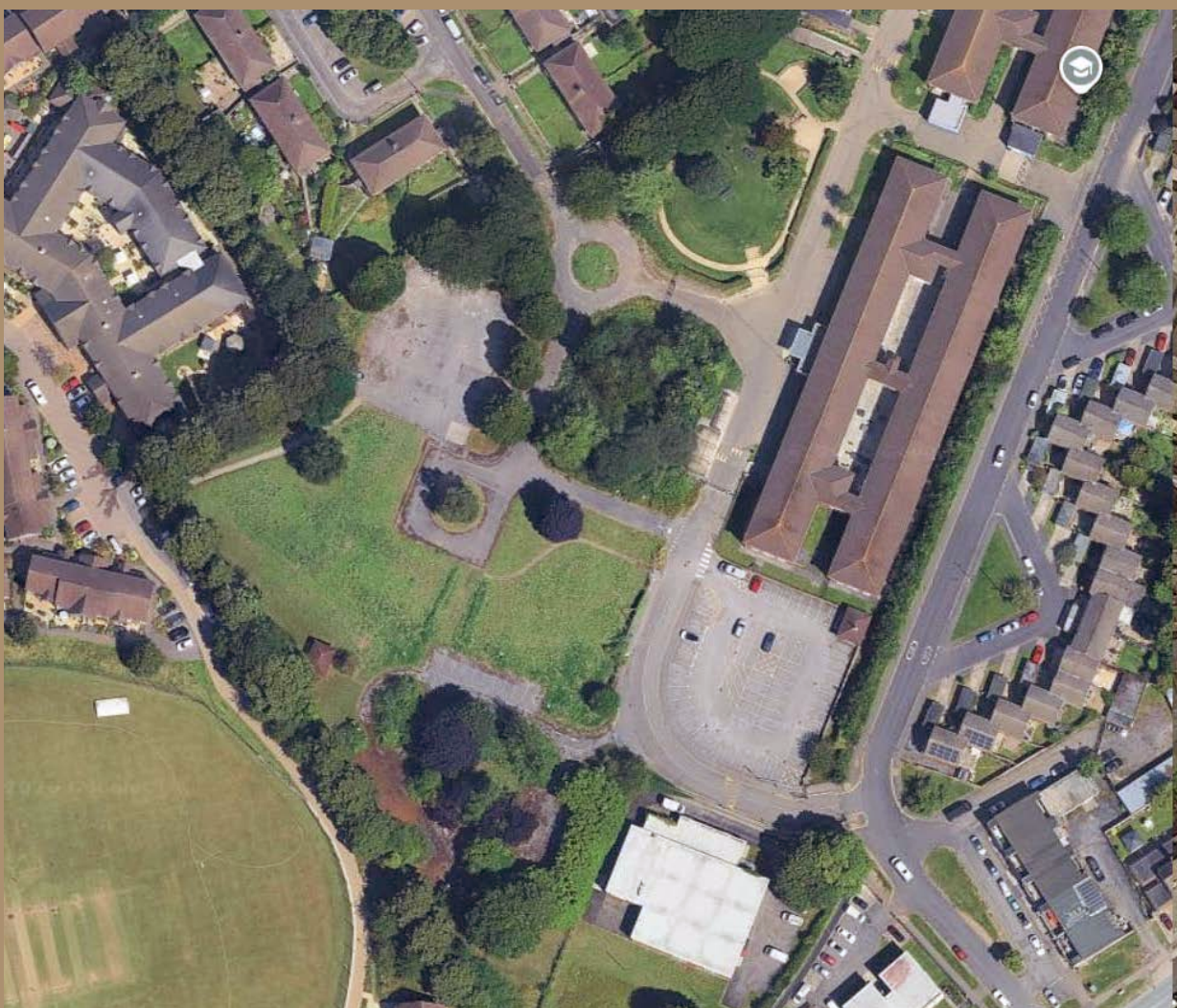
Site Boundary

St Monica Trust Wider Ownership Boundary

Site Constraints and Opportunities



Former DEFRA Building on the Site (2014)



Current Site



Former DEFRA Building on the Site (Demolished)



Trees on site subject to Tree Protection Order
Cricket Pitch beyond - Protected Green Space



- School interface buffer
- Primary vehicular access
- Secondary emergency access
- Existing pedestrian path
- Water flow
- Green corridor
- Existing buildings
- Memorial benches

Creating a Heart for Westbury Fields

The proposals are intended to create a central hub that strengthens connections across the existing Westbury Fields community while welcoming the wider neighbourhood. The aim is to create a place that supports independent living while fostering connection, contribution and choice. Many of these facilities will serve as a shared focus for the existing Westbury Fields residents and create opportunities for social interaction and community engagement. The intention is for the shared communal facilities at the ground floor level to also be open to the wider communities within Southmead and Westbury-on-Trym, available for use by local community groups.

The ambition is to deliver:

- *Up to 95 purpose-built later living apartments*
- *High-quality communal facilities including café/bistro, swimming pool, heat therapy, gym and fitness and physio facilities*
- *Dedicated performance and group exercise spaces*
- *Attractive landscaped gardens*
- *Spaces for health, well-being and recreation*
- *Opportunities for social interaction*
- *Retain and enhance the site's mature tree setting, delivering a net gain in biodiversity and green infrastructure*
- *A sustainable and future-ready development*



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Design Approach

Key design principles include:

Sensitive Massing

The building is broken into a series of linked buildings ranging between approximately three and five storeys. Taller elements are located towards the centre of the site to reduce their visual impact.

Living with Nature

The arrangement of the buildings seeks to maximise views of trees, gardens and landscape, to sit comfortably within the site's mature tree setting.

Better Homes

The design prioritises:

- *Natural daylight*
- *Private balconies*
- *High-quality shared spaces*
- *Accessible homes*

A Distinctive Character

The building will use high-quality materials and a carefully considered architectural approach that reflects the character of Westbury Fields while creating a contemporary addition to the community.



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Access, Movement and Parking

The proposals seek to create a safe and accessible environment for residents and visitors.

Key considerations include:

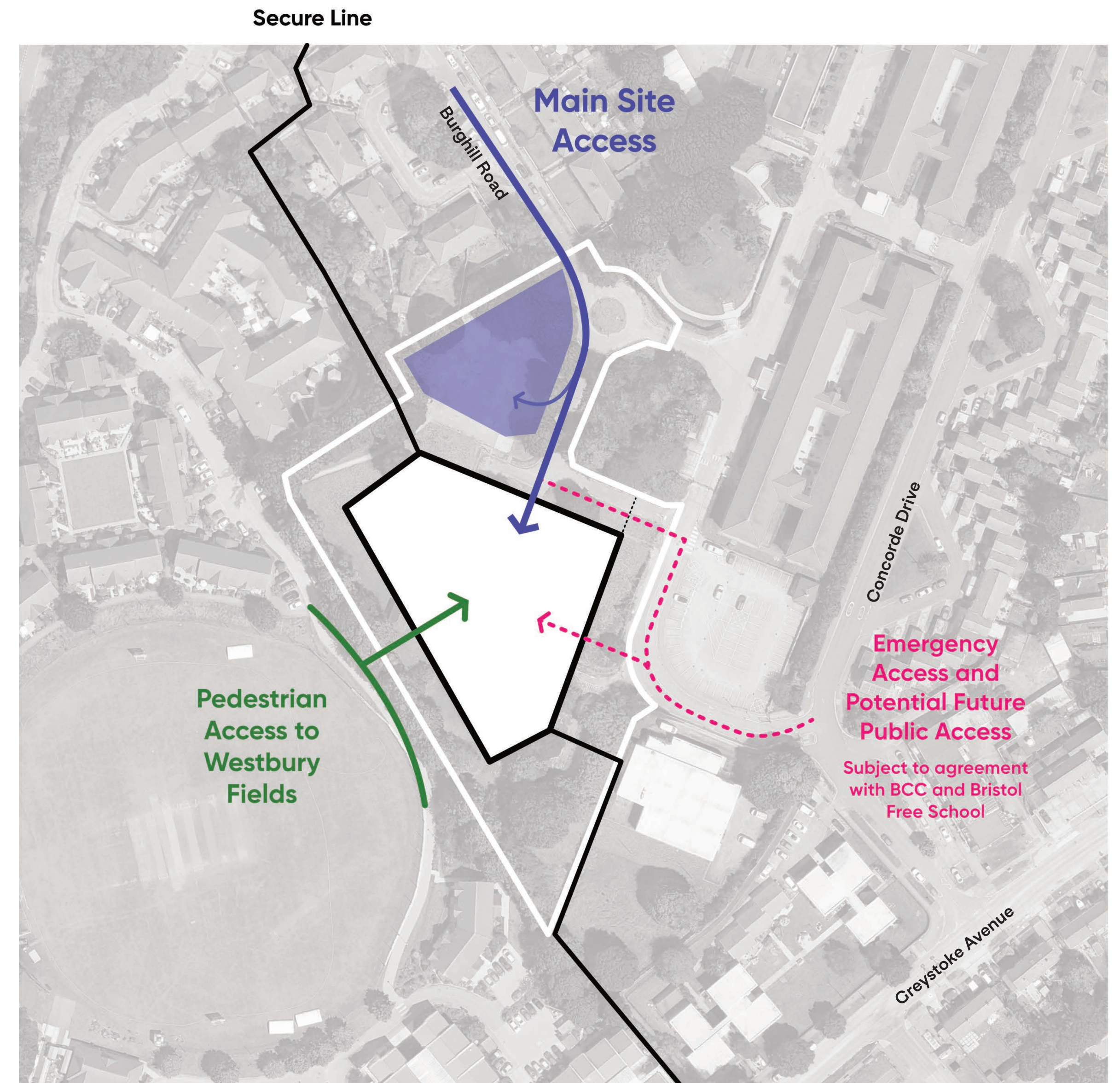
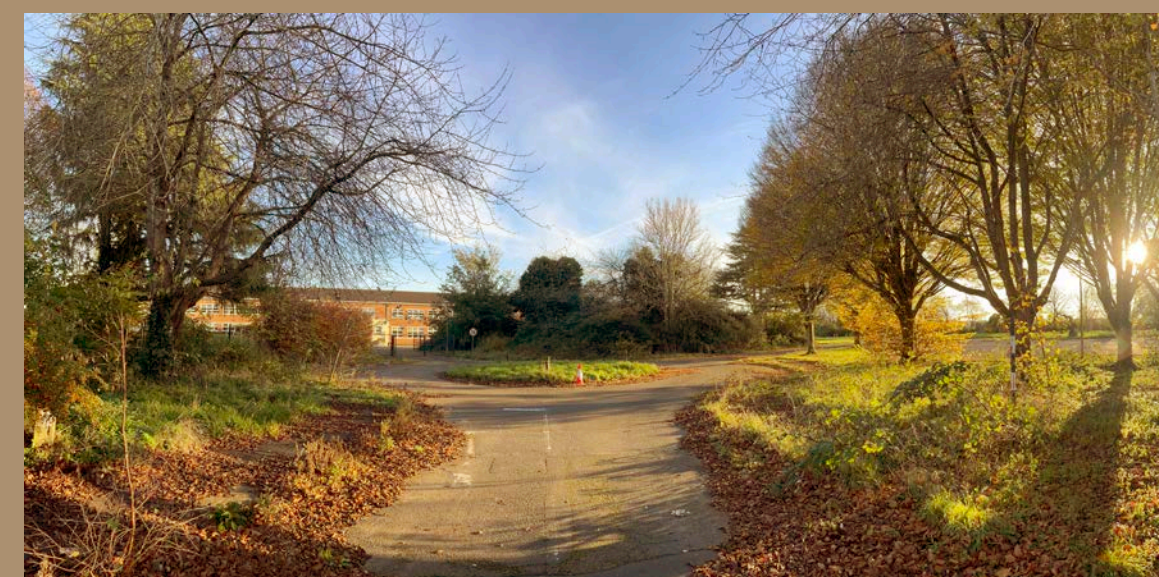
- Vehicular access from Burghill Road.
- Exploring opportunities for improved future pedestrian and cycle connectivity from Burghill Road and Concorde Drive.
- Providing parking for residents, visitors and staff, including EV charging points.
- Improving pedestrian routes through the site and connecting to the existing Westbury Fields Retirement Village.
- Encouraging walking, wheeling and shared/public transport options.
- Creating attractive arrival spaces and landscaped streetscape improvements.



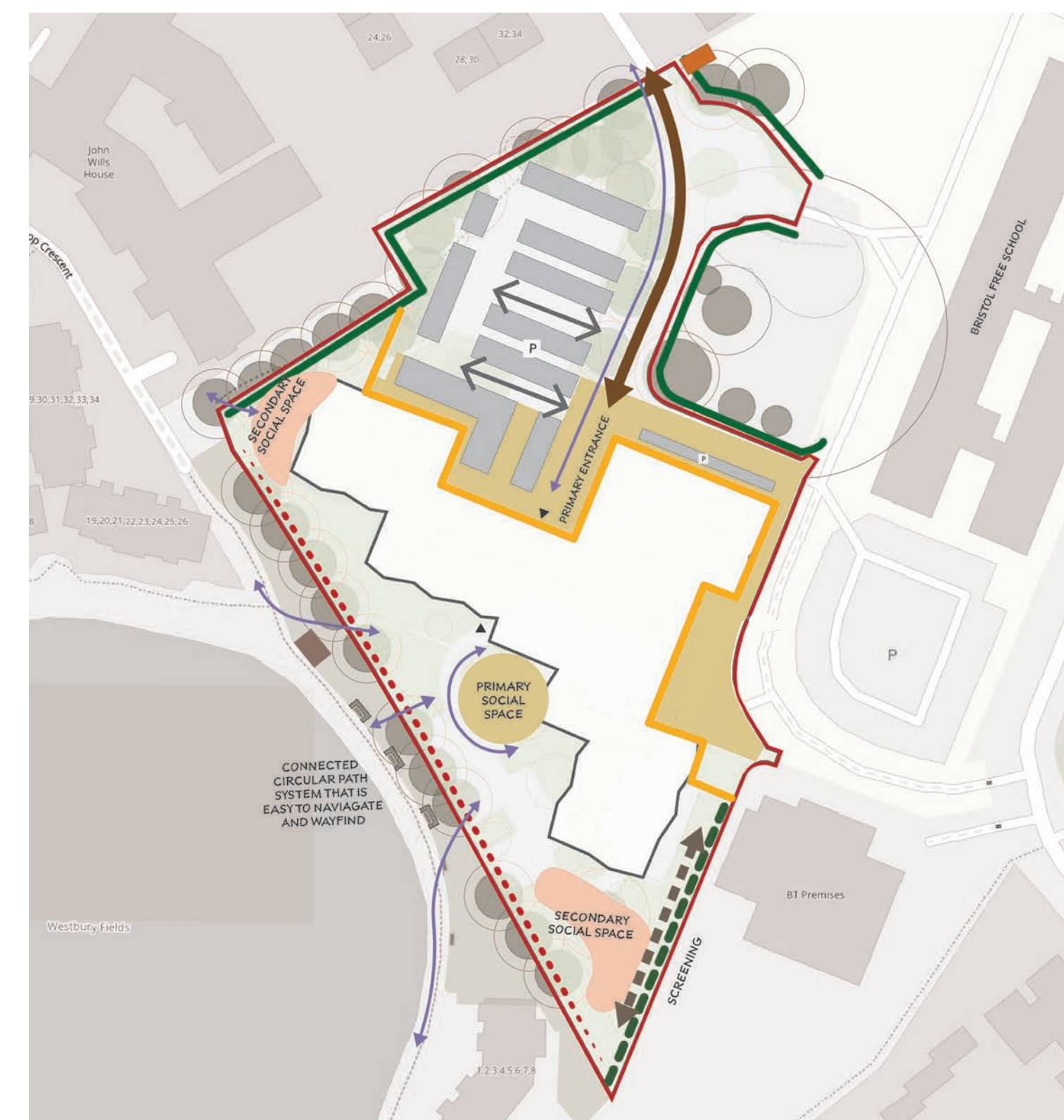
Cricket Lane - Main Existing Westbury Fields Site Entrance



New Entrance for the Proposals via Burghill Road



Above: Points of Access
Left: Landscape Principles



- Existing trees and root protection area
- Secure line
- Fence line to be removed
- Hedge
- Primary vehicular access
- Maintenance access
- Vehicular access to car park
- Primary pedestrian / cycle access
- Primary social / arrival point
- Secondary social spaces
- Indicative parking spaces
- Existing external structure
- Peached trees



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Landscape, Trees and Biodiversity

The landscape has been a key driver of the design:

Creating New Landscapes

New gardens and outdoor spaces would provide:

- Spaces to relax and socialise
- Accessible walking routes
- Sensory planting
- Opportunities for gardening
- Attractive settings for residents and visitors

Retaining Existing Trees

The proposals have been developed around the existing mature trees that define the site's character, protecting the site's distinctive woodland character.

Supporting Nature

The proposals will seek to:

- Enhance habitats on site
- Deliver Biodiversity Net Gain
- Introduce new planting and trees
- Incorporate sustainable drainage features
- Strengthen ecological connections across the site and surrounding area.



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KEY

- Red line boundary
- Area: Approx 12420m²
- Existing trees retained
- Proposed trees
- Existing vegetated areas retained & reinforced with edible / biodiverse / sensory planting
- Proposed hedge planting
- Proposed pleached tree boundary
- Proposed ornamental planting
- Proposed meadow
- Proposed water feature / SuDS / pond
- Proposed SuDS - bioretention / swales
- Proposed highway
- Proposed shared surface paving
- Proposed nature walk footpath
- Proposed feature paving - type 1 - amenity spaces
- Proposed feature paving - type 2 - transitional spaces
- Proposed sculptural / wayfinding feature
- Proposed sculptural gateway through trees (moon gate)
- Proposed meadow
- Proposed water feature / SuDS / pond
- Proposed SuDS - bioretention / swales
- Proposed highway

Sustainability

The proposals consider impacts on the environment and people, both on and off site applying the following sustainability principles:

Reduce Energy Demand

Using highly efficient building design and construction techniques.

Use Renewable Energy

Including low-carbon heating systems and solar energy generation.

Improve Climate Resilience

Creating comfortable homes that can adapt to future climate conditions.

Encourage Health and Well-being

With access to nature, active lifestyles and high-quality outdoor spaces.

Support Biodiversity

Through habitat creation and ecological enhancement.



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Environment

Operational Carbon

Passive environmental design
Fabric first approach
Fossil fuel free
Low carbon heating
Renewable energy generation



Embodied Carbon

Lean design
Natural materials
Reclaimed materials
Recycled materials
Circular economy



Protection of ecology
Biodiversity Net Gain
Sustainable drainage
Enhanced, connected habitats



On-Site Ecological Impacts

Water efficiency
Durable materials
Responsible sourcing
Flexibility and adaptability



Embodied Ecological Impacts

People

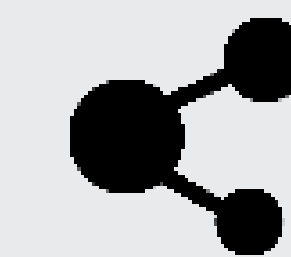
Healthy

Daylight, sunlight, views
Thermal comfort
Great air quality
Enhanced acoustics
Walkable, active design



Connected

Connected to nature
Legible design
Sociable
Choices of privacy and participation



Co-design
Community engagement
Able to shape surroundings
Confidence and autonomy



Empowered

Welcoming to all
Inclusive design for:
Aging, ability, neurodivergence
Independent movement



Enabled

Have Your Say



*We want to hear
your thoughts
Scan here to give
your feedback*

or email us at:
feedback@stmonicastrust.org.uk



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Feedback

Your feedback is important and will help shape the proposals before a planning application is submitted.

We would like to know:

What do you think of the proposals?

What aspects do you support?

Are there any issues we should consider?

How could the proposals be improved?

Please share your feedback on the forms provided or alternatively via the following e-mail address:

feedback@stmonicastrust.org.uk

Next Steps

Our consultant team will review and consider all feedback and comments.

Site assessments and surveys will be completed and final proposals developed.

A planning application will be submitted to Bristol City Council later this year.

Bristol City Council will consider the planning application and there will be a further opportunity for public and stakeholder comment as part of the formal planning consultation process.