Aparthotel at Former Vicarage Site

Corner of Station Road and Avonmouth Way, Henbury

Presentation to BS10 Forum

16th July 2026

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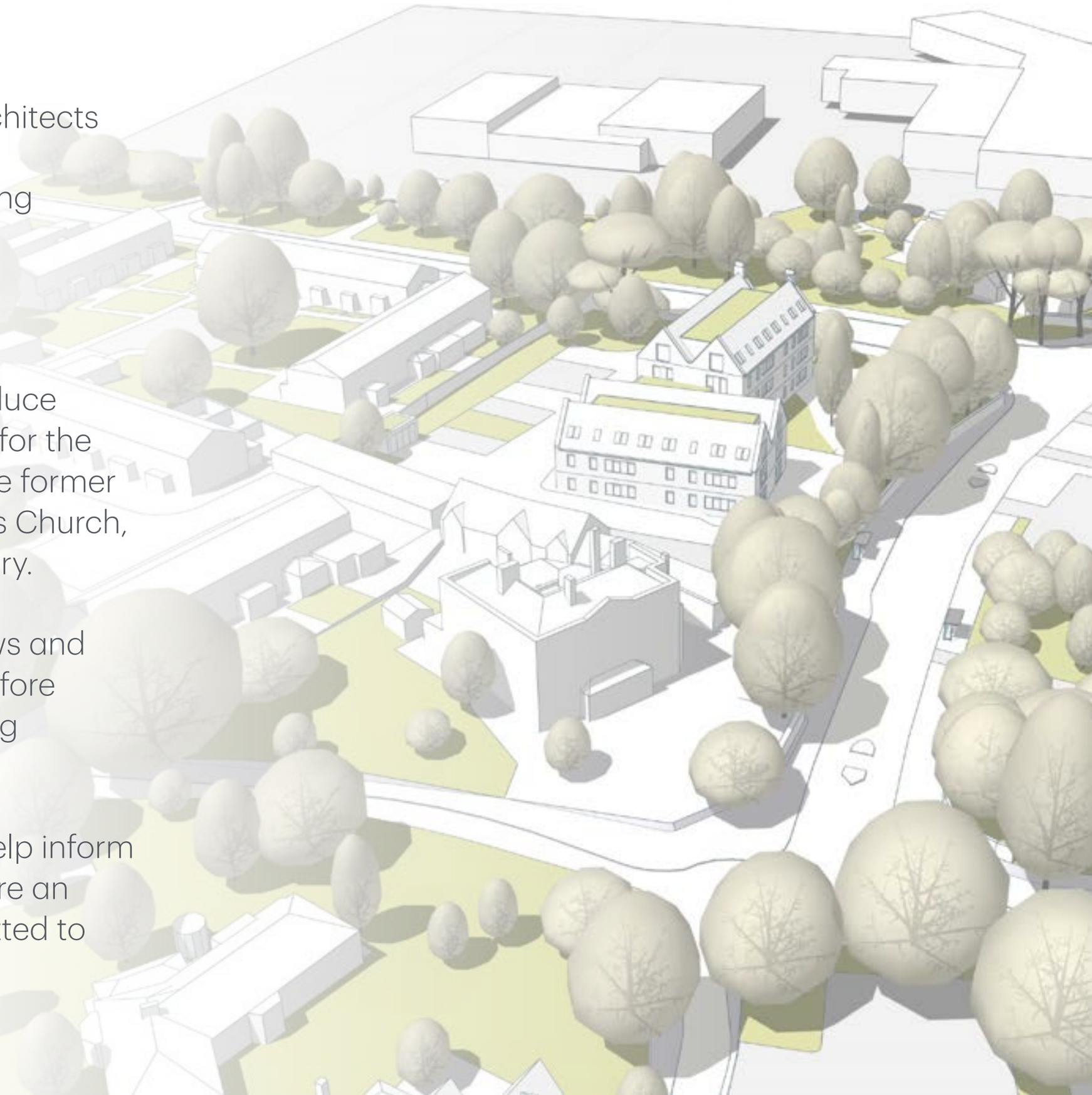
Introduction

- Presenting today:
    - O'LearyGoss Architects
    - Rackham Planning
- On behalf of Veris Investments Ltd
- We are here to introduce emerging proposals for the redevelopment of the former Vicarage to St Mary's Church, Station Road, Henbury.
- To listen to local views and answer questions before submitting a planning application.
- Your feedback will help inform the final design before an application is submitted to Bristol City Council.



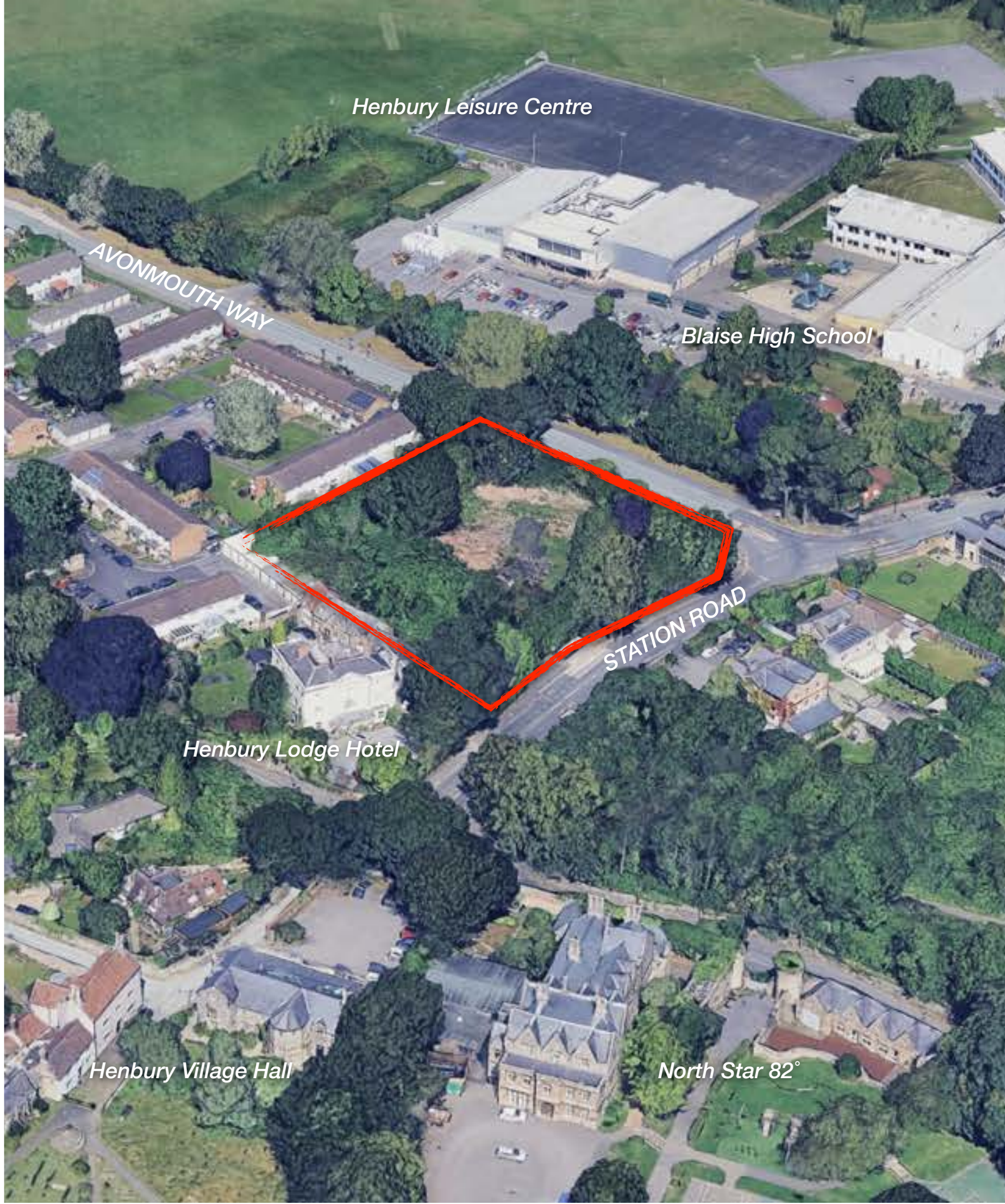
Site Location

- Former Vicarage is located at the junction of Avonmouth Way and Station Road in Henbury.

- Situated within the Henbury and Brentry Ward, Bristol.

- Comprises the vacant and derelict former Vicarage site associated with St Mary's Church.

- The site is currently unused and in a deteriorated condition, with limited remains of the former vicarage.



Surrounding Area

- Mixed-use area with residential, education and leisure uses.
- Highly sustainable location with excellent access to local services.
- Frequent bus services within easy walking distance.
- Shops, supermarkets, schools, leisure facilities and public open space nearby.
- Future Henbury railway station will further improve public transport connectivity.

Opportunity and Constraints

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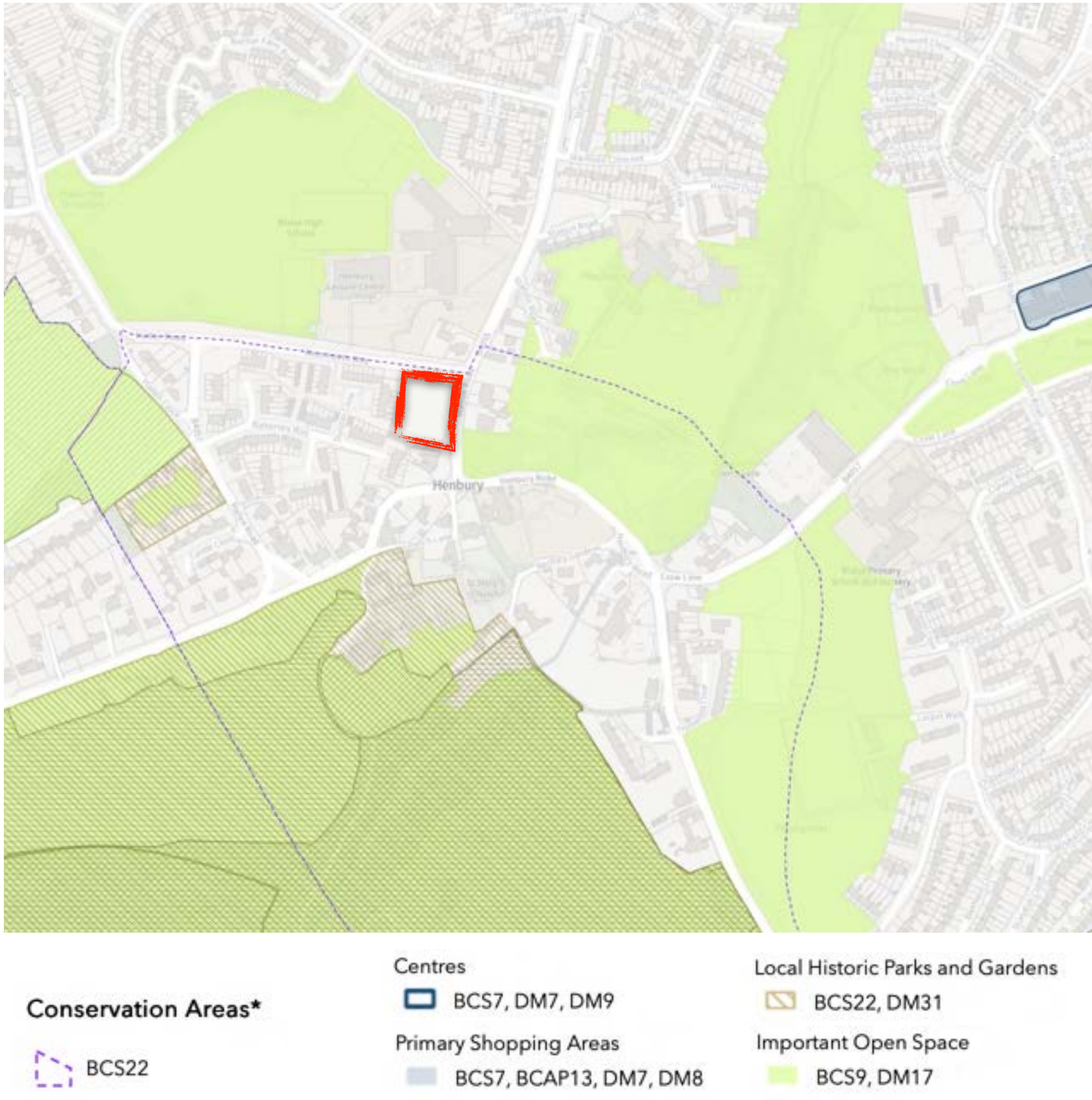
Opportunity and Constraints of existing site

Planning Policy Context

- The site has no site-specific planning designations on the Bristol City Council Policies Map.

- It is within the Henbury Conservation Area.

Bristol City Council Policies Map



Planning History

- A previous planning application (Ref. 22/05332/F) for 14 residential dwellings was appealed following non-determination by Bristol City Council. The appeal was dismissed in November 2023.

- The Inspector's decision is a key material consideration, and the emerging proposals have been developed to respond to the issues identified in the appeal.

- Key issues from the Appeal

Aerial image from previously submitted application

Pre-App Engagement

- A pre-application enquiry for the proposed aparthotel was submitted to Bristol City Council in May 2025, with feedback received in February 2026.
- BCC indicated that they supported the principle of development, but they raised some design and heritage issues with the pre-application scheme, which are being addressed as the design development evolves.

Indicative massing view from Avonmouth Way, pre-app stage

Indicative massing view from mini-roundabout, pre-app stage

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Development Proposals

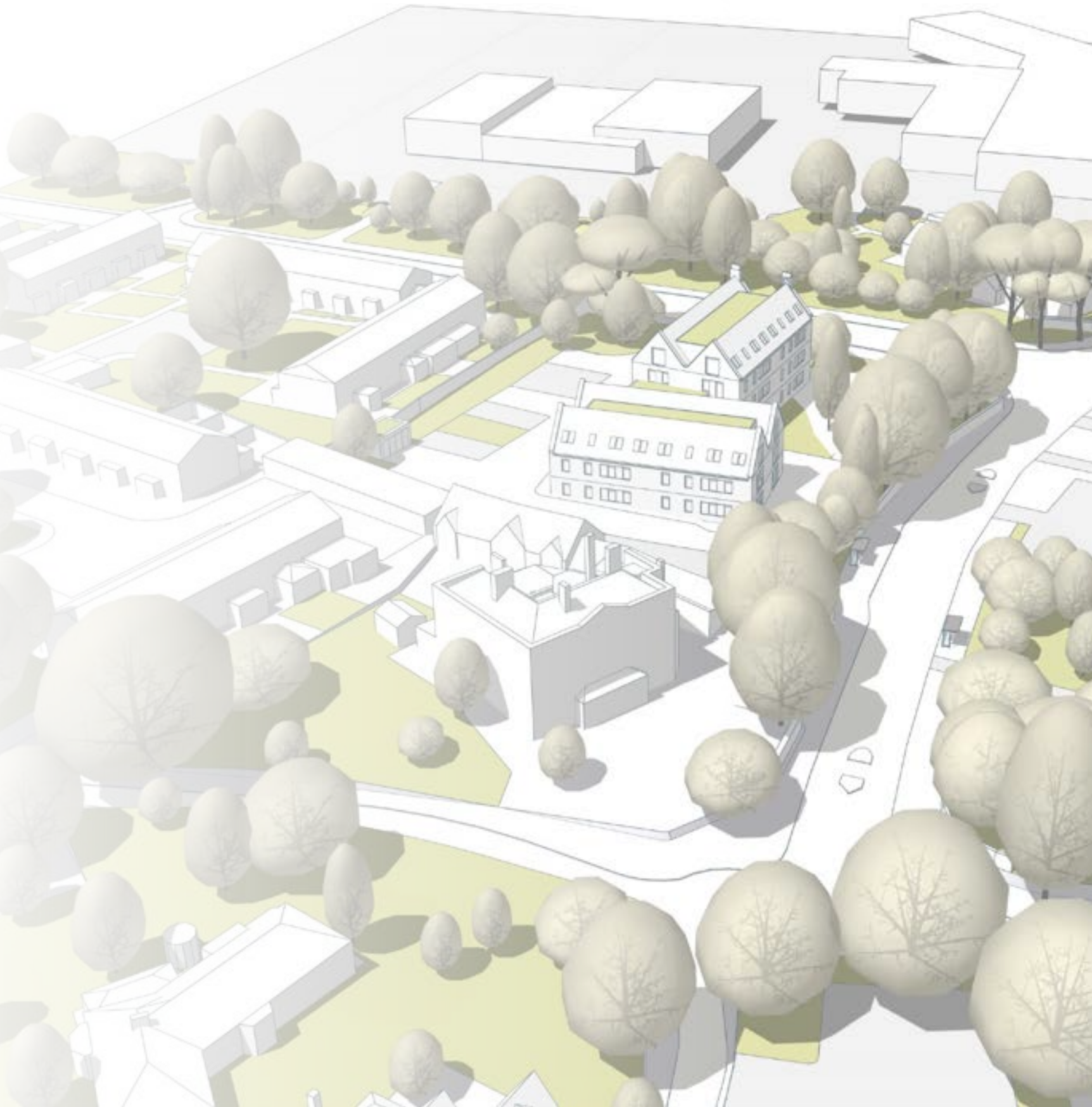
- Redevelopment of the former Vicarage site with a mixed-use aparthotel

- New building ranging from 2–3 storeys, with an additional floor within the roof.

- 37 serviced apartment units (1, 2 and 3 bedrooms).

- New vehicular access from Avonmouth Way.

- Parking spaces, secure cycle parking, landscaping and communal open space.



Development Proposals

- New access from Avonmouth Way.
- Safe location clear of the roundabout.
- Crossover access (no new junction).
- Existing bus stop retained.
- New pedestrian link to Station Road.
- Parking integrated within existing trees.
- Central building position.
- Protects trees and neighbouring amenity.

Emerging Proposed Site Plan

- Simple building form arranged as two wings linked by a lower central element.
- Building height responds to its surroundings, with two and three storey wings and accommodation within the roof.
- Taller element positioned closest to Avonmouth Road.
- Layout minimises overlooking and overshadowing of neighbouring properties.

Emerging Ground Floor Plan - Proposed

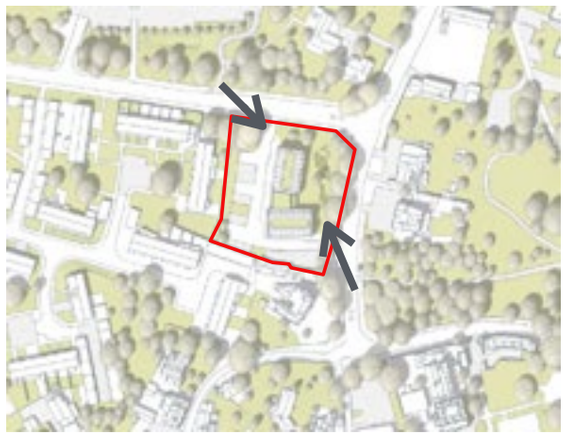
Emerging Typical Upper Floor Plan - Proposed

- Existing tree belts retained and strengthened to preserve the site's green character.

- Only limited views of the building from Station Road, screened by mature planting.

- Pine trees along Avonmouth Way retained, with additional planting to reinforce the frontage.

- Building location reduces its visual impact on the Grade II listed Henbury Lodge Hotel.



View from Station Road

View from Avonmouth Way

- High-quality materials including natural slate roofs and warm-toned stock brick reflecting the character of the conservation area.

- High-quality hard landscaping throughout the site.

- New landscape planting and habitat enhancements to deliver a biodiversity gain.

Benefits of the Proposal

Need for Development

Well located to serve businesses, universities and visitors within the West Innovation Arc.

Supports Bristol's growing economy by providing accommodation for visiting professionals and specialist workers.

Meets demand from sectors including higher education, construction, creative industries and technology.

Suitable for short and medium-term stays associated
with projects, conferences and business travel.

Why an Aparthotel?

Combines the flexibility of an apartment with the convenience of a hotel.

Self-contained studios with kitchen facilities allow
guests to prepare their own meals.

Better suited to longer stays than traditional hotel accommodation.

Provides a high-quality accommodation offer to support Bristol's continued economic growth.

View from Station Road north

Next Steps

Specialist assessments informing the emerging proposals:

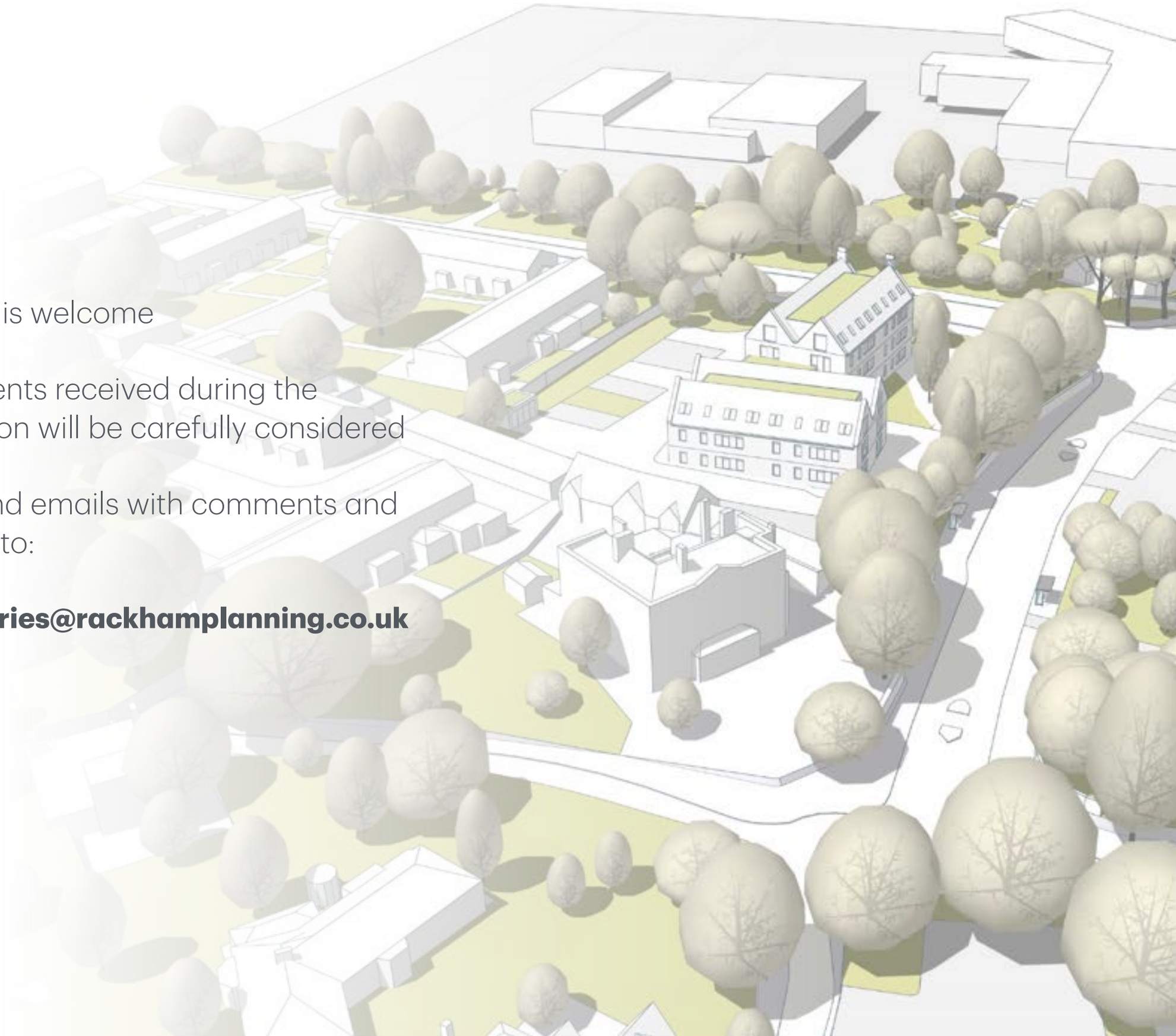
- Architectural Design – *O'LearyGoss Architects*
- Planning Advice – *Rackham Planning*
- Heritage Assessment – *Bidwells*
- Preliminary Environmental Assessment (PEA) – *The Landmark Practice*
- Phase 1 Land Contamination Assessment – *Brown Fisher Environmental*
- Transport Assessment and Travel Plan – *Entran*
- Arboricultural Assessment – *Canopy*
- Landscape - *The Landmark Practice*
- Drainage – *Cole Easdon*
- Retail – *Planning Potential*
- Sunlight and Daylight - *Hawkins*

Anticipated Planning Application Programme

Design development, consultation, specialist assessment – submission of application anticipated in late summer 2026.

View from Station Road south

Any Questions?

- Feedback is welcome
- All comments received during the consultation will be carefully considered
- Please send emails with comments and questions to:

newenquiries@rackhamplanning.co.uk