



# FRENCHAY PARK & GARDENS BRISTOL

CASE STUDY



# FRENCHAY PARK & GARDENS

## KEY FACTS

An exceptional development six miles north east of Bristol city centre, Frenchay Park and Frenchay Gardens combine a mix of Heritage Collection and bespoke contemporary homes amid an abundance of green spaces.

Our homes have been built on a large part of the site of the former Frenchay Hospital, which sits within the Frenchay Conservation Area; and we've ensured the development connects seamlessly with the surrounding community.

**488**

NEW HOMES  
INCLUDING 122  
AFFORDABLE



**£5,730,500**

COMMUNITY CONTRIBUTIONS  
INCLUDING £3.24M TOWARDS  
A NEW PRIMARY SCHOOL ON  
ADJACENT LAND



**25.9 ACRES**

OF OPEN SPACE FEATURING TENNIS  
COURTS, A CRICKET PITCH, PÉTANQUE  
GREEN, ALLOTMENTS AND CHILDREN'S  
PLAY AREAS





## HISTORY

**Hospital use of the site can be traced back to the 1920s, when Frenchay Park House was acquired by the Corporation of Bristol for use initially as a tuberculosis (TB) hospital for children.**

During the second world war it was used as an army hospital for American troops and post-war was developed and expanded under the NHS. It even secured a visit from legendary crooner Frank Sinatra in 1953 – a fact reflected in one of the street names at Redrow’s development, Sinatra Way!

The hospital was finally decommissioned in 2015 – with services transferred to a new ‘super-hospital’ in Southmead. The majority of buildings were demolished (the water tower was retained and converted into flats by a private developer) and the site cleared by the NHS, who secured outlined consent for residential development, before selecting Redrow as their delivery partner.

Redrow began phased acquisition of the land in 2016 and has subsequently secured reserved matters consent from South Gloucestershire Council for a total of 488 new homes, of which the final homes are due to be completed in summer 2023





## THRIVING COMMUNITY

**Frenchay Park and Frenchay Gardens are located within a picturesque village that belies its proximity to Bristol city centre. Providing a fabulous backdrop to Redrow's standout development, the leafy village of Frenchay features a well-used grassy common, a moor that's owned by the National Trust and walks through the wooded River Frome valley.**

The local village hall provides a hub for all the community and Frenchay is set to host its 77th flower show in 2022.

Redrow has designed its development with the local area in mind and has integrated areas of green space of its own to

ensure that the same village and community feel exists within Frenchay Park and Frenchay Gardens. This has included planting spring wildflowers, bulb planting and the provision of spaces that can be used for gatherings and meet-ups by residents.

A specially produced guide to local walks from the development takes users to places like Bury Hill Fort, via the Frome Valley Walkway, and around Snuff Mills and Great Oldbury Estate.





## BETTER BY DESIGN

**Frenchay Park and Frenchay Gardens combine Redrow's Arts & Crafts inspired Heritage Collection with a range of bespoke homes displaying more contemporary elevations.**

In addition a number of Redrow's Heritage properties have been customised externally to create a blend between the two. This ensures that the homes sit seamlessly side-by-side in the landscaped environment.

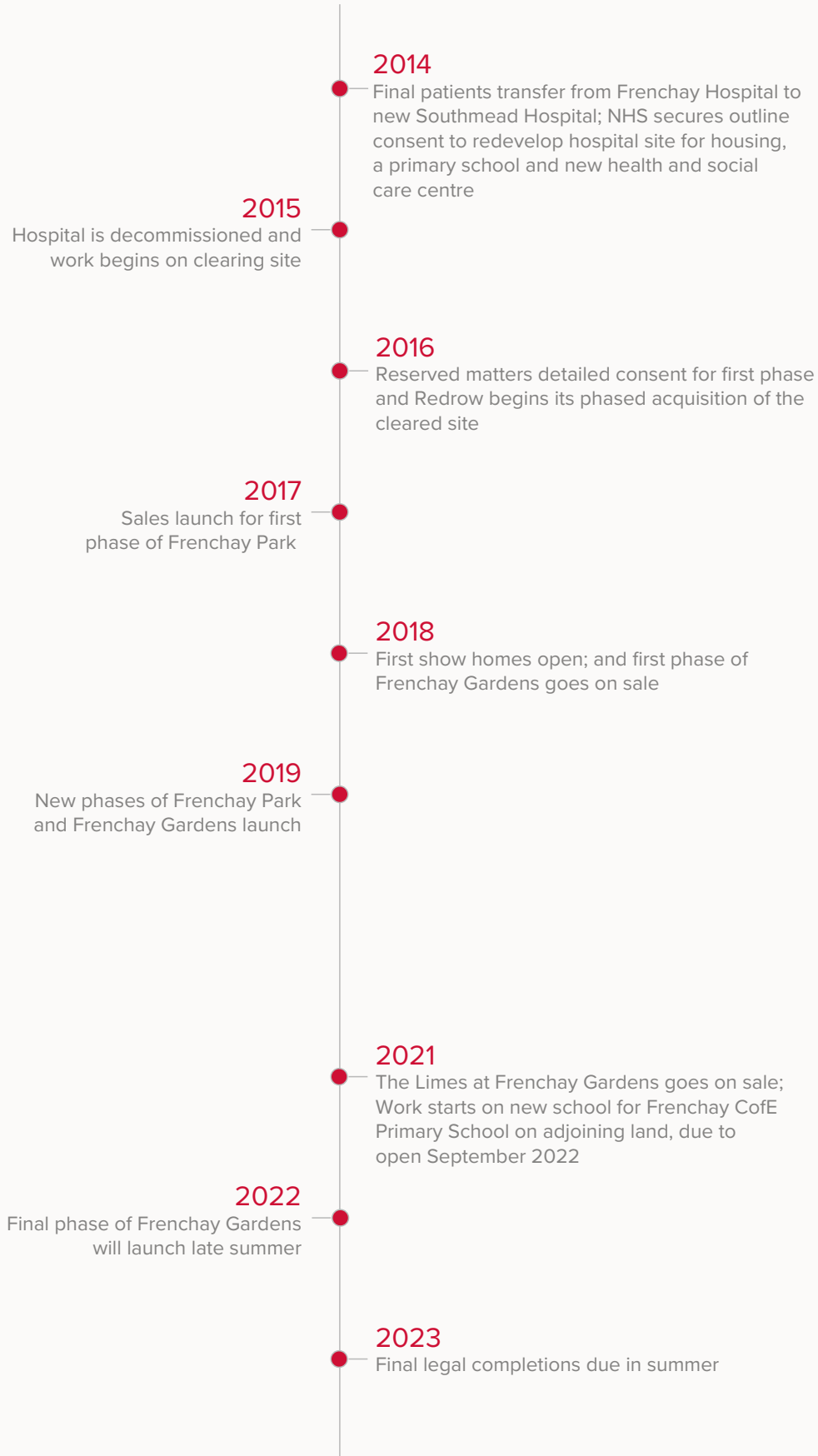
The development has been designed in accordance with an agreed masterplan and incorporates three different character areas - formal, village and suburban residential – each of which is reflected in the different elevational treatments, such as brick, stone and render, and variances in density and building heights.

There are two, three and four-bedroom houses, as well as one and two-bedroom apartments, ensuring a very real community mix.

Land surrounding the new homes includes tennis courts, a cricket pitch and even a pétanque green, as well as a children's play area, allotments, a pond and carefully managed local woodland.



# TIMELINE





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## WHAT IT'S LIKE TO LIVE AT FRENCHAY PARK & FRENCHAY GARDENS

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“We are in love with our new home. It is so great that we still live in a house that has character without the problems that come with a period building. We’ve also found Frenchay to be the ideal location for us and have found a real sense of community in the area. There’s a local pub close by and we have met many people walking our dog in the green areas nearby.” **Tara & Andy, who moved from a Grade II listed property. [Read more here.](#)**

“Living here has been really peaceful. The community certainly comes together for events such as the Frenchay Flower Show and to meet at the local pubs, but then it’s perfectly ok to keep to yourself as well! It’s amazing to be able to lie out in the garden in the summer and not constantly be surrounded by noise like you would be in the city centre.”

**Sarah & Dan, residents of Frenchay Gardens**

**See the full range of homes on offer at Frenchay.**

The latest phase of Frenchay Gardens features a mix of one and two-bedroom apartments and two, three and four-bedroom homes. The final phase of Frenchay Park is due to launch summer 2022.

[www.redrow.co.uk/frenchay](http://www.redrow.co.uk/frenchay)

