



The Bull Inn,
333 Crew's Hole Road,
Bristol

HERITAGE STATEMENT

Client: WELLINGTON

PRECIS

This Heritage assessment has been prepared in response to proposals to redevelop the site that comprises an old public house. An understanding of the historic and architectural significance of the building supports its demolition, whilst an assessment of the local context informs the design of the new. The assessment shows Bristol that the development and design is in harmony with the local area. The Heritage Statement supports a formal statement for planning and justify the changes against design and policy criteria.



10th December 2024

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1.0 INTRODUCTION

1.1 Context and Proposals

The Bull is a late Victorian building set in the Avon Valley on the eastern side of Bristol. This report has been prepared as a result of the intention to demolish and replace the Bull Inn with a new residential building. The design of a building that suits the character of the local area is a response to the current local and nation-wide demands for good quality housing provision.

The site is located within the Avon Valley Conservation Area and the building itself is identified as a monument on the City's **Historic Environment Record (HER)**. The Bull therefore constitutes a non-designated heritage asset, but it does not warrant the same protection as a listed building. Still, Bristol City Council have claimed it is a landmark building and state that its demolition would have a significantly negative impact on the area's historical and architectural character.

As the building has been highlighted as being of local interest, it is essential to the Council that the proposed development will not harm anything of significance at the building. It is also sited in the Avon Valley Conservation Area and so requires a qualified assessment of this architectural and historical context. Yet, as the building is neither nationally or locally listed so the scope for the development of this site is garnered.

At planning, a heritage statement is a vital part of the process. The reason for such input is that the Council are exacting and will require a measured response to the character of the building to be lost and its replacement. The final section of the report appraises the design options, so as to recommend the most suitable option for this site.

Avon Valley is characterised by its coalmining, quarrying and lead-mining activities of the 18th and 19th Centuries and for its "secluded riverside charm enhanced by an 18th Century settlement pattern". There is no reference to the property in the character statement (1993) and in recent times (since 2023) it has been vacant and become run down leaving a somewhat neglected street elevation.

The report demonstrates an understanding of the architectural and historic character of the subject site and evaluation of the setting of the Avon Valley area and the older buildings in the context of this section of the road. It makes an assessment of the impact of changes proposed to this space which is important because of its proximity to the riverside and the historic settlement of Crews Hole.

This overriding principle of the scheme is to promote an approach which is sensitive to the conservation context of the area and the surrounding landscape, in keeping with the needs of local residents whilst paying due attention to local vernacular and contemporary style. These proposals will mean the grounds can be optimized into full use, whilst it is highly desirable to expect all proposals to be unified within the setting of the River Avon.

Planning Background

The proposal has been formulated in relation to the previous pre app comments from the Council. There are principle concerns regarding the acceptability of residential development in place of the existing public house. At pre-app the Council stated that the demolition of the existing building would be harmful to the Avon Valley Conservation Area and would not be supported. Bristol state other options are available including designs that 'convert the building, seeking adaptive reuse as a priority. '

In our informed opinion however, the proposed is an opportunity for a development of the site that will make an improvement to the surrounding area both aesthetically and physically. Reference to the overriding quality of the Avon Conservation Area can be made so that the new is derived from the local context.

At Planning, the Council wish to see that the development is guided by informed understanding of the building and the scope for change. Proposals for a new block on the site require an assessment of the architectural and historic character of the townscape, including an understanding of patterns of development and design influences seen in the local context. This will show how the scheme reflects architectural patterns and trends in the area.

The Council are concerned about the visibility of the new from the public realm and its impact on the character of the street. These are issues which form the basis of the heritage assessment.

Following previous uncertainty as to the age and providence of the building, map work and research demonstrates will identify phases of development of the building, showing how features regarded to be of importance are actually of little merit. An initial review of old maps show the building is likely to have been rebuilt on at least one occasion (early-20th century).

The Heritage statement forms a fundamental part of the application, demonstrating to Bristol City Council (BCC) that the scheme understands the sensitivities of the building. Its significance is at the low end of the scale and so its demolition can be supported.

Overall Objectives

It is important to describe the heritage interest of the Bull and identify elements potentially affected by the proposed development, whether directly or indirectly. The report provides an overview of the historic development and significance of the site and an evaluation of the impact on this non-designated heritage asset by the proposals to demolish and replace with a new building.

The initial assessment will measure the status of the older building, identifying elements which are original and others that were added at a later time. It is then possible to measure the case for its loss.

Paragraph 203 of the NPPF requires that the effect of an application on the significance of such a heritage should be taken into account in determination of an application. It is such that Bristol City need a clear and convincing justification given for the total loss of this non-designated heritage asset.

Proposal

This section of Crew's Hole Road contains an unusual example of historic development to the Conservation Area, in the form of a surviving public house. The reason for the heritage non-designation on the Local historic record is to capture this rather unusual extent of development that is contemporary in age with much of the surrounding area and is architecturally different.

Due to the heritage context, diligence is expected when it comes to the design of a new building. Matters concerning scale, mass, materials, windows and roofline are important to the coherence of any development. Therefore, an understanding of the local townscape and heritage will go towards ensuring the development of this street edge relates to the special character of the Avon Valley, whilst tapping into the social and regeneration opportunities given in the wider area.

In terms of relationship to the streetscape, the architect has been informed of heritage factors during the design process to ensure the form is congruous and brings a visual enhancement to the street scene and Conservation Area.

As the site is located on the roadside, the impact of the proposed on the setting will need to be properly understood. This context has led to the preference for a design and style that relates to the context of historic buildings in the locality. Issues concerning the orientation and mass of the building would be informed by the local character. The Council needs to see that style, form and materials are chosen that respond to the local context.

This is done by acknowledging some of the common and prevailing themes of the built heritage in the surrounding area and then incorporating them where feasible into the new. The proposal will pay due consideration to matters concerning the height of the new building, its relationship with respect to the main road and any historic buildings in proximity.

Design Direction

High quality architecture should contribute to the local architectural character and there is a preference for the design and style to relate to the context of historic buildings in the local area. Issues concerning the orientation and mass of the new building are also informed by the local character.

This approach to context led design follows on from the 2023 pre app, where the planning officer stated that the proposed form and design of development would not respect the Conservation Area. Bristol have stressed that due to the age and architecture of the Bull they would be unable to support the demolition of the existing building.

The claim is made that its demolition would "have a negative impact on the area's historical and architectural character"

Bristol continues that, "The demolition of the existing building would be harmful to the Avon Valley Conservation Area and would not be supported".

The Officer states "Permanent and irreversible loss is not considered justified, and consequently demolition of the Bull Inn and its sign would not be supported".

The council are concerned that the 'demolition of a significant local building, the retention of a dreary car park and the construction of a small group of apartments that appear out of place in that they are too timid a response to the context and make an unacceptably underwhelming contribution to the whole site.

Bearing these points in mind, a contextual response to the historic buildings and a design rationale clearly taking into consideration the character of the Conservation Area is required. A design based on the heritage context will be sympathetic and will not detract from the local historic buildings and therefore will not cause harm.

With regards design, the assessment addresses the following concerns about the impact of a new building on the Conservation Area:

- It is an appropriate scale, massing and design,
- It is a congruous development which is sympathetic to the original scale and character of the former public house and the buildings on Crew's Hole Road.
- The design is suited to the character and appearance of the Conservation Area.

In the design stages, a heritage assessment provides a baseline and informs the design of the new in a way that the impact on the character and appearance of the heritage assets is minimal. It is important that changes to the scale and external materiality will provide an enhancement whilst ensuring the new is in character to the surrounding context.

At planning, any level of harm to designated heritage assets should require clear and convincing justification. In this case, the harm will be weighed against the public benefits of the proposal including, where appropriate, securing the property's optimum viable use (NPPF paragraph number 202). It is important to ensure that changes in style and appearance are correct, both from the perspective of aesthetics and regulatory compliance.

Overall Objectives

This assessment evaluates the significance of the Conservation Area and its constituent buildings, focusing on the historical importance of nearby houses and how local context can inform the new design. It outlines broad principles that encompass the character and sense of the place, guiding development to support these aspects without harming valuable features.

The building in question is located off Crew's Hole Road, at the junction with Niblett's Hill, and is fully visible from the street. It is currently in poor condition and in need of urgent repairs. The proposed design aims to sensitively refer to the characteristics of the surrounding area, particularly the housing on the riverside edge of the main road, improving the balance between natural and built elements within the plot boundaries.

An architectural review of the surrounding area has been conducted to better understand the local context for development. The new design is crafted to be proportionate and to enhance the streetscape, contributing positively to the local setting. The report concludes that the proposed development will not detract from the visibility or significance of the Conservation Area or surrounding buildings.

Since the site is within the wider context of a Scheduled Monument (listed chimney on Troopers Hill), conserving this heritage asset is a primary objective and will significantly influence the planning application process. Additionally, the preservation of other buildings on Crew's Hole Road, recognized as integral to the local street scene, is a key consideration in the development's approval.

1.2 Methodology

This report is based on information collected from a variety of primary and secondary sources, including historic mapping. The observations made on the site have been reviewed in the context of documentary research. The subject building and surrounding buildings have been inspected by the author and a selection of photographs taken of external elevations is included at 3.2.1 and internal photos are given in Appendix 1. This assessment has relied upon:

- Site visit made by the author of this report in September 2024;
- Information from Bristol Archives & Old maps

An evaluation of the Bull helps define the significance of the building and its setting. A collation of existing written and graphic information has been assessed in order to identify the likely character, extent, and significance of the known historic or potential archaeological interest in the building, including its local, regional or national significance as appropriate.

The assessment considers **(in Section 2.0)**, the historic context of the Crews Hole area. The architectural influences of the immediate streetscape are examined, including the visual setting within which the building sits. The assessment considers the future of the site taking into account the key characteristics of this local heritage asset and the subsequent historic and architectural context (Refer to 2.4). The impacts on the spaces which are described as important to the character of the roadside are also taken into account.

This results in a description of the setting of buildings and local architectural influences. In **3.2**, an assessment of the architectural character of the Bull is given, paying attention to its layout and appearance and contribution to the street scene.

An examination is made of its inherent built quality and its contribution to Crews Hole. From this, it is possible to determine the degree to which its loss is justified. In Section 4, an evaluation is made of how the new development will look, with attention given to matters of location, scale, mass and materials. Here, it has been important to identify any significant elements of the existing building and examine ways in which they can be incorporated into the new scheme.

1.3 Policy Framework

The relevant planning policies are contained in the National Planning Policy Framework (NPPF, Revised 2023) and the Bristol City Local Plan (2011).

National

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 194 to 215.

The NPPF places much emphasis on heritage "significance", defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic or historic interest. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the conserving and enhancing of heritage assets.

According to paragraph 206, local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Paragraphs 205 and 206 refer to the impacts on the significance of a designated heritage asset. A listed building or scheduled monument would carry a greater weight for preservation when a proposal is made for change in this context.

For example, Paragraph 202 states that

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 203 is relevant to the Appeal site as it says the:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect **non-designated heritage assets**, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Applying this approach to the scheme, it follows that the greater the degree of change to an element deemed to be significant or contributory to significance, the greater the potential for harm and the need to proportionately justify that harm.

Bristol City Plan

Bristol boasts a rich heritage, with pre-historic finds in Shirehampton and St Anne's, and Bronze Age landscapes at Avonmouth. Iron Age hillforts, Roman villas, and the Roman town of Sea Mills highlight its historical significance. By the 10th century, it was a major medieval port. Bristol thrived during the 17th-18th centuries, with notable Georgian and Regency architecture, and fine Victorian engineering. Its unique topography shaped its diverse neighbourhoods' and urban form.

Policy BCS22, Conservation and the Historic Environment, is the key part of the local plan to safeguard the historic environment to inappropriate development.

The Policy requirement of DM31 is that the special character of designated Conservation Areas should be preserved or enhanced. The Council believe the existing building should form the focus of a heritage-led development that contributes to the local character and distinctiveness. Yet the view that it offers the potential opportunities for conversion, extension and adaptive reuse may well constrain a more development that brings greater public benefit.

Due to its location within the street scene, it is visible in mid-Range views in either direction along the highway and also from directly opposite. The entire frontage is thought by Bristol to be an interesting elevation as a whole and any proposed new works should carefully and sympathetically respond to and respect its character.

Addressing the Council's issues

The proposal supports the demolition of a non-designated heritage asset, arguing that the existing building lacks the quality needed for preservation. A new, high-quality building would maintain or improve the character of the street scene, without negatively impacting the Conservation Area. This aligns with local planning policies, such as BCS22 and DM31, ensuring that no adverse effects would result from the demolition and new construction.

The existing building is identified in the City's Historic Environment Record (HER) as a non-designated heritage asset. While it holds some heritage significance, it does not meet the criteria for a designated heritage asset. According to Historic England's criteria, the building's quality is insufficient to warrant retention.

The Core Strategy (2011) highlights that heritage assets contribute to the city's character, identity, and history. However, the effect of losing a non-designated asset must be balanced against any public benefits gained from its replacement. Substantial harm to such an asset would typically lead to refusal unless outweighed by significant public benefits. The Council argues that harm would arise from the demolition of the existing building, as it would negatively affect both the heritage asset and the overall character of the city. However, a justification for demolition is provided, emphasizing the design quality of the proposed new building. This is seen as a positive contribution to the townscape, which could offset the loss of the current structure.

The Heritage Impact Assessment supports the loss of the existing and the creation of a new build on the site, as part of the planning application. It will supplement the work already undertaken in the application approach and drawings and comprises an assessment of significance and visual sensitivities around the site.

2.0 HISTORIC AND ARCHITECTURAL CONTEXT

2.1 Location and description

Crew's Hole is an area in east Bristol near St George. It is next to the River Avon, two miles upstream from Bristol Bridge. Quayside Village now occupies the site of the former tar works at Crew's Hole. From the early 18th century, it began to be used extensively as an industrial area.

The area is characterised by alternating ridges and broad valleys, with some steep, wooded slopes and open rolling farmland. The varied settlement pattern has been influenced by the geology and geomorphology and the expansion of the City of Bristol at its centre.

The Bull Inn is a large building on the corner of Niblett's Street and Crews Hole Road. It faces out in a westerly direction towards the valley of the River Avon.

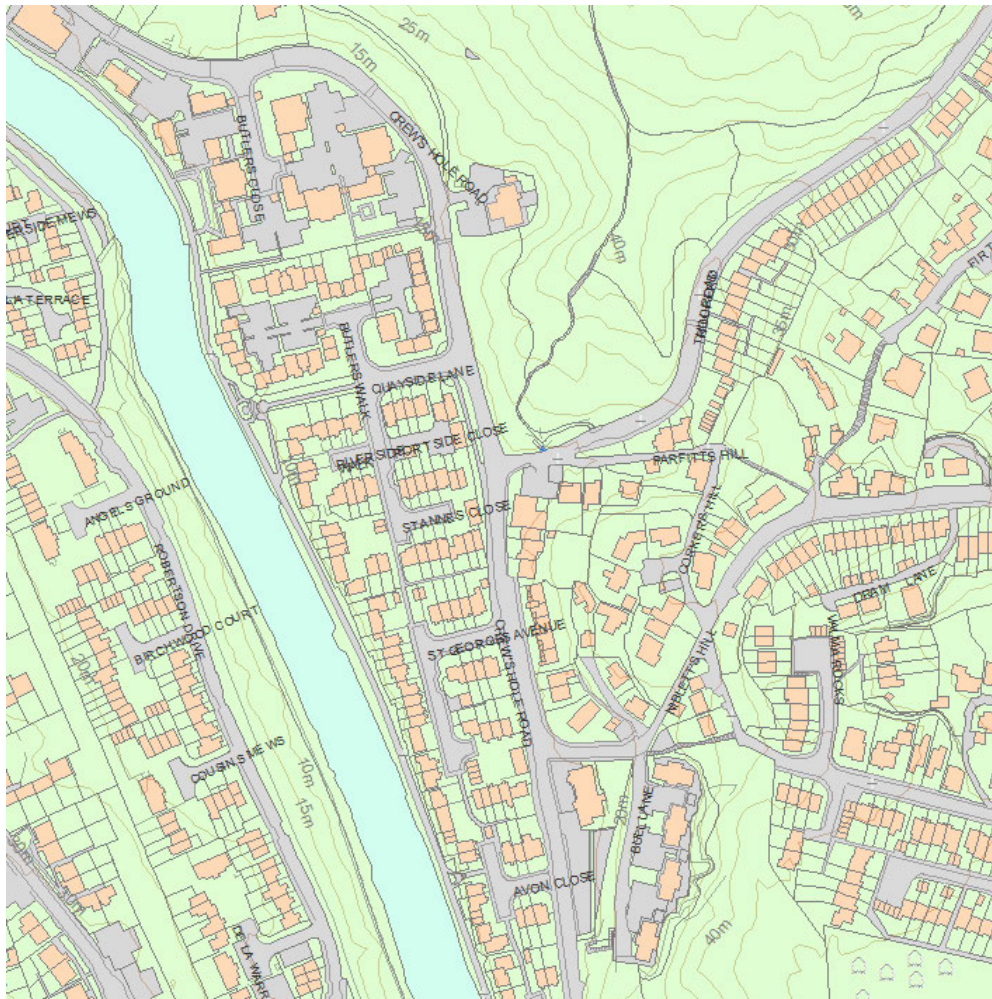


Figure 1; Location Plan

2.2 Historical Development of Crews Hole

Middle Ages

Most of the parish lay within the Royal Forest of Kingswood and a map of the forest in 1610 showed Harris Hill (now Troopers Hill) just above the Avon. Until 1897 this area remained within the County of Gloucestershire. Most of the parish lay within the Royal Forest of Kingswood and a map of the forest in 1610 showed Harris Hill (now Troopers Hill) just above the Avon.

The area that is now known as Troopers Hill is on the edge of Kingswood Forest or Chase overlooking the river Avon. As can be seen from the extract shown on the right, the hill was named as 'Harris hill' on a map of Kingswood dated 1610. From this the location of Crews Hill is inferred and is sited approximately midway between Harris Hill and Canham Hill.



Extract from 1610 map of Kingswood Forest (Bristol Record Office)

It is probable that the Parliamentary army, under the command of Sir Thomas Fairfax, camped on Troopers Hill prior the siege of Bristol in 1645. It has also been suggested that the ditch between the hill and the allotments was dug at this time as a defensive earthwork.

It is known that the army approached Bristol via Keynsham and Henham and it is possible therefore that Troopers Hill, with its views of the city, was used while the Parliamentary army was headquartered at Henham.

The area is of historic importance, as Crews Hole gained recognition in the eighteenth century when the copper smelting industry was established. Copper ore was brought by boat, mainly from Cornwall and north Devon and coal was sourced locally. In around 1710 a copper smelting works was established by the Bristol Brass and Wire Company on land between the River Avon and where the Bull Inn now stands.

This works became known as 'the Cupolas' and were the main industry in the vicinity of the hill. Cupola was a term used for a reverberatory furnace at that time. Coal mines were present at a number of locations. The copper produced was mostly used with calamine (zinc ore) from the Mendips in the manufacture of brass at Baptist Mills and other sites in Bristol. 49 furnaces noted by the Swedish visitor Reinhold Angerstein in 1754.

The area at the bottom of the hill was industrialised by the early 18th century, with involvement from local families such as the Eltons (of Clevedon Court). Considerable quantities of coal were required by the local copper and brass industries, with a great amount of coal mining taking place in the immediate area.

One of the key figures in the company's early success was Abraham Darby I, who moved to Coalbrookdale in 1708, where he made his mark in the Industrial Revolution. However, it was in Bristol where Darby developed crucial techniques, including casting pots in greensand moulds and experimenting with coal as a fuel for smelting, which were vital to his later achievements. The Bristol Quakers, who were involved in the copper and brass industries, financed Darby's operations, linking Bristol's industrial history to the broader narrative of the Industrial Revolution.

The Brass Company also innovatively repurposed waste copper slag, casting it into "Bristol Black" building blocks, used notably in the Black Castle at Arnos Vale and in local walls. This practice likely began after complaints in 1749 about slag heaps along the riverbanks.

In 1758, the company purchased Troopers Hill, possibly to construct a chimney and flue, though its exact intentions are unclear. The company eventually moved its copper smelting operations to Warmley around 1780 and abandoned the Crews Hole site by 1790. However, copper smelting in the area continued, with the Elton & Tyndall copper company leasing the site until about 1796.

Throughout the 18th century, industrial activity in the Crews Hole and Conham area was intensive, consuming substantial quantities of coal. Numerous pits were operating locally, but there was clearly an advantage in abstracting the fuel even closer to where it was required. Thus, shafts were sunk on the edge of Troopers Hill at about the beginning of the 19th century, known as the Crews Hole or Troopers Hill Pit.

19th century

During the early 19th century, the scale of copper smelting in Crews Hole had significantly decreased compared to the 18th century, while some lead smelting still continued. On Troopers Hill, there was limited quarrying of pennant sandstone, but the most notable development during this period was the establishment of Troopers Hill Pit.

Two engine houses were erected for the Crews Hole Pit (alias troopers Hill Pit). It is unclear whether a map of 1803 recorded an engine house or a cottage on this site, although he certainly seems to show the upper engine house. Similar in build, the two engine houses were not quite identical, their chimneys being positioned differently. The 1842 tithe map recorded what appeared to be a gin house (where a horse or donkey operated winding gear) on the north-west side of the lower engine house, although all trace has long since disappeared.

In the 1830s, the site was described as a barren hill with heaps of slag, or "dross," characterised by remnants of the copper and lead smelting industry. This attracted later enterprises, including one by Dr. Benjamin Somers and possibly James Michell, a lead smelter in the 1850s. Nevertheless, mining had ceased at this location by 1845.

This area was surveyed at 1:2500 scale by the Ordnance Survey in the early 1880s (Fig. 6). Two square structures were shown plus an L-shaped feature, possibly two walls from a third building. No indication was given of their use and there was no mention of a colliery in the vicinity. The 1902 edition showed only a single square structure, unshaded on the plan so presumably roofless). This was the building whose ruins today still stand adjacent to the chimney.

The map also shows the site of the former Sunday School and Chapel at the junction with Crews Hill Road. An engine house was built on the present site, with a second erected 200m away to the north-east, about one third of the way up what is now Troopers Hill Road. While no detailed illustrations of the lower engine house exist, it appears to have been similar to that built up the road, as drawn later by Samuel Loxton.

The **1881 OS map** shows the site of the Tar and Resin works on the banks of the River Avon, indicating the swathe of industrial activity located at the water's edge,

20th century

By 1910, the area had a significant chemical works, with a notable flue system used humorously by locals. The chimney on Troopers Hill, originally built for coal mining, remains a key landmark. The chimney or stack that still stands at the junction of Troopers Hill Road and Crews Hole Road is all that remains of the colliery. Originally the chimney was at the corner of the engine house and parts of the walls of that building can still be seen.

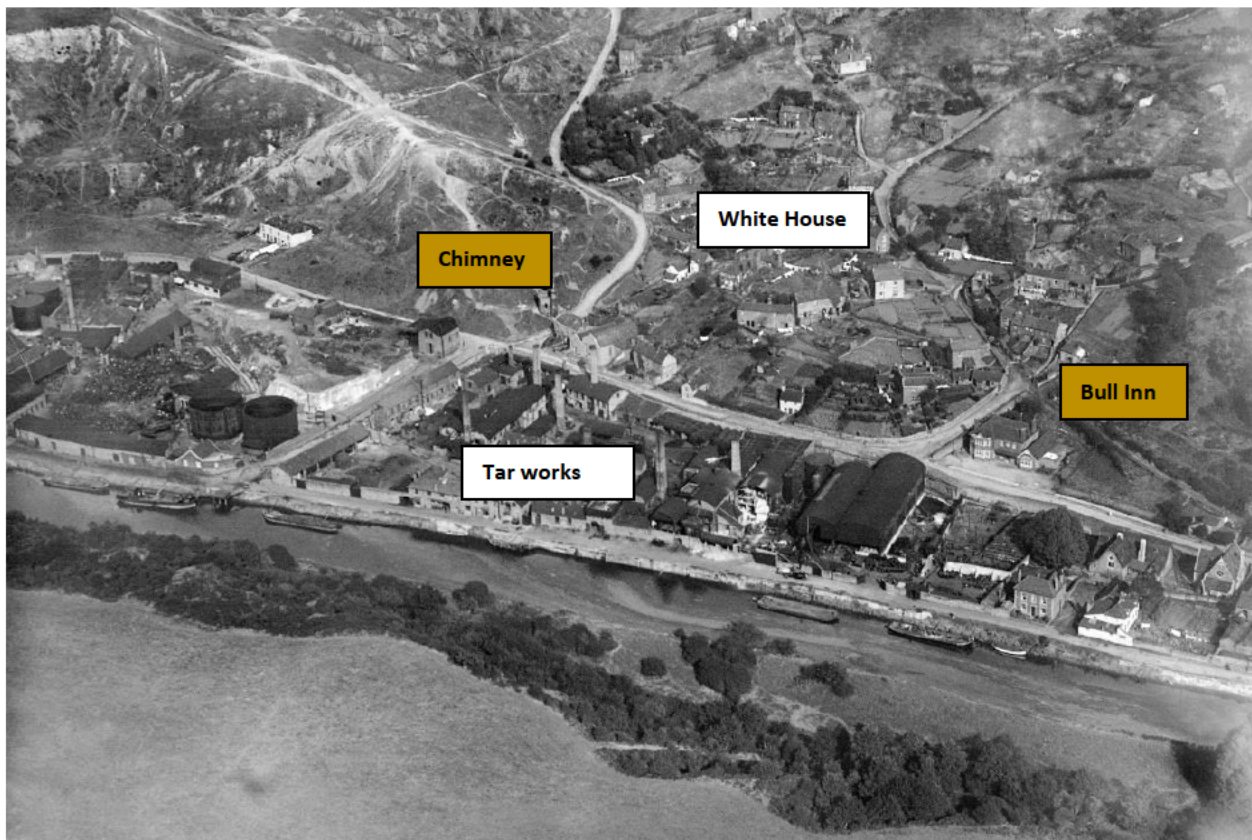
By 1913, Beaufort Alley had been set up at the top of Niblett's Hill, establishing the growing importance of new housing in the area. A mooring port is also denoted on the River Avon, illustrating the growing use of the river for leisure and recreation activity, after the former mining services had stopped. The number of old quarries in the area is clearly marked on the map. By 1963, the context has been altered, as there are 3 water tanks located to the rear of the Bull. By the present day these have been replaced by houses set up on the hill that looks over the Avon.

The 'White House' once stood on Corkers Hill, Crews Hole, where modern homes now exist. A 1926 aerial photo shows its imposing structure, with large chimneys and a distinct lower roofline on its western side. In 1939, it was described as a "substantially built building" and rumoured to be centuries old. Older maps refer to the area between

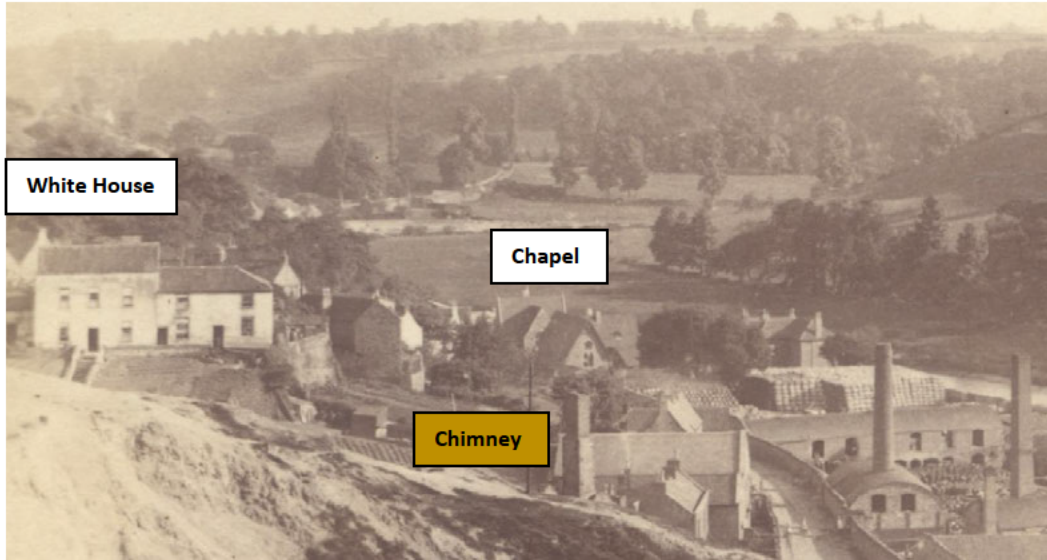
Troopers Hill and Niblett's Hill as 'White's Hill,' but any connection between 'White's Hill' and the 'White House' is unclear.

On the Tithe map Plot 684 was a Methodist Meeting House owned by Rev. Robert Smith, and James Limb, mentioned as a steward, may have had a role at this chapel. The Crews Hole Methodist congregation met at the White House's western half before moving to the new Crews Hole Chapel in 1853. This chapel closed in 1987, with the congregation merging with Summerhill Methodist Church, which closed in 2022.

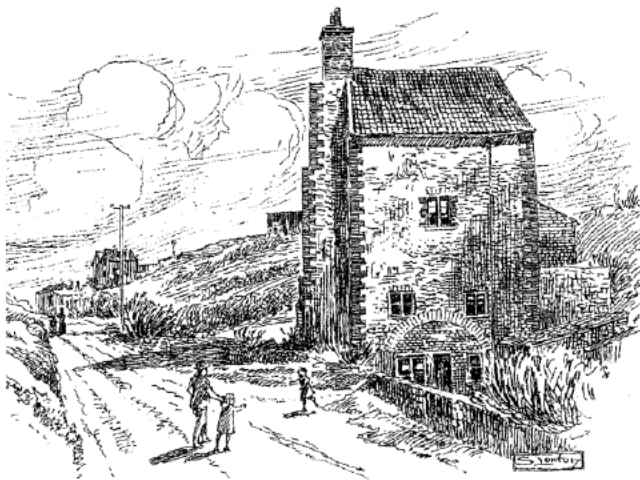
The White House was demolished in 1939, with its site remaining vacant until 1993. Photos from the White House archive show a view of Butlers' Tar Works taken from Troopers Hill in the 1890s. The White House (on today's Corkers Lane) is at the left of the photo. To the right of the photo are buildings and chimneys of the Tar Works. The square chimney at the bottom of Troopers Hill is also visible and behind the chimney is the Crews Hole Methodist chapel (1853).



1926 'Britain from Above' photo



1890's, view of Butlers' Tar Works taken from Troopers Hill



Loxton drawing of upper engine house, c.1914 (now demolished)



Chimney: Former lower engine house.

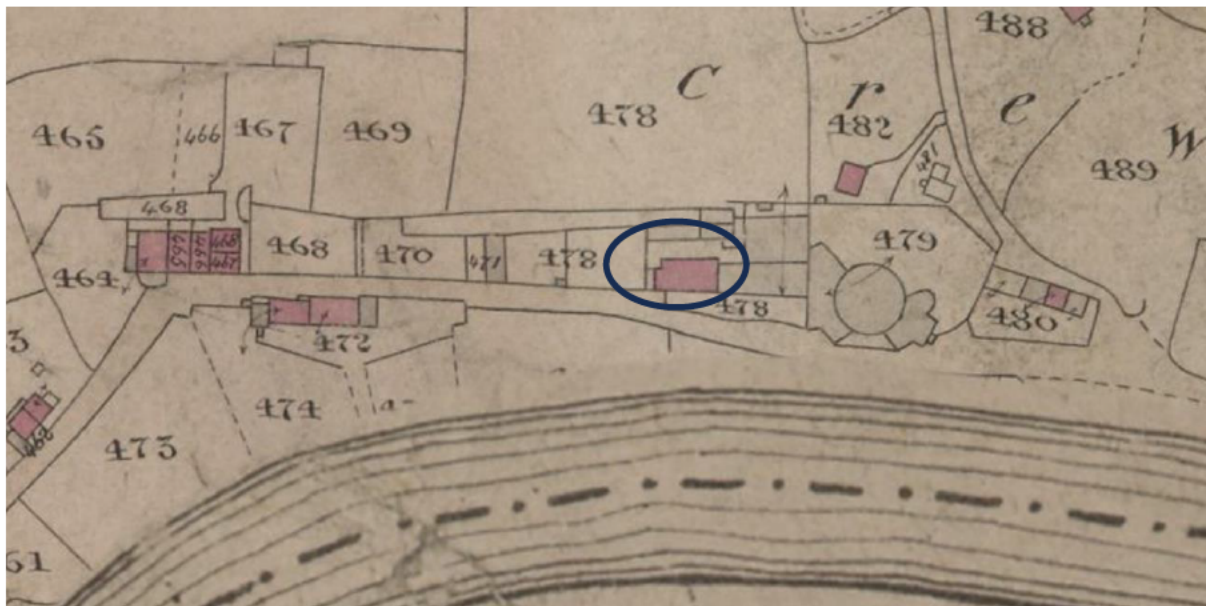
2.3 Summary History of The Bull

Built in 1803, the Bull served as a central focus and important asset to the industrial community in the area. The present building was erected for George's brewery in 1900¹ and was rebuilt in around 1920's, the original building being where its carpark now is.

The Bull is listed in the Historic England Research Records as a public house dating to the second half of the 19th century, rebuilt in the 1930s. It is of two storeys and built of red brick. The location of an earlier building is given immediately south of this structure.

1840 Tithe Map

There are at least three Inns or Beehouses shown in Crews Hole on the 1840 Tithe map and its associated apportionments. Plot 472 is shown as 'The Beehive Beer Shop & Premises' it was jointly leased by John Pountney & Joseph Cookson and occupied by John Thatcher. Others were the Lamb Inn & Premises as plot 522 and the Bull Public House & Premises at plot 478.



1840 Tithe Map

¹ Rebuilding Paul & James for Georges & Co, 1899-1900. Bristol Archives

Building plan/Volume 37/38c

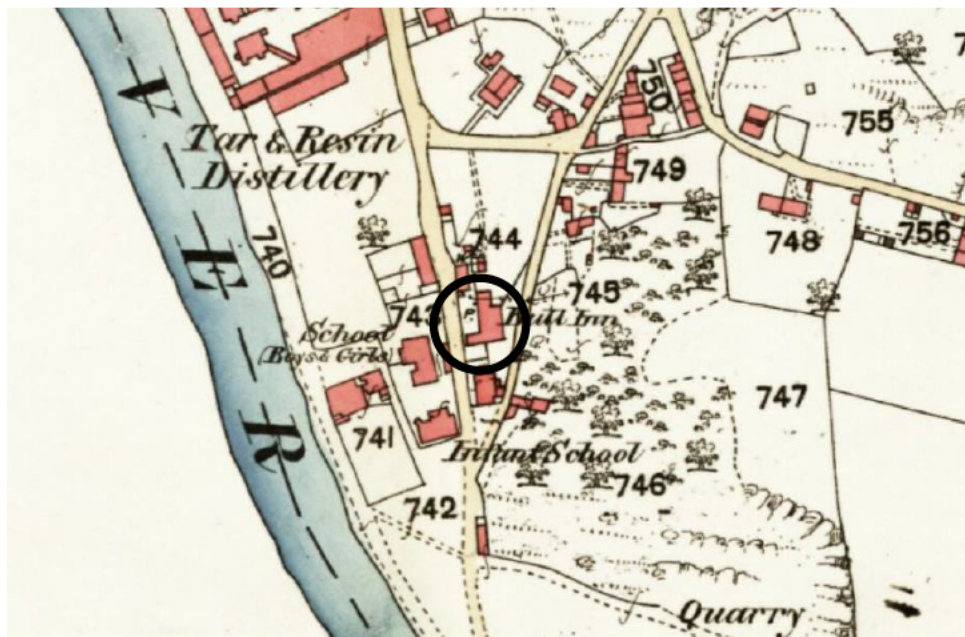
In 1881, the OS shows the site of the Bull Inn on the east side of the river, adjacent to the Tar works site. To the west side of the public house there is a boy and girls' school, whilst on the south side there is an infant's school. The owners and occupier in 1891 were Job and Mercy Jones.

By 1902, a new access road, Niblett's Road, has been created to the north side of the Bull, leading up the streets formed around the quarries.

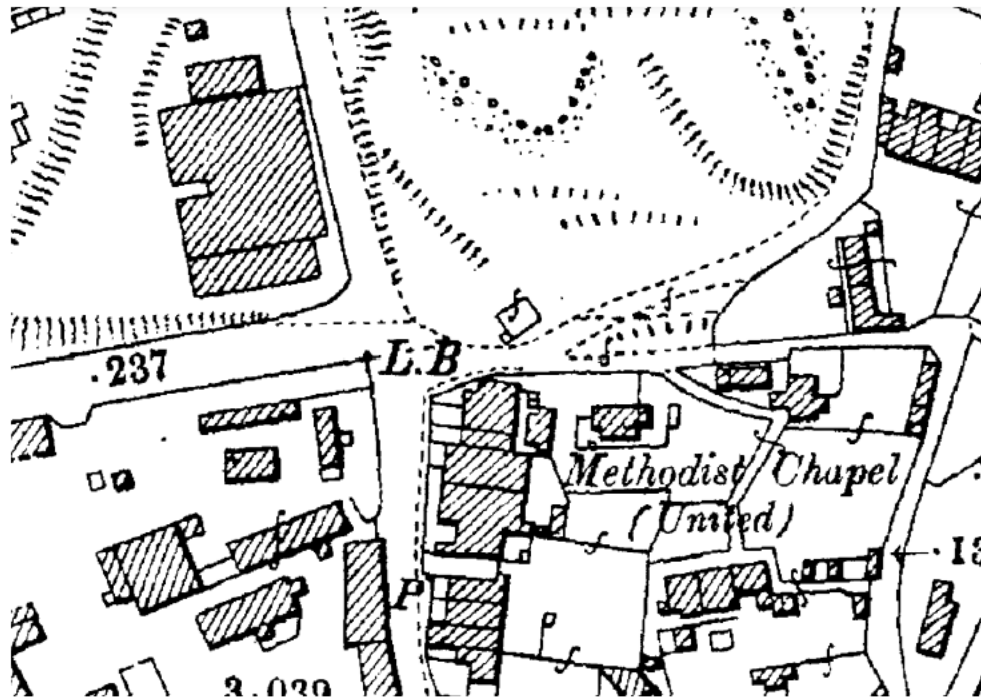
Between 1881 and 1902 the Bull Inn plan form changed as part of a small rebuild, with the former long wing on its south side being lost, resulting in the more rectangular shaped format seen in the later plan. Further rebuilding is witnessed in the change of the layout of the building between 1913 and 1963, as new window bays have been added on the front west facing elevation.

The style of the new bays is typical of the Interwar Tudorbethan being adopted by many public houses in the country. This may well date the front additions to the 1920's. With one exception, the plan of the main building in 1963 is largely the same as the one present in 2024. On the south side of the public house a single storey hall was added probably in the 1980's to make additional space for users such as toilets.

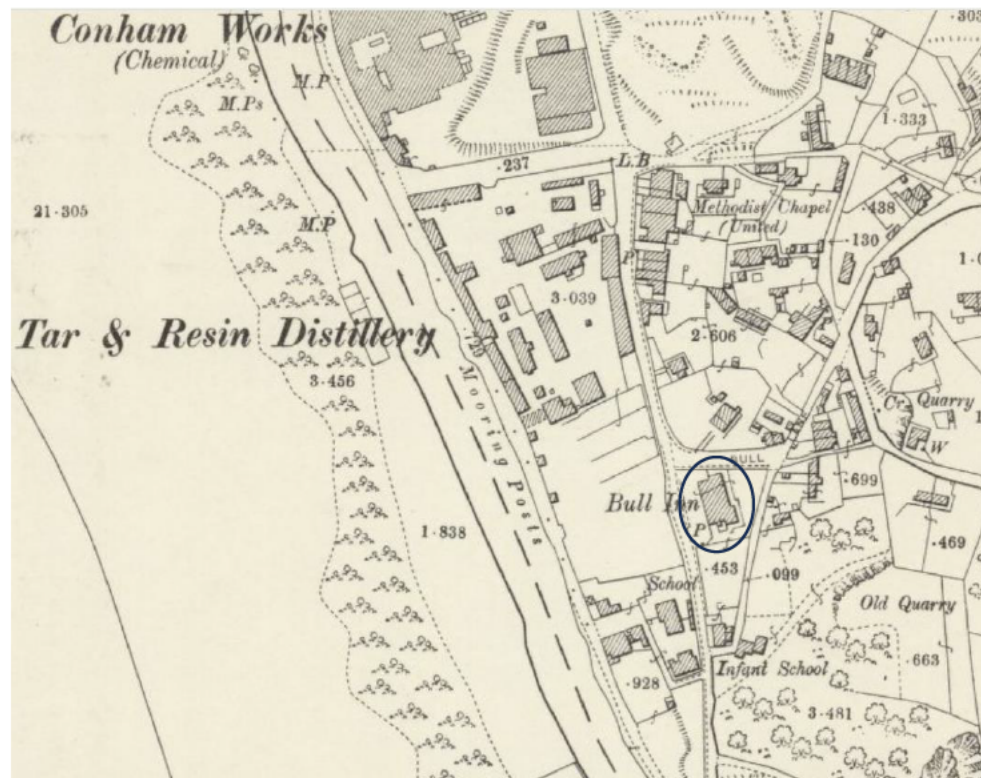
The Bull Inn is a late Victorian building with Tudor-looking additions to the front. A building on the site of the present pub is depicted on the 1841 Tithe map. It is conjectured this may be a former pub called the Red Cow.



1881, OS



1902; North of site, showing Chapel



1902



1913



1963: 1:10560

2.4 Conservation Area Assessment

Boundaries

The Avon Valley Conservation Area encompasses land along the River Avon, from New Brislington Bridge at Netham to Foxes Wood at the city boundary, including the Brislington House Estate. The northern boundary follows Avon View Cemetery and the Beaufort Heights housing development. The land slopes steeply from the cemetery to the river near Crews Hole Road. Pedestrian paths, like Strawberry Lane, link to Troopers Hill, notable for its industrial relics from 18th- and 19th-century coal, quarry, and lead mining.

The 1987 extension of the Conservation Area reaches the Bath Road and encloses Brislington House Estate, including Oakleigh (Grade II listed). The estate is marked by stone walls and tree planting, with entrances on Bath, Broomhill, and Ironmould roads providing access to various properties, such as Brislington House Nursing Home and St. Brendan's College.

The western boundary extends from Heath Farm (Grade II listed), following the railway line to include Eastwood Farm, a public open space managed by the City Council. The boundary continues to St. Anne's Board Mills site, encompassing St. Anne's Wood, Nature Gardens, and St. Anne's Business Park. The area is connected by footpaths and cycle routes along the river. Notable structures include Netham Lock and Bridge, both Grade II listed.

The eastern boundary follows the line of Troopers Hill Road and includes some of the original cottages from the industrial mining community along Firtree Lane and Niblett's Hill and the recently built, post-Conservation Policy 'Quay-Side Village' on the old Tar Works site. The boundary then encloses the recreation ground accessed from Furnwood and the wooded slopes of Conham Valley.

At the Conham River Park the city boundary and Conservation Area boundary coincide to include the towing path and pedestrian/cycle way along the riverbank with the landscaped slopes of Avon Valley Park and Hencliff Wood forming a backdrop to the Conservation Area up to Foxes Wood on the opposite bank.

Architectural Character

The assessment of the architecture in the area around the Bull Inn is split into 3 separate areas, each distinguished by the building types and pattern of development on the edge of the river Avon.

- A. South of Bull Inn, on Conham Road and Conham Hill
- B. North of Bull Inn, on Crews Hole Road
- C. East of Bull Inn, on Niblett's Hill and Tropper Hill

The appraisal of local built character is given a detailed description in Appendix 1 And summarised below.



Quay-Side Village'



Netham Lock and Bridge

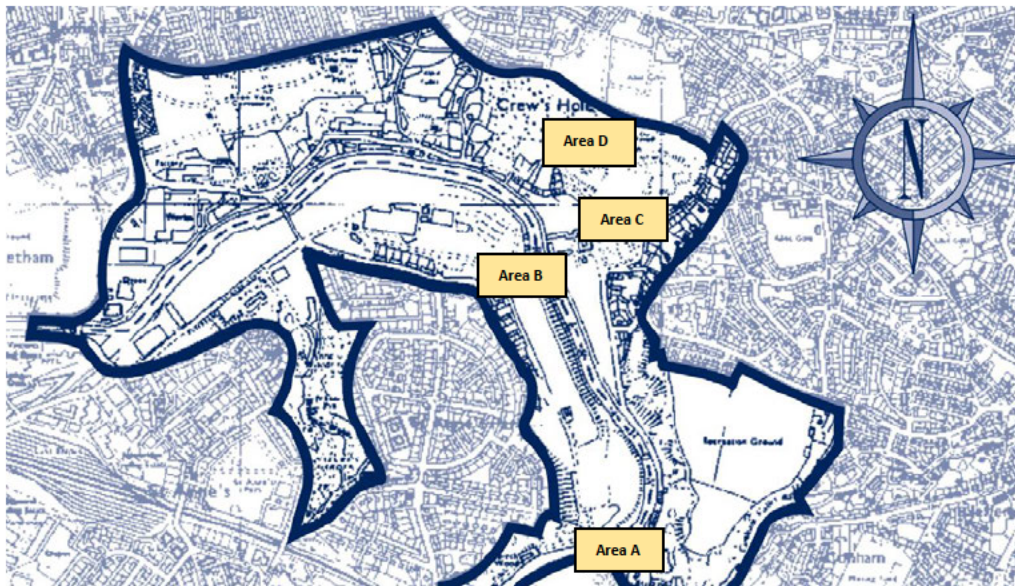


Figure 2: Conservation Area boundary, North half of Avon Valley

Summary of Architectural Character

The area described is rich in historical and architectural features, shaped by its industrial past. The area south of Bull Inn was once dominated by small quarries between Conham River Park and Hanham Mills; it now contains remnants of this history, such as derelict buildings and structures like the powder house near Hencliff Wood.

The area has been landscaped and supports wildlife, with paths like Conham Hill Lane offering wooded, enclosed walks, though without significant views due to the surrounding thickets. At Conham Road, the Avon River creates an immediate presence alongside the road, which features modern buildings like Anchor Court, designed with traditional architectural references, such as dormer windows and v-framed porches.

Moving along to Crew's Hole Road, the Bull Inn's long car park contrasts with modern houses built above, while housing developments like Avon Close feature historical styles, including mixed brick colours and dormer windows. The road reveals a mix of residential buildings, from bungalows to modern blocks, with Baranwheel Court being a notable 1980s structure featuring gabled bays. A chapel near Troopers Hill, connected to the area's industrial history, stands as a significant local landmark with its stone construction and oriel windows.

Further housing developments, such as those along Quayside Village, feature structures designed to evoke the historical maltings of the area. Some buildings are visually linked to industrial architecture, while others incorporate more traditional styles, creating a varied yet cohesive aesthetic. The west side of Crew's Hole Road is marked by housing complexes and tall stone walls that obscure the buildings behind them.

Niblett's Hill offers a scenic route with historical stone walls and picturesque views over the valley. The houses here range from modern 'barrack' style buildings to traditional cottages with gabled roofs and well-proportioned designs. Corkers Hill, a winding country lane, features contrasting architectural styles, from traditional cottages to more modern dwellings.

Troopers Hill, with its iconic chimney and chapel, is surrounded by less architecturally distinguished developments from the 1960s to the 1980s. The area's mix of historical references, natural beauty, and modern development illustrates the transformation from its industrial roots into a residential neighborhood.

Materials, scale & Architectural Details

Generally, predominant architectural features are pantile and slate roofs, random stone walling, painted, rendered walls with timber window frames and doors. The *cottage type vernacular* is most evident and is an example of traditional proportions and detailing.

The historic form of Crews Hole Road comes from the distribution of older buildings along the street to the side of the former Oar Works and colliery. The chapel, chimney and pub are remnants of this historic activity. This contributes to the linear format of residential and former industry and civic buildings lining the route in a north to south direction.

The settlement relates to the river, which gave power to the colliery and industry. The 20th century brought expansion to the residential settlement, extending the pattern of development up the hill, including Niblett and Troopers Hill. The built form is mostly modest in scale, with a mixture of two and three storey buildings along the roads assessed above. Although greater scale has been added in the 3 housing complexes on the west side of Crews Holke Road, marking an increase in accommodation on the vertical scale.

The Conservation Area has some showpiece features, such as the 18th Century estate large gardens of the Brislington Estate.

The area displays a variety of building and paving materials that reflect its organic history; yet there is a strong consistency to the palette, with clay roof tiles, red hung tiles, brick, rough coarse and soft shades of render prevalent, as well as ragstone detailing and walls.

The palette of the area will have been influenced by the local building materials industry, particularly slag and stone. The use of full or half hips to one side of the roof with a gable on the central bay is common.

Chimney stacks are typically modest. Dormer windows are often inserted into roof slopes historically, giving light to attic spaces. The pitches of tiled roofs tend to be steep, whilst others are shallower, and the contrasting heights of the ridge lines lend variety and interest to the street scene. Catslide roofs, which sweep down from the ridge to ground floor ceiling level have long been a popular way of covering a single storey extension to the side or rear of a building.

Brick is the most popular building material and the local red stock bricks can be seen in many buildings, together with decorative arches above doors and windows. The use of local stone in some instances (ragstone, limestone and sandstone) either on its own or combined with brickwork, adds another colour and texture to the built environment, on buildings, walls and paving.

Windows are painted timber or metal casements, usually white and sometimes with the frames painted a darker colour, such as grey. Leaded lights can be found in buildings of many ages, and coloured glass was popular in Edwardian and Victorian doors and windows.

Spatial Quality

The most important space in the Conservation Area is the valley bottom, the focal point of the area and an important part of its special character. It is viewed either directly from the road (Conham Road) to its side or seen in wider panoramas looking in a westerly direction from Niblett's Hill or Troopers Hill. Spaces on the south side of Crews Hole Road are otherwise mostly developed as housing estates, relating to the location of the former Tar and Resin factory.

Also important to the Conservation Area is the public space around the Chapel. This structure is on a corner plot, providing a setting for this important historic chimney and allowing for views up Troopers Hill in which it and the chimney are seen.

Key views

The hillside topography allows for views across the east part of the town towards the City Centre. The roofscape of 1960's/ 1970's buildings are a characteristic which can be seen from these long views, as well as from other elevated points within the Tropper Hill area. Glimpses into areas behind the strong built form lining the main routes provide clues to the former uses within the area, and the green setting. Indeed, the stone walls to the front of many buildings evoke the former industrial character of Crews Hole and Troopers Hill.

Although located to the side of Troopers Hill views to its upper part can be seen from most points within, and looking into, the Conservation Area. The chapel and chimney are the most important landmarks in the area.

2.5 Built Heritage Assets in context

In the last 40 years Crews Hole Road has focused on the regeneration of the area to the riverbank which once housed the Tar Factory, with the developments at Quayside Village acting as a catalyst.

Such regeneration leads to pressure on its older buildings, meaning that development should be designed so it does not adversely affect heritage assets or their settings. In the case here, the proposals must take into account the architectural and historic significance of the Avon Valley and locally listed buildings, including the Chapel and Chimney.

The historic architecture represented in the surrounding townscape of Post War architecture is of less interest and sensitivity.

Still, several sites of architectural interest are located within 250 Metres of the Bull Inn, representing visible evidence of past historic activity as well as some less tangible elements that are more apparent in the documentary record.

The built heritage assets which are identified as being in the wider context of Bull Inn are illustrated in figure 1, below. They are mainly connected to the old colliery site and Tar works. In that respect, the Bull Inn is a relative feature compared to the retained elements up the hill such as the chimney and chapel.

There are two which are indirectly affected by the proposals, at the Chapel and the Chimney. The other identified built heritage assets within the local area would not experience any effect from the proposed development at Well Cottages and these are not considered in any further analysis. This is due to the fact that the Site does not contribute to their settings and significance or that they are well removed and/or heavily screened from it and they do not require further assessment within this report. Indeed, the Tar Factory is no longer and has been replaced by Quayside Village, thereby having a great impact on the local setting. Built heritage assets that may be affected by the Proposed Development are detailed in table 1 below. The three identified sites are within a 250-metre radius of the site.

Designated Built Heritage Asset	Grade
Chimney. Trooper's Hill	Listed
Non-Designated Built Heritage Asset	
Methodist Chapel	Local
Crews Hole Colliery	Local

Table 1: List of built heritage assets that may be affected by the Proposed

Nationally listed

Chimney

Trooper's Hill, North side

Chimney. Early C19. Pennant rubble with copper-slag block dressings. A square 2-stage chimney previously attached by 2 walls to an engine house (demolished), the upper stage set back. Probably a former colliery engine house.

Historic England Records

The Marquis of Worcester Off Licence (exact location unknown)

Late C18/early C19 two-storey, rendered building with two gabled ranges and a large rear wing which was probably a former public house. The building now contains an off-licence.

Methodist Chapel on Crews Hole Road

Free Methodist Chapel of 1853. Rubble-built, single-storey hall with a central Egyptian detailed doorway flanked by tall narrow windows.

Crews Hole Colliery

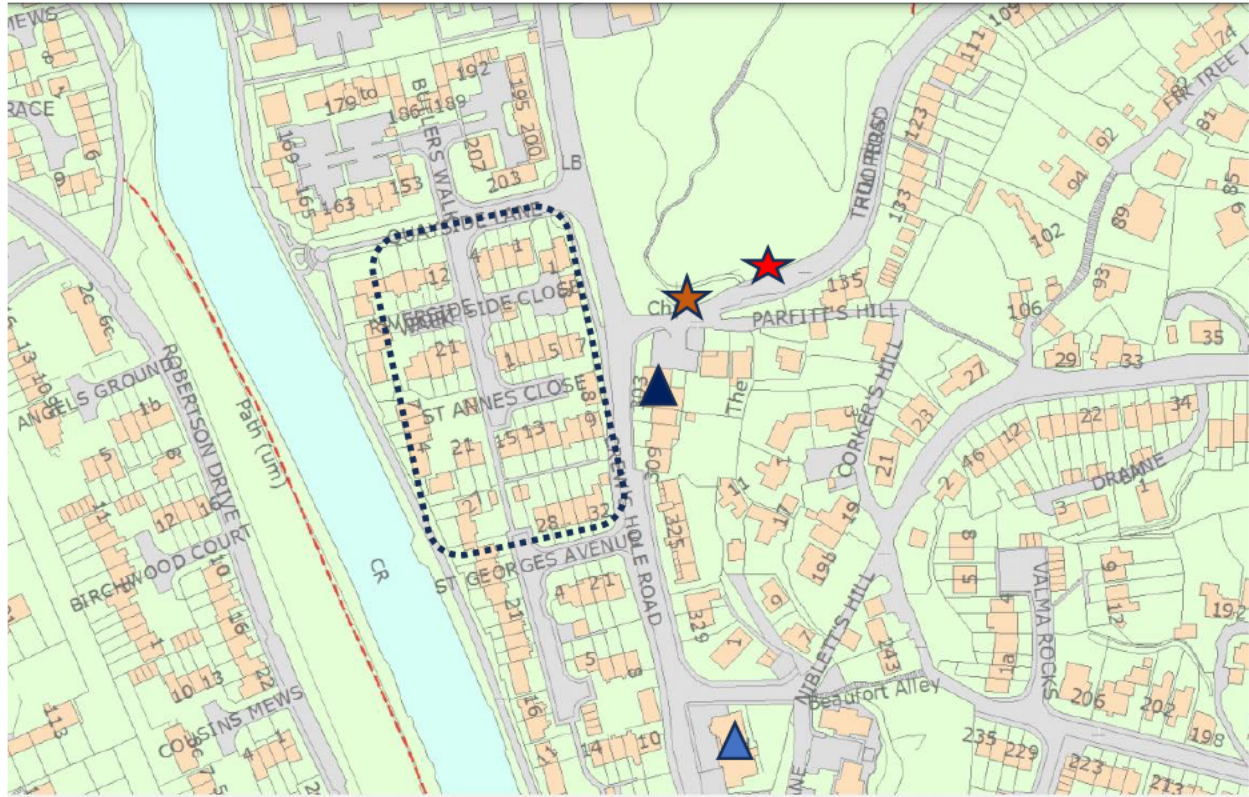
Former colliery engine house chimney. Possibly early 19th century. A square 2-stage chimney containing occasional copper slag blocks with copper slag quoins, previously attached by two walls to an engine house (demolished), the upper stage set back. The footings of a possible boiler house lie to the north, and the tips lie near the summit of Troopers Hill.

Monument Number 957271 (exact location unknown)

Three-storey rendered house. Originally a pair of cottages.

Bristol And West Tar Distillers Ltd

Site of a tar distillery from 1840. Closed and demolished in 1981. The industry is associated with the gas works at Eastville, supplying tar and distillates to them, as well as a few other chemicals and bleached locally. Originally, creosote was the main product produced here. The range of products later increased. Boundary walls retain copper slag fragments of the earlier copper-smelting works



- ★ Chimney/ colliery, 150 m's from site
- ★ Quarry
- ▲ Chapel, 130 m's from site
- Former Tar distillery

Figure 3: Listed buildings in context



Tar works on riverside: From Archive collection

Aerial photographs from 1926



Bull Inn



Tar Works ²

² BRO 44819/3/34

3.0 SITE AND VISUAL ANALYSIS

AN ASSESSMENT OF SIGNIFICANCE



Bull Inn, 2024

3.1 Site assessment

The site is triangular in shape, with the widest part to the north at the junction. The site narrows down to a boundary with a woodland associated with Dundridge Park. The building is located to the north of the car park plot and is west facing. The existing building is two storeys in height with a smaller single storey on its south side.

The main road turns 90 degrees in an easterly direction where it begins the ascent up Niblett's Hill. Niblett's Hill comprises a stone boundary wall on its south side facing the Bull and has hedgerow on the other side above a dwarf wall. The Bull is located close to the boundary wall.

The Bull Inn was first built in 1803 and originally provided respite and recreation to the workers of the local factories. The present building, was erected for George's brewery in 1900³ and was rebuilt in around 1930's,

The building present at the Bull Inn today relates to the restyling of the Edwardian public house, where double height bays, decorative pagodas and pediments were added, making the public house an attractive house for its users in the Inter war period.

Crews Hole Road is characterised by many 20th century buildings, many built after the 2nd World War, whilst there are a few other buildings such as the Chapel and the Bull which are of a different design style. The disposal of the Tar and Resin site led to the development of new housing at Quayside Village, Avon Close and Anchor Court. This forms the immediate context to the site at its rear, where large two storey residential blocks built with brick matching the local bricks, are sited.

APPROACHES TO SITE

The building is within the visual range in mid distance views taken from Crews Hole Road. In the approach from the south the pub and its land is first seen in mid-range views from outside Anchor Court. Here the linear aspect of the road allows for the front bay of the Bull to be seen. The background is important to the setting of the building and is seen in the well forested hillside rising to the north. As the observer approaches the site more of the building is revealed, allowing for the side and front elevation to be seen together.

The view from the north is rather more confined and the groups of buildings on the east side of the road mean that the Bull is not seen until within close proximity, near to the junction with Niblett's Hill. The surrounding character of a wooded and green landscape is most firmly given in the view westwards coming down Niblett's Hill. Here the roof of the Bull is glimpsed in the foreground behind the stone wall with the trees of the river valley framing the viewpoint.

The surrounding local townscape is low level, mainly 2 storeys plus roof, although there are 4 storey buildings within fairly close proximity of the Site, at the modern development on Crews Hole Road. A good proportion of structures fronting Crews Hole Road and in proximity to the site, are of fairly modest scale, mass and bulk.

³ Rebuilding Paul & James for Georges & Co, 1899-1900. Bristol Archives

Building plan/Volume 37/38c



View toward the Bull from outside Anchor Court



View toward the Bull from the north, outside 329 Crews Hole Road.



Looking westwards from Niblett's Hill

3.1.1 Assessment of Elevations

Front elevation:

It is in the view taken from the car park that the manifestation of the Bull Inn is most apparent. The lower and upper orders of the building is read in full, where it is seen that an overall asymmetry is given by the different heights and forms witnessed at either end of the front. On the front west facing elevation there are 2 main two storey bays of the public bar and the lounge bar.

A hipped roof runs across the length of the building at 90 degrees to the north bay which steps forward from the main core. The Lounge bar presses forward from the public bar and its roof is perpendicular and formed of two gables that project from the earlier pre-1920's building.

On the north and south sides of the main half hipped roof, individual chimney stacks are formed on the slope of the ridge. The roof at the rear is appreciated for the full width of the slope and the small deviation in the ridge caused by the front gable form.

On the first floor, the expanse of hung tiles is most apparent and the order is given by the set of three windows on the north and south bays. In the central bay there are a pair of square windows which appear to greatly contrast with the windows to the side. Yet these windows on the central entrance bay are likely to be survivals of the earlier Edwardian building before it was refaced.

The ground floor is defined by the porch which sits forward of the central bay. The brickwork appears to be of the same age as the main walls. The main entrance of the porch is a later addition and the columns have been carved to look historic in character.

The Bull Inn is characterised by the 1930s additions in mock Tudor style. The building has brick walls with quoins to the ground floor, hung tiles to the first floor and clay tiles to the half hipped and gabled roofs.

The building is a block of two storeys with three main bays and a side extension giving it a simple plan form. There has been much development within the interior of the building, with various conversions leading to new rooms being set in particularly in the rear range. Fenestration comprises casement windows of multiple shapes and sizes, mostly arranged with lead lights.

The floor plan is based on the single linear movement from south to north along the main bar, moving from the Club Bar to the Lounge Bar. The layout of the 1920's building hinged on the public bar at the centre, with two bars on the south and north side of the ground floor and kitchen and store/preparation areas at the rear to the east of the spine wall.

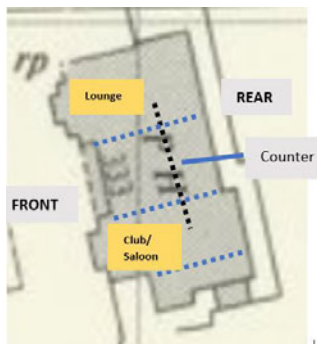


Figure 4: Ground floor plan

Commentary

The reading of the front elevation is multi faceted and comprises an eclectic range of styles. The main entrance bay comprises the original front wall of the building, with brickwork now concealed by hung tiles applied over the whole of the first storey. The pub fascia and ground floor frontage are a later addition designed to provide a canopy and a stylised opening doorway. The Lounge Bay is of interest for the layers added onto the original building in the 1920's.

The double projecting bay window is over two storeys and is mark of the Arts and Crafts style popular at the time. At the top the pediment is embellished with plaster which contrast with the dark bargeboards. Deep modillion course at the eaves add to the composition at roof level, whilst the windows sets have been painted white so as to draw attention to their formation.

The single-storey club room is on the other side of the centre, appearing to be at odds with the rest of the building. It is aligned with the front section to the road appearing to be the side of the building. The roof is perpendicular to the main roof and is gabled rather than hipped. The main elevation of this part of the building is a fusion of the Medieval and Oriental, as seen in the faux timbers in the roof and the pagoda roof.

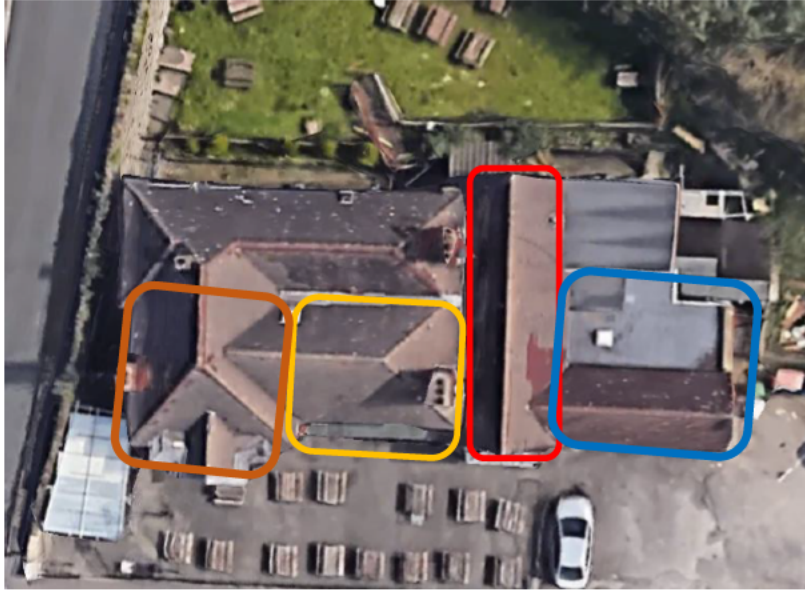
The character and appearance of the building has changed demonstrably since the rebuild of the 1920's. Most importantly, the Edwardian front of the building was stylised into a mixture of Picturesque Medieval and the Asia. These changes led to changes to the western elevation where new historical styles were attached to the external wall of the earlier building. In this respect the pub should be read as a much-altered Edwardian building.

The rear elevation is of a different character to the front and is made up of old stone, likely from a local quarry. There are cobbled stones of varying sizes interleaved around arched window openings with brock headers. It is not clear if this building material was layered on later or represents an earlier building.

This part of the building may well represent the earliest cottage that may have been the public house in the mid-19th century. An earlier date may well be indicated through the presence of timber sash windows at the rear. At the northern corner there is a sudden awkward connection of another stone abutting the red brick wall that faces Niblett's Hill, indicating the discrepancy on the build.

The north side of the building also has some later additions which detract from its architectural coherence. The narrow path which leads from the front to the rear, follows the line of the stone boundary wall. The path tapers as it moves in a westerly direction.

Newer brick work indicating a 1990's rebuild on the north side, coupled with soldiers over the ground floor window which have limited architectural effect. The external staircase to the first floor is an unattractive element that jars against the hung tiles. The door to the side is a solid security type of no architectural merit



- | | | | |
|-----------|---|---|----------------------|
| Club |  |  | Public/ entrance bar |
| Extension |  |  | Lounge |

Figure 4: Site Plan, Google Earth

BULL INN ELEVATIONS

West elevation





Southwest elevation



Northwest elevation



North elevation



1st floor over boundary wall



Ground floor

East elevation





North brick & east stone wall



Roof

3.1.2 Interior (To be read in conjunction with photos in Appendix 1)

The last occupation of the Bull is noted by the former use of the space as a drinking/ dining area. The Bar, entrance, kitchen/ prep areas, stores and WCs are located at Ground -floor level. The main entrance is in the centre and leads to the public bar. Either side of this is the Club Bar and the Saloon Bar.

The only remnants of original fabric include old stonework. Much of this has been reclaimed and recycled into the formation of new surfaces and walls. Indeed, the character of the bars is of composite fabric. The Interwar pub on the inside has been overlaid with a design befitting a popular leisure destination.

The form of the 1920's building which was to be overlaid with new extensions can only really be seen in the walls which divide the spaces in the front range. None of the historic interior survives intact. as it was destroyed by the overhaul made to the building in the 1920's when it was rebuilt. It is therefore completely late 20th century inside. None of the internal features have been salvaged and the fireplace was filled in, the porch reconstituted as the gables were built on either side of the entrance door.,

The external walls define the altered footprint of the 1920's rebuild and are in fact a consequence of the rebuild made on the western front at this time. Although the building seen today has a layer of new additions to the main front elevation, the original plan form of the earlier building is still legible and marked by the presence of the spine wall separating the front from the rear range.

Layout

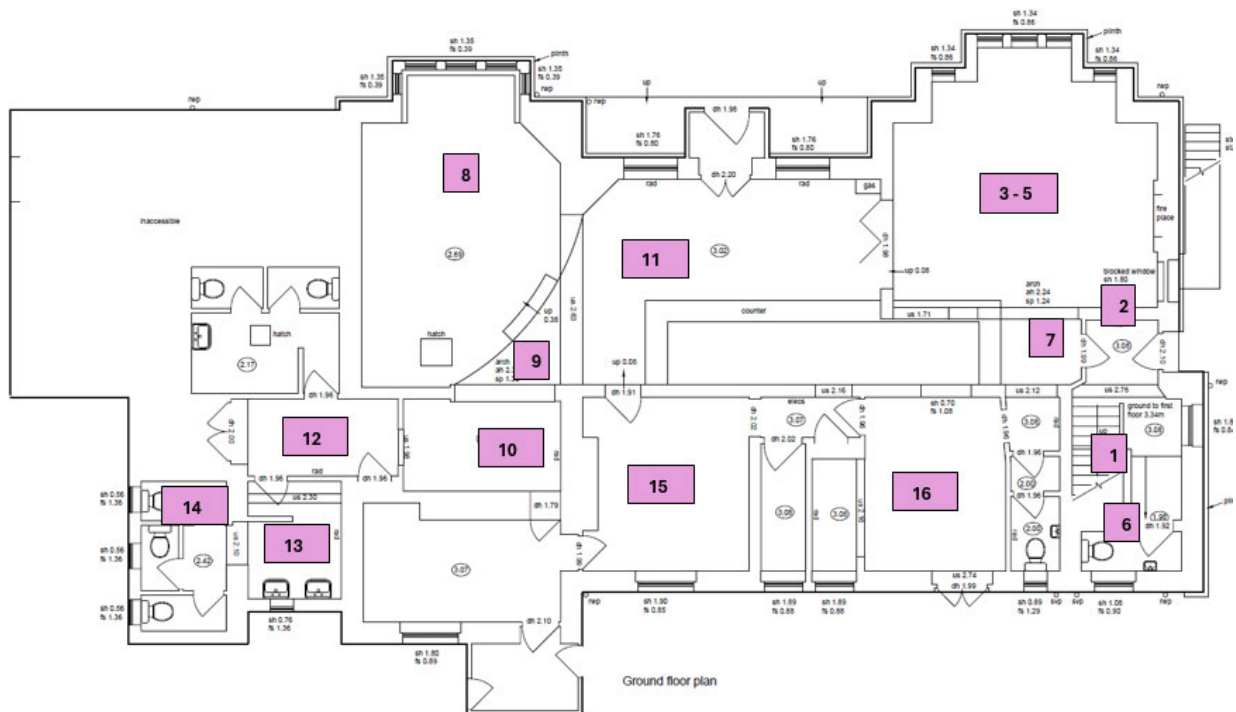
The space at the front is segregated by movement channels going to the public bar at the centre, spanning out in a north and south direction to the Lounge bar and the Saloon Bar respectively.

In the current ground floor plan, it is possible to see how the pub operated in its former version in the 1920's and indeed up to the present day. The bar counter is in the centre and movement fans around this space from the 3 bars to the front. To the rear is the former kitchen and storage area with other sub rooms probably used by the manager and staff. It is not known where the toilets were formerly located but it is likely they occupied modest cells.

Two rooms face onto the road from the public bar and part of the extension to the south facing the car park is not accessible. The Lounge Bar is a spacious area that is simply decorated. The Saloon bar is smaller and is defined by the arch in the ceiling which forms a decorative unity with the same feature in the Club Bar.

On the east side of the bar is the kitchen, extending from the spine wall to the rear external wall. It is purely a utility area as seen by the blockwork walls and lowered ceiling.

There is one staircase located on the ground floor. This is located on the rear corner on the north side where it gives access to the first floor. This feature demonstrates the movement from ground to first floor through the building.



Plan 1: Internal Survey

Internal survey

Architectural character of ground floor (See photos in Appendix 1)

GROUND FLOOR

The entrance porch has been remodelled and is latterly defined by the brick arched porch that feeds into the central space.

The stair has well-turned wooden handrail with thin square balusters adding to its character. The newel post is rounded and makes a contribution to this volume. Functional spaces such as the WC (6) are formed under the staircase on the ground floor.

The main Club bar (photos 1-5) is characterised by the large narrow windows that form the front bay. The fireplace had been filled in as has the door on the external facing wall. Decorations are simple and confined to the coving and dado rail at mid-level on the walls.

The bar counter is formed on the rear wall of the front range. It is a rectangular shape and has clearly been modernised in the last 10 years with a serving hole formed linking to the kitchen which was based behind the wall. An arch is noted forming a decorative touch, oversailing the right-hand side of the bar. Otherwise, the bar is a paraphernalia of fittings and fixtures that have been added with no unified design intention. It is not possible to see any notion of the original bar due to the degree of modification and change.

The space in this bar indicates that it was formerly saloon bar that is separated from the central bar by a primary wall. The same decorative touches are apparent here as seen in the main bar with the coving being of a different profile and not consistent with the other bar. A second decorative arch (9) is formed on this side of the bar, marking the separation between the public area and the staff/ kitchen areas. A small room (10) is set aside as a reading room

The width of the front bar (11) distinguishes it from the Club Bar and Saloon Bar to its side. The arched entrance door is central to the space and the metal casement windows either side give a simple symmetry. The ceiling is low and the floorboards laminated.

In the rear range, there are few attributes which have architectural character, especially seen in the old brickwork in the corridor (12). Spaces have been modernised with the addition of ceramic tiles on the walls of the WCs (13 & 14)

The back of house arrangements which gave catering and storage is located in two rooms (15 & 16) of no architectural character.

FIRST FLOOR

On the first floor the walls have been plastered and no wall coverings or decorations are visible. The corridor which runs the width of the space is probably the only surviving part of the original building. It is likely that the main space at the front was a function room in former times and the two, now divided, rooms on its side was one room. The rooms which flank of the corridor in the rear range are likely to be in their original positions and may well have been used by family, staff and guests when as a public house. These spaces have no architectural quality.



Entrance porch



Staircase



Bar counter



Decorative arch

3.2 Assessment of the built character of Bull Inn

The building appears as a modified building openly visible to views from the road. To the south the expense of the grounds unfolds and become a large area of car parking.

Initial assessment of its materiality and elevation suggest that the built form is not significant, as it does not represent a coherent composition built at one time with common elevations. The Bull Inn has some individual quality as an example of a historic building, but this has been compromised when looking at it in 360 degrees in more detail.

On the west side of the building, there are 3 bays set at different building lines, with ridge heights at various positions. There is a mix of volumes and roof types with no unifying design principle. It has the manner of an unplanned building that has evolved with more thought given to eclectic display than to overall legibility. The overall functional character of a lapsed early 20th century public house does not suit this landscape setting. The small extension on the south side is an unassuming addition to the Tudor stylisation of the building.

The Bull Inn is a much-altered early 20th century property, built of stone and brick with clay tiles. It is a large building and the Edwardian building which was first built here in the 19th century was transformed between the wars. Reading of the OS plans show the change to the frontage happened after 1900 and before 1926 when the aerial photo shows it as it is today. It has undergone a number of additions and the building seen here now is different from the 1900's.

The Bull Inn is barely controlled by the lines of the main roof going over the entrance bay, before it is cut through by the gables which form the roof on the Lounge bar bay. This means the main ridge of the former building is compromised by the later extensions on the west elevation.

The building on the rear side is older and is formed of a stone comparable with the boundary wall to the side. On the west side the character of the building is mixed with different alignments and sizes giving it a mixed look. The erection of the single storey extension in the 1980's to the south gives the building a rather awkward stature. The same is read on the northern side where the brick wall suddenly merges with the stone wall of the eastern elevation.

The building derives minor significance from the front elevation, as the reference to the historic style is clearly 20th century. The only element of architectural interest may possibly be the remnants of the former old cottage which are still seen on the rear east facing wall. Indeed, the surviving stonework may be connected with the appearance of a cottage type of building when the pub was first built. At this time, it is likely that cheaper rubble stone was taken from nearby.

The rebuild in the 1920's may have removed much of the historic stone connected with the old cottage, or certainly reformed it into a new wall. It is highly probable this stone was then incorporated into new walls being put up to form the rebuild.

The roof of the sides of the building has half hipped ends which face in a southerly and northerly direction. There is only one chimney on the north hip which contrasts with the two on the southern hip. There is a small difference in the window sizes/ types as seen from the road.

On the west elevation, the roof profile is varied with different roof coverings bridging over the two-storey structure as seen from the road. This makes the top of the building look staggered and exaggerates the notion of the blocks below being disjointed. The buildings on the south side do not balance well and it is not possible to see the width of the whole as being proportional to its height. Indeed, as the building is characterised by the piecemeal additions then there is no unifying basis.

In this way it does not have the same character as the simpler eastern side of the building where the wall is flush and does not project a mixed identity.

In views taken from Crews Hole Road it is possible to see the whole of the front elevation, where it appears as a disparate composition with the notion of Edwardian design integrity barely apparent. Its width, coupled with the windows, gives emphasis to its rectangular plan form. The roof was later arranged on the north bay to being historic character, through the pair of gables on the double height bay.

The scale of The Bull Inn is referenced in the scale of the houses in the immediate context on Bull Lane. These houses to the rear of the site have an architectural synergy that refers to the most defining aspect of the Bull, its Interwar gabled bay. However, the Bull Lane houses are more ordered and have a symmetry given by the bay arrangement and pairing of windows. Bull Inn has a more exuberant design where the projecting gable bay creates a more animated elevation which compares to the flatter walls at its rear. In this reading, Bull Inn is an example of an idiosyncratic building, whose context with the Avon Valley is based on nostalgia rather than architectural merit.

3.3 Assessment of Significance

There may be some features which contribute to the character of the Bull Inn and it is right to highlight the well-preserved state of the modillion eaves, the double-projecting bay window with embellished pediment, and the gable and pagoda roof on the club room.

Taken individually then may be seen as being of some quality, but when read as a whole they indicate a diverse design plan.

The chimneys have a picturesque quality which may indicate the Arts and Crafts influence. Yet, whilst visually apparent, they do not connect with the fireplaces (now filled in or removed) inside.

The use of a mixed palette at the front inveighs a sensory experience, but it lacks the more thoughtful articulation of a single architectural style. These factors dictate that when appreciating the building in the round as a whole piece of building work, it has a sense of eclectic architecture.

The deep vein of modifications gave the building an improved appearance in the Inter war period. In its current manifestation it is impossible to see how the building appeared in the Edwardian period and if in fact the later work did bring an improvement. It is likely that the former building has rectangular proportion and a series of well aligned and equally sized windows, typical of the period.

The Bull architectural character is somewhat nullified by the playful addition of external parts in the 20th century. This gives it a somewhat hybrid historic character, which is at odds with its association with the host industrial community who were its patrons in the 19th and 20th century. The Bull makes an idiosyncratic construction aesthetically to the Avon Valley Conservation Area.

The Principles of Selection for Listed Buildings (DCMS, November 2018) have been assessed and according to HE the Bull Inn does not warrant listing. HE's guidance on assessing the special interest of pubs and inns has also been consulted and the Bull is seen to fall out of the necessary thresholds for protection.

Regards age, it is stated that all buildings built before 1700 that retain a significant proportion of their original fabric are likely to be regarded as of special interest. From 1700-1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded as of special interest, though some selection is necessary.

After 1850, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary. Careful selection is required for buildings from the period after 1945, another watershed moment for architecture.

Although a licensed free house, the large, roadside site lent itself well to the concept of the roadhouse type, with the rebuilt pub providing multiple bars, lounge, and a clubroom. Both in terms of the Brewers' Tudor treatment and the range of facilities provided, The Bull Inn is decidedly inter-war in character even though it was built before the 1st war.

The eclectic interiors have been created using materials and fixtures salvaged from a range of historic buildings, a relatively common practice in the Inter war period when limited availability of new building materials coincided with the demolition of considerable numbers of houses and bomb-damaged buildings.

While interesting and with some aesthetic appeal, the application of such materials at the Bull Inn cannot be considered to be a rare occurrence in the national context. Nor has it been carried out with the high degree of quality and consistency that would be required for a post-war pub to be considered worthy of listing.

Based on the information provided and the aforementioned Principles of Selection and Historic England's Listing Selection Guide, it is considered that the Bull Inn does not meet the criteria for listing for the following reasons:

Level of Architectural interest:

Key features contributing to the building's character include deep modillion courses at the eaves, a two-storey projecting bay window with an embellished pediment, and a gable-fronted club room with a pagoda roof. The asymmetrical profile, typical of the Arts and Crafts style, adds to its picturesque charm.

Contrasting natural materials enhance the façade, while cheaper rubble stone is used at the rear. A rare Fin de Siècle ironmongery pub sign survives, and the pub's large size make it an example of an improved Edwardian-period establishment.

- Although it has aesthetic merit, the surviving parts of the building do not display the high level of architectural distinction required for a pub of the Inter-war period to be considered of special architectural interest.
- The earliest part of the building may well be the stone rubble on the rear wall which has clearly been rebuilt and re-laid when the pub was reformatted in the 1930's.

- The original Edwardian front has been subject to much alteration which denudes its significance.

Level of Historic interest:

Avon Valley is characterised by its coalmining, quarrying and lead-mining activities of the 18th and 19th Centuries and for its “secluded riverside charm”. The area is of historic import, as Crews Hole gained recognition in the eighteenth century when the copper smelting industry was established. Crews Hole developed to serve mining and copper works in the vicinity and as part of this industrial community the pub would have been important.

The present building was erected for George’s brewery in 1900 by Paul & James Architects, designers of a number of Bristol pubs for Georges in the first decade of the 20th century, creating a distinctive house-style. The Bull Inn has gone through at least two different iterations, since its first build (on a different site) in the early 1800’s. It was built in the 1930s to cater for the new tastes in public house design taking place after the 1st war.

- No historic associations have been identified that would make the building of special historic interest in the national context.
- Its association with the mining community is of some historic local interest. Yet the loss of the Tar factory to the west of the site has eroded any such connection in the modern day.

Summary of Significance

The Bull Inn is a building of whimsical character and aesthetic appeal. It has some local resonance for its continuation of earlier versions of the pub on this site and the association with local architects, Paul & James.

The design is an inter-war concept, although it was built primarily in 1900. However, its architectural interest has been diminished by alterations and extensions and what survives does not display the high degree of architectural distinction required for a building of this type and date to be protected.

The Bull is of a large size and due to its position on the roadside is quite assuming and characterised by the grounds to the sides. Views of the western and southern elevation are seen in full, although the northern side is obscured by the boundary wall to Niblett’s Hill. Due to the building being set forward and its alignment on a rectangular shaped plot, much appreciation of the elevations is afforded. Although the siting on the hill side means that the rear is only observed in part.

3.4 The local context and Crew’s Hole Road

An assessment of the local context is important for determining characteristics of the local area. Development on Crews Hill Road is varied and given by rows of houses, individual housing estates and detached buildings such as the Bull and the Chapel.

Land to the east of the application site is on Niblett's Hill. The buildings are arranged with the detached form made up of two storeys and pitched roof with the gabled bay a common form. The houses on Bull Lane to the rear are a good example of this style. Houses to the north of the Bull along Crews Hoel Road are designed in the historic style, whilst many of the buildings on Troopers Hill are clearly from the 1970's.

The surrounding built form is a useful guide to local design context and its varied character can be referred to in a single architectural style and ages. The wider area consists of a medium density suburb with a mixture of Victorian, 1930's and 1960/70's architecture, with pockets of more modern development.

Subject site and its Contribution to the Street scene

At present the existing building makes a contribution to its immediate setting. This section of Crews Hole Road is characterised by stretch of road which comes in from the south and the limited extent of development seen on Conham Road. It is effectively the riverside character of the setting of the Avon in which the Bull is sited that contributes to the character of this section of land. Indeed, the degree to which the building currently contributes to this visual experience is given by the rather mixed character of the building.

The Bull steps forward into its plot, leaving modest space between its front elevation and the road. On the south side the large extent of the car park is a space that allows for views of the front elevation to be seen.

The stone wall to the side at its northern boundary to Niblett's Hill is given context by the lush landscape on the other side of the road. Views taken from the road capture full views of the front elevations whilst the side elevation is hindered by the extension on the south side and the stone wall on the north side.

The housing development (Avon Close) on east side of the subject plot are generally two-storeys and semi-detached. These are set back from the road and grouped around a horseshoe shaped plan, meaning that a mix of front and side elevations are visible to the road. In relation to these buildings the scale of the Bull is similar, but as the houses on Avon Close are sited on the down slip of the hill they appear to be slightly less tall.

Its contribution to the street scene differs according to the position on which the receptor point is located. The whole of its altered front (west) elevation is revealed from Crews Hole Road, whilst the space on the south side is also open to a full panoramic view.

Development of the townscape

The subject site is a previously developed area on the west side of Crews Hole Road. The site itself is effectively a rectangular shape.

The rear boundary of the Bull runs parallel to Bull lane and it is perpendicular to Niblett's Hill. By being on a linear stretch of road that marks the route of the journey along the line of the River Avon the site has the potential for playing a role in promoting the links between key destination points and transit points.

The degree of townscape significance created by this space is considered to be high and the potential for it having a positive impact on the Conservation Area and the setting of the River Avon is of such an extent that it should not be a reason for preventing a well-designed new building.

The degree to which Crew's Hole's significance as a historic settlement can be given through a highly altered building is tenuous. Whilst the architecture of the Bull does not constitute a heritage asset, the landscape of its grounds does attract attention. Therefore, a proposal which sits within this setting ought to be acclaimed for having the tenacity for integrating a new building within this riverside setting.

3.5 Setting of buildings and View framework

A major consideration of this proposal is the scale and form of development and its impact on the street-scene and the character and appearance of the Conservation area.

The site is located on a hillside. The area is open with panoramic views in a northwest direction as well as in a westerly direction towards the Avon Valley. The natural context is then given by woodland and greenery.

Important views in the neighbourhood relate to the primacy of spaces within the area. Those along Crew's Hole Road are principal receptor points, providing select views onto buildings and natural features, as well as monuments such as the chimney on Troopers Hill. The site itself is at a distance from the chimney (150ms) and chapel (130ms) and does not register in views from either.

There are many trees along the street as well as formal hedgerow, all of which makes a significant positive contribution to the area's character. On Niblett's Hill there is a greater sense of intimacy due to the low-level of development and the narrowing of the lane in some places. Spaces exist between houses making views of the surrounding shrubbery and trees a pleasant visual experience. In such a setting, houses appear secondary to the nature and surrounding landscape.

The main outlook of The Bull is to the west at which point it is physically connected to Crews Hole Road. The underused character of the building has a disappointing effect on the buildings in the surroundings. The buildings on the west side of The Bull enjoy a contextual relationship with each other and share architectural qualities, to which the current state of the Bull is a distraction.

The riverside qualities and individual views make an important contribution to the character and appearance of Crew's Hole. This has a direct effect on how the Avon Valley Conservation Area is viewed. Views of buildings along Crews Hole Road provide the setting to the conservation area. The linear nature of the road offers a degree of enclosure and views of individual buildings are typically gained from short and mid-range.

The setting of a heritage asset may change as the surrounding context changes and the understanding of an asset may differ between different views with some views contributing more than others. The setting of the site at the Bull is based on some spatial associations and present and past relationships being acknowledged through the streetscape. It is acknowledged that some of these settings have already been changed such as the loss in 1993 of the Tar Factory.

It is pertinent that buildings such as the Chapel and the Chimney are in proximity to the Bull and are also directly visible from each other. As such they have a historic or aesthetic connection that amplifies the experience of the significance of each. In this respect, the physical proximity of these buildings to the site is the most important receptor of change at the site. Yet due to the line of development and the topography on the east side of the main road there is no intervisibility between the Bull and the Chapel and the Chimney.

The addition of a new building aims to foster this mutual relationship between the buildings and the spaces that form the setting at this location along the road.

4.0 DESIGN CONSIDERATIONS

Demolition of the Existing building

It is not entirely clear if evidence of the stone of the original pub building is present on the rear wall, or if this was imported at a later date to create a new cost-effective wall. It is possible that part of the original cottage may survive, but its form, scale and materiality has changed significantly. Indeed, it is only witnessed in a fragmentary form. The degree to which it is an example of a public house from the Victorian period and earlier is not clear and confused by the rebuild and various additions made around the building.

The scope for a large-sized development on this site can be achieved through a design that pays respect to the existing character, appearance and scale of buildings in Crews Hole. At the same time there are buildings within direct context whose importance will be addressed by the scale, massing and materiality of the new.

Opportunities to enhance the contribution the site makes to the heritage assets of the Chimney and the Chapel will be achieved by a design that is of a suitable scale and mass. It is interesting to note that these two older buildings have proportions of scale and width that can be reflected in the design of the new. Therefore, the form, detailing and materials are to be influenced by local context whilst achieving a high standard of design.

The proposal addresses the arrangement of windows, the unification of floor levels and the unity of ridge heights, whilst keeping a broad reference to the older buildings which are close to the site. The opportunity is to make a vast improvement to the order and arrangement of the built parts through a style, scale and appearance which is unified. The approach to a whole built composition sits well in the locality and reflects local character.

Design Framework

There are three readily apparent architectural idioms by which the design of the new may take reference. Firstly, the symmetry and proportion of the historic buildings in Crews Hole; Secondly, the modern estate form of the buildings on the west side of the road at Quayside village for example. Thirdly, the scale and order of the later houses which are located around the area, most especially those on Bull Lane.

Rather than reproducing copies of these buildings in a facsimile manner, there is a good opportunity to utilise contemporary modes of design to create an interpretation of some of its most recurrent features. In this respect the chapel has a simple rhythm in its front elevations and roof which the new can adopt. Also, the chimney has a strong vertical aspect to it, indicative of its industrial past. In addition, the new can refer to elements of the existing public house such as the gables as well as incorporate walls which may reflect the outline form of the original cottage.

Greater detail of individual buildings (listed and unlisted) in context is given above with a selection of representative photographs of local houses (Appendix 1). This analysis of the architectural trends and idiosyncrasies is essential in understanding the significance of the historic built environment and is a key part of establishing the context for a new development at the Bull Inn. Most of the surrounding development is 20th century in origin and where examples exist of historic style, they are generally present on later buildings designed to look old.

All buildings in the surrounding area are in various states of repair and most are used on a daily basis, adding vibrancy to the wealth of architectural heritage within the Crew's Hole Road environs. Few of the buildings on the road are historic and relate to the residential and industrial heritage of the area.

It is considered that the existing building at the Bull Inn is of average architectural merit and it can be demolished. It's noted that the demolition of the Tar Factory led to a radical change in context and the association with the former main industry that was based here has since been lost. The location of the front door at the Bull to the west is the only remaining element signifying its former role and connection with historic colliery activity and the former Factory site.

The loss of the Bull creates the space within which the new block can be built. The new block will be designed so it takes into account the potential effect on the designated heritage assets outlined above in section 3.2. We are minded of the importance of the chimney and the effects of new development on the upper part of the shaft. In this respect it is noted that the Bull is of sufficient distance to the chimney for any impact to be of an indirect nature.

The Chapel on Troopers Hill is thought to contribute to the character of the streetscape and are seen to complement their surroundings. They are an example of early-Victorian civic architecture whose scale, materials and detailing contribute to the built environment on this section of the street.

Design example

The Chapel does not however present a suitable design reference for the new scheme. The form and appearance are of historic significance and it is an example of design in a local context, where

its simple form was suited for the small congregations, it would have hosted. It was built cheaply in the similar cobble stone to that of the rear wall at the Bull. Yet it is a good example of a building type and has character that should not be reproduced in a period facsimile.

Whereas the design and detailing of the houses on Bull Lane is more characteristic of the functional modern block type designed to have some bearing on the old buildings within its immediate context. Paradigms for scale and massing may also be sought from Quayside village and Avon Close, both showing how late 20th century regeneration has rekindled former industrial sites that edge onto the Rover Avon.

The programme for redevelopment of the plot at the Bull to is focused on bringing the space into a practical residential use with a design that is in keeping with its context. This context is forged by its location between Avon Close and Bull Lane.

Reasons for demolition

The existing Bull Inn is incongruous with the local heritage context. There are no historic buildings within a 100-metre radius of the Bull Inn and so reference is made to wider radius for historic and architectural; context. In this respect the Chapel and the Chimney are of interest for the quality and unity of heritage they display. Whilst the appearance of the rear elevation at Bull Inn is ordinary, the front is a mixture of disparate styles. Consequently, the composition is, in its current form, a distraction to this part of the neighbourhood.

Since the Bull lost its connection both functionally and spatially with the former Tar Factory it served, the particular relevance of the building has waned. Architecturally it stands isolated and does not clearly relate to the houses of Crews Hole Road nor to any other examples of architecture in the area.

The post war buildings on Crews Hole Road have a varied roofline whilst the roofs on the new houses on Quayside Village and Avon Close have a greater unity. In relation to the latter, it does not make a positive contribution. Instead, the roof and elevations are idiosyncratic and do not align within the local built context. Also, in relation to the view of the houses of Bull Lane in the background, it's roof and elevation contributes more to this later composition.

This may be seen as bringing a neutral quality to the overall character of the designated heritage asset. As one of a few remaining buildings from the days of the Tar Factory, chapel and colliery, the architectural calibre of the Bull has been weakened in the 20th century. In addition, it does not provide a strong expression of former historic activity in this quarter and the fact that the newer buildings of Bull Lane and Avon Close, are designed to a larger scale and modernist appearance indicates that the historic context has already been compromised.

The Bull is not protected through listing, although its location within the Conservation Area means there is consideration of the local architectural context. The record of the building as being associated with the former mining activity is indirect and as the industry has gone, so the importance of this building is lessened. On this basis, the demolition of the Bull is welcome.

Rational for design

This part of the local area reflects a phase of growth which is concurrent with a significant piece of architectural history. As most of the buildings constructed within the area were directly or indirectly connected to the growth of the settlement brought about by the colliery and smelting works on the riverside, this is a source for civic pride in the current day. Indeed, there is continuity in the proposed use of the new building for community and residential purposes.

This sense of a shared experience is enhanced by some outward-facing design features expressed along the street. The facades on Crews Hole Road are varied but there are examples of traditional buildings where the vertical dimension is in balance to the horizontal scale.

There are cottages, villas, houses and blocks arranged as pairs, rows, terraces or even detached. Frontages are characterised by gabled bays, canopies, porches, chimneys, pitched roofs, sash windows, stone and red brick. These elements are arranged in different ways, giving Crews Hole Road a mixed Late Victorian/ Post War character.

The scale and appearance of Avon Close and Quayside Village relates to the historic context and sets a standard for what sort of development would be fitting along Crews Hole Road. To the east side of Crews Hole Road, the extent of the hill means the space is partly shielded from the buildings along Niblett's Hill.

APPENDIX 1; Local Architectural Character

AREA A: South of The Bull: Conham River Park and Conham Road

Its origins go back to the time when much of the area was quarried, with twelve small quarries operating between Conham River Park and Hanham Mills. The site contains several derelict buildings, including a powder house for dynamite near Hencliff Wood and the old smelter works near Conham River Park. While Conham Hall's boundary wall remains, the hall was demolished in 1971 to make way for a sewage works and later a refuse tip. The area has since been landscaped, offering a suitable habitat for small birds and mammals in its thickets.

Conham Hill itself is a well wooded lane with attractive bridges and stone walls on its side.> Although a hill the enclosure given by the thickets and trees on either side mean there are no views afforded from this point. AT the junction with Conham Road, there is a more open feel. A modern block is on the corner is opposite the Conham River Valley Car Park which takes up space on the south side of the road. The car park has an attractive stone wall and a former cottage now used as toilets.

Conham Road is also a heavily treed road which opens up on its west side to the immediate presence of the Avon River. The two are combined and only the presence of a small embankment to the roadside creates any separation on the vertical plane. The wall on the inside of the road demarks the presence of Dundridge Park to the east. After the riverside section Conham Road then becomes more built up, with a modest sized house with hipped roof coming before a small 1980s development, called Anchor Court. Anchor Court makes some reference to the traditional

style of architecture with brickwork and stucco, v-framed porches at the front entrance and dormer windows in the roof.

AREA B: Crew's Hole Road

After this later development the road becomes Crews Hole Road and the first site is if the long car park at the Bull. This gives the space a low flat aspect which is immediately given depth by the modern houses built above the car park on Bull Lane. There is a small housing development on the other side of the car park, facing the river. Avon Close comprises 5 two storey (plus roof) blocks that are designed in the historic style with mixed brick colours, canopies over the front door and dormer windows.

Facing the junction with Niblett's Hill, there is a small rectangular building which has the appearance of an old school. Even though the historic maps show the school to have been to the south of this point, there is a probability it was rebuilt here.

After the junction on the west side of Crews Hoel Road there is a range of buildings, from the bungalow raised above the road (no 327) to the modern brick building at no 317 - 325. Baranwheel Court is a 1980s residential building over three storeys and characterised by the gabled bays and ground floor garages.

The chapel on the corner of Troopers Hill is of great interest as an example of a stone edifice that clearly relates to the chimney nearby. It has much importance as a memory of the industrial period in the area where it served as a place for respite and community gatherings. The pair of gables roofs come together to make an attractive roofscape and the symmetry given by the narrow-elongated windows and oriel windows is enhanced by the delicately pedimented front door.

On the west side of Crews Hole Road, there is a third housing development, reached by Quayside Lane. On Butlers Walk there are a mix of buildings, with scale carrying from 3 to 4 storeys. The large block which faces Crews Hoel Road has the appearance of a maltings and was clearly designed to relate to the former activities seen in this area. Further along Crews Hole Road there are other blocks contained within the village complex which have also been scaled to create a visual reference point. The frontal buildings are over 3 storeys plus roof and have a string defining gabled bay at the centre. There are a group of houses within the village that have an interesting narrow character, with a front gabled bay protruding from the main core and balanced against the hipped roof behind.

The tall stone wall on the east side has character and it means that none of the village development can be seen at ground floor level from the main road. The school on the west side of the main road at no 261 is designed with traditional building forms. This is seen in the brickwork, hipped roof with gables and canopied entrance areas to the front.

The village front is defined by a tall stone wall that creates historic character as the observer moves northward. After the complex, there is a duller one storey red brick building at no 197. The structure pays respect to the modest yet attractive stone cottage that sits down the bankside at no 195.

After the junction with Lamb Hill there is an interesting contrast in the age and design of a group of buildings on both sides of the road. On the east side there is a long line of two storey brick building with a low roof. The basic linear and flat fronted core of No's 151-165 is given presence by the angled bay that pushes out to the roadside. There is a group of three houses designed in the traditional vernacular to the immediate side of this block. No's 143-149 are two storey brick buildings of good proportion, with canopied front porches, two 1st floor windows and a pantile roof. Due to the fact this group are set back from the road and have good front gardens, they appear to have the character of a cottage.

On the west side of the road there is a short row of modern 'barrack' looking buildings. Nos 1-5 Crews Hole Road Have rectangular footings, with no roofs and small windows. They are set back from each other creating a concertina rhythm within the group.

AREA C: Niblett's Hill

Overall, on Niblett's Hill, all the building are from the second half of the 20th century. The initial section of the hill is given some picturesque quality through the greenery and bush on the north side facing the stone wall of the Bull Inn. It is possible to witness the topography and the rise in the land as seen on the horizon, with trees forming the backcloth to the houses on Bul Lane.

The stone wall which continues on the next section of Niblett's Hill is a feature of the former colliery and represents the industrial heritage in the locality.

The houses on Bull Lane are generally modelled over three storeys with the central bay pushing forward. There is a mix of yellow and red brick and the defining part of the front elevation is the gabled roof on the central bay alongside the large picture windows that dominates the middle floors of the buildings.

No 7 Niblett's Hill is a cottage which is finely placed for taking views over the valley. After two 1980's buildings on the right-hand side, there is a pair of contrasting houses on the same plot of land. No 19 is a bungalow with the appearance of an Alpine dwelling, whereas no 18a next door has a more traditional looking character and its proportions are more akin to a Georgian style building, it is two storeys and in render with arched window heads. At the roof level a pair of gables to the front of the two main bays make it attractive and give symmetry over the house.

Many of the houses on Dundridge Lane are built into the slope of the hill, with groups of 1970's houses being dominant, such as 231 - 235. Red brick, hung tiles and picture windows are typical of many of the later houses. There are also individual examples of older buildings as seen at no 206 Dundridge Lane. This house on the corner of Valma Rocks has stunning views over the valley and the whitewash render, canopied bay window and extended eaves give it an Italianate look, reminiscent of the villa type.

Corkers Hill is an intimate country lane with its winding circuit and stone wall adding to the picturesque nature of the road. There is a traditional cottage (no 1) with two gabled bays that stands on contrast with a modern house (no 3) with a central gabled bay and a catslide roof.

The next section of Niblett's Hill has a dull looking row of 1960's houses (2-8) with rough course render, timber boarding at first floor and dividing brick columns. There are 3 groups of houses

from this period that are stepped up the hillside on the east of the road. Although architecturally ordinary these houses command great views over the valley. They are then followed by a small group of red brick houses (36-46) from the 1980's of little architectural merit. This sets the precedent for the rest of Niblett's Hill as far as Gunter Hill, where all the houses from this period are two storey red brick with cladding and low pitch roofs.

On the other side of Niblett's Hill there are two bungalows whose lower scale allows for the views to open up. On the west side of the road, houses have a more considered design. No 18 for one is a modern version of a cottage with a two-bay front crowned by a gabled roof and a long catslide roof on its wing to the side. No 31 is a later building designed with a traditional looking front, given by the pedimented stone porch, the brick quoins and wooden dentils on the eaves. To its rear, clay tiles, dormer windows and timber cladding add to its rural character.

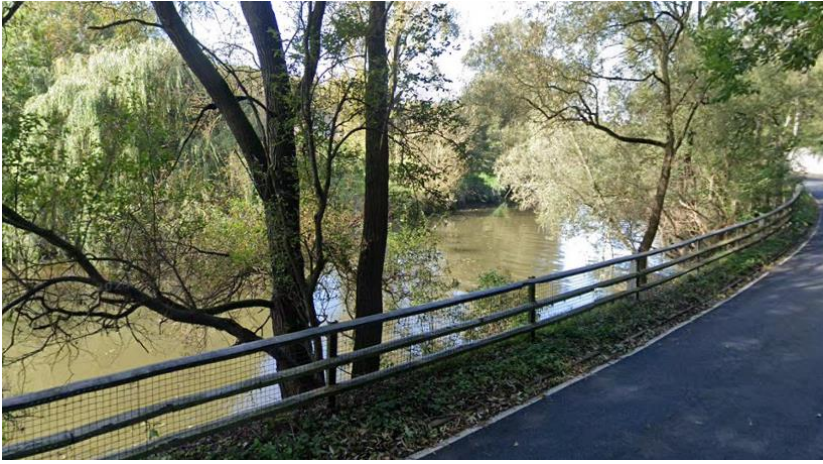
AREA D: TROOPERS HILL

The junction at the foot of the hill is defined by the chimney on the west side and the chapel on the east side. Development is mainly on the west side which is commenced by red brick houses from the 1980s with gabled bays, dormers and canopied entrance porches. A row of square shaped fronted houses step up the hill; at 113-129, with the brick and rough course render being of ordinary quality. This is then followed by a rather ordinary block of three storey houses (9-109) from the 1970's, where the hung tiles at floor levels are the only defining element of the façade.

Further groups of unattractive blocks carry on up to the apex of the hill, terminating at no 69, an attractive square shaped Victorian cottage.

AREA A; Conham Hill/ Road





AREA B; Crew's Hole Road



Anchor Court



Bull Lane behind car park



Avon Close



Old School



No 327



Nos 317 – 325



Chapel



Quayside Village



Quayside Village





Quayside Village



Butlers Walk



ST Anne's Close



No 261, School



197



195



No's 149- 165



No's 143 – 149



Nos 1-5 Crew's Hole Road



Nos 1-5 Crew's Hole Road

AREA C: Niblett's Hill



Bull Lane



9 Niblett's Hill



19



19A



231- 235 Dundridge Lane



206 Dundridge Lane



Corkers Hill



1 Corkers Hill



3 Corkers Hill



2-8 Niblett's Hill



18 Niblett's Hill



31 Niblett's Hill



36-46 Niblett's Hill

TROOPER HILL



113-129



89-109



69

APPENDIX 2; INTERNAL SURVEY

To be read in conjunction with survey plan in 3.1.2



1



2



3



4



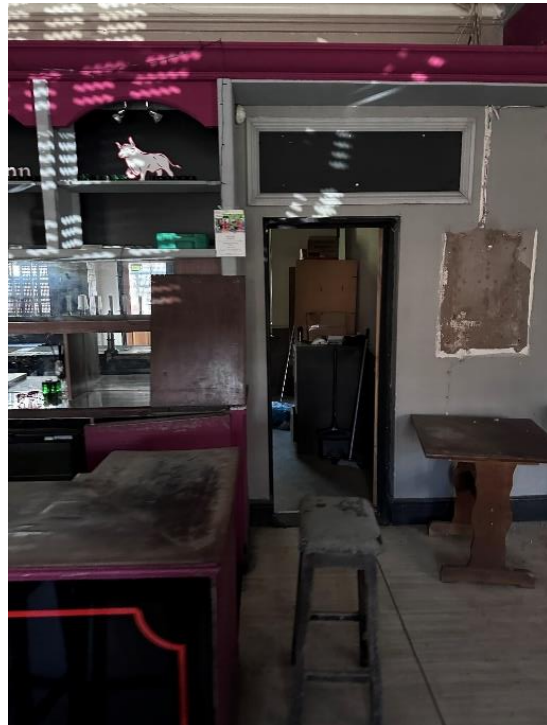
5. Former fireplace



6. WC under stairs

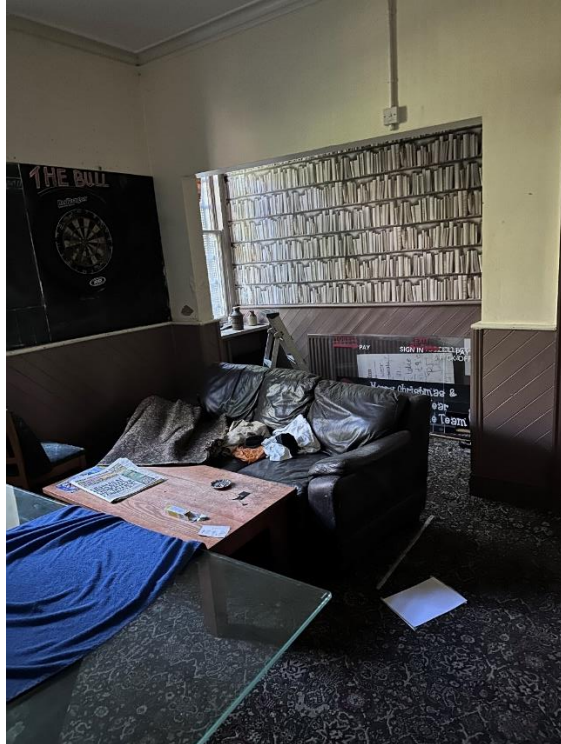


7.





8



9

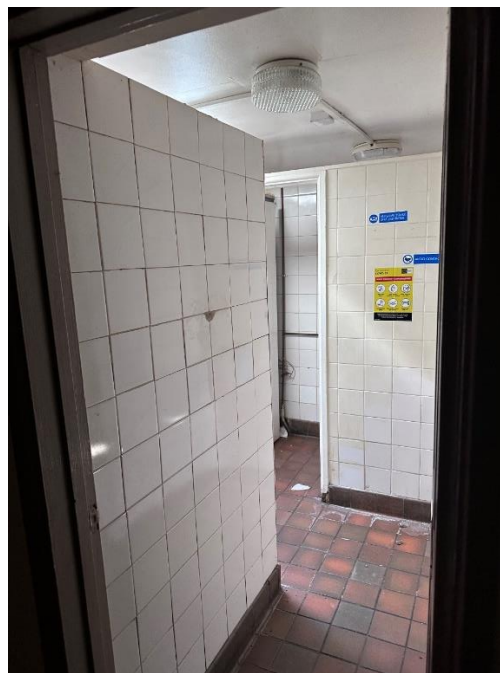
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11.



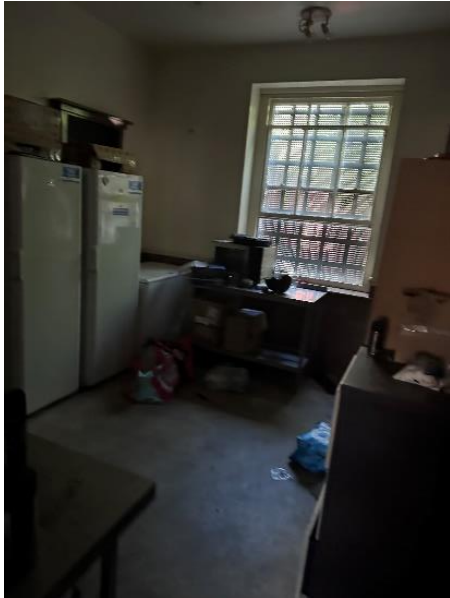
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13



14



15



16