

AUGUST 2025

HERITAGE IMPACT ASSESSMENT

286-292 WELLS ROAD, BRISTOL BS4 2PU

ON BEHALF OF: **EMPYREAN PROPERTIES LIMITED**

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1. INTRODUCTION

- 1.1 This Heritage Impact Assessment supports a planning application for the erection of a mansard roof extension, and the change of use of the upper floors from a bank to residential, to provide 9no. flats. 2no. commercial units are proposed at ground floor level.
- 1.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving listed buildings or their settings, or any features of special architectural or historic interest.
- 1.3 The information presented here is derived from sources including the Bristol Historic Environment Record (Know Your Place), Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.

2. DESCRIPTION OF THE HERITAGE ASSETS

- 2.1 The heritage asset in this instance comprises the Grade II Listed Knowle Methodist Church, which lie to the west of the application site.
- 2.2 The list entry for this is as follows:

Wells Road Knowle 901-1/56/1561 (West side) 04/03/77 Knowle Methodist Church, ST 67 SW 4/152 II GV

Church. 1904. Snecked Pennant rubble with limestone dressings, tiled roof with copper and shingle details. Cruciform plan with no chancel. Arts and Crafts style. Steeply gabled W end with ashlar bands and an apex cross has a large 6-light window with 2 king mullions and reticulated tracery, and is flanked by angle buttresses to octagonal finials with flared copper caps; in front a gabled porch with a shallow 2-centred arched doorway below a segmental arch with dentils,

containing a 2-leaf door with foliate stained glass; flanking parapeted blocks have cinquefoil-headed windows with square heads. N elevation of 3 bays of 2-light windows with reticulated tracery, separated by buttresses, under sprocketed eaves. The banded N transept has a 4-light window. Similar S elevation, and a plain S transept with a spheroid triangular window with trefoils; above the crossing is a steep pyramidal lantern hung with shingles. Attached to the E end is a 2-storey annex with brick gable-end stack: N elevation has cinquefoil-headed windows to the ground floor either side of a wider 3-light window, and 6 flattened trefoil-headed windows to the first floor, with an angle buttress to a bartizan in the angle with the church. INTERIOR: pointed arch below crossing has marble colonnettes with stiff leaf capitals; hammerbeam roof on corbels.

3. ASSESSMENT OF SIGNIFICANCE

- 3.1 Knowle Methodist Church holds significant historical value as an exemplary representation of early 20th-century Arts and Crafts architectural style. Constructed in 1904 with Snecked Pennant rubble and limestone dressings, the church's intricate design features such as steeply gabled ends, reticulated tracery windows, and prominent buttresses, capture the essence of the era's craftsmanship and aesthetic principles. The church's association with the local community's spiritual and social life further underscores its importance. Its preservation not only reflects the architectural trends of the time but also embodies the rich cultural and historical heritage of the Knowle area.

4. PROPOSED WORKS

- 4.1 The proposed works comprise the erection of a mansard roof extension, and the change of use of the upper floors to flats, plus revisions to the shopfront.

5. IMPACT ASSESSMENT

- 5.1 The change of use and the works to the roof would have no impact on the heritage asset.

- 5.2 The church is best appreciated from the approach to the south. In this context, the roof, which would be set back behind a mansard, and form part of an existing commercial development and townscape. Only oblique views of the shopfront are available when in front of the church, and the separating road would ensure that there is no harmful impact.

6. CONCLUSION

- 6.1 The works proposed would not impact on the setting of the nearby heritage assets.