

CREWS HOLE VILLAGE

Dear Occupier

The accompanying brochure shows, in outline, the proposals that we have for the recovery and development of land at Crews Hole.

We are anxious that you should have an opportunity to see the brochure and to consider the proposals that we believe will achieve a much needed improvement in a currently derelict part of Bristol and the provision of facilities that will benefit the immediate area and the city.

Yours sincerely

CREWS HOLE LIMITED

Your Opinion!

We value your opinions on 'Crews Hole Village' development.

Are you in favour of the outline plans for Crews Hole Village?

Are you against the outline plans for Crews Hole Village?

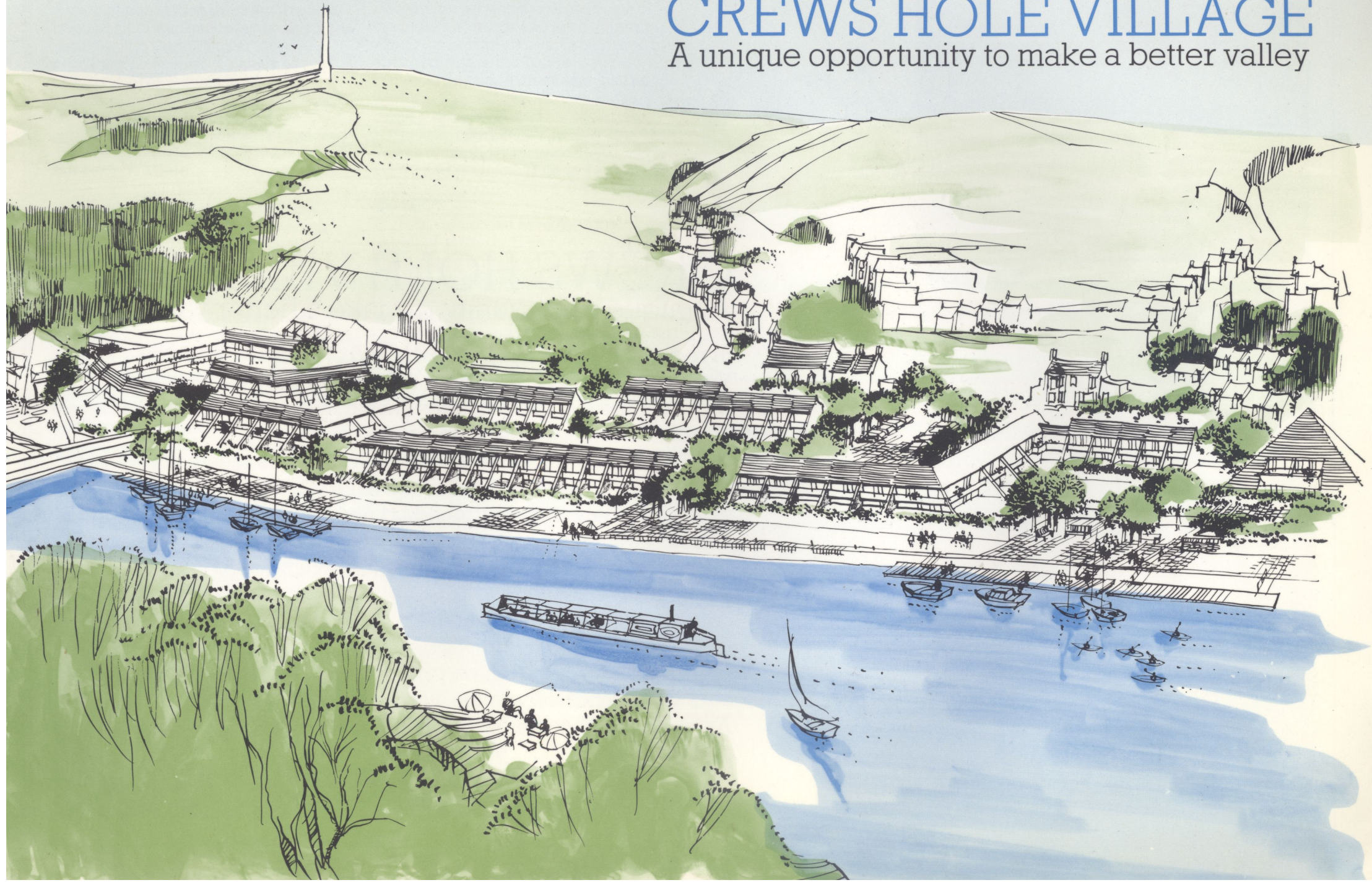
Your comments:

Name:

Address:

CREWS HOLE VILLAGE

A unique opportunity to make a better valley





The Avon Valley.

CREWS HOLE VILLAGE

A unique opportunity to make a better valley

In recent years we have seen the end of an era in the Avon Valley. The old industrial sites that grew up in a hap-hazard way over the last two centuries have now disappeared and the area awaits new developments.

This situation offers a unique opportunity to create an environment that will enhance the natural beauties of the valley and benefit the surrounding districts.

In this brochure we show a brief outline of 'Crews Hole Village' which we propose to develop on land once occupied by the old Tar Works. Also shown are plans for a conservation area on the neglected woodland to the north of Conham Vale.

We hope you find these proposals as exciting as we do and, like us, look forward to a future when this part of the Avon Valley becomes a delightful area for living, working and playing.

HISTORY

Although the written history of the area goes back to the Domesday book it is not until the 17th Century that places are mentioned by name – Conham and Scruze Hole or Screws Hole!

One of the first industries here was copper smelting. In 1696 a copper smelting works was built at Conham and the industry obviously flourished because by 1725 there were more than 50 furnaces operating in the area. Crews Hole and Conham became the most important areas in Bristol for smelting. Blocks made from the smelter's slag can still be seen today in old walls and buildings throughout the district.

Glass bottle manufacture became important around 1760 and the area sprouted even more tall smoking chimneys. A refinery for producing a substance used in candle making was set up in Conham around 1800 and at the same time a chemical works nearby employed over 400 workers.

Isambard Kingdom Brunel and the Great Western Railway have links with Crews Hole. While constructing the

railway Brunel was shown the value of creosote for preserving the sleepers on which his rails were laid. Creosote is obtained by the distillation of tar, so Brunel arranged to erect a tar distilling works at Crews Hole. William Butler managed the works for some years and eventually bought them in 1863. The Tar Works were the most important industry to be sited in Crews Hole and it continued operating from 1843 to the 1980's.

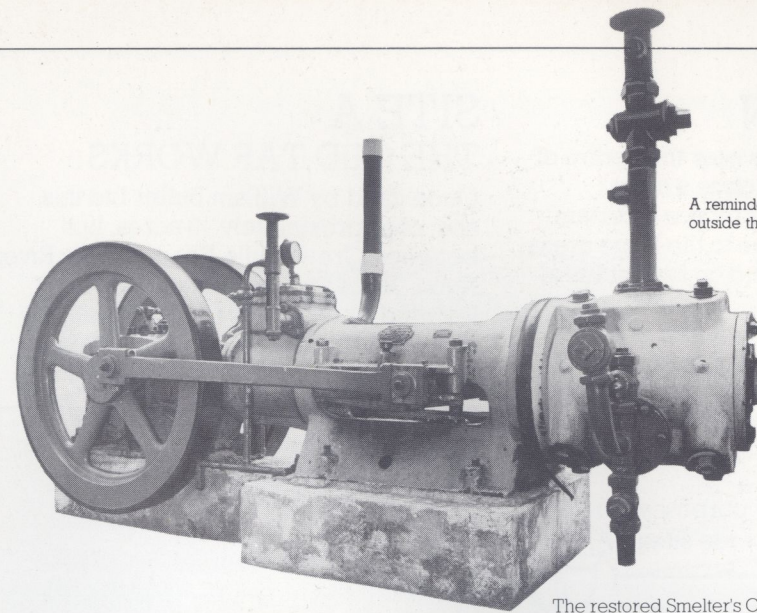
Other industries have seen the potential of Crews Hole and Conham. There was a pottery at the bottom of Strawberry Hill and brickmaking, boatbuilding and matchmaking activities are recorded in the area.

Crews Hole and Conham have played an important part in Bristol's Industrial history and in the future perhaps the 1980's will be seen as the start of a new era for this part of the Avon Valley.

On the Avon by the Old Tar Works about 1915.



The 130-year-old Chapel on Crews Hole Road.



A reminder of past industries outside the Bull Inn

The restored Smelter's Chimney overlooking the Valley.



SITUATION

The Avon Valley lies near the centre of Bristol and although once a main industrial area, it still retains a certain rural atmosphere due to the large areas of grass and woodland on both sides of the valley.

The area of land included in this proposal amounts to approximately 20 acres extending from the northern end of The Old Tar Works site in Crews Hole Road to the rear of the properties that front Conham Vale.

For development purposes the area can be divided into three sites – A, B and C.

SITE A THE OLD TAR WORKS

Once used by William Butler Ltd this site, of approximately 10 acres, lies between Crews Hole Road and the River Avon. All of the buildings have been levelled but a stone and brick wall surrounds the site.



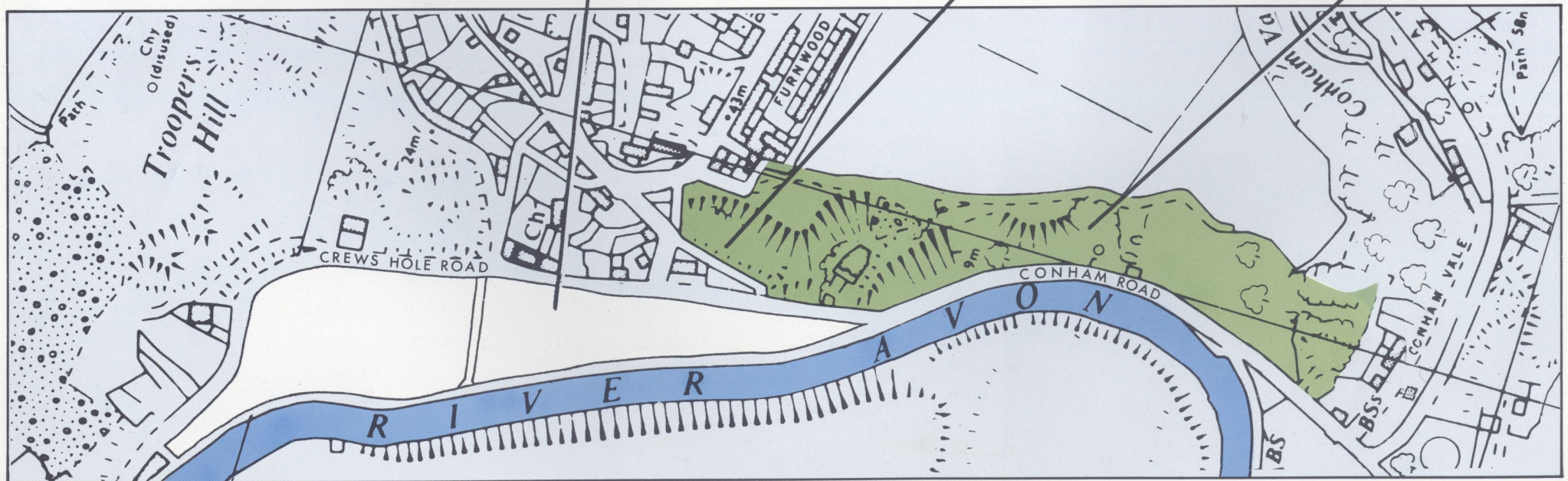
SITE B TANK SITE

This is the area behind the Bull Public House formerly used for bulk storage of fuel. There is access off Niblett's Hill as well as Crews Hole Road. Included with this site is an area of land at a higher level with access off Dundridge Lane.



SITE C QUARRY & TIP AREA

This site consists of the heavily wooded valley side. Much of the woodland has been neglected and quarrying activities in the past have left a number of steep slopes and deep voids. There is also a large lime tip on this site.

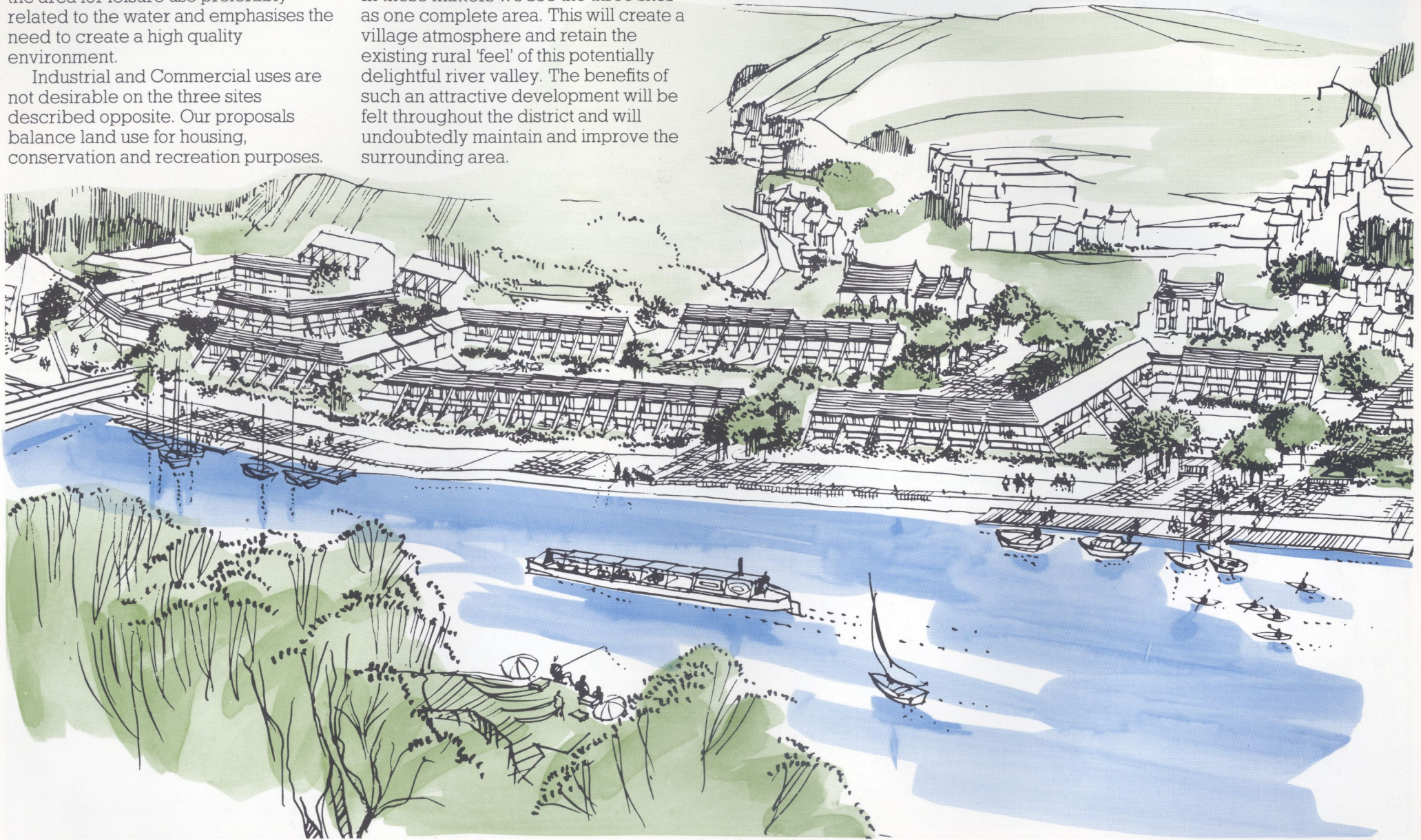


DEVELOPMENT

A development brief for the whole of the Avon Valley has been prepared by Bristol City Council. This assigns part of the area for leisure use preferably related to the water and emphasises the need to create a high quality environment.

Industrial and Commercial uses are not desirable on the three sites described opposite. Our proposals balance land use for housing, conservation and recreation purposes.

Very careful consideration has been given to road widening, street lighting and preserving the public footpaths. In these matters we see the three sites as one complete area. This will create a village atmosphere and retain the existing rural 'feel' of this potentially delightful river valley. The benefits of such an attractive development will be felt throughout the district and will undoubtedly maintain and improve the surrounding area.



SITE A

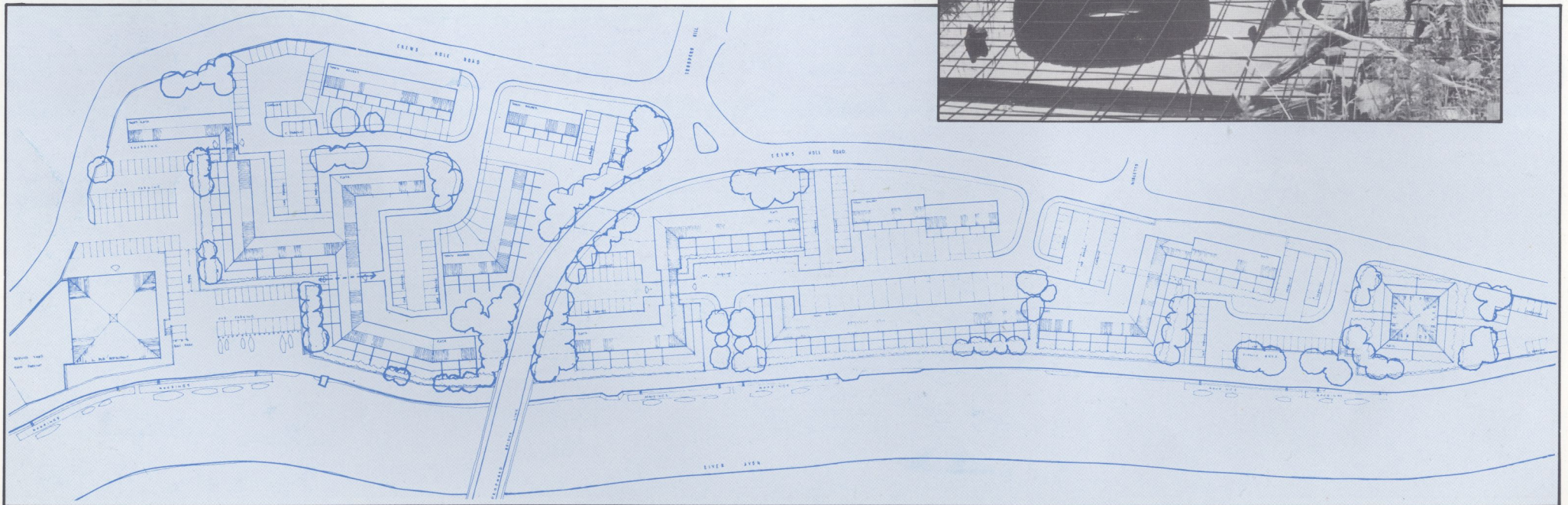
THE VILLAGE

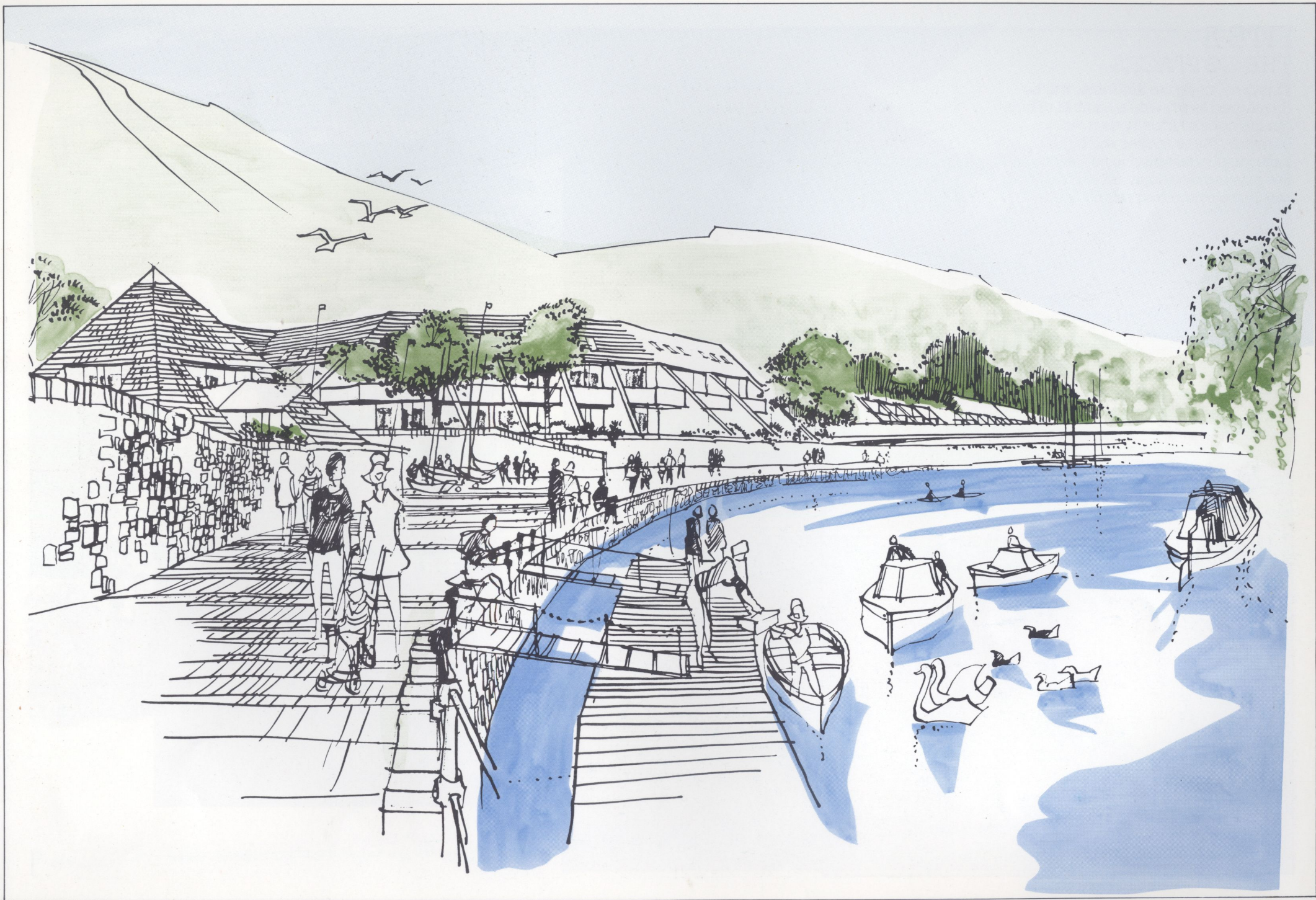
The Old Tar Works site will be re-developed to contain 2, 3 and 4 bedroom town houses and flats with private balconies and courtyards, many will have extensive views of the river. Several shops and a riverside restaurant will also be built with adequate parking

areas and ample provision for leisure activities such as boating and fishing. The existing natural stone walls around the site will be retained and the towpath will be repaired and resurfaced with provision for moorings.



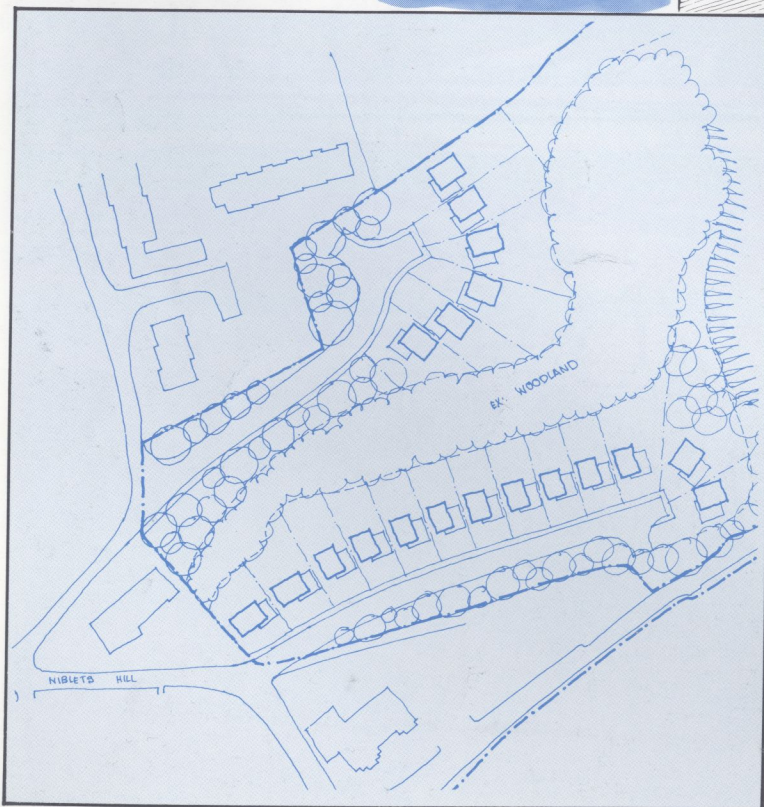
The Old
Tar Works
today





SITE B THE COTTAGES

This area, once the Tank site, will be developed to provide a number of high quality cottage style houses with garages. These houses will be individually designed to integrate with the existing development and blend in with the surrounding woodland.





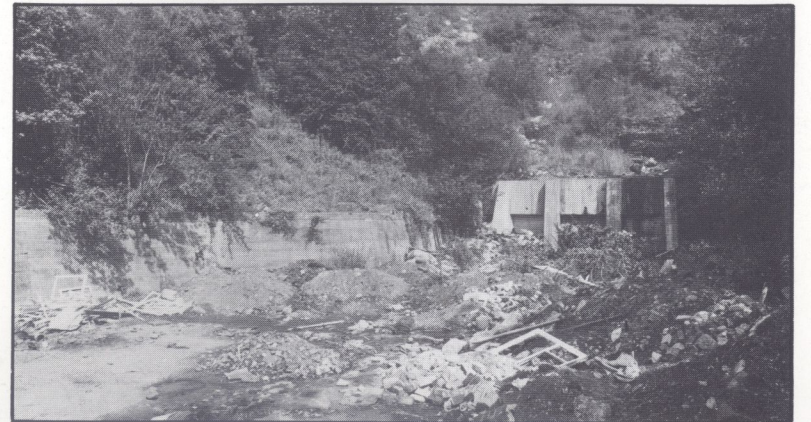
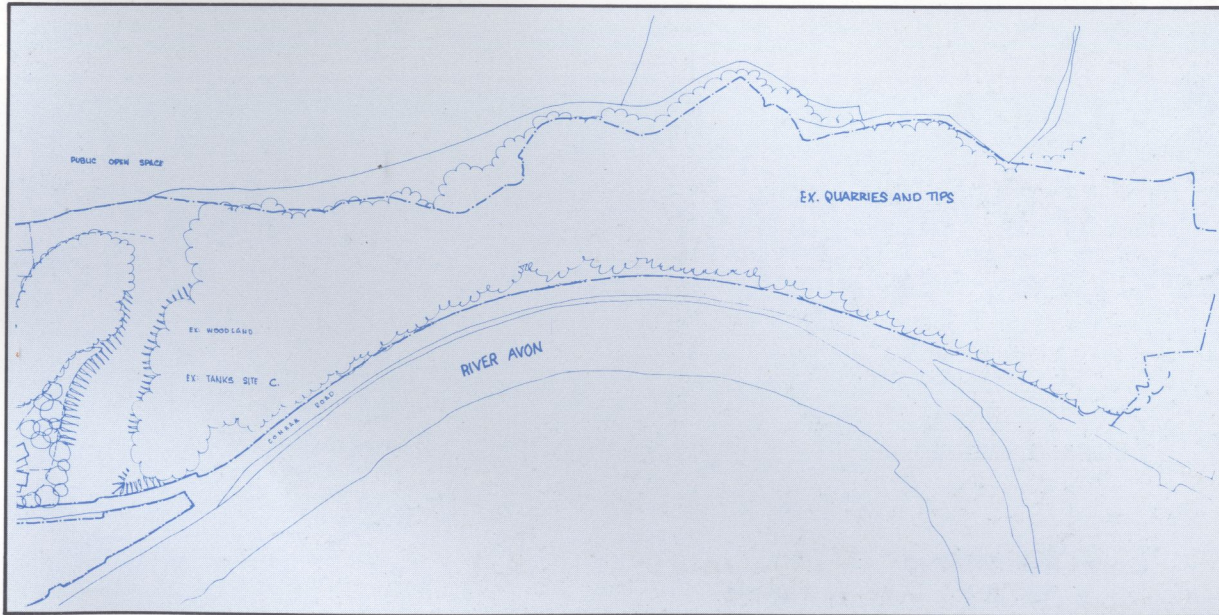
SITE C. CONSERVATION AREA

The first priority for this site is to make it safe. The deep voids will be filled in and the lime tip removed. After giving due consideration to the existing plants and wildlife the area will be carefully cleared. At this stage the site could be landscaped and planted to create a mini arboretum and wild flower conservation area. Access paths, recreation areas and picnic sites will also be included along with several parking areas.





Neglected woodland can be transformed into local beauty spots.



Crews Hole Limited

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