



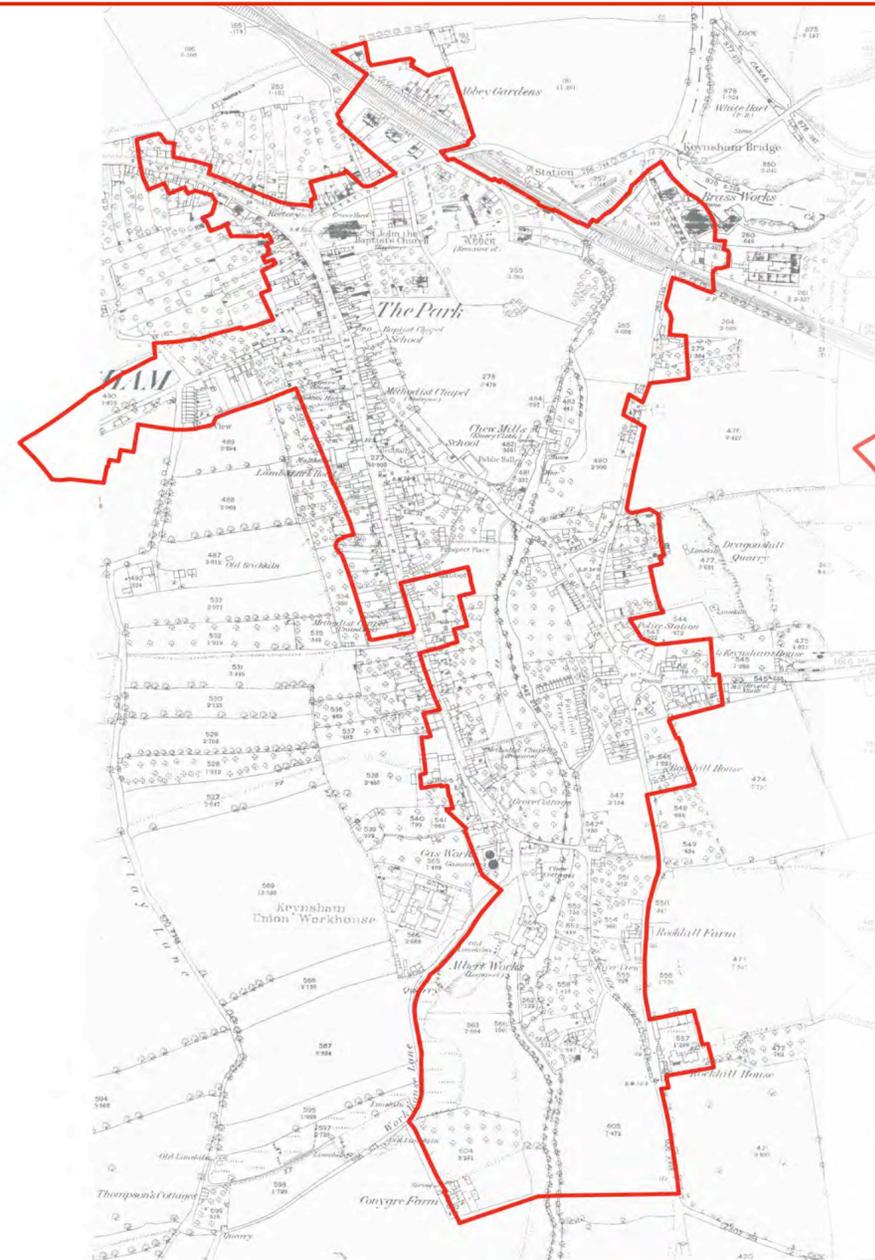
Summary of the Special Interest of Keynsham Conservation Area

- o Significant history and nationally important nearby Roman settlement of Traiectus.
- o Site of the Abbey which began the foundation and layout of the present town of Keynsham and which is of great archaeological significance.
- o Considerable archaeological potential within the town and on the former Abbey lands.
- o Original town built in a linear form along the ridge above the Chew valley which today provides fine views from the town centre.
- o The natural and managed landscape of the River Chew valley provides an attractive and well used park which is a contrasting rural and green corridor through the present town.
- o Some good examples of Georgian and 19th century stucco houses within the upper High Street.
- o Contrasting nucleated village character of Dapps Hill.
- o Longstanding surviving mills along the River Chew.
- o Wide use of Blue Lias stone as a building material with some slate and clay roofs.
- o Some early surviving burgage plot boundaries of the 13th and 14th centuries to rear of High Street and Temple Street (west).
- o Fine grain and varied frontages and roof lines to the historic development with modest two and three storey 19th century buildings on archaeologically significant narrow plots.
- o The Parish Church of St John the Baptist dating from 1250 has a strong visual presence defining the upper High Street and a former market place.
- o Wide lower High Street which forms an important space with a few good frontage buildings of quality.
- o Some historic paths and footway connections between the town and the river valley,
- o A good range of religious buildings of various denominations survive as significant historic buildings.

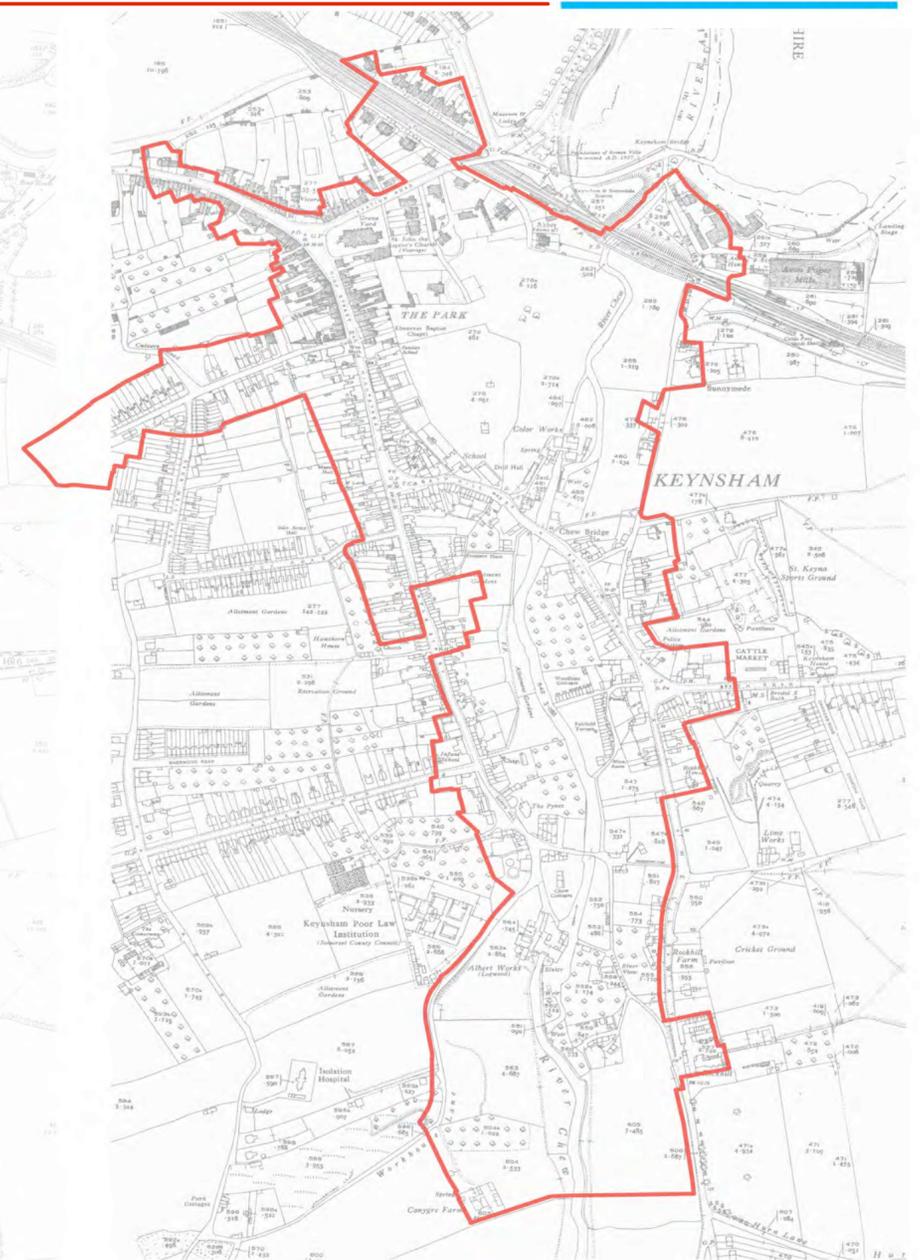
Keynsham has a good range of listed and other heritage buildings dating from the 18th century to the late 19th century. The churches in the town are particularly good examples of historic buildings.



Plan 3: 1842 Tithe Map showing the linear planned town constrained by the River Chew on the east. The railway built 1840. The proposed conservation area is within red line.



Plan 4: 1884 OS first edition showing the proposed conservation area boundary. Keynsham remained a linear market town with considerable un-developed space



Plan 5: 1931 OS edition showing beginning of the expansion of Keynsham and the start of in-filling.

A Brief History Of Keynsham

The Domesday Book mentions in 1086 that Keynsham stood at the head of its own administrative district: the hundred; and describes it as following:

"The King hold CAINESHAM. In the time of King Edward it gelded for 50 hides. The arable is one hundred carucates (12,000 acres) . Thereof are in the demefne fifteen hides and a half, and there are ten carucates, and twenty fervants, and twenty-five coliberts, and feventy villeins, and forty cottagers, with fixty three ploughs. There are fix mills of fixty thillings rent, and one hundred acres of meadow, ad one hundred acres of pasfture. Wood one mile long, and as much broad. It renders one hundred and eight pounds by tale."

The foundation of Keynsham Abbey in 1166 provided the setting for the establishment of the Augustinian monastery for 26 Canons and lay Brothers.

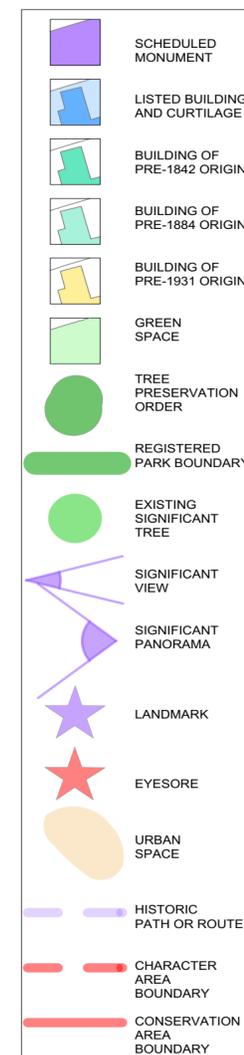
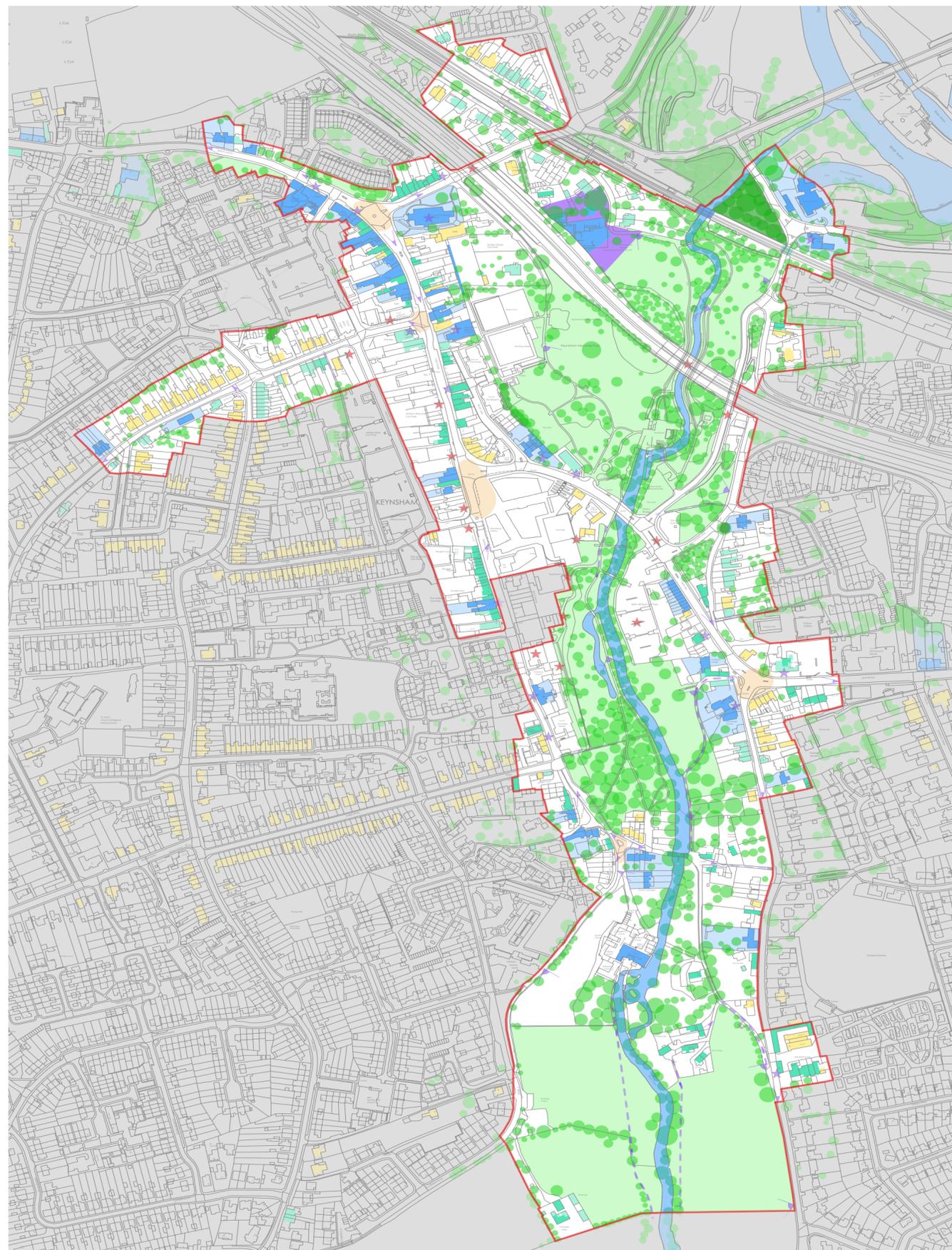
Following the dissolution of the Abbey in 1539 the fortunes of the town appear to have suffered. John Leland states in his travels in 1545; Keynsham as 'sumtyme a good, now a poore market town and ruinus'. He also describes two bridges (one in ruins), a walled royal park and local stone quarries.

The Avon Mill complex was of national and European importance because it lay at the heart of the Bristol brass industry; the region was gradually recognised in the 18th century as Britain's main centre of brass production, eventually surpassing former continental industries in output and technical expertise.

In the late 19th century Keynsham "consists principally of one street, which is nearly a mile in length from east to west. The River Chew runs through the east end. On the river considerable large brass and wire mills, also a steel mill and cotton mill".

By 1901 the population of Keynsham had risen to 3152 and by 1931 to 4521. The greatest expansion in post second world war when the population increased by the year 1951 to 8277 people. The size of Keynsham has increased dramatically during the 20th century. Initially, this expansion took the form of new estate housing constructed as suburbs to the medieval town on its western and southern sides, along the roads to Chew Magna and Bath.

The Fry's chocolate factory at Somerdale was built in the 1920's on fields to the north of the town. It was intended to be a model factory village, although it never progressed beyond the construction of the factory, its approaches along Chandos Road and a branch line from the station.



Townscape Character

In addition to the statutory designated buildings a number of other undesignated elements within Keynsham Conservation Area contribute to its character and appearance. These include:

Other older buildings: often buildings of lesser value than those that have been listed can still contribute greatly to the character of a conservation area. Based on available map data, three ages of other buildings have been identified and separately categorised as follows: pre-1842, pre-1884 and pre-1931. These buildings are also considered heritage assets.

Landmarks: some buildings or other features, due to a combination of their character and appearance and their position within the public realm, can become familiar and cherished landmarks over time.

Key views: in any environment there will be vantage points that offer a greater richness of character than others through the composition of elements seen. Such key views are the most memorable elements of a place.

Urban spaces: junctions and nodes where main routes meet and often performed the function of markets and livestock sales. Now they are meeting and interchange for several modes of transport and often the environment where main landmarks and views are enjoyed.

Historic paths and routes: some paths and routes that have been in place and used for many years have an intrinsic historical value.

Green areas and trees: the significant trees and areas of green spaces.

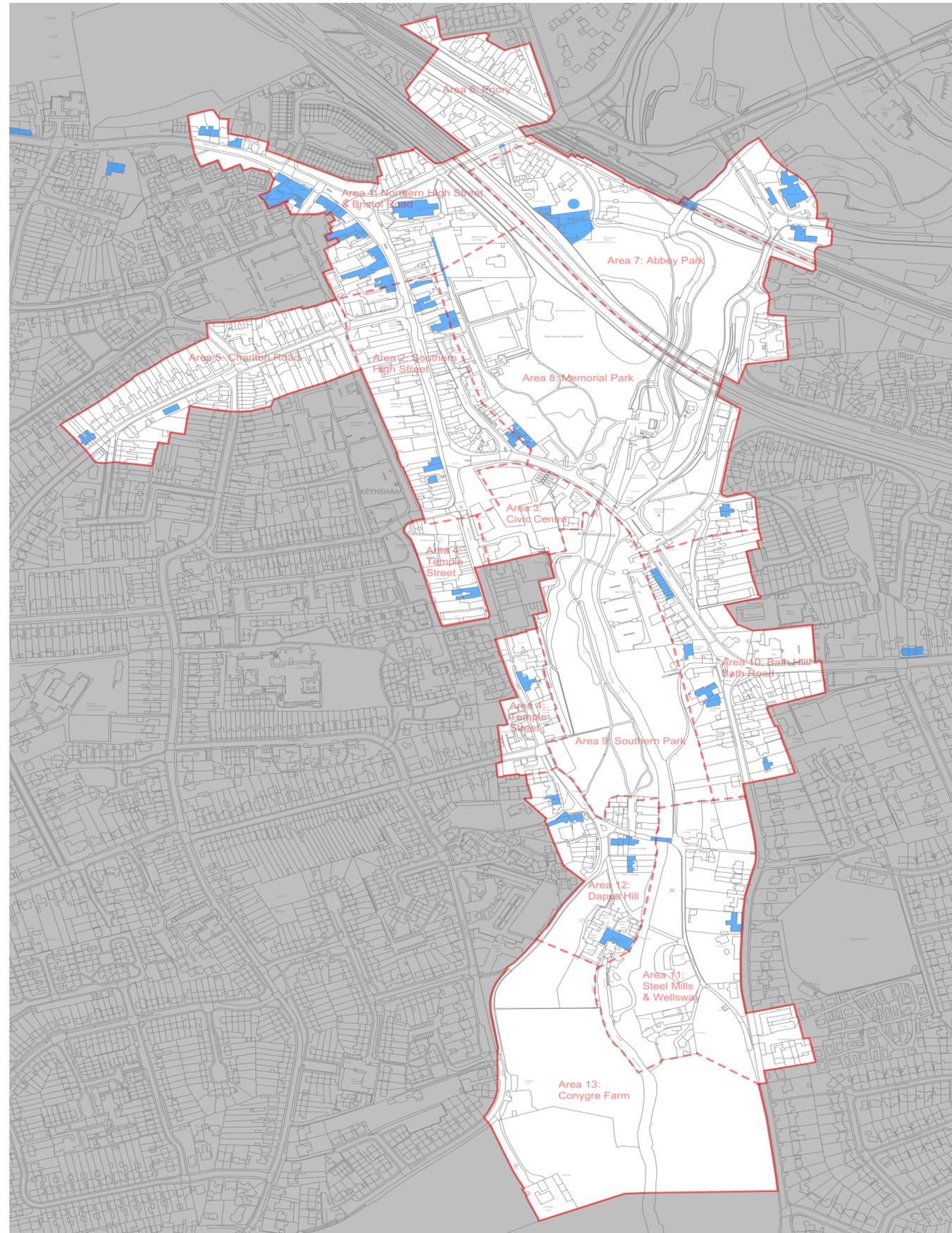
Detracting features: Although not a positive contributor to character, it is an important part of any townscape analysis to establish which features detract from the character and appearance of a place, to assist in formulating strategies to reduce their impact and to consider opportunities to enhance these negative areas

Plan 9 depicts these aspects of townscape character.



Plan 9: Key elements of townscape character

Places such as High Steet and Bath Hill junction and the Wesleyan Methodist Church are important elements of the townscape



Plan 11: Proposed Conservation Area showing character areas and listed buildings in blue

Detailed Character Areas

For the purposes of carrying out a detailed analysis and evaluation of the Keynsham Conservation Area, it has been divided into 13 character areas. The boundaries between these areas are mostly divided upon physical lines and a notional change between environments of differing age of development, character and appearance. The draft Keynsham Conservation Area Appraisal analyses of each of these character areas, which have been named as follows:

- Area 1: Northern High Street & Bristol Road
- Area 2: Southern High Street
- Area 3: Civic Centre
- Area 4: Temple Street
- Area 5: Charlton Road
- Area 6: Priory
- Area 7: Abbey Park
- Area 8: Memorial Park
- Area 9: Chew Park
- Area 10: Bath Hill & Bath Road
- Area 11: Wellsay and Steel Mills
- Area 12: Dapps Hill
- Area 13: Conygre Farm

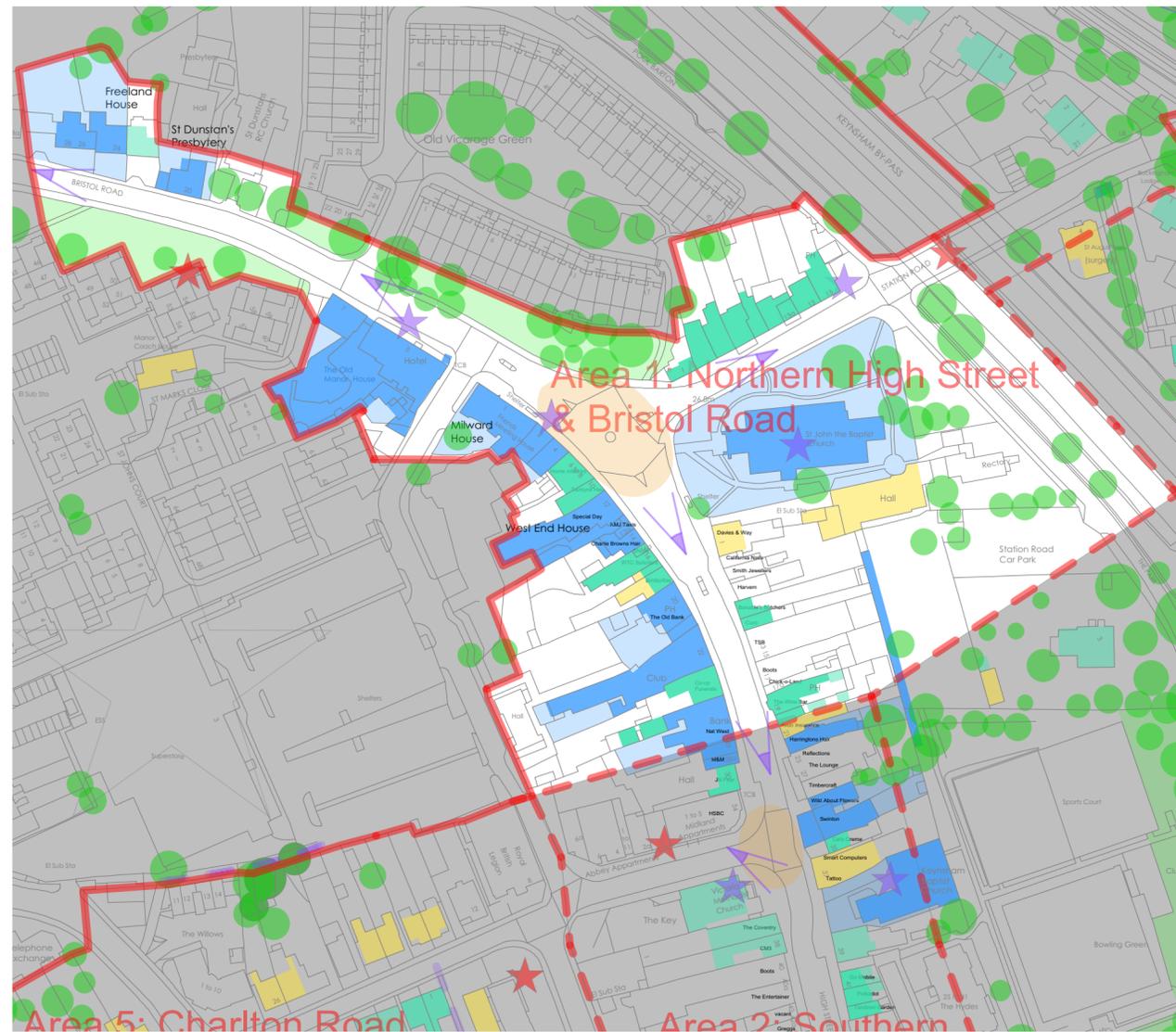


Upper High Street circa 1950



Lower High Street circa 1950

Example of Character Area



- SCHEDULED MONUMENT
- LISTED BUILDING AND CURTILAGE
- BUILDING OF PRE-1842 ORIGIN
- BUILDING OF PRE-1884 ORIGIN
- BUILDING OF PRE-1931 ORIGIN
- GREEN SPACE
- TREE PRESERVATION ORDER
- REGISTERED PARK BOUNDARY
- EXISTING SIGNIFICANT TREE
- SIGNIFICANT VIEW
- SIGNIFICANT PANORAMA
- LANDMARK
- EYESORE
- URBAN SPACE
- HISTORIC PATH OR ROUTE
- CHARACTER AREA BOUNDARY
- CONSERVATION AREA BOUNDARY

Character Area 1: Northern High Street & Bristol Road

Character Area 1: Northern High Street & Bristol Road

This area is the central historic core of the conservation area, where the early village settlement has its origins. The area contains the Grade II* listed parish church of St. John The Baptist - one of the main focal landmarks in the town - dating back to 1250. The area also contains the greatest concentration of listed and historic buildings within the town. The northern High Street area was within the Abbey precinct and abbey buildings probably extended up to the east side of the northern High Street. The junction in front of the church was one of three medieval market areas in the town. Road widening and loss of pavement areas in front of the church have reduced the public areas once used for the market.



There are only a few notable surviving medieval buildings. St John's Parish Church, circa 1250 in origin. 12 High Street (West End House) is believed to be on the site of the former Hospice of St John (Keynsham Abbey guesthouse). 23 High Street has a late 16th century core and original ceiling.

Very few examples of intact historic shopfronts are left in the High Street. At nos.14-20 (below) several pilasters, scrolls and cornices remain but other historic features have been insensitively replaced.



Draft Keynsham Conservation Area Management Plan



Keynsham Conservation Area Management Plan

The management plan sets out the approach to managing the future of the Keynsham Conservation Area. It is informed by the detailed study and analysis of the conservation area; which is in the Keynsham Conservation Area Appraisal.

Although Keynsham changed significantly during the 1970's it retains 57 listed buildings within the proposed conservation area, and a further 200 local historic buildings, the Abbey a scheduled ancient monument and an attractive river parkland. The layout of the town and its wide High Street provide a good sense of its origins as a historic market town and overall provides a good architectural and historic character.

Traffic currently dominates the area and reducing the traffic and improving air quality to create a more pedestrian-friendly environment in the whole High Street needs investigation. The public spaces could benefit from improvement for shoppers and enhancement. Measures which should be considered are pavement widening, high quality surfacing and pedestrian priority crossing to create an inviting central urban space at the heart of the town centre.

The specific opportunities, recommendations and guidelines outlined in the management plan will make for positive change by understanding the character and context of the town. The guidelines should be fully taken into account in formulating proposals by professional planners, architects and developers. The guidelines should also assist local amenity and interest groups and the Town Council to respond to future development proposals.

There are opportunities for managing change in each of the 13 character areas. The following is an example of the general guidance recommendations in the draft Keynsham Management Plan.

General Development Guidance:

In preparing and considering all re-development proposals the following objective design criteria and setting will be taken into account: Whether the site is within or adjacent to the conservation area; any new development will be required to preserve and/or enhance Keynsham Conservation Area and its setting.

The relationship of a proposal to its wider setting to be demonstrated.

Using the historic morphology to retain or recreate historic density, street alignments and pedestrian connections where deliverable.

Re-development to be fine grained to reflect or define the mediaeval historic plot divisions.

Two or three storey buildings to avoid an over-bearing scale and which would be contrary to the existing townscape.

Roofs should create a varied skyline avoiding monolithic forms.

A suitable limited palette of construction materials.

Consider use of local and traditional external materials including Blue Lias, ashlar detailing, stucco, natural slates and clay pantiles.

Retention or replacement, if un-healthy, of all existing trees within development sites.

The impact in close and distant views to and from significant character areas.

Within the town centre achieving a positive contribution to the public realm- eg. re-instatement of traditional shopfronts and traditional paving materials

Shopfronts:

Modern shopfronts with oversized fascias and graphics sit uncomfortably on most of the 1970's new buildings. Other traditional buildings have also lost their shopfronts. Shopfront design guidance and enhancements funding could begin to reverse these intrusions.

Favourable consideration will be given to proposals for replacement of poor shop-fronts, advertisement fascia and façade enhancements that better respect the character of the buildings of which they form a part. The local planning authority to provide design codes and consider local grant funding to help deliver the enhancements..

Pedestrianisation:

In the High Street options for pedestrianisation or semi-pedestrianisation to improve the shopping environment and restrict traffic to improve air quality.

Improve paving in High Street and re-introduce traditional materials (in combination with pedestrianisation).

Improved and lower street lighting columns in High Street (in combination with pedestrianisation).

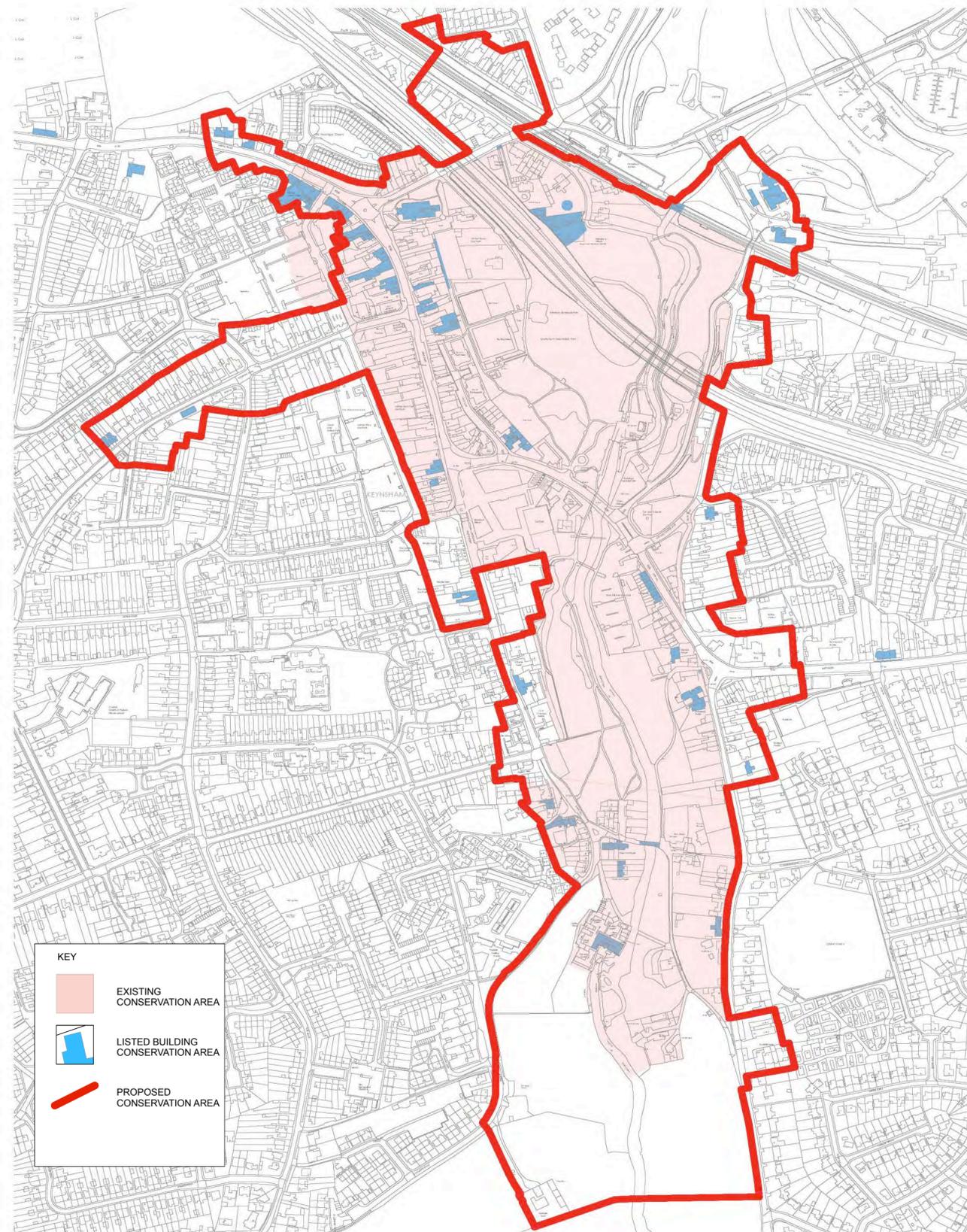
Introduce better seat furniture design and more benches.

Rationalisation of traffic signage- particularly in upper High Street around Church Area; and south end of High Street.

Consider opportunities to improved pedestrian connections into the town; centre where deliverable; and to reduce reliance on cars and car parks.

Upgrade and/or screen rear parking and service areas in Ashton Way.

Proposed Keynsham Conservation Area Boundary Change



Plan !: Proposed Conservation Area Boundary

The proposed conservation area merges both Dapps Hill and Keynsham Conservation Areas to form one boundary. It is proposed to name this **Keynsham Conservation Area**. It covers 5 hectares (about 12 acres) surrounding Keynsham town centre (**See Plan 1**)

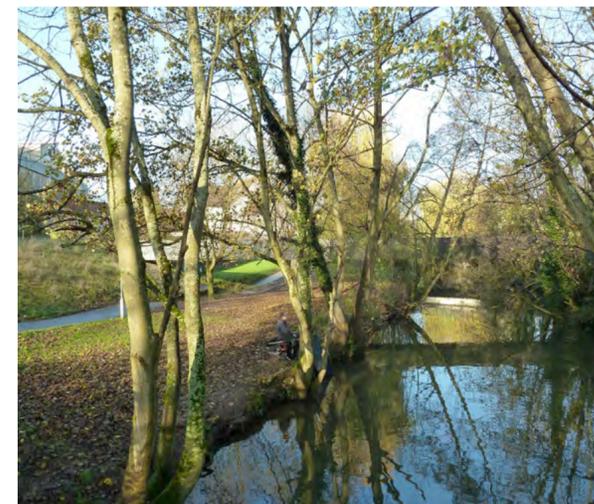
The existing Dapps Hill Conservation Area, is extended southwards to include the new area to the south eastern sector of the riverside land and Conygre Farm. "Coneygre", which is the name for the rabbit warren that served the Abbey. Together with the established pasture called "Winterleye" these are noted as Abbey held land which was enclosed in 1280. This remains an unspoilt area of historic River Chew valley

The boundary extends in a northerly direction to include the historic brass mill site on the river and the Abbey remains. The northern boundary continues along the back of the railway including the terrace of housing in Priory which is associated with the railway construction

Charlton Road is included as a relatively intact group of pre-1930's villas built in local Blue Lias stone

There are 57 listed buildings and structures within Keynsham Conservation Area

The central and northern parts of the Memorial Park at the heart of Keynsham is designated in the national register of Historic Parks and Gardens.



Keynsham contains a significant number of historic buildings, churches and the landscape of the Chew walk

Please Make Comments on the Proposals

Draft Keynsham Conservation Area Appraisal, Draft Conservation Area Management Plan and Keynsham Conservation Area Boundary Change

The draft Keynsham Conservation Area Appraisal, the accompanying draft Keynsham Management Plan and Keynsham Conservation Area boundary change are all subject to public consultation. The published draft document are available to view or download from the Council's web site at:
<http://www.bathnes.gov.uk/services/your-council-and-democracy/consultations>

Reference copies will also be available in the Keynsham Library during the usual opening hours. The display will be available in Keynsham Library until Friday 27th October 2015. There is also a drop in session on the 20 October 2015 from 2pm until 5pm followed by a public meeting in the Community Space room above the library from 6.30pm until 8pm. This is an opportunity to hear a presentation and to express your view and share ideas in an open public forum.

We would like your comments on the:

- draft Keynsham Conservation Area Appraisal
- draft Keynsham Conservation Area Management Plan
- proposed Keynsham Conservation Area boundary changes

It is helpful to the Council to understand the local residents views and if there are any suggestions for amending the proposals.

We would also like to hear from local groups, businesses and landowners.

A questionnaire is available to make your comments.

If you can take just a few minutes to fill out the questionnaire.

The publications can be provided in audiotape, large print, braille and computer disc versions in English and also translated into local community languages.

For further information contact Development Management on 01225 477583

Please either leave the completed questionnaire at the One Stop Shop desk in the Library, Keynsham Civic Centre, Market Walk, Keynsham BS31 1FS

Or post to Bath & North East Somerset Council, Development Management,

Lewis House, Manvers Street, Bath BA1 1JG

Or download it at www.bathnes.gov.uk/placemakingplan - when complete please send to simul@me.com

Comments will need to be received by the 2nd November 2015

