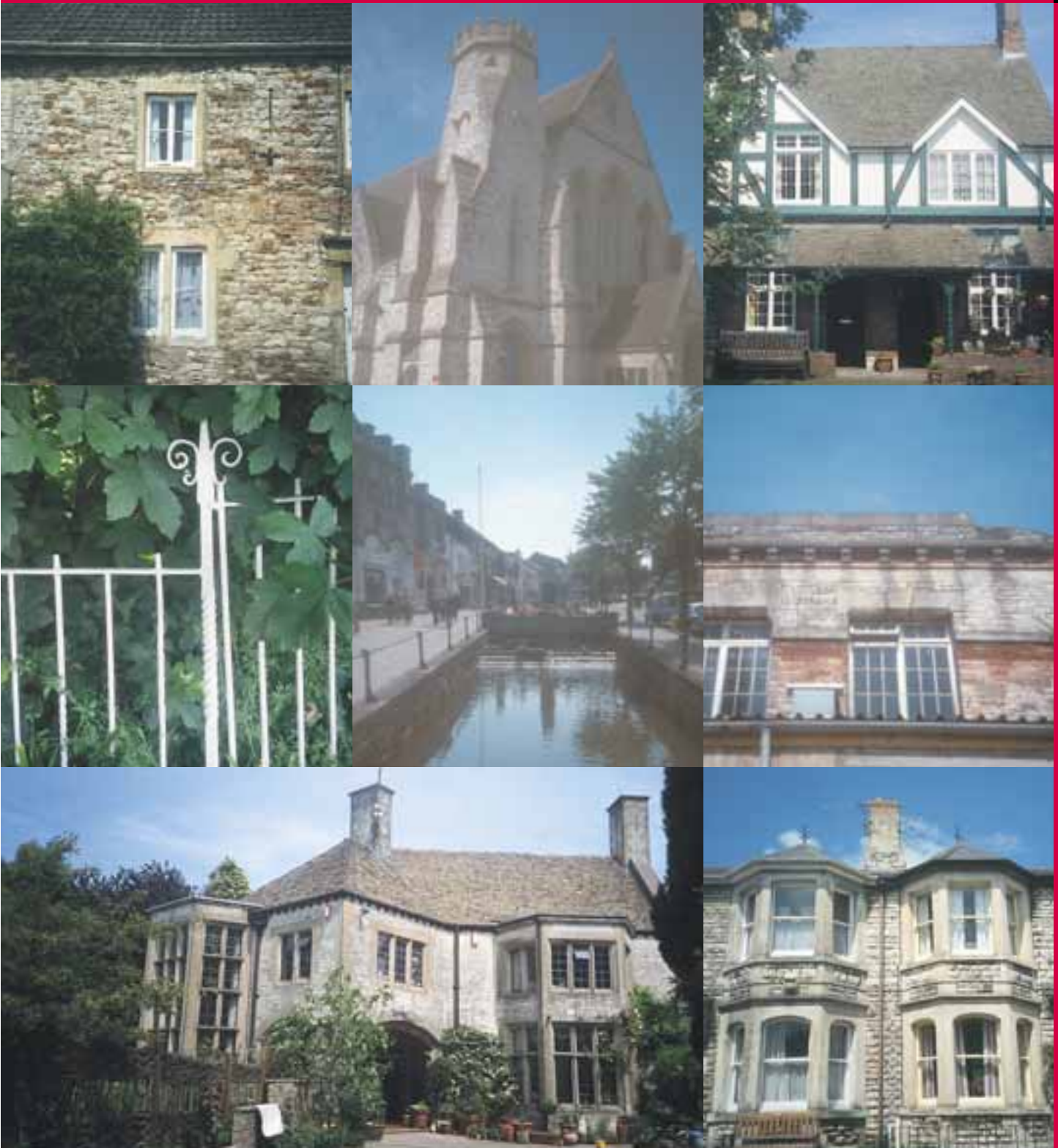




BATH & NORTH EAST SOMERSET

Midsomer Norton and Welton conservation area character appraisal

Supplementary Planning Guidance



Midsomer Norton and Welton and their conservation areas

Local planning authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.

Eight important studies have been carried out since 1997:

Bath & North East Somerset Council Planning Services' Sites and Monuments Record, 'Avon Historic Landscape Characterisation Methodology' (Chapman 1997)

'Welton Manor Farm, Welton Vale, Archaeological Desktop Study and Aerial Photographic Assessment', Avon Archaeological Unit (Erskine 1997)

Bath & North East Somerset Council Planning Services' Sites and Monuments Record, 'Avon Extensive Urban Survey Archaeological Assessment Report' (La Trobe-Bateman 1999)

'Radstock and Midsomer Norton Streetscape Strategy' (Streetscape Strategy Project Team 2000)

'Radstock and Midsomer Norton Historical Streetscape Survey' (Chapman, Root and Beaton 2001)

Bath & North East Somerset Council Planning Services, 'Rural Landscapes of Bath & North East Somerset' (adopted as Supplementary Planning Guidance 2003)

'Norton Radstock Public Realm Strategy' (Norton Radstock Regeneration Partnership 2003)

'Historic Study of the Proposed New Town Square Area at The Hollies, Midsomer Norton' (Rodwell 2001)

These all identify a wide area of special architectural or historic interest being worthy of designation as a conservation area.

Conservation area designation helps to protect an area's special architectural or historic interest by providing

- the basis for policies designed to preserve or enhance all aspects of the character or appearance of an area that define its special architectural or historic interest
- control over the demolition of unlisted buildings and works to trees within a conservation area
- stricter planning controls within a conservation area
- introducing a statutory requirement for the local planning authority to consider the impact of a proposed development upon the character or appearance of a conservation area



The Council's Planning Services are happy to give further advice.

The emphasis within conservation areas is on ensuring local character is strengthened, not diminished, by change.

Central government policy on all development affecting conservation areas is set out in 'Planning Policy Guidance Note 15: Planning and the Historic Environment' (PPG 15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and development control decisions.

An assessment of an area's special interest and its character or appearance may be taken into account by the Secretary of State when considering appeals against refusals of planning permission. Once an area's special character is identified, proposals and actions can be formulated by the local planning authority and other agencies for preserving or enhancing it.

This conservation area character appraisal forms Supplementary Planning Guidance to policies CH.4 and CH.5 of the Wansdyke Local Plan Deposit Draft as amended 2000, policies BH.6, BH.7 and BH.8 of the Bath & North East Somerset Local Plan; and, policy 19 of the Joint Replacement Structure Plan 2002.

Public consultation on the Midsomer Norton and Welton conservation area and this conservation area character appraisal as Supplementary Planning Guidance took place between 24 November 2003 and 16 January 2004. A summary of the public consultation is available on request. A written description of the conservation area boundary is available on request from the Planning Projects and Partnerships Team.

The Midsomer Norton and Welton conservation area character appraisal as Supplementary Planning Guidance will be a material consideration in planning decisions affecting Midsomer Norton and Welton. The adopted character appraisal will carry considerable weight in decision making, having been subject to scrutiny and amendment through public consultation.

Midsomer Norton has 31 buildings in the 1986 List of Buildings of Special Architectural or Historic Interest including 6 Grade II* and 25 Grade II listed buildings or structures. Welton has 6 buildings in the 1986 List of Buildings of Special Architectural or Historic Interest including 1 Grade II* and 5 Grade II listed buildings or structures.



How to use this conservation area character appraisal

This conservation area character appraisal summarises the architectural and historic interest of Midsomer Norton and Welton in two broad sections:

- character summaries of Midsomer Norton and Welton followed by character summaries for each area and

- an historical timeline for Midsomer Norton and Welton with a comparative national timeline.

Each section has end notes which set out full references to further detailed information which the preparation of this conservation area character appraisal has relied on.

The references are an essential part of the character summary and timeline and should therefore be referred to in any consideration of this conservation area character appraisal.

Midsomer Norton and Welton

Midsomer Norton and Welton have a proud coal mining and industrial heritage which is reflected in their buildings and landscape.

Two miles to the west of Radstock is Midsomer Norton, a large and far extending parish, which also lies in the coal district, though the village is clean and tidy in comparison with the former. a babbling stream runs through the main street, and as it is kept free from rubbish and made to fall over several miniature cascades it forms a very pleasant feature in the scene, with some plump, well plumed ducks swimming over its surface and diving into its waters. Examining the medley of confined ill-built cottages and substantial freestone premises of which the place consists I came across a fine old barn almost hidden from view by the Bank.^{1, 2}

The Midsomer Norton and Welton conservation area and its character appraisal acknowledges this heritage and seeks its preservation, enhancement and enjoyment.



Midsomer Norton's landscape setting

Midsomer Norton is an ancient market town dating back to medieval times. It became an important coal-mining town in the nineteenth century. The town is compact arranged around a linear High Street with larger developments and back accesses to the rear.

The town developed along the valley of the River Somer, a tributary of the Wellow Brook which it joins at Welton Hollow. The River Somer is an important feature both along the High Street where it is channelled and further out towards the edge of the town where it is often marked by trees growing beside it. The river forms an important link with the surrounding countryside.

The town is enclosed by higher ground affording characteristic views from the town to open fields and wooded skylines. A number of batches, evidence of the coal mining heritage, now form important features around the edges of the town.

Midsomer Norton and Welton Conservation Area

Midsomer Norton character summary

ancient fair town dating back to mediaeval times ³

listed buildings ⁴ and other historic buildings built principally of local white lias limestone with oolitic limestone dressings

coal mining legacy ^{5,6}

terraced housing both following and stepping down contours

historic settlement ⁷ with high archaeological potential

occasional use of red sandstone in buildings

cast iron railings ⁸

use of clay and slate tiles

River Somer – well ‘treed’ on entering and leaving the town centre and channelled along the High Street

occasional evidence of traditional stone sett paving

stone boundary walls of various heights typically of white lias limestone but also pennant sandstone (often used for retaining walls) and red sandstone – tall walls were historically characteristic along property boundaries

trees make a significant contribution to parts of the town – notable examples include lime trees beside the Market Hall (possibly ones planted to commemorate Queen Victoria’s Diamond Jubilee) and along the High Street (possibly ones thought to be planted to commemorate the Coronation of George V), trees in the area of Redfield Road and Somervale School, trees in St John’s churchyard, trees in the Priory Close and Old Vicarage area, trees in the area of The Dymboro, yew and other trees associated with the Hollies garden, yew trees at Stone’s Cross and trees beside the River Somer by Hope Terrace

grassed and wooded batches

extensive undistinguished areas of car parking

large modern stores generally lacking positive character

shop signs often obscuring / conflicting with the quality of the characteristic stone buildings



Welton character summary

historically important early settlement ⁹

coal mining legacy from 1600s ^{10, 11}

listed buildings ¹² and other historic buildings built principally of local white lias limestone with oolitic limestone dressings

occasional use of red sandstone in buildings

terraced housing both following and stepping down contours

historic settlement ¹³ with high archaeological potential

use of clay and slate tiles

stone boundary walls of various heights typically of white lias limestone but also pennant sandstone (often used for retaining walls) and red sandstone – historically characteristic tall walls along property boundaries

trees in the area of Station Road and Millards Hill junction and on batch at Belle Vue



Ten character areas

Ten character areas have been identified within the proposed conservation area. The character of each area is summarised with preliminary objectives for enhancing each area. Neutral elements and negative elements are summarised for each character area where appropriate.

Neutral elements ¹⁴ or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for landmark buildings, listed buildings, and unlisted buildings of special character and interest. This back-cloth is important and needs careful management as a setting for the special elements.

Negative elements ¹⁵ or buildings in conservation areas need to be considered differently. They should either be upgraded or, given the chance, removed depending on their economic viability.

Area 1

Station Road

4 – 16 Station Road stepped terrace with contours built of rock-faced coursed white lias limestone rubble with oolitic limestone dressings, red clay pantiles, high pennant sandstone rubble boundary wall with cock and hen capping

former three storey brewery ¹⁶ building built of white lias limestone rubble with red brick voussoirs to first and second floor openings, rock-faced giant pennant sandstone voussoirs to two large ground floor openings



Midsomer Norton and Welton Conservation Area

Neutral elements in Area 1

works and depot

Enhancement objectives for Area 1

restore, repair and bring former brewery into full use

Area 2

South View Place

97 – 101 Radstock Road built of large coursed white lias limestone rubble with oolitic limestone dressings, oolitic limestone band course, oolitic limestone bracketed door hood, white lias limestone boundary wall with giant grey conglomerate stone cock and hen capping

workshop built of vertical timber boarding, carved barge board, corrugated iron to first floor side elevation, rendered ground floor

2 South View Place ¹⁷ built of rock-faced coursed white lias limestone rubble with oolitic limestone dressings, oolitic limestone band course, oolitic limestone bracketed door hood, white lias limestone boundary wall with giant grey conglomerate stone capping

1 – 9, 11 – 17 South View Place terrace steps down hill, built of rock-faced coursed white lias limestone rubble with oolitic limestone dressings, double Roman clay tiles, red brick chimney stacks to 1 – 9, red brick and oolitic limestone chimney stacks to 11 – 17

4 – 16 South View Place terrace at right angle to road, built of rock-faced coursed white lias limestone rubble with oolitic limestone dressings

1 – 15, 16 – 21 Hope Terrace built of rock-faced coursed white lias limestone rubble with oolitic limestone dressings, double Roman clay tiles, red brick and oolitic limestone chimney stacks, no surviving original boundary walls

Trees beside the River Somer

Neutral elements in Area 2

1 – 10 Rackvernal Court

2 and 3 Ham Gardens

Enhancement objectives for Area 2

enhance balustrades to River Somer

Area 3

Stone's Cross / upper High Street

north-eastern gateway to the High Street ¹⁸

Stone's Cross pub ^{19, 20, 21} built of coursed white lias limestone rubble with oolitic limestone dressings, high oolitic limestone rubble boundary wall to Station Road

United Services Club ²²

Salvation Army chapel ²³ built of rock-faced coursed white lias limestone rubble with oolitic limestone dressings, high white lias limestone and pennant sandstone rubble boundary wall with rock-faced pennant railing base to hoop topped railings

High Street – enclosed character and intimate scale of the white lias limestone terraces along the northern end

58 High Street built of squared coursed white lias limestone with oolitic limestone dressings and white lias limestone rubble boundary wall with red conglomerate stone cock and hen capping, molten pieces of slag border garden path

Neutral elements in Area 3

Beckington (52 High Street)

frontage of 55a High Street

Negative elements in Area 3

open and stark character of modern stores and associated car parking

four storey Stanley Court, roads and associated car parking

parking in front of Beckington (52 High Street)

billboard on flank elevation of 53 High Street

Enhancement objectives for Area 3

highlight importance of Stone's Cross as gateway to the town centre by emphasising key characteristics including lias limestone buildings, low natural stone boundary walls and yew trees

adapt shop fronts to reflect the original character of the lias limestone terraces

rationalise shop signs to enhance the character of the buildings

provide appropriate tree and shrub planting to car parks

enhance car park boundaries and store facades

remove billboard on flank elevation of 53 High Street

Midsomer Norton and Welton Conservation Area

Area 4 High Street

River Somer with cast iron railings ^{24, 25, 26, 27}



Midsomer Norton Methodist Church ^{28, 29} built of rock-faced white lias limestone with oolitic limestone dressings in Gothic Revival style, slate roof



Edward VII letter box

27 High Street built of white lias limestone and red sandstone rubble with oolitic limestone dressings

Beauchamp Almshouses ³⁰



28 – 31 High Street ³¹

79 – 92 High Street built of rock-faced white lias limestone with oolitic limestone dressings, slate roof

The Chip Inn (108 High Street)

Arnold's Place (114 High Street) painted ashlar and pilasters, slate roof

121 High Street, rendered front elevation but carved timber bargeboard to end elevation

former brewery ^{32, 33}

former Palladium cinema



Grade II listed The Hollies ^{34, 35} built of oolitic limestone ashlar, parapet and cornice, rusticated quoins, keyed voussoirs and surrounds to doors and windows

Council Chamber built of oolitic limestone ashlar, pairs of semi-circular arch headed windows, arches supported on Gothic Revival style colonettes, in five bays, each bay separated by a pilaster

distinct stone wall enclosed garden courts on the north side of the High Street

line of lime trees along the High Street

linear area between shops and the river on south side

linear route to town centre from north ³⁶

route passes between mainly residential uses leading towards High Street commercial uses



older buildings of white lias limestone rubble and occasional red sandstone rubble



Neutral elements in Area 4

73 – 76 High Street

36 High Street

122 – 124 High Street

Holly Court and Library

19a High Street

Midsomer Norton Methodist Church Centre

car parks

square in front of Safeway

poor boundary and surface treatment of Northway footpath

lack of lighting of Northway footpath

Negative elements in Area 4

Keynorton House, High Street

1 – 6 Chesterfield House, High Street

102 – 106 High Street

111 High Street

open and stark character of modern stores and associated car parking

Enhancement objectives for Area 4

restore, repair and bring former Palladium cinema into full use

restore, repair and bring former brewery into full use

plant appropriate trees and shrubs within car parks

provide suitable paving, planting and lighting strategy

provide cohesive boundary treatment and visual interest

emphasise mature beech tree beside path to High Street

improve pedestrian links

improve maintenance for River Somer

investigate traffic management options

enhance open spaces

improve linkage between the town square, car parks, and High Street

repair and bring into full use former brewery



Midsomer Norton and Welton Conservation Area

repair and bring into use former cinema

provide suitable surfacing and lighting for Northway footpath

emphasise Northway footpath entry onto the High Street

enhance plot boundaries on Northway footpath with appropriate stone walling

Area 5

Rackvernal Road / Excelsior Terrace

distinctive Victorian white lias limestone terraces

white lias limestone boundary walls

6 – 7 Rackvernal Road built of rock-faced squared coursed white lias limestone with oolitic limestone dressings, red brick and oolitic limestone chimney stack

8 – 9 Rackvernal Road ³⁷ built of rock-faced squared coursed white lias limestone with oolitic limestone dressings, red brick and oolitic limestone chimney stack

10 – 13 Rackvernal Road built of white lias limestone with red brick dressings, red brick chimney stacks, slate roofs

14 – 27 Rackvernal Road built of squared coursed white lias limestone with oolitic limestone dressings, red brick chimney stacks, mix of slate, double Roman clay tiles, concrete tiles (27 has rendered front)

28 – 48 Rackvernal Road ³⁸ built of white lias limestone with red brick dressings

Hall, Rackvernal Road

1 – 16 Excelsior Terrace

1 – 4 Primrose Terrace

former Gas works

Neutral elements in Area 5

Rackvernal House

5a and 5b Rackvernal Road

17 Excelsior Terrace

Enhancement objectives for Area 5

secure repair and future use of Hall, Rackvernal Road



Area 6

High Street / The Island

nucleus of mediaeval village ^{39, 40}

Town Hall (former Market Hall) ^{41, 42, 43, 44}

St John the Baptist Church ^{45, 46, 47, 48}

Church Square ⁴⁹

significant trees in churchyard

Catholic Church of the Holy Ghost (former tithe barn) ^{50, 51, 52, 53}

4 – 5 High Street

The Old Priory ^{54, 55}

1 High Street, Greyhound Inn ^{56, 57}

2 – 3 High Street ⁵⁸

10 – 11 High Street

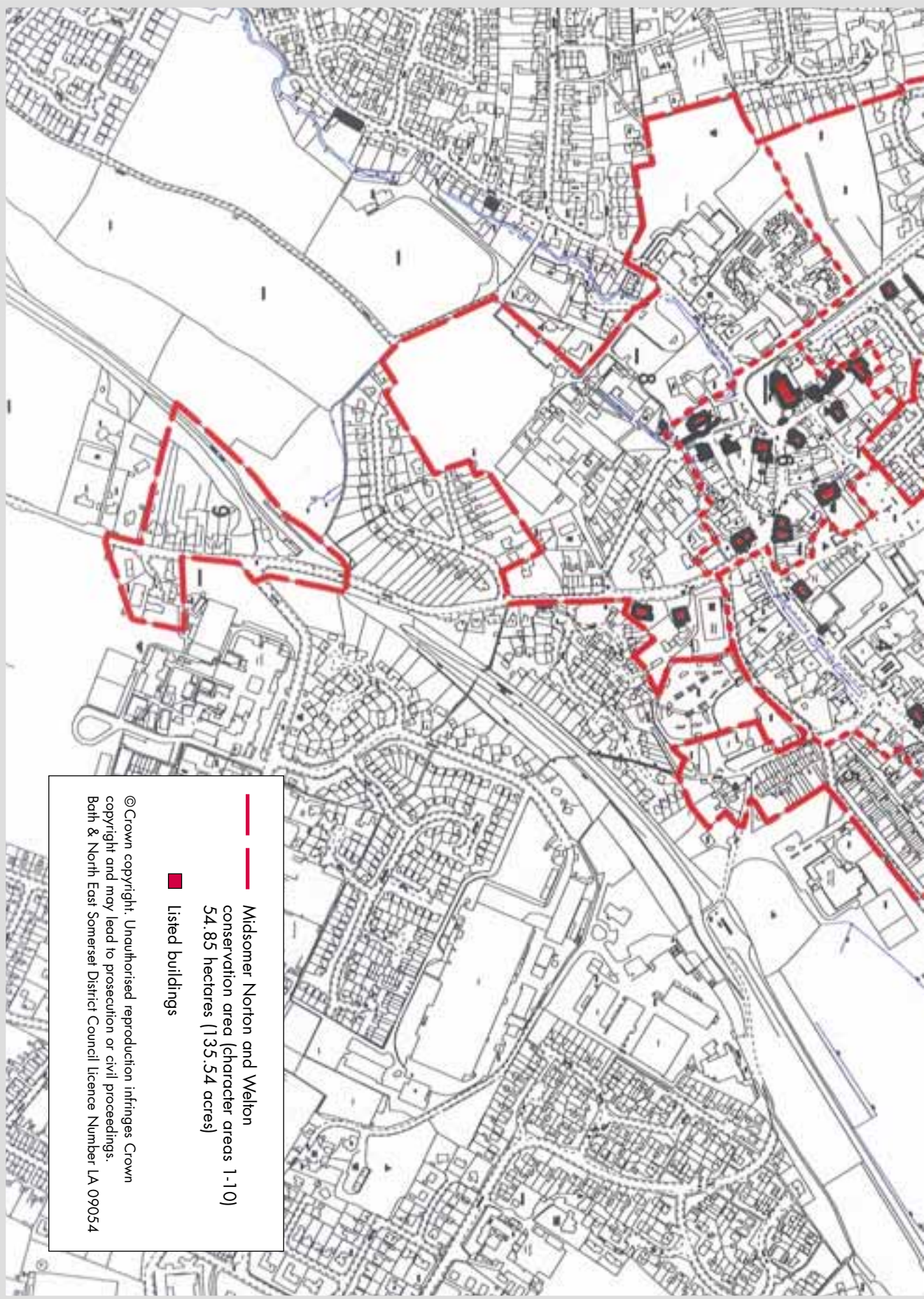
12 – 13 High Street built of squared coursed white lias limestone with oolitic limestone dressings, 6 over 6 pane sash windows to first floor, ornate bracketed barge boards to attic dormers ⁵⁹

14 High Street built of squared coursed white lias limestone with oolitic limestone dressings with remnant of property boundary wall with swept oolitic limestone coping and oolitic limestone moulded pier

Market Square ^{60, 61}

The Island ^{62, 63, 64}





— Midsomer Norton and Welton conservation area (character areas 1-10) 54.85 hectares (135.54 acres)

■ Listed buildings

© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Bath & North East Somerset District Council licence Number LA 09054



Midsomer Norton and Welton Conservation Area

Neutral elements in Area 6

offices, Pow's Orchard

Church Hall



Negative elements in Area 6

open and stark character of modern stores⁶⁵ and associated car parking

Enhancement objectives for Area 6

restore, repair and bring former stables⁶⁶ opposite church into full use

maximise potential pedestrian use

enhance public spaces

provide suitable paving and lighting strategy for The Island and pedestrian only routes



Area 7

Church Lane / The Dymboro

early 1900s 10, 11, 12 The Dymboro^{67, 68, 69, 70} Arts and Crafts style house built of squared coursed white lias limestone with oolitic limestone dressings, mullioned windows with leaded casements, double height mullioned window to canted bay staircase, stone slate roof with diminishing courses, squared coursed white lias limestone with oolitic limestone quoins chimney stacks

83 North Road (former Vicarage)

K6 telephone box⁷¹

north-western gateway to the town centre

white lias limestone walls

pennant sandstone wall at edge of road

trees in Priory Close estate and in cemetery

backdrop of trees and shrubs are distinctive features along parts of Church Lane



Neutral elements in Area 7

1 – 9 The Dymboro

27 – 41 Priory Close

Vicarage, Priory Close

poor design and detailing of North Road and Church Lane junction

Enhancement objectives for Area 7

emphasise importance of North Road and Church Lane junction as gateway to town centre

enhance footway on west side of Church Lane



Area 8

Redfield Road

western gateway to town centre

River Somer and gentle weirs



St Chad's Well ^{72, 73}

Somervale School ⁷⁴ built of exposed steel frame, pale grey brick panels, slim section horizontal metal framed windows, water tank elevated on tall slender steel stanchions, school set in parkland ⁷⁵

Masonic Hall ⁷⁶

St John's School

backdrop of trees and shrubs are distinctive features along parts of Redfield Road ⁷⁷

white lias limestone walls

low pennant sandstone retaining walls



Neutral elements in Area 8

1 – 19 St Chad's Avenue

Meadow Croft, Withys-Lea, St Chad's Avenue

46 Parkway

bland mown grass banks on west side of Church Lane

new developments on west side of Church Lane

petrol station

Enhancement objectives for Area 8

enhance footway on west side of Church Lane

replace inappropriate boundary elements with ones that respect the location

Midsomer Norton and Welton Conservation Area

Area 9

Silver Street

Midsomer Norton South Station ^{78,79} built of rock-faced squared coursed white lias limestone with oolitic limestone dressings, oolitic limestone moulded chimney stacks, carved timber bargeboards, rolled steel supports to timber platform canopy

former railway goods shed built of rock-faced squared coursed white lias limestone

former railway stables built of white lias and oolitic limestone rubble with oolitic limestone quoins, double Roman clay tile roof

former World War II concrete pill box in grounds of railway ^{80,81}

28-34 Silver Street ^{82,83} built of coursed white lias limestone rubble with red brick dressings, some half timber gables, some with herringbone brick infill panels, some gables hipped, white lias limestone boundary walls with red conglomerate stone cock and hen capping

4 Lynwood Close ⁸⁴ built of squared coursed white lias limestone with oolitic limestone dressings and swept first floor band course, carved timber bargeboards to two gables

Neutral elements in Area 9

1-3, 5 Lynwood Close

Area 10

Welton

Grade II listed The Old Farm, West Road, built of squared coursed white lias limestone rubble with oolitic limestone mullion windows, white lias limestone boundary walls with tall yew hedge

Grade II listed 1882 Welton Baptist Church built of squared coursed white lias limestone rubble with oolitic limestone dressings and plate tracery windows, white lias limestone boundary wall and school room behind

18 West Road has white lias limestone and pennant coursed rubble boundary wall with red conglomerate stone cock and hen capping

19a West Road built of red brick with oolitic limestone dressings, slate roof red clay ridge

23 West Road built of coursed white lias limestone rubble with oolitic limestone dressings, low white lias limestone boundary wall with white lias limestone piers

Dolphin Inn (25 West Road) side elevations built of coursed white lias limestone rubble with oolitic limestone dressings incorporating fragment of oolitic limestone mediaeval trefoil-headed window, slate roofs; squared coursed white lias limestone rubble with red conglomerate stone quoin to road elevation



26 – 27 West Road built of coursed white lias limestone and red sandstone rubble, red clay pantile roof, white lias limestone boundary wall and cock and hen capping to 26, pennant sandstone boundary wall with cock and hen capping to 27

1 West Road (shop) built of coursed red sandstone rubble with painted oolitic limestone dressings, oolitic limestone quoins, timber consoles to shopfront

28 West Road built of coursed red sandstone rubble with painted oolitic limestone dressings, white lias limestone and red sandstone rubble boundary wall, concrete roof tiles

30 West Road built of coursed white lias limestone rubble with oolitic limestone dressings, red clay pantiles, high pennant and white lias limestone rubble boundary wall

important high white lias limestone rubble boundary wall with cock and hen capping to West Road / Station Road south corner

35 – 36 West Road built of coursed red sandstone rubble with red brick dressings (35 painted), double Roman clay tiles, red brick chimney stacks

1 – 5 Millards Court (former 1935 chapel) built of squared coursed pennant sandstone rubble with oolitic limestone dressings

2 – 6 Millards Hill built of coursed white lias and red sandstone rubble with red brick dressings (2 – 4 rendered), red clay pantiles to 2, double Roman clay tiles to 3, concrete tiles to 4, red clay pantiles to 5 and 6

6 – 8 Millards Court (former 1858 Primitive Methodist Chapel) built of squared coursed white lias limestone rubble with oolitic limestone dressings and semi-circular headed windows and central door

7 – 10 Millards Hill built of squared coursed white lias limestone rubble with oolitic limestone dressings, red brick chimney stacks

11 – 14 Millards Hill built of squared coursed white lias limestone rubble with oolitic limestone dressings, red brick chimney stacks to 11 – 13, oolitic limestone chimney stack to 14, concrete tiles to 11 – 12, red clay tiles to 13 – 14

15 – 18 Millards Hill built of squared coursed white lias limestone rubble with oolitic limestone dressings

19 Millards Hill built of rock-faced squared coursed white lias limestone rubble with oolitic limestone dressings, white lias limestone rubble boundary wall with cock and hen capping

Grade II listed Welton Manor House built of squared coursed white lias limestone with oolitic limestone mullion windows and squared coursed white lias limestone rubble boundary walls with red conglomerate stone cock and hen capping

Grade II listed Old Welton Farmhouse built of squared coursed white lias limestone with oolitic limestone dressings, corbelled doorcase



Midsomer Norton and Welton Conservation Area

The Old Forge (27 Millards Hill) built of coursed white lias rubble with red brick dressings (now rendered)

31 Millards Hill built of coursed white lias limestone with oolitic limestone dressings, concrete tiles

38 – 42 Millards Hill built of rock-faced squared coursed white lias limestone rubble with oolitic limestone dressings, straight hood moulds to ground floor doors and windows, white lias limestone and pennant sandstone rubble boundary wall with red conglomerate stone cock and hen capping



45 Station Road built of rock-faced squared coursed white lias limestone rubble with oolitic limestone dressings, white lias limestone rubble boundary wall with red conglomerate stone cock and hen capping

The Sleepers (46 Station Road) built of rock-faced squared coursed white lias limestone rubble with oolitic limestone dressings, decorated brick bays, concrete tiles

Welton House built of squared coursed white lias limestone rubble with oolitic limestone dressings (now painted), high white lias limestone and pennant sandstone rubble boundary wall with cock and hen capping

Old Station Farmhouse (47 Station Road) built of coursed grey lias limestone rubble with red brick dressings, red brick chimney stack, white lias limestone and pennant sandstone rubble boundary wall

1 – 19 Gladstone Street built of squared coursed white lias limestone rubble with oolitic limestone dressings, double Roman red clay tiles, red brick and oolitic limestone chimney stacks, white lias limestone rubble boundary wall with cock and hen capping with long front gardens (approximately half of all gardens survive)

51 Green Tree Road built of squared coursed white lias limestone rubble, rendered gable, concrete tiles

1 – 3 Belle Vue, former school house, built of squared coursed white lias limestone rubble with oolitic limestone dressings, artificial slate

4 Belle Vue built of white lias limestone rubble, ground floor rendered

11, 24 – 28, 32a, 32 – 34 Belle Vue built of squared coursed white lias limestone rubble

Cavendish House, Belle Vue built of squared coursed white lias limestone rubble with oolitic limestone dressings, concrete tile

Belmont House, Glendale House, Sheridan House, 4a and 4b Belle Vue built of rock-faced squared coursed white lias limestone rubble with oolitic limestone dressings

Welton Hill Cottage built of squared coursed white lias limestone rubble with oolitic limestone dressings, clay pantile roof and red brick stacks



Old Pit Cottage built of painted white lias limestone rubble, concrete tile roof, rendered stacks

51 Green Tree Road built of squared coursed oolitic limestone, concrete tile with oolitic limestone dressings to stacks

Welton Hill Farmhouse built of squared coursed grey lias limestone rubble with oolitic limestone dressings, slate roof and red brick stacks with lias limestone rubble boundary wall with conglomerate stone cock and hen capping

White Rose Barn built of white lias limestone rubble, clay tile roof

Winter Ash built of white lias limestone rubble, double Roman clay tile roof

Neutral elements in Area 10

18 and 19 West Road

battered boundary wall to 19 West Road

19b West Road as 19a but 19b ground floor has upvc window and rendered porch

Wallsend, Innisfree, West Road

2 West Road

31-33, 34 West Road

43 – 44 Millards Hill

18a and 18b Millards Hill

Valmerton, The Green House, Dunroamin, Millards Hill

28, 30 Millards Hill

1 – 12 Wellow Brook Meadow

Ponderosa, Station Road

Taro House, Belle Vue

12 Green Tree Road

51, 52 Gladstone Street

Colliers, Grove Bungalow, Welton Grove

Negative elements in Area 10

loss of enclosure to road at coach depot

car park and boundary wall to 31-33 West Road

Character area references

- 1 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey**, 2001, p 46
- 2 **Church Rambler**, 1878, 277
- 3 LaTrobe-Bateman, Emily, **Avon Extensive Urban Area Survey Archaeological Assessment Report: Norton Radstock**, Bath & North East Somerset Council, Planning Services, Sites and Monuments Record, 1999
- 4 Department of the Environment, **List of Buildings of Special Architectural and Historic Interest**, 2 May 1986
- 5 Down, CG and Warrington, AJ, **The History of the Somerset Coalfield**, nd, 87-89
- 6 Gould, Shane, **The Somerset Coalfield**, SIAS Survey Number 11, Somerset Industrial Archeological Society, 1999
- 7 Chapman, Mike, **Avon Historic Landscape Characterisation Methodology**, Bath & North East Somerset Council, Planning Services, Sites and Monuments Record, 1997
- 8 railings along the River Somer in the High Street were cast at Evans's foundry, Paulton. See Gould, Shane, 'The Paulton Brass and Iron Foundry', **Five Arches**, Part I, Summer 1994, issue 20, pp 3-5; Part II, Winter 1994, issue 21
- 9 Erskine, Jonathan, 'Welton Manor Farm, Welton Vale, Archaeological Desktop Study and Aerial Photographic Assessment', Avon Archaeological Unit, 1997
- 10 Down, CG and Warrington, AJ, **The History of the Somerset Coalfield**, nd, 87-89
- 11 Gould, Shane, **The Somerset Coalfield**, SIAS Survey Number 11, Somerset Industrial Archeological Society, 1999
- 12 Department of the Environment, **List of Buildings of Special Architectural and Historic Interest**, 2 May 1986
- 13 Chapman, Mike, **Avon Historic Landscape Characterisation Methodology**, Bath & North East Somerset Council, Planning Services, Sites and Monuments Record, 1997
- 14 In defining the special architectural or historic interest of a conservation area, English Heritage propose the recording of '**...the existence of any neutral areas** Those areas which neither enhance nor detract from the character or the appearance of the conservation area.' English Heritage, **Conservation Area Practice: English Heritage guidance on the management of Conservation Areas**, October 1995, 5
- 15 In defining the special architectural or historic interest of a conservation area, English Heritage propose the recording of '**...the extent of loss, intrusion or damage, ie the negative factors** Features which detract from the special character of the area, and which provide opportunity sites where change is to be encouraged, should also be identified.' English Heritage, **Conservation Area Practice: English Heritage guidance on the management of Conservation Areas**, October 1995, 5
- 16 Howell, Chris, **Round Here, In Them Days**, 1980, pp 227, 233
- 17 has date stone of 1909 and inscription recording 'G. P.'
- 18 Howell, Chris, **Some of Our Old Pictures**, 1979, p 122
- 19 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey**, 2001, p 45
- 20 Howell, Chris, **Round Here, In Them Days**, 1980, p 235
- 21 Howell, Chris, **Some of Our Old Pictures**, 1979, p 123
- 22 Howell, Chris, **Round Here, In Them Days**, 1980, p 239
- 23 Former 1907 Methodist Chapel
- 24 the railings were cast at Evans's foundry, Paulton. See Gould, Shane, 'The Paulton Brass and Iron Foundry', **Five Arches**, Part I, Summer 1994, issue 20, pp 3-5; Part II, Winter 1994, issue 21
- 25 Alexander, A, 'Paulton Engine, Pit and Foundry', **Five Arches**, autumn 1990, issue 11, pp 12-13
- 26 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 108-111
- 27 Howell, Chris, **Round Here, In Them Days**, 1980, pp 261, 263, 266
- 28 Howell, Chris, **Some of Our Old Pictures**, 1979, p 113, 133
- 29 Howell, Chris, **Round Here, In Them Days**, 1980, p 263
- 30 Howell, Chris, **Round Here, In Them Days**, 1980, pp 249, 263
- 31 have inscription 'Vernon Villas 1896'
- 32 'Paulton through the eyes of John Watts', **Five Arches**, spring 1990, issue 10, p 18 records that 'The Lamb Inn was a thatched house and was rebuilt by Thomas Harris Smith of Midsomer Norton. He also built the market hall at Midsomer Norton as well as the Greyhound, the bank and the Brewery which was later turned into a shoe factory.'

Character area references

- 33 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 110, 111, 133
- 34 Howell, Chris, **Some of Our Old Pictures**, 1979, p 109
- 35 Howell, Chris, **Round Here, In Them Days**, 1980, p 262
- 36 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 115, 118, 119
- 37 have inscription '1887 Railway View'
- 38 number 48 has inscription '1888 Rackvernal Road'
- 39 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey**, 2001, p 7
- 40 However, significant losses have occurred
- 41 'Paulton through the eyes of John Watts', **Five Arches**, spring 1990, issue 10, p 18 records that 'The Lamb Inn was a thatched house and was rebuilt by Thomas Harris Smith of Midsomer Norton. He also built the market hall at Midsomer Norton as well as the Greyhound, the bank and the Brewery which was later turned into a shoe factory.'
- 42 'Town Hall of 1860 in an Italian Gothic style but with an Italianate deep-eaved villa roof. See Pevsner, Nikolaus, **The Buildings of England: North Somerset and Bristol**, Penguin, Harmondsworth, 1958, 1973, p 228
- 43 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 92, 95, 99
- 44 Howell, Chris, **Round Here, In Them Days**, 1980, pp 256, 261
- 45 Howell, Chris, **Some of Our Old Pictures**, 1979, p 75 quotes the Reverend John Skinner's 1828 Journal: 'I sketched the devoted edifice, a memorial of which I was anxious to preserve before it be levelled to the dust. I think it might have stood a century longer, had repairs to the amount of £200 been bestowed; but architects are not the persons to advise repairs, especially if they be afterwards employed to plan a new church. The beautiful stone cornice of quatrefeuilles on the outside of the edifice, which I believe is unique, will be destroyed, also the doorway retaining the Anglo-Norman and Saxon zig-zag over a Grecian scroll. The doorway betokens the antiquity of this church which is about to be demolished! The tower was built during the reign of Charles II and chiefly at his expense.'
- 46 west tower probably C17, nave 1830, chancel 1924, Lady Chapel 1936. See Pevsner, Nikolaus, **The Buildings of England: North Somerset and Bristol**, Penguin, Harmondsworth, 1958, 1973, pp 228-229
- 47 the nave was built in 1830 at a cost of £2,829 to the designs of John Pinch, junior. See Wickham, A K, **Churches of Somerset**, 1965, p 77
- 48 John Pinch, junior (died 1849). See Colvin, Howard, **A Biographical Dictionary of British Architects 1600-1840**, John Murray, London, 1978, p 638
- 49 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 76, 77, 79
- 50 C15 tithe barn. See Pevsner, Nikolaus, **The Buildings of England: North Somerset and Bristol**, Penguin, Harmondsworth, 1958, 1973, p 228
- 51 a drawing of the tithe barn by W W Wheatley, 1843, is at the Somerset Studies Library, Taunton, and is reproduced in Howell, Chris, **Some of Our Old Pictures**, 1979, p 80
- 52 consecrated as the Roman Catholic Church of the Holy Ghost in 1913 following works of 1907-1913 by Giles Gilbert Scott (1860-1960) for the Benedictines of Downside Abbey. Scott won the competition to design the Liverpool Anglican Cathedral at the young age of 21. His best known designs extend in scale from the 1935 K6 telephone box to the 1947 Bankside power station – now the Tate Modern – in London. Scott also designed the 1929 Roman Catholic Church of St Alphege, Oldfield Park, Bath for the Benedictines.
- 53 Orbach, Julian, **Blue Guide: Victorian Architecture in Britain**, 1987, p38
- 54 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey**, 2001, p 23
- 55 Howell, Chris, **Some of Our Old Pictures**, 1979, p 78
- 56 'Paulton through the eyes of John Watts', **Five Arches**, spring 1990, issue 10, p 18 records that 'The Lamb Inn was a thatched house and was rebuilt by Thomas Harris Smith of Midsomer Norton. He also built the market hall at Midsomer Norton as well as the Greyhound, the bank and the Brewery which was later turned into a shoe factory.'
- 57 Howell, Chris, **Round Here, In Them Days**, 1980, p 245
- 58 'Paulton through the eyes of John Watts', **Five Arches**, spring 1990, issue 10, p 18 records that 'The Lamb Inn was a thatched house and was rebuilt by Thomas Harris Smith of Midsomer Norton. He also built the market hall at Midsomer Norton as well as the Greyhound, the bank and the Brewery which was later turned into a shoe factory.'

Character area references

- 59 Howell, Chris, **Some of Our Old Pictures**, 1979, p 96
- 60 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 84, 85
- 61 Howell, Chris, **Round Here, In Them Days**, 1980, p 257
- 62 the river was culverted prior to 1789 to allow development of land on The Island. See Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey**, 2001, p 7
- 63 '...in the street called The Island another Georgian house, with a central Venetian window.' See Pevsner, Nikolaus, **The Buildings of England: North Somerset and Bristol**, Penguin, Harmondsworth, 1958, 1973, p 228
- 64 Howell, Chris, **Round Here, In Them Days**, 1980, p 261
- 65 Howell, Chris, **Some of Our Old Pictures**, 1979, p 81 records former condition of cottages at 6 – 9 High Street
- 66 Howell, Chris, **Round Here, In Them Days**, 1980, p 246
- 67 originally built as one house, The Dymboro, for the archaeologist, Dr Arthur Bulleid, a wedding present to him and his wife, Annie Austin, from his Australian father-in-law as recorded in Howell, Chris, **Round Here, In Them Days**, 1980, pp 242, 261
- 68 J Coles et al, **Arthur Bulleid and the Glastonbury Lake Village**, 1892-1992
- 69 Jones, Reg, **Down Memory Lane**, 1984, pp 8, 12, 48, 50, 52, 54, 55, 57
- 70 Jones, Reg, **Further Down Memory Lane**, 1987, pp 1, 15
- 71 the K6 telephone box was designed in 1935 by Sir Giles Gilbert Scott (1860-1960). Scott won the competition to design the Liverpool Anglican Cathedral at the young age of 21. His best known designs extend in scale from the K6 telephone box to the 1947 Bankside power station – now the Tate Modern – in London.
- 72 Howell, Chris, **Some of Our Old Pictures**, 1979, pp 104, 105
- 73 Howell, Chris, **Round Here, In Them Days**, 1980, p 253
- 74 the design of the school is undoubtedly heavily influenced by the Grade II listed Smithdon School, Hunstanton, Norfolk built 1950 – 1954 to the designs of the architects Alison and Peter Smithson. See Pevsner, Nikolaus and Wilson, Bill, **The Buildings of England: Norfolk 2: Northwest and South**, 1999, pp 444-446 and ill 123 and Harwood, Elaine, **England: A Guide to Post-War Listed Buildings**, second edition, 2003, pp 230-233
- 75 parkland was formerly the grounds of Norton House as recorded in Howell, Chris, **Some of Our Old Pictures**, 1979, p 103 and Howell, Chris, **Round Here, In Them Days**, 1980, p 252
- 76 completed 1928. See Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey**, 2001, p 50
- 77 south side of Redfield Road was site of five demolished cottages as recorded in Howell, Chris, **Some of Our Old Pictures**, 1979, p 74
- 78 built 1870s for Somerset & Dorset Joint Railway
- 79 Howell, Chris, **Some of Our Old Pictures**, 1979, p 102 records the building of the railway and its station
- 80 Lowry, Bernard (ed), **20th Century Defences in Britain: An introductory guide**, Council for British Archaeology, York, 1995, 1996, pp 78-93
- 81 Green, M, **War Walks: Stop Line Green**, Reardon Publishing, Leckhampton, 1999, pp 3-4, 14, 23
- 82 series of houses built by the Norton Hill colliery owner, William Beachim Beauchamp, for colliery supervisors and managers as recorded in Howell, Chris, **Round Here, In Them Days**, 1980, p 249
- 83 houses appear on 1904 Ordnance Survey following an indenture relating to the land dated 28 October 1887 between Dean & Chapter of Christ Church, Oxford and William Beachim Beauchamp
- 84 Lynwood House appears on 1904 Ordnance Survey; its grounds include the sites and gardens of 1-5 Lynwood Close



Midsomer Norton and Welton timeline

3020 – 2910 BC middle ditch of Stonehenge

500 BC Roman Republic founded

79 AD Vesuvius erupted; Pompeii destroyed

480 – 543 St Benedict, founder of European monasticism

1095 First Crusade

1170 Murder of Archbishop Thomas a' Becket

1180 earliest documentary reference ^{1, 2}

1215 Magna Carta

1348 Black Death

1455 – 1487 War of the Roses

1534 Church of England separates from Rome

1594 Shakespeare's **Romeo and Juliet**

1611 Norden's Duchy of Cornwall Survey ³

1642 – 1648 English Civil Wars

1630s first licence to explore for coal granted by Duchy of Cornwall for the manors of Farrington Gurney and Midsomer Norton ⁴

1650 Tea introduced into England

1650 Parliamentary Survey ⁵

1764 Hargreaves invents the Spinning Jenny

1690s mining had become profitable in Welton ⁶

c18 High Street and Silver Street made public thoroughfares but not main roads; Redfield Road and Church Lane served as links to main roads elsewhere ⁷

1781 Herschel's discovery of the planet Uranus

1783 Welton Coal Company pit opened ⁸

1789 Duchy of Cornwall survey ⁹

1814 Humphrey Davy invents miners' arc lamp

1822 parish map ¹⁰

1837 Isaac Pitman devises his first shorthand system

1840 tithe award ¹¹

1851 Great Exhibition

1859 Charles Darwin's **Origin of the Species**

1859 Market Hall started ^{12, 13}

1865 Salvation Army founded by General Booth

1860s Greyhound Inn and bank (now Nat West Bank) erected ^{14, 15}

1866 Nobel invents dynamite

1866 iron railings bordering High Street brook ordered from William Evans, Paulton ¹⁶

- 1876** Alexander Graham Bell invents telephone
- 1877** William Morris founds Society for the Protection of Ancient Buildings
- 1876** Local Board established
- 1870s** Somerset and Dorset Joint Railway ¹⁷
- 1872** Midsomer Norton Gas Company formed in Primrose Lane ¹⁸
- 1878** Bristol and North Somerset Railway reached Welton ¹⁹
- 1880** Midsomer Norton Local Board orders that certain footpaths 'be asphalted' ²⁰
- 1881** installation of piped water supply ²¹
- 1888** new private street developments started including Rackvernal Road, Welton Road
- 1894** Urban District Council ²²
- 1895** Beauchamp Almshouses built ²³
- 1901** first free-standing pillar post box in High Street
- 1909–10** 96 public gas lamps ²⁴
- 1921** population 7,780 ²⁵
- 1914 – 1918** World War One
- 1922** British Broadcasting Corporation founded
- 1939 – 1945** World War Two
- 1951** Festival of Britain exhibition
- 1941** 'Midsomer Norton under snow' ²⁶ painted by Norma Bull ²⁷
- 1950s** Urban District Council post war policy of making Midsomer Norton the main shopping centre for Norton Radstock was the single greatest influence on the town's recent development ²⁸
- 1963** Launching of electronic communication as e mail
- 1962** first purpose-built off-the-road car park laid out at Pow's Orchard
- 1969** **Apollo 11** is first manned mission to land on the moon
- 1966** introduction of one-way traffic in High Street ²⁹
- 1989** Berlin Wall comes down
- 1986** list of buildings of special architectural or historic interest published
- 1994** Channel Tunnel opens
- 2004** Midsomer Norton and Welton conservation area designated

Midsomer Norton and Welton timeline references

- 1 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 20
- 2 La Trobe-Bateman, Emily, Bath & North East Somerset Council Planning Services' Sites and Monuments Record, 'Avon Extensive Urban Survey Archaeological Assessment Report', 1999, p 4
- 3 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 27
- 4 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, pp 6, 17
- 5 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 27
- 6 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, pp 6, 17
- 7 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 9
- 8 Howell, Chris, **Some of Our Old Pictures**, 1979, p 126
- 9 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, pp 7, 27
- 10 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, p 36
- 11 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, pp 8, 36-37
- 12 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, pp 8, 18-19
- 13 Howell, Chris, **Some of Our Old Pictures**, 1979, p 133
- 14 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, pp 8, 18-19
- 15 Howell, Chris, **Some of Our Old Pictures**, 1979, p 133, 135
- 16 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 15
- 17 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, p 47
- 18 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, p 14
- 19 Howell, Chris, **Some of Our Old Pictures**, 1979, p 132, 133
- 20 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, pp 11-12
- 21 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, p15
- 22 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, p 8
- 23 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, 2001, p 108
- 24 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 14
- 25 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 8
- 26 in the collections of the Victoria Art Gallery, Bath
- 27 Norma Bull was an Australian artist working in Britain as an unofficial war artist during the 1940s. Further details of her work and correspondence while in Britain are held at the Imperial War Museum, London:
IWM/ART/WA2/3/277
- 28 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 8
- 29 Chapman, Mike; Root, Jane and Beaton, Mark, **Radstock and Midsomer Norton Historical Streetscape Survey, 2001**, p 128

Midsomer Norton and Welton and its conservation area

Bath & North East Somerset Council's Planning Services is always happy to give information, advice and guidance on the care of conservation areas, listed buildings and trees.

Guidance notes, 'Living in a conservation area' and 'Owning a listed building' are available from the Planning Projects and Partnerships Team.

This publication can be provided in audiotape, large print, Braille and computer disk versions in English and also translated into other local community languages if necessary.

For further information contact the Projects and Partnerships Team, Planning Services on 01225 477583.



BATH & NORTH EAST SOMERSET



Printed on recycled paper

Contact Planning Services for advice regarding:

Listed buildings and Listed Building Consent
01225 477547

Unlisted buildings and Conservation Area Consent
01225 477547

Works to trees within Conservation Areas
01225 477520

Planning Permission 01225 394100

Archaeology 01225 477651

Planning Policy 01225 477548

All the above teams are located at

Planning Services
Trimbridge House
Trim Street
Bath
BA1 2DP

This paper was written by Planning Projects and Partnerships Team 01225 477583

Published 2004