

Bath and North East Somerset
Development

Keynsham Conservation Area Appraisal



December 2016

Bath & North East
Somerset Council

Bath and North East Somerset Development

Keynsham Conservation Area Appraisal

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December 2016

Acknowledgements

This appraisal has been prepared in consultation with:

- Keynsham Town Council
- Keynsham Civic Society
- Keynsham and Saltford Local History Society
- Historic England

The input from the various contributors has been much appreciated and the community perspective has added a depth to the survey work and helped focus on the key elements of the quality and character of Keynsham.

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Wesleyan methodist church



Some good shopfronts in High Street



Lower High Street in about 1900



Church Square in the early 19th century

PART ONE: BACKGROUND AND CONTEXT

1.1 Introduction

The Council has a duty to preserve or enhance the character or appearance of conservation areas and to reappraise the boundaries from time to time. The appraisal is a material consideration in the determination of planning applications.

The appraisal was prepared in 2015 as part of that duty and identifies elements which positively contribute to the character of the area and those that have a negative impact. It provides the basis upon which proposals and opportunities are developed to preserve and enhance the conservation area. The accompanying Conservation Area Management Plan describes proposals and opportunities.

This conservation area appraisal has been subject to public consultation and approved by Bath and North East Somerset Council.

1.2 The conservation area boundary

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

Keynsham Conservation Area includes Dapps Hill in the south, the whole of High Street, Temple Street, the Chew River valley and the area around St John the Baptist's Church to the north of High Street.

An open area of land included to the south of Conygre Farm. "Coneygre" 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 River Chew also feeds the numerous mills downstream which date from the 10th century; and the whole valley has historic associations with Keynsham.

The triangle of land defined by Bath Hill, Bath Road and Wellsway is included as a prominent entry point and historic market place which is still legible with several historic buildings fronting the space.

Some early 20th century housing is included along the east upper sides of the Memorial Park as they are prominent and of some architectural interest but also because they affect view points from within the Memorial Park and the east slopes of the impressive Chew Valley and park.

The boundary extends in a northerly direction to include the historic brass mill site on the River Chew and Abbey remains. The northern boundary continues north-west along the back of the railway including the terrace of housing in Priory, which is associated with the railway construction in 1840.

The junction of High Street, Station Road and Bristol Road is included along with the historic buildings to the west and St John the Baptist's Church which enclose this important space.

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

The upper and lower High Street was the main focus of the historic town in the 13th and 14th century with its market and commerce and now comprises the main shopping area. The wide High Street forms an important part of the present townscape as well as a significant part of the town's history.

The boundary continues following the rear of the former historic town burgage plots to the West Side of the High Street and Temple Street.

The Civic Centre at the top of Bath Hill is included as the space here identifies the end of High Street and the buildings are now prominent landmarks.

1.3 How to use the appraisal

This Keynsham Conservation Area Appraisal document is made up of five sections, each of which focuses on an aspect of the proposed conservation area. It is envisaged that the appraisal will be of use and value to a wide section of the community including local interest groups, the Town Council, property owners, developers and architectural and planning professionals in drawing up proposals which will impact on the character and appearance of Keynsham Conservation Area or its setting.

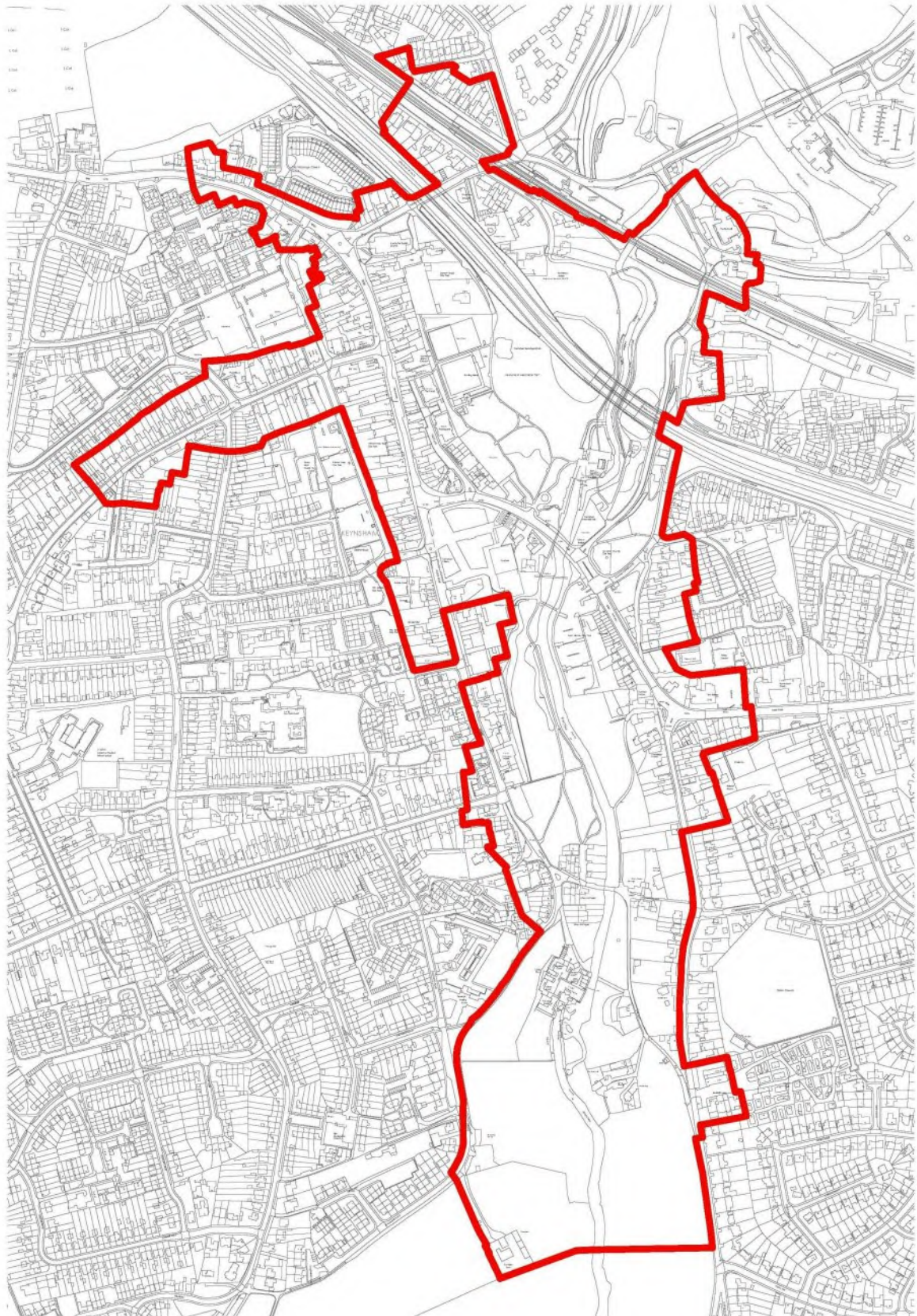
Part One provides a general introduction, a brief summary of the special interest of the town.

Part Two is a 'plan-based' analysis of the features which combine to create the general character of Keynsham and key features which contribute to the conservation area. The analyses also give a guide to parts of the conservation area, which are considered to exhibit the greatest concentration of character.

Part Three contains an outline of the significance and key settlement features. This section also includes perceived current pressures and their relevance to continuing preservation, regeneration and development.

Part Four arguably the most important part of the Appraisal, divides the Keynsham Conservation Area into 13 'character areas' which are analysed in detail in terms of their contribution to the overall character of the conservation area. This section is intended to particularly inform local residents, key stakeholder groups (Town Council, Chamber of Commerce and Civic Society for example) and developers of the existing sites within or affecting the setting of the conservation area.

Part Five includes the relevant national and local policies and the protection and statutory duties which result from conservation area designation.



Plan 1: showing within the red line the conservation area.

1.5 Summary of special interest

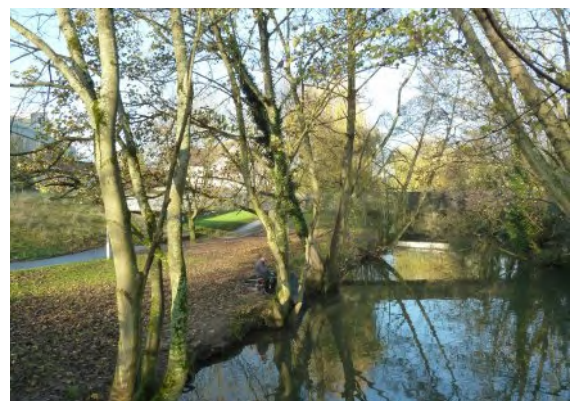
- Significant history and nationally important nearby Roman settlement of Traiectus.
- Site of the Abbey which began the foundation and layout of the present town of Keynsham; and which is of great archaeological significance.
- Considerable archaeological potential within the town and on the former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



Examples of good High Street Georgian buildings



Baptist Church High Street



Attractive River Chew below town



Dapps Hill

PART TWO: GENERAL CHARACTER ANALYSIS

2.1 General character of the town

Keynsham is a historic market town which benefits from a mix of independent and national retailers and a strong community.

Its geographical position has made it attractive to early settlement from Roman times and foundation of an Augustinian Abbey in the 13th century. During the 20th century Keynsham expanded rapidly as an overspill for the expansion of Bristol.

High Street is a typically a wide market street and which dates from the 13th and 14th centuries. Consisting mostly of small 2 or 3 storey shops with office or residential occupation above. Upper High Street has the best preserved grouping of older and attractive 19th century buildings.

High Street pedestrian environment is reasonable with a good range of shops. The quality of modern concrete paving and street furniture is poor; and today it also suffers from high traffic flows through the town centre which impacts adversely on the air quality and the shopping experience.

Centrally within the expanded town is the Memorial Park which has been created partially from the old Abbey land, its ruins and the natural River Chew valley landscape. Chew Valley is well maintained and a significant asset to the town.

Dapps Hill area to the south of Temple Street has a distinctive small village character away from the busy town centre and within the River Chew valley. A number of older 17th century stone built houses survive in Dapps Hill of which 13 properties are listed. Albert Mill, now converted to houses, reflects the areas wool manufacturing origins and the town's property from the 10th to 19th century.

Keynsham was much re-developed in the 1960's and 1970's. This caused a considerable loss of heritage; with long sections of re-built frontages in High Street, Bath Hill and Temple Street; all having poor quality built form. Both this re-development and the introduction of civic car parks have also removed historic plot boundaries and removed long standing pedestrian routes which connected with the river valley with the town.

Despite the changes there remains a heritage legacy which has both historical and some significant architectural interest. There is also a significant archaeological potential which remains to be assessed through future development opportunities.

The first phase of regeneration and remediation of the town centre has been completed with a new Civic Centre at Bath Hill which opened in 2014.



Start of redevelopment at Bath Hill (1968)



New Civic Centre at Bath Hill (2014)

2.2 History of Keynsham

The history of Keynsham has been very well documented elsewhere in several publications (see references at **Annex 2**).

Keynsham town centre today occupies the west ridge top of the Chew Valley. The River Chew joins with the River Avon to the north of the town. Now a small market town and perhaps mostly subsumed as a suburb of Bristol in terms of employment and commuting. Keynsham was however an important Roman and then Anglo-Saxon settlement. There is also evidence of prehistoric land uses on land near the Chew and Avon confluence.

Recent excavation and survey work in this area has shown that this was the site of a Romano-British settlement, possibly the unprovenanced Roman town of *Traiectus* recorded in the *Antonine Itinerary* as a military station town and river bridging point on the “Via Julia” great Roman Road between (Portus Abonea) Sea Mills and (Aquae Sulis) Bath.

One of the largest Romano-British villas discovered in Britain lies to the north-west of this settlement. The poor quality of the excavations at these two sites means that settlement continuity cannot be ruled out following the demise of the Roman Empire in the 5th century. However, it is conjectured, by others, that the Saxon settlement was on higher land around the existing Bristol Road/northern High Street. The pottery finds of late Saxon date on Nursery site excavation, immediately south west of the parish church, gives some credence to this conjecture.

There is evidence for a 9th century Minster church at Keynsham; with fragments of decorated Anglo-Saxon stonework found reused in the later Abbey construction. In 871 it was reputedly the burial place of Healmund Bishop of Sherbourne. These, together with a 9th century book clasp found at the site, suggest the existence of a substantial pre-Conquest church in Keynsham.

The earliest documentary reference to Keynsham is in Æthelweard's Anglo-Saxon Chronicle (c.AD 975-983) where it is referred to as *Cægineshamme* (Old English for 'Cæga's Hamm'); and also listed in the Domesday Book (1086) as *Cainesham*, which according to the legend is believed to mean the home of Saint Keyne. There is a tradition that Saint Keyne resided in a wood full of serpents and her prayers converted them to stone. The large number of ammonites in the Lias stone giving rise to the legend.

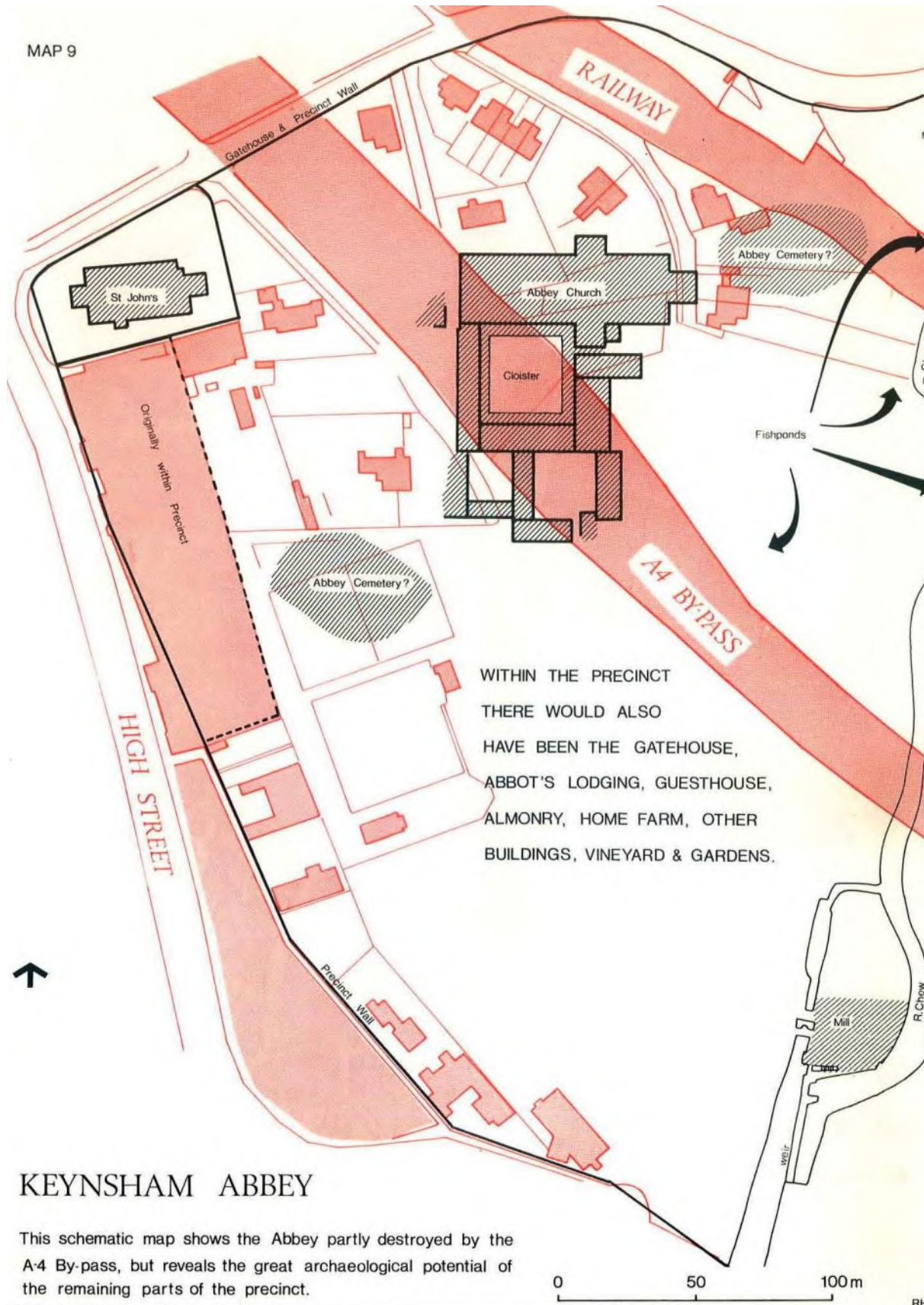
Domesday shows that by 1086 Keynsham stood at the head of its own administrative district: the hundred; and describes it as following:

“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 phillings 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. The original precinct extended as far as the north-east end of High Street (**see Plan 2**). What can be gleaned from the various evaluation reports is that the Abbey represented a wealthy and substantial range of buildings.

Although some detail is known about the abbey itself, less is known of the town. In 1189 there is recorded mention of a Fair ; and trading activities had probably been in operation at this site for several centuries before an annual fair was granted by King Edward I in 1303 and a market charter made in 1307.

MAP 9



Plan 2: Schematic idea of Abbey extent to north east of town

2.2 History of Keynsham (cont)

Keynsham Abbey owned most of the land in the immediate vicinity of the town ; two areas are of particular significance - the Abbots deer park defining the western edge and Coneygre rabbit warren to the south. Documentary references to them appear in the 13th century, strongly suggesting that the plan of the town had been established by this date.

The Lay Subsidies of 1327 and 1334 provide evidence for the scale and range of trades in Keynsham, including inn-keepers, carpenters, weavers, tailors, clerks, bakers, tilers and shepherds . The extent to which the town was sponsored by the Abbey in the late 12th and 13th century is difficult to assess but is likely to have been significant to the local economy. Material recovered from pre-town layers in the excavations at the Nursery site indicates something of the economy of the settlement, with extensive deposits of animal bone relating to an agricultural base.

The Survey of Small Medieval Towns in Avon suggests the early village settlement pattern was probably centred around the Church; and the Tithe Apportionment Map of 1842 appears to present the best guide to the towns layout. Distinct groups of tenement (burgage) plots on the west side of High Street and Temple Street suggest the town was laid out in several stages. Remnants of medieval building and burgage plots have established 12th to 13th century continuous use in High Street. The most regular block of tenements occurred to the south of Dane's Lane (now Charlton Road), where at least 18 narrow plots backed onto the west side of High Street.

Probably a narrow back lane east of the bottom of High Street was laid out at the same time to create a long triangular market place. Back Lane is clearly seen on the 1842 Tithe map (**see Plan 3**). A second phase the triangular space in-filled and straightened at the High Street/Bath Hill junction. Temple Street indicates a third phase of planned origins. The section of town south of Carpenters Lane, which is on a different alignment, could be a later medieval addition.

No archaeological evidence for the medieval settlement to the east of Temple Street has been found because a large part of this area was destroyed between 1960 and 1974 by comprehensive redevelopment for the Civic Centre and Riverside council offices. No archaeological evaluation was carried out at that time.

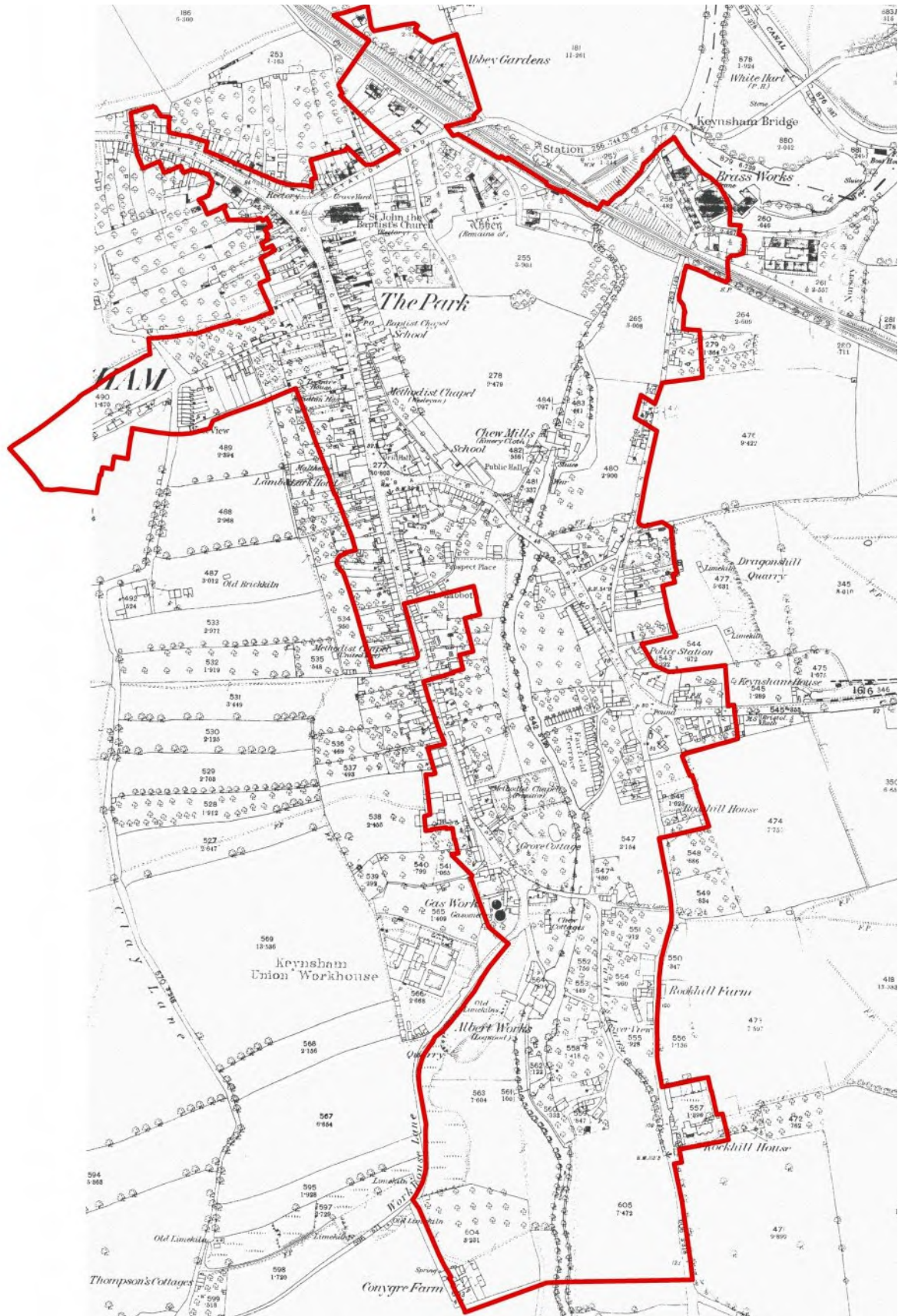
There were 3 medieval market areas in the town:

- Around the Church where Station Road, High Street and Bristol Road meet.
- A livestock market at the junction of Wellsway, Bath Hill and Bath Road. A round pound is clearly shown on the 1840 Tithe map and First Series Ordinance Survey of 1884. By 1916 the pound is shown to the rear of the smithy; but has since disappeared.
- South area of High Street junction with Bath Hill which was gradually in-filled and later re-planned with the straight alignment of Temple Street.

Following the dissolution of the Abbey in 1539 the fortunes of the town appear to have suffered. Keynsham was passed on to two families after the Dissolution: the Bridges who bought the abbey land and built a large house on the site of the abbey, and some industrial use of the abbey buildings; and the Whitmores who bought Keynsham Manor and Hundred in 1613. The Whitmores never lived in Keynsham and left the town to organise its own affairs, finally selling their Keynsham lands in 1775. The Bridges continued to own property in Keynsham until 1854 when the family went bankrupt.



Plan 3: 1842 Tithe Map showing the linear planned town constrained by the River Chew on the east. Conservation area within red line.



Plan 4: 1884 OS first edition showing conservation area boundary within the red line.

2.2 History of Keynsham (cont)

John Leland implies a state of decline by late 1545 describing 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.

From the Domesday survey there were 6 mills in Keynsham. By the 16th century Keynsham had become an important wool town. The water powered "fulling" process, (locally known as tucking), was introduced from Europe and improved through the use of wooden fulling stocks. This resulted in the thick west country broadcloth, exported largely in its un-dyed state, which brought great wealth to the local clothiers. Radical changes in demand for quality cloth and increasing manufacturing meant that the woollen industry moved rapidly to Yorkshire in the early to mid 1700's. By the end of the 18th century only the South Mill (Albert Mill today) continued in the production of woollen cloth and the others being replaced with malting, brass rolling, flax and wood dye.

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.

By at least the 1720's steel was also being produced in Keynsham; although nothing remains of the furnace.

Although the milling industry supported the local economy, Keynsham probably remained a small market town up until the beginning of the 19th century. Collinson states 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".

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. The majority of other heritage buildings in the town centre are late 18th and 19th Century. Dapps Hill area contains a couple of 17th century houses (Dappers House and Chew Cottages) but considerably re-modelled)

In 1801 County census Keynsham population was 1591.

In 1827 Greenwood records that Keynsham consists of 340 houses and 385 families. 138 employed in agriculture and 158 in trade. Listing in Hunts Trade directory 1848 Keynsham had a population of 2307 in various trades the largest being beer retailers (15); Inns and public houses (22) and river pilots (32).

Keysham Railway Station opened in 1840. The original railway station included a station master's house, a signal-box and a footbridge designed by Brunel. In the 1920s the station platforms were lengthened to deal with increased passenger traffic created by the influx of Somerdale Chocolate Factory employees.

The Park was extant public land as the former Abbey Precincts from the 16th century and later became the municipal park in the 20th century and laid out post-World War II and renamed the Memorial Park. It was extended after the 1968 floods to include "Chew Park" to the south and now comprises 10.7 hectares of parkland and open space. It includes recreation areas and ornamental lake, ruins of the Keynsham Abbey, mill and water-wheel, and public car parks. The contemporary award winning bandstand was demolished in the early 1980's.

2.2 History of Keynsham (cont)

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, Burnett and Bath. It eventually expanded to the south-east of the old town, over the Dragonhill Quarry and beyond. This expansion has continued up to the present day, with the greatest expansion being the 1950s and 1960s estate housing to the north of Chandos Road.

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.

Although the medieval town core largely survived intact in the 19th century, it did not survive the rapid expansion that occurred in the 20th century. The location of the town between Bristol and Bath has made it a desirable dormitory suburb for commuters working in the two cities. Development has occurred both inside the original town area and outside it.

Before the creation of Chew Valley Lake and river level controls at Keynsham Lock and weir; Keynsham was prone to flooding. The Great Flood of 1968 inundated large parts of the town, destroying the town's bridges including the county bridge over the Avon which had stood since medieval times, and private premises on Dapps Hill. After the floods, road alterations on Bath Hill were made to lift the level of the road.

The Chew River valley, as it rapidly falls through the town and its confluence with the Avon in the north, has shaped the town both in its linear settlement form and later development constraints. It also affected the siting of the early Roman settlement and its enduring milling economy from the 10th to 20th century. The south part of the river which lay parallel to Temple Street and stretched between Dapp's Hill and Bath Hill was probably straightened during the medieval period, defining the back of town plots on the east side of Temple Street.

The valley and Memorial Park now form a central attractive feature of the town. However the 1970's Riverside complex on the east side of Temple Street has encroached into the upper valley side and physically removed a number of pedestrian routes which formerly existed from Temple Street to the River.

By far the most challenging re-development to impact Keynsham has been the creation of the shopping mall between 1964 and 1966; construction of Ashton Way in 1974 cutting through tenement burgage plots to the west of High Street and forming a large municipal car park and the construction of the District Council Offices in 1978-79. All of these developments resulted in the wholesale destruction of a substantial part of medieval and post medieval Keynsham, including the demolition of 91 historic buildings. The Keynsham by-pass of 1964-65 and other road improvements including the realignment of Keynsham to Bitton Road have caused further destruction and damage to the remnants of the Abbey.

The Historic England publication (formerly English Heritage) Extensive Town Study mentions the comprehensive modern redevelopment within the town centre and estimated that over 42 percent of the frontages in High Street and Temple Street had been redeveloped since 1945.

2.2 History of Keynsham (cont)

By the 1960's increasing competition from road haulage and increased private car ownership resulted in the decision to partially close Keynsham Railway station. In 1970 the original station buildings were demolished and the footbridge removed to Buckfastleigh private line in Totnes.

Since 1971 the population of Keynsham has remained relatively stable and is currently (2015) 15,641.

Recent re-building of the Civic Centre (2014) has removed the poor quality 1960's shopping mall and formed a landmark development of retail, library and offices in what is intended to be the first stage in regeneration of Keynsham.



Traditional shopfronts in the High Street



Construction of Keynsham By-pass in 1965 and loss of part of Abbey



Temple Street circa 1906



Temple Street demotion 1960



Top of Bath Hill/High Street circa 1970. Showing 3 storey Lamb and Lark built 1795



Lamb and Lark demolished 1970 now site of Poundland

2.3 Protected buildings and architectural features

Within Keynsham Conservation Area a number of buildings and other specific features are statutorily protected due to their acknowledged historical value, architectural interest character and appearance. These comprise listed buildings, scheduled monuments, tree preservation orders and registered parks and gardens.

There are 57 listed buildings and structures within Keynsham Conservation Area and a further 26 within the town boundaries. Of those within the Keynsham Conservation Area, all are grade II listed except the Abbey ruins and an Abbey pier base which are grade I; the archway to Park House on Station Road, and the church of St John the Baptist which are grade II* listed.

An area surrounding the Keynsham Abbey ruins is a Scheduled Ancient Monument (ref: SAM 20279).

There are a number of Tree Preservation Orders in Keynsham, four of which are inside the Keynsham Conservation Area.

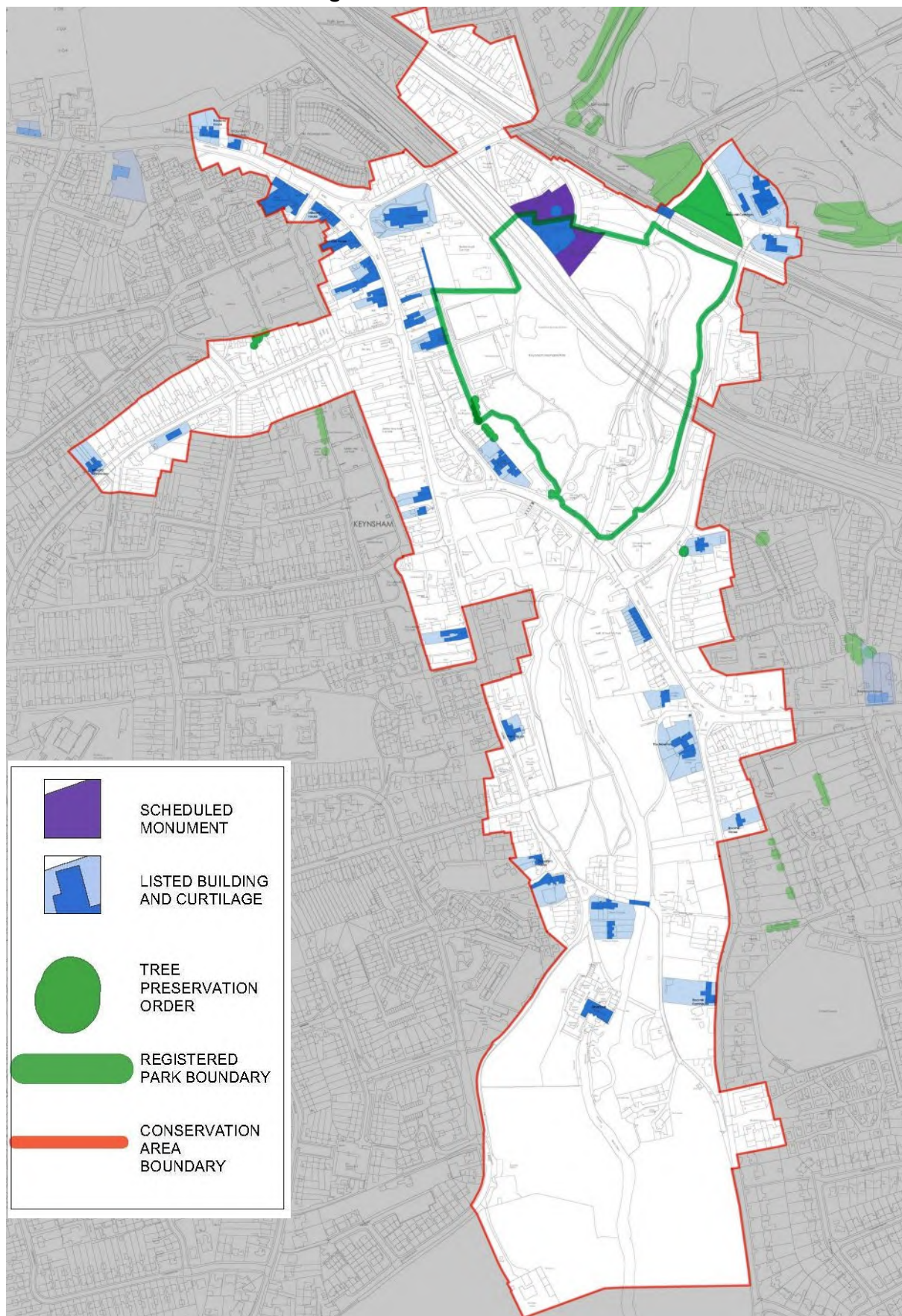
The central and northern parts of the Memorial Park at the heart of Keynsham is designated in the national register of Historic Parks and Gardens.

The extent of curtilage is a relatively vague concept and has received considerable judicial attention over the years. **Plan 5** indicates the potential curtilage of the designated listed building in light blue. This is not definitive and is based on best evidence. The local planning authority may take the following factors into account in assessing the curtilage:

- i) the physical layout of the listed building and the curtilage building;
- ii) the ownership, past and present; and
- iii) the use or function past and present - specifically whether the building was ancillary (i.e. subordinate to and dependent on) to the purposes of the listed building at the date of listing.

All these listed heritage assets are shown on **plan 5** on **page 17**.

2.3 Protected buildings and architectural features



Plan 5: Protected buildings, landscape and architectural features

2.4 Archaeological potential

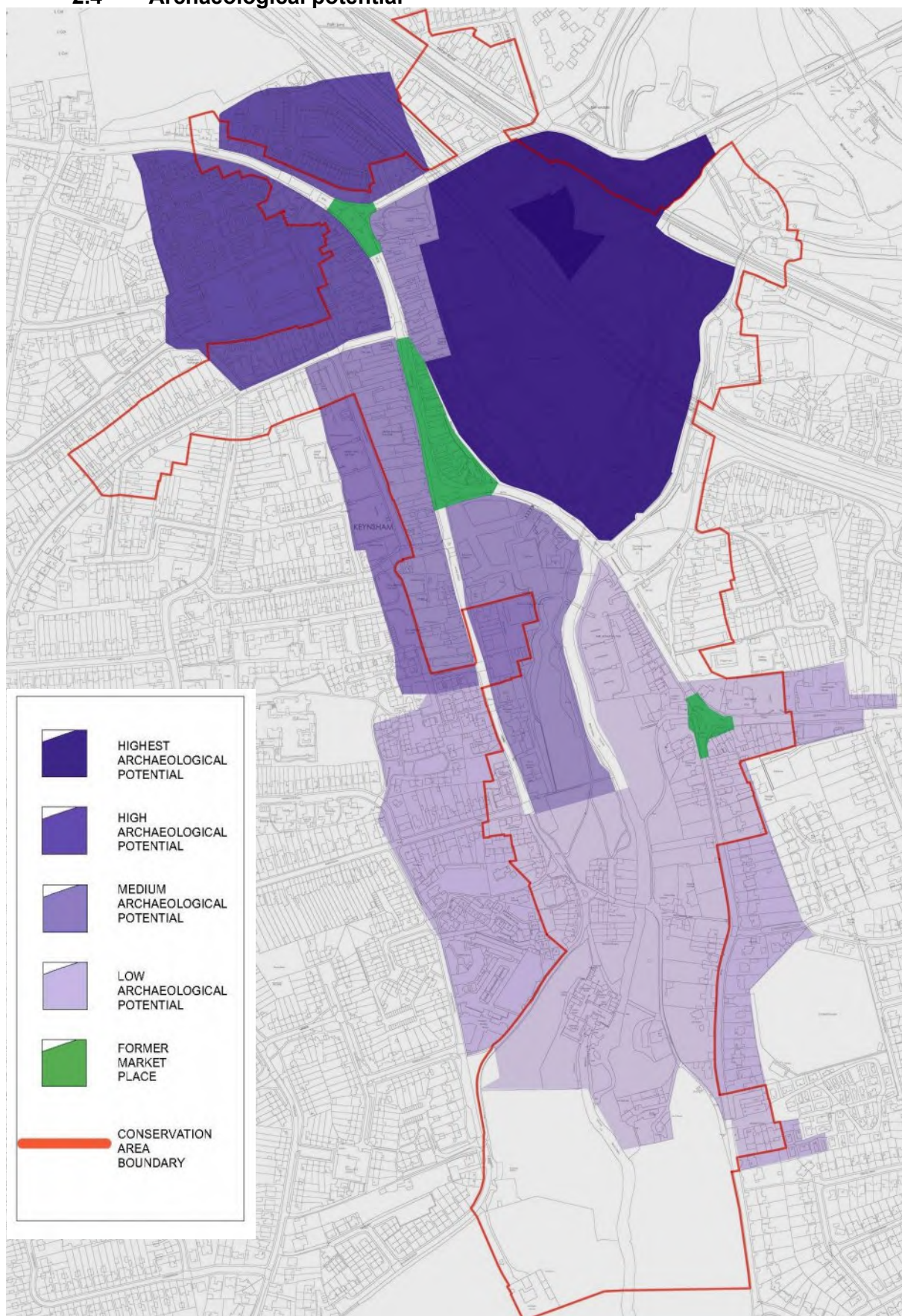
Keynsham has been the subject of extensive below ground intervention as a result of substantial redevelopment of the town in the 1960s and 1970s. The majority of these sites were never subject to archaeological investigations. Consequently, knowledge of the settlement's physical medieval development is limited to interpretation from documentary sources and mapping.

However, no pre-19th century maps of the town survive. The earliest map of the town is the Tithe map of 1842 (see **plan 3**). The first Ordnance Survey map was published in 1884 (see **plan 4**). A list of all the maps consulted can be found in **Annex 2**.

Professional archaeological assessment and evaluation in advance of proposed development is now required as part of development proposals and in accordance with National Planning Policy Framework and Guidance

Plan 6 shows areas of archaeological potential which relate to the earliest parts of Keynsham and where further work is required or detailed investigations prior to development with the shaded areas.

2.4 Archaeological potential



Plan 6: Archaeological potential

2.5 Townscape analysis (cont)

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

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 (see **Glossary**) and are summarised in **section 2.8**.

Landmarks: whether listed or not, 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. Landmarks are not only valuable for way-finding and orientation but represent the identity and most memorable elements of a place.

Key views: the public realm varies in its extent of enclosure, whether by buildings, boundaries or landscape. 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 can again represent the identity and most memorable elements of a place. Such views can be along or within a street, narrow glimpses through gaps, or panoramic across open landscapes.

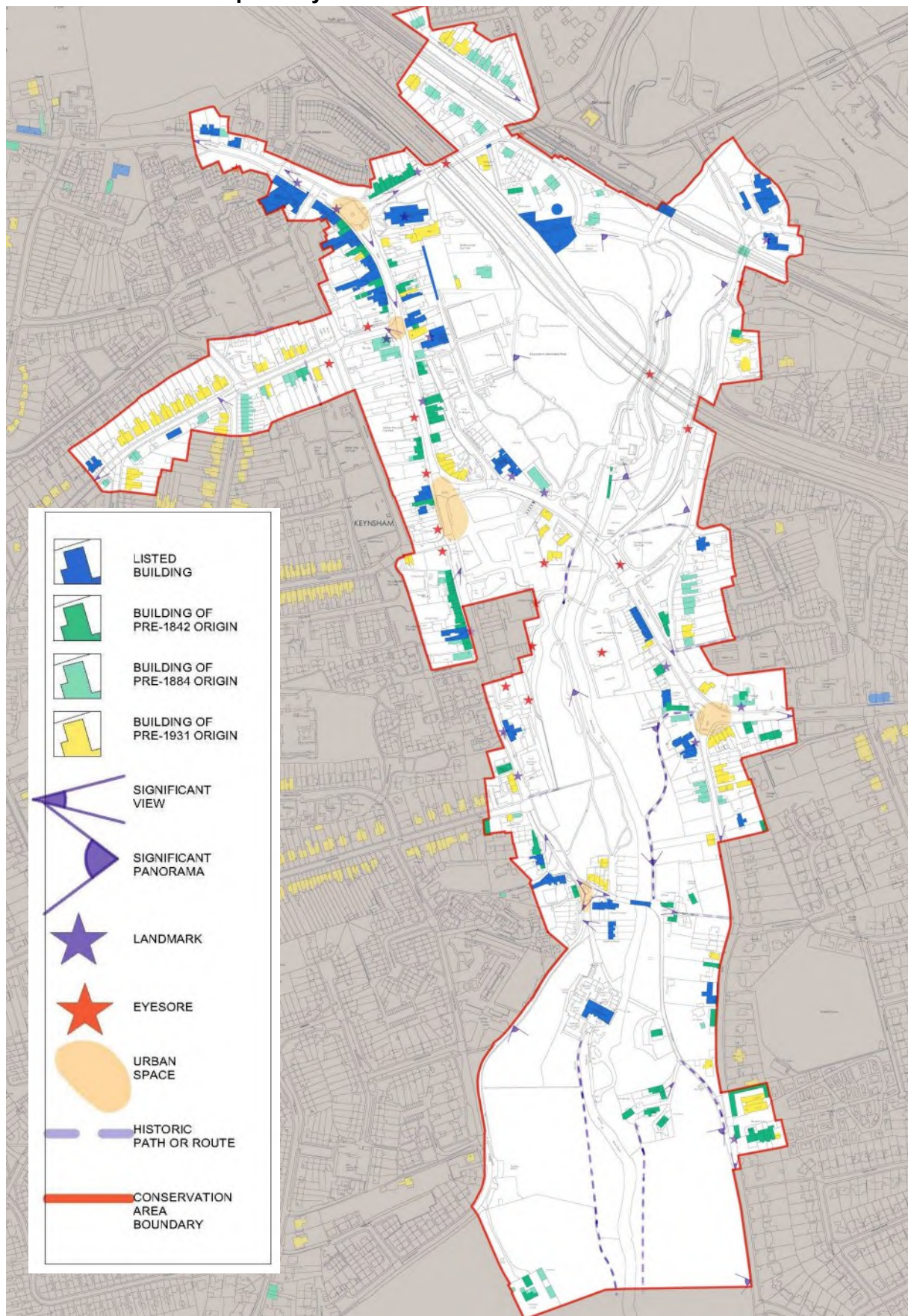
Urban spaces: any built environment will have junctions and nodes where main routes meet and often where interaction and activity has taken place for many years. In the past such spaces performed the function of markets and livestock sales. Now they are meeting and interchange points often for several modes of transport and are often the environment where main landmarks and views are enjoyed.

Historic paths and routes: although perhaps more ephemeral than some of the above, paths and routes that have been in place and used for many years have an intrinsic historical value and can connect the future of a place with its past.

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 7 depicts these aspects of townscape character.

2.5 Townscape analysis



Plan 7: Townscape analysis

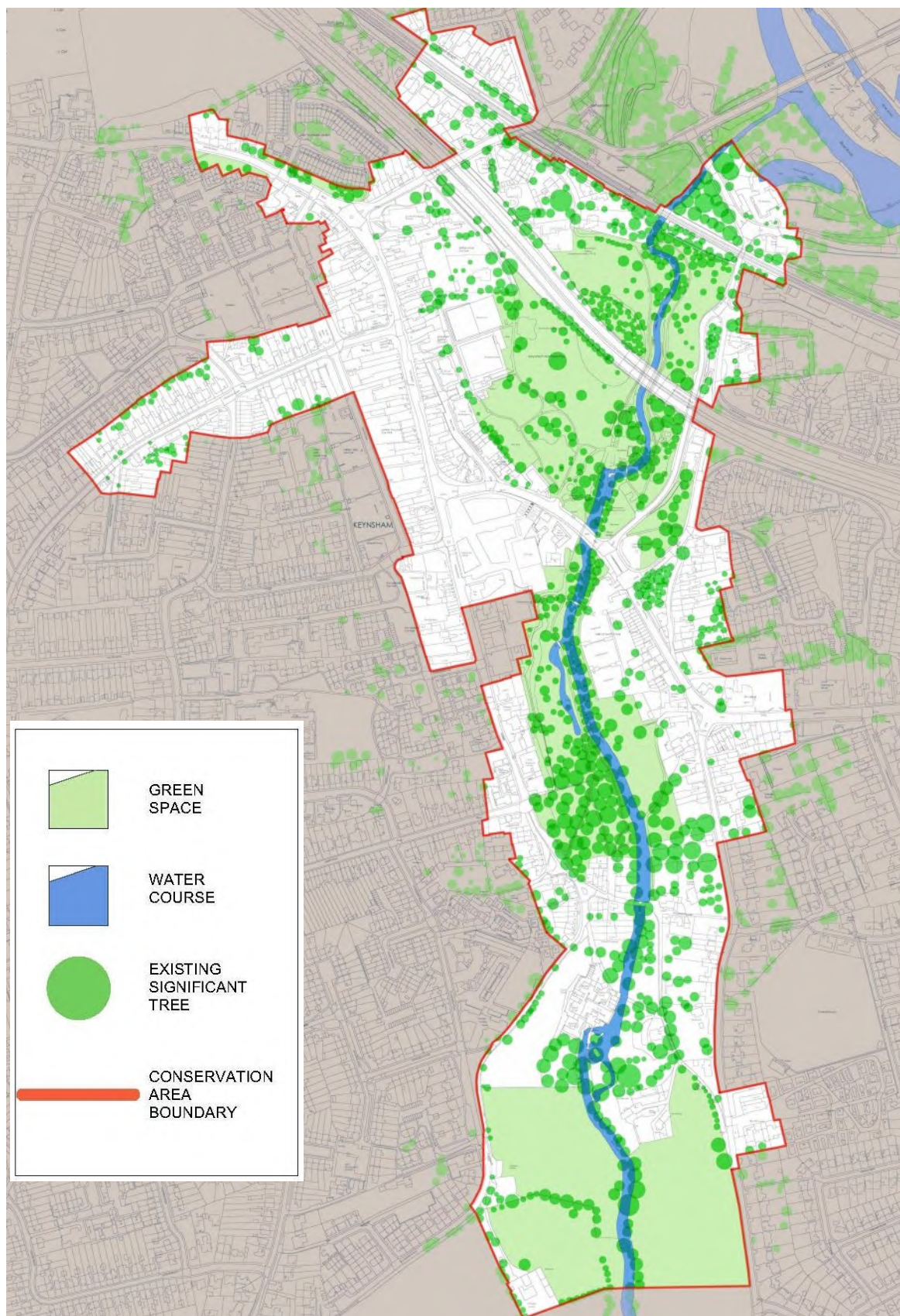
2.6 Significant foliage, green spaces and water

Plan 8 shows the significant trees and areas of green space. In addition to their environmental and leisure benefits, trees and green open spaces are a valuable part of the public realm, connecting the town's built environment to its landscape.

The landscape and watercourses within River Chew valley is an extensive area and extends well into an urban environment. The trees and green spaces are important to the history and setting of the urban built up areas of Keynsham; increasing that sense of connection between a place and the locality in which it sits.

Significant trees above a particular size, are also given a degree of protection when within the conservation area, requiring 6 weeks notification before any works can be carried out to them.

2.6 Significant foliage, green spaces and water



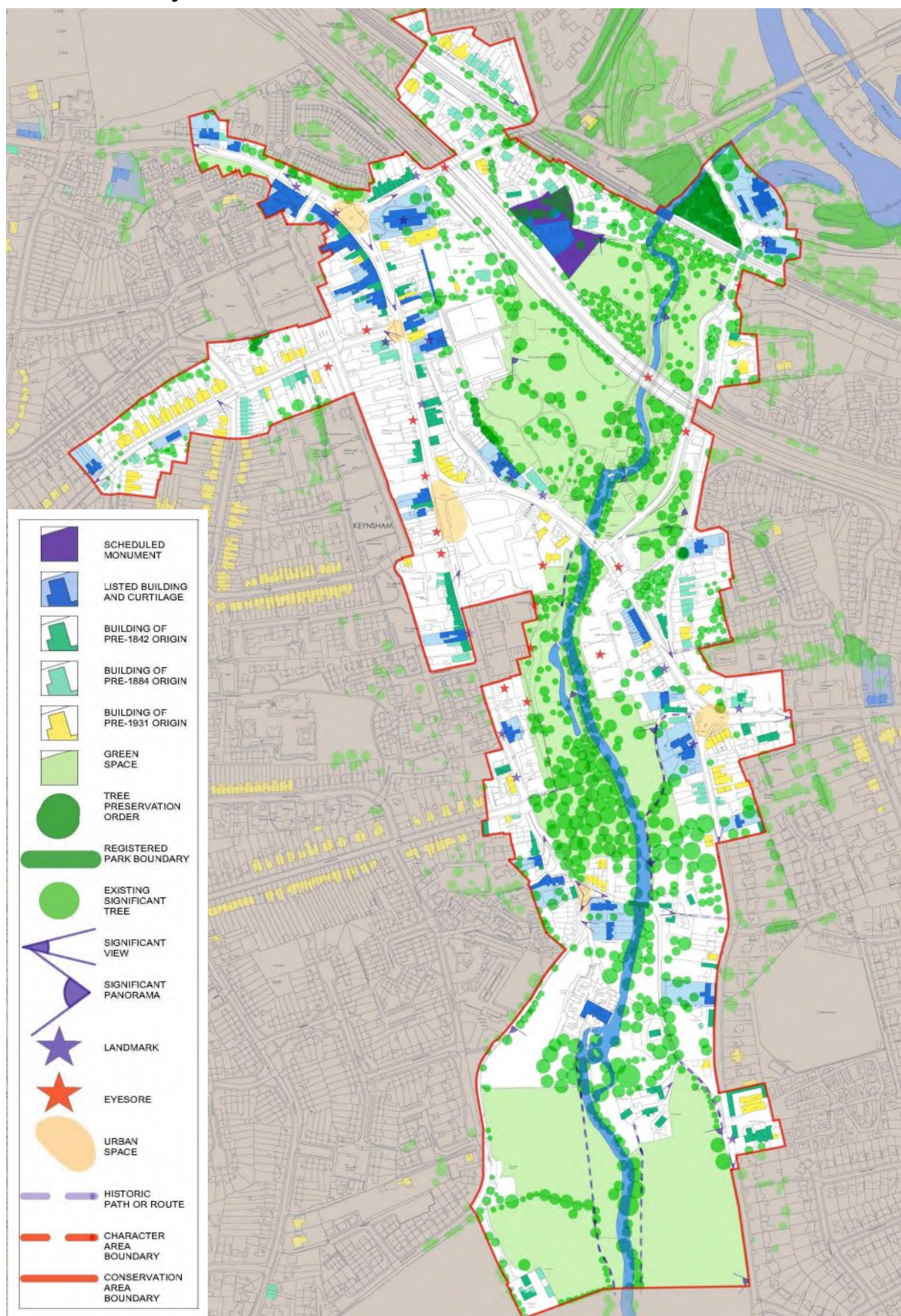
Plan 8: Significant foliage, green spaces and water

2.7 Key areas of character (cont)

With the exception of underground archaeology, all the positive contributors to the character and appearance of Keynsham Conservation Area are usefully overlaid onto the single **plan 9** to give a visual impression of the parts of the conservation area that contain the greatest concentrations of character.

This combined plan can be useful for development management by identifying valuable features in and around potential development sites, and for the prioritisation of resources towards key areas in particular.

2.7 Key areas of character



Plan 9: Key elements which contribute to overall character

2.8 Local heritage assets

Plan 7 shows those buildings depicted in green and yellow which are of local heritage interest, and fall in three date ranges, pre-1842, pre-1884 and pre-1931. These buildings have a degree of significance representing part of the historic development of Keynsham and are externally well preserved and contribute to the character of Keynsham Conservation Area. These buildings are identified below:

Charlton Road-

The Hollies, nos. 1-7 (odd), 11, 13, 14, 15, 16, 18, 20, 21, 23, 24, 25, 26, 30-60 (even)

West View Road-

nos. 1- 17 (odd), 2-8 (even)

Westbourne Avenue-

nos. 1-7 (odd)

Bristol Road-

no. 22

Station Road-

nos. 1-15 (odd), 4

Abbey Park-

nos. 1, 2, 3, 4, 5, 10

The Park-

no. 3

The Avenue-

nos. 1-8

Priory Road-

nos. 1-14

High Street-

nos. 1, 6-10 (even), 16, 18, 24, 30, St John's Church Hall, 9, 11, 19, 21, 35, 37, 39, 41-45 (odd), 53-59 (odd), 63, 69, Victoria Methodist Church, 36, 38, 56-60 (even), 68

Bath Hill-

nos. 1-9 (odd), 44, 46, 46a, 76, 78, 88, 31, 33, 35

Avon Road-

nos. 2-18 (even)

Avon Mill Lane-

Railway bridge, nos. 1, 3, Sunnymede

Bath Road-

nos. 4, 6, 10, 12, 14, 39-47 (odd)

Wellsway-

nos. 5-11 (odd), 11a, 13a, 13b, 10-16 (even), 18, 20, 30, 32, The Old Barn, 36, Rock Hill House (1-8 and 1-18), 59

Goosebury Lane-

nos. 2, 3, Braeside Cottage, Chew Bridge Cottage

St Clements Road-

Conygre Farm

Steel Mills-

nos. 1, 2, 3, Spring Cottage, Kosi Kot, The Cottage, The Steel Mills, River View

Dapps Hill-

nos. 15-25 (odd), 20, 22, 4, 10

Albert Road-

nos. 1, 2, Harriets Yard

Temple Street-

nos. 7, 8, 10, 94, 95 (Cranmore House), 2, 6, 16, 20-44 (even) 48, 50, 52

Rock Road-

nos. 1, 3

PART 3: SIGNIFICANCE OF THE HISTORIC ENVIRONMENT

3.1 Historic buildings

In Keynsham Conservation Area there are 57 listed building entries.

The greatest concentration is in upper High Street and Bristol Road which has been relatively undeveloped during the 20th century. This is the early mediaeval core of secular occupation by the Abbey in the 13th century.

The northern High Street is dominated by the Parish Church of St John the Baptist of circa 1250 in origin with extensions of the 14th and 15th century. The Church was restored after the collapse of the tower in 1863. The tower now rises to three stages over the west entrance and is a focal point at the former Church Square. Built in Bath stone in contrast to much of the town's historic buildings which are constructed predominately in Blue Lias; railings around its front have gone.

At the west entry into Keynsham Conservation Area; Freeland House and St Dunstan's Presbytery are rendered houses with clay tile roofs. St Dunstan's one of the few surviving 17th century houses in Keynsham, and originally part of a larger group of historic buildings; demolished in the 1970's to form Old Vicarage Green.

A 1935 red telephone K6 box by Old Manor House is a rare survival. Designed by Giles Gilbert Scott (famous for Battersea Power Station and Liverpool Anglican Cathedral).

Opposite the Church is a continuous group of 2 and 3 storey Georgian and earlier town houses with ground floor shops. Mostly politely rendered to imitate ashlar and hide the rough local Lias stone. No 6-8 has its rough Lias stone exposed by removing the render. There are a few good surviving traditional shopfronts. A very significant grouping of historic buildings forming a commanding street scene with the Church.



Freeland House



Rare surviving traditional shopfront



Aerial view showing an intact Church Square



2- 8 Upper High Street

Lower High Street by contrast is almost devoid of listed buildings except the fine Baptist Chapel built 1834 and set back from and above the shop frontages with a paved and landscaped courtyard. Colour washed render to imitate stone ashlar. It has an Italianate style; but the pillars and globes to the entrance piers have disappeared.

At the opposite end of lower High Street at numbers 64 and 66 are a pair of fine two storey Georgian houses of the late 19th century. Rendered with original sash joinery to the first floor and pediment door cases with fanlights to the ground. Both have 20th century shop fronts masking some surviving original fascias and pilasters. These are the best surviving houses in the lower part of High Street.

In Temple Street all that survives from the 1970's decimation is the Ship Inn and the Trout Tavern. Both listed grade II. The Trout Tavern was converted in the 19th century from a Georgian house; but nonetheless an imposing building with some good surviving joinery. The Ship Inn is earlier and from the late 17th century with stone mullion windows and some iron casements.

Also in Temple Street a group of shops from numbers 20 to 40. Mostly 19th century two storey houses converted to shops; and mostly altered and rendered without any original joinery. these have a good range of clay roofs down the street; well weathered and attractive. They occupy mediaeval 14th century burgage plots and no doubt have been re-built many times over the past 600 years.

Dapps Hill contains older 17th buildings, some with stone mullion windows; but mostly with Georgian sashes, blue lias walling and rendering. All with clay tiled roofs.

Albert Mill is evidence of the industrial past. Built in 1830 blue lias stone and slate roof. It retains some machinery to interior which was used to extract dye from logwood imported from the West Indies. The site has a long history of Mill use from the 10th/11th century.



Couple of good High Street Georgian buildings



Baptist Church



Cottages in Dapps Hill



Albert Mill prior to conversion to housing in 1930

3.2 General design, materials & details

The detailed analysis of character areas describe the range of styles and the periods in which buildings in Keynsham Conservation Area have been constructed.

Buildings in Keynsham reveal the use of a wide range of materials from Lias rubble stone; originally covered in limewash and/or roughcast render in the 17th century; to ashlar stone in the 18th century and brick in the 19th century. The introduction of modern materials in the 20th century.

The selection of materials used in general building construction comes directly from those easily obtainable at the time. Lias stone used for most 17th and 18th buildings was quarried locally at Saltford and Keynsham. There were fine quarries in the Lower Lias limestone south and east of the town (see **Plan 4**). Many ammonites have been obtained and some were utilised as features in some wall construction around Keynsham.

The later 18th century use of ashlar stone from the Combe Down Bath stone quarries for higher status Georgian buildings; although many just used the finer stone for parapets, cornice and quoins and rendered the front with stucco and lime render,

Early medieval roof coverings in the town would perhaps have been thatch and Cotswold stone tile for the better buildings and later Bridgewater clay tile. Although there are no longer any thatch roofs a large number of clay tile roofs survive. Roof coverings on 17th and 18th century buildings are mostly clay tile and from the Bridgewater clay works. Later buildings have Welsh slate after the importation became possible with the railway in 1840.

The use of such materials provides lessons that can be learned from the way they were detailed and used within the locality.

The following show the use of local materials and details within the Keynsham Conservation Area.



Dapps Hill, Avon Mill Lane, Wellsway, Chew Park: Brick edging to rubble stonework is a noticeable feature.



Dapps Hill: Brickwork detailing around openings and to quoins at corners of buildings.



Dapps Hill: Brick chimney stacks emerge from rubble stone gables and rubble walls.



Dapps Hill, Charlton Road: Rubble stone soldier course window heads and arches. Several building front facades have a feature ashlar stone inserted such as date stones or carved reliefs, particularly within stone gables. Many windows have complete ashlar stone surrounds and a number of terraced buildings have raised ashlar stone pilasters; now often painted as the example at the bottom in Charlton Road.





Temple Street: Pantile and double-Roman tiled roofs with an absence of dormer windows. Non-projecting eaves with no soffit boards and usually without timber fascias. Front facades of terraces are usually in line rather than stepped forwards and backwards. Steps in roofs are achieved with a variety of simple verges and parapet gables. Very few hipped roofs are present.



High Street: Traditional shopfronts with signage that is not over-sized. Traditional hanging signs. A stone cornice runs below the parapet with overhanging coping, articulating the top of the walls. Subdivisions between properties punctuated with chimneys and some gable parapets, subdivisions also accentuated by subtle changes of paint colour.



High Street: Some plot widths are narrow, accentuating the vertical emphasis of building frontages. Low coped stone rubble front boundary walls are often terminated by dressed stone piers with sometimes elaborate capitals.



High Street: Occasional gables facing the street occupy the whole plot width and give added height and status to particular buildings. Window openings are generally of a vertical emphasis. In this example stone dressings around windows and stepped dressed stone to the gables now project because the original stucco coating has been removed and poor quality rubble stonework has been exposed.

Northern High Street: stucco Georgian houses with stone detailing. Nos 2-4 in the centre have had the stucco removed.



Rubble stone front boundary walls are generally mid-height. Some are taller and some are lower but rarely less than two-feet in height. In places the boundary walls have dressed stone copings but for most domestic properties they have a cock-and-hen capping. The quality of the wall cappings vary. They should be sizeable stones alternating in height with mortar joints similar to the wall itself. Unfortunately, as stones are lost, many have been repaired with small pieces of stone, often with wide joints and a large amount of mortar between and below. Several also have incorrectly alternated stones on edge with coursed stones.



The local Lias stone varies in the way it has been laid within building walls. In many earlier examples it has been irregularly worked and is laid in irregular courses with lime mortar. In some the courses become quite discontinuous and some examples have larger 'jumper' stones. In many other later examples the rough faced stone has been cut to form more regular courses. Ashlar stone quoins at corners are usually of differing course heights. Several new buildings have attempted to copy the stone detailing but the rubble stonework is far more regular and cast stone quoins are of equal size. Attention to detail is important where the detailing of new buildings is intended to emulate that of historic predecessors.



Common problems with maintenance of existing stonework is the use of modern strong cement rich mortars for repointing, and there are many examples around the town of raised 'ribbon' pointing which allows water to sit on ledges: As a consequence the erosion of the face of stonework has accelerated. Where local rubble stonework is to be repointed, a lime mortar should be used that is no stronger than the stones and the mortar surface should be 'bagged' flush or slightly recessed where arises are decayed. The lime mortar mix should be flexible and should contain a range of angular stone sizes. Chard sand within the mix can provide a successful finish.



3.3 Archaeological significance

The medieval core of Keynsham has been redeveloped to a great extent without any prior assessment or excavation being carried out.

The Tithe Map of 1842 is the best guide to the layout of the town and it indicates that High Street and Temple Street were the main streets of the early medieval town and because of their straightness show a degree of planning the town by the Abbey.

The Abbey precincts would have predated the layout of High Street and would have stretched from St John the Baptist east to the Abbey site. See **Plan 2**.

The Augustinian Abbey is important in terms of history although 50% of its below ground value disturbed by the railway in 1840 and later by the by-pass in 1964-5. Its now protected by Scheduled Ancient Monument designation.

The Romano-British settlement, known as Traiectus, north of the town is a nationally significant large settlement with a long history of occupation from the first to the fourth century. It is now protected by Scheduled Ancient Monument designation. Whilst important in the national context of Romano-British occupation there is no clear evidence of settlement continuity which laid the foundation for the present town of Keynsham.

The long period of presence of water mills along the River Chew have given the town prosperity for over 1000 years. The changing production from wool fulling through to malting and brass manufacturing is an important part of our industrial archaeology.

There is still much to be learnt about the history and planned layout of Keynsham; and substantial areas with archaeological potential remain within the conservation area and its immediate setting. See **Plan 6**.

3.4 Settlement and setting

Keynsham has long and complex history of settlement. Probably first occupied by the Romans as a bridging point south of the River Avon on the "Via Julia" Roman Road. Later in 12th century as a Monastic Abbey town.

Much of the present towns layout in both High Street and Temple Street derives from the 13th and 14th century with some surviving rear burgage plots having been rebuilt on many times up until the 19th century and which were still evident on the 1931 OS Edition

Many of the historic house burgage plots and former gardens have been built over in the 1970's which have obliterated archaeological evidence of the early construction. However, under car parks and rear gardens there is likely to remain preserved a considerable archaeological legacy which should be investigated as opportunities arise during development changes in the town.

The steep river valley of the River Chew provides a striking landscape and today the attractive Memorial Park close to the town centre: and a focal point which benefits from good public usage and visually contrasting views from within and to the town sitting above.

Both the river and the steep valley have influenced the towns topography, it being mostly built, from the 13th century, above the river valley. The river has also influenced the town's economic prosperity through its mills and river transport.

Former historic connections into the river valley from both High Street and Temple Street have been disrupted by modern late 20th century developments; which also encroach into the top slopes of the valley. The junction between the top of the river valley on the east side and the park's landscaped corridor is visually important.

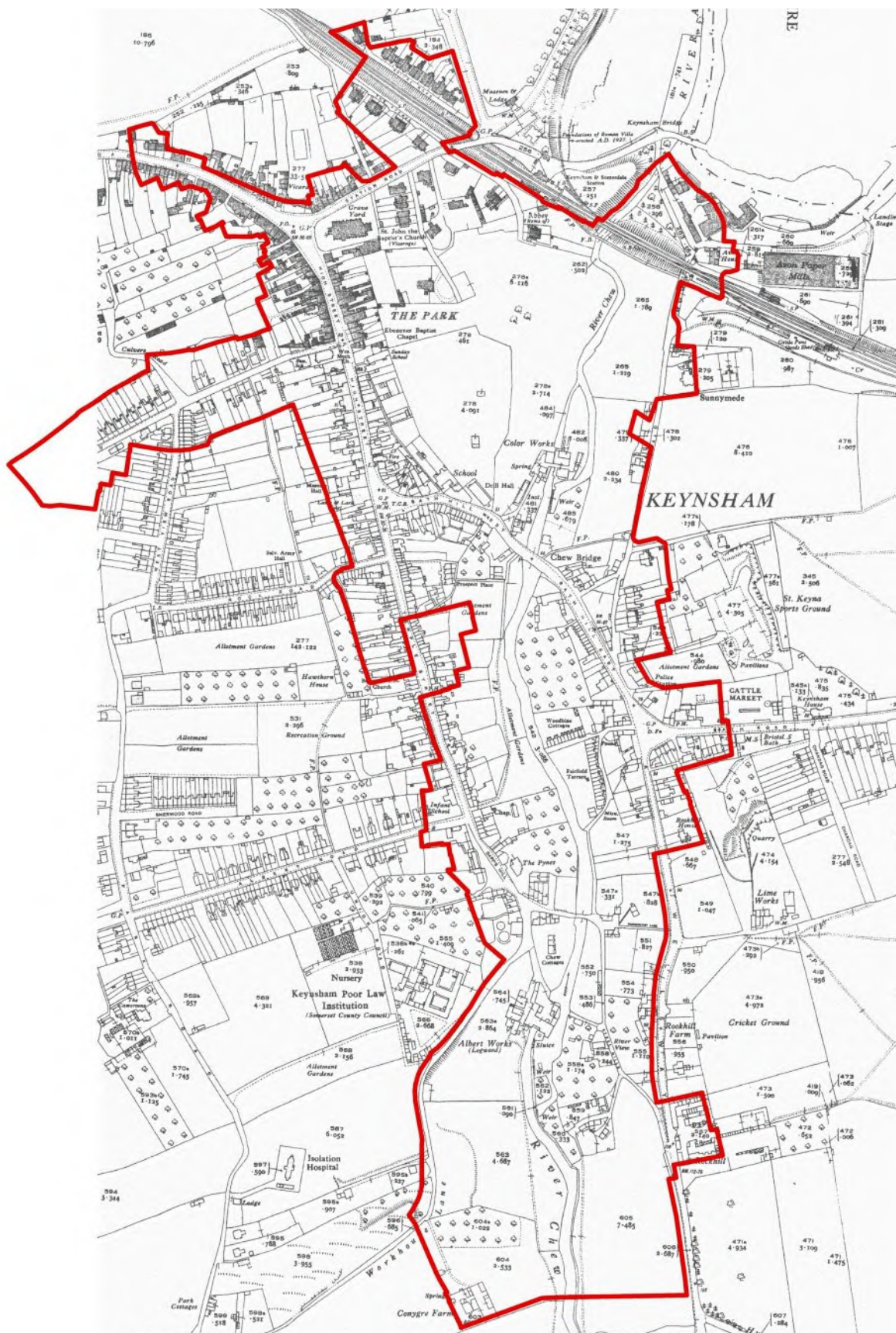
As the town grew as a commuting residential dormitory of Bristol and Bath it attracted a degree of re-development pressure; such that during the 1960's and 1970's Keynsham was significantly changed by indiscriminate modern redevelopment. The result has been a disruption of the historic plan form and loss of architectural interest in the core town centre.

Despite unfortunate recent past changes and lack of intactness; Keynsham still appears as a small busy historic market town with a wide main streets and domestic scale commercial and retail buildings.

This appraisal testifies to the survival of significant elements of the medieval and later town. Future archaeological research has much to offer a full understanding of Keynsham and its past.

There are sufficient remains and character to justify conservation area status and indeed extensions to the boundary to include some good surviving examples of architecture of the 19th and early 20th century.

The continued popularity of the town means that there will always be a degree of change through development. But with this comes an opportunity for managed heritage regeneration to replace poor architecture with sensitive enhancement.



Plan 10: 1931 OS . Conservation area within the red line. The plan shows the expansion of the town to the west and east. The town centre is reasonably intact with long burgage plots to rear of High Street and Temple Street.

3.5 Economic activity and uses

Keynsham owes its early origins and economy to the Romano-British settlement of Traiectus. However this is some distance from the north edge of the current built up area of the town and its unclear whether or not this gave rise to settlement continuity. If nothing else, its position on the route from *Aquae Sulis* (Bath) and *Corinium* (Cirencester) to *Abonae* (Sea Mills) and the crossing to Wales may have given the site a market or trade function.

The Domesday Book (1086) describes the rural agricultural economy of Keynsham Parish and mentions 6 mills along the Chew Valley, no doubt reflecting the importance of the water power of the river. It is likely that the Keynsham mills were sited in places which later gave rise to mills in the post-medieval period. A series of indentures from 1497 onwards mention grist or fulling mills called 'Avynmyll' (Avon Mill), 'Sowthemyll' (South Mill later Albert Mill) and 'Downmyll' (Down Mill). The mills in the town continued to prosper through until the 20th century; although changing production to cotton, dyes and most notably the brass industry from the early 18th century.

The religious houses recorded in the Augustinian Abbey show that there were within the precinct a tannery, smithy, almonry, vineyard, guest and lodging houses. This would have supported local employment and growth of the town.

In addition its recorded that there were trading fairs in operation from Saxon times. By the 14th century there is evidence of a range of trades in the town and the expansion of High Street south to create a market place.

Keynsham has three market areas in the town:

- around the Church;
- a livestock market at the junction of Wellsway, Bath Hill and Bath Road; and
- south area of High Street junction with Bath Hill.

All three areas are still preserved by modern property boundaries but are no longer trading market places.

The survival of the medieval town plots in Bristol Road, High Street and Temple Street depict the past and present commercial core of the town. Although Keynsham declined in prosperity after the Dissolution of the Monasteries in 1539; its evident that the mill industry continued to flourish and High Street retained various trades and numerous inns and public houses.

In 1840 the arrival of the railway gave some impetus to housing growth but initially not associated with any industrial expansion. This came later with the Somerdale Fry's factory in 1920. The original Brunel rail buildings all have been demolished and removed and those in their place are of no significance.

The 20th century housing expansion on the west, east and later south sides of Keynsham has **increased the population from 3152 in 1901 to the present day of nearly 16,000. See Plan 10.** The Somerdale factory secured local employment in 1924 and until closure in 2011. The development of the Riverside complex in the mid 1970's brought in new office workers into the town which continue in the new Civic Centre redevelopment with additional shops, restaurant and library.

3.6 The town centre environment

The shopping centre runs from Temple Street to St John's Church in upper High Street. It is a key area of activity and indicator of the towns prosperity. In the primary High Street (nos 36-89) there are a mix of multiple, regional and local retailers represented. In Temple Street and High Street north of the junction with Charlton Road the uses become more mixed and secondary in nature; but the historic buildings are in greater concentration providing a highly significant presence.

There are around 115 retail units in the town centre. The key characteristics identified from both this character survey report and recent and past retail studies (DTZ Retail Strategy 2008 and GVA Retail Study 2014) are:

- Reasonable representation of service retail -such as bakers, hairdressers, take-aways.
- Significant number of charity shops which is a relatively high representation,
- Small number of specialist shops.
- Increasing number of vacancy rates-which during the survey identified 8 units empty (December 2014).
- Average spend per trip is low at £24 (data 2014).
- Average length of shoppers stay just over 1 hour.
- Leisure and evening visits are very low (8% of people).
- Many poorly altered shopfronts and advertisements.
- poor access connections to open space.
- Street light columns over-scaled and extend above roof heights.
- Only 2 bench seats for shoppers use.
- Street furniture poorly maintained.
- Pavement extensions on west side of High Street creates an uneven profile.
- High volume of traffic which causes a shopper environment.

Tesco Store (2010) and Sainsbury's (2014) has significantly increased the level of convenience food store offer in the town and are the main attractors for shopping.

The visual appraisal backed by the recent retail report (GVA 2014) outline that High Street has a lower than average trading and a high vacancy. This indicates that the shops are collectively trading below company average levels.

The GVA Study states “ *Overall, Keynsham is a reasonably healthy centre and the Civic Centre development will provide a boost for the centre. However...the centre is vulnerable to impacts from the larger surrounding centres of Bristol and Bath, particularly for comparison goods shopping*”

The Town Plan considers this is partly affected by the limited sizes of retail units; which may deter interest. Improved range of units in the town, has the potential to stimulate interest from specialist retailers. The Town Plan also considers there is opportunity for a one-way semi pedestrianisation scheme in the High Street.

The retail studies also state that there is little capacity in the short term for more convenience or comparison stores. This will limit opportunities for further redevelopment. The retail states that focus instead should be on the existing floorspace stock, protecting it from proposals elsewhere and also ensuring that it provides a quality which is attractive to existing and new occupiers. Although there has been progress towards improvement of the retail position with Tesco and the new Civic Centre there remains critical work preparing a public realm movement strategy; improving the centre's environment; enhance paving and crossings; and improve access to open spaces.

PART 4: DETAILED CHARACTER AREAS

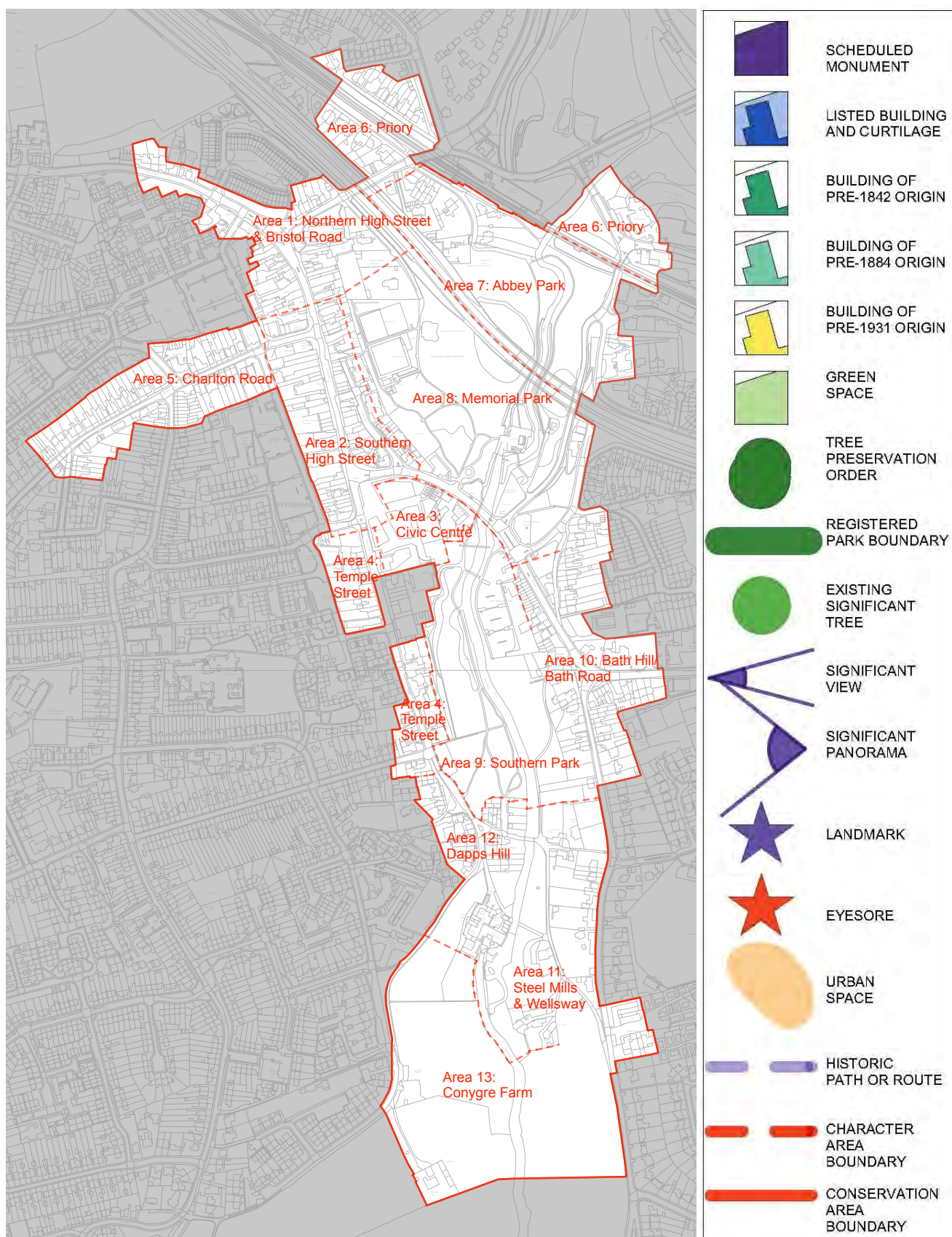
4.1 Detailed character areas

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. This section analyses each of these character areas, which have been named as follows:

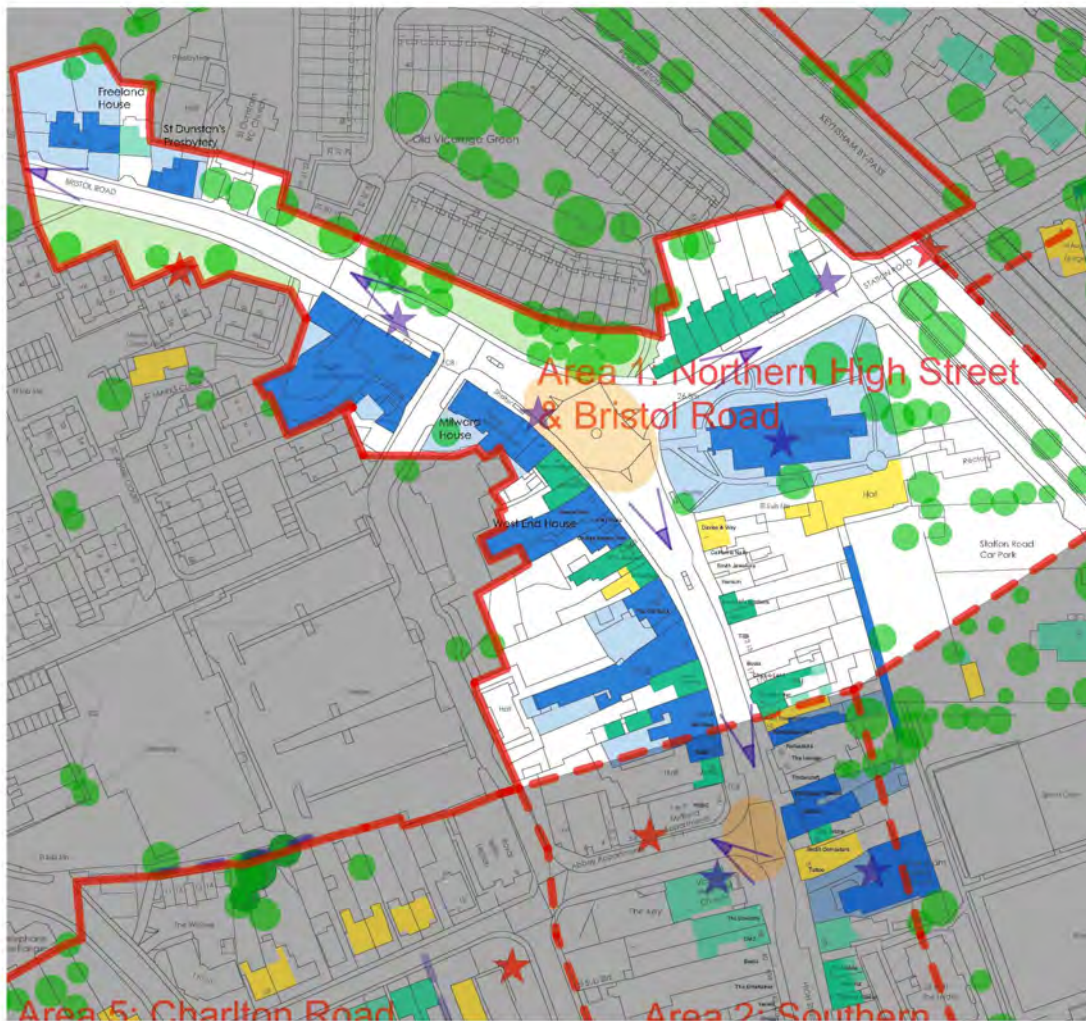
- Area 1: Northern High Street & Bristol Road
- Area 2: Southern High Street
- Area 3: Civic Centre
- Area 4: Temple Street
- Area 5: Charlton Road
- Area 6: Priory
- Area 7: Abbey Park
- Area 8: Memorial Park
- Area 9: Chew Park
- Area 10: Bath Hill & Bath Road
- Area 11: Wellsway and Steel Mills
-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

The key to each of the character plans is on page 49.

Plan 11: key to detailed character areas



1. Northern (Upper) 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.



At the entrance point to the conservation area from the west the increasing presence of listed and historic buildings along Bristol Road becomes a coherent group on the north side at nos 20 – 28, including St. Dunstan's Presbytery. Some tree screening within the grass bank on the south side partially obscures the inappropriate 20th century development of St. John's Court in which repetitive flat-roofed building blocks of poor quality materials sit at angles to the streetscene.



The 1970's housing estate at Old Vicarage Green opposite the church immediately north of the High Street is set back from the street with high continuous blank brick front boundary walls and continuous garage fronts at the rear. This development is out of character with the conservation area but is reasonably well screened by trees on the wide verge.



Utilitarian street furniture and poorly maintained surfaces are in evidence on Station Road close to the grade II* listed church, as they are in the northern High Street.. A long terrace of 19th century buildings and frontages line Station Road opposite the church and many features are still intact. Although the church is missing it's boundary wall railings. The Pioneer public house at no. 15 has some status as a landmark entry point to the northern High Street area.



The bypass and the utilitarian bridge of Station Road over it detract from the streetscene and present a hostile and exposed environment between town centre and railway station, although the now mature planting to the verges has served to soften that impact slightly. On the west side of the bypass no.3 The Park is a good example of a prominent older house (contemporary with the arrival of the railway) that has kept many of its original features



A significant length of intact 19th century and earlier High Street frontage buildings exist on one side of the northern High Street. This viewpoint enjoys the highest concentration of historic character in the conservation area. Unfortunately, vast areas have been given over to vehicular carriageway while a significant amount of through traffic still comes through this part of the town.



Slightly further south on the east side there are two significant 20th century interruptions to otherwise predominantly historic building frontages. Road markings and associated utilitarian furniture dominate the scene while through traffic still uses this part of High Street.



Historic features to older buildings in High Street, such as the upper floor bay windows to no.9 are architecturally of value and add to the variety of elevations.



The listed no.28 on the west side has lost half of its traditional shopfront. Windows to the upper floor are not maintained.



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



Significant changes have recently taken place at the rear of two of Keynsham's more prominent listed buildings: the Old Manor House Hotel and Millward House.



Probably a 14th century longstanding pathway through the listed Old Bank on the west side of the High Street (nos. 20-22) has recently assumed a greater importance as a direct connection to the new supermarket car park at its rear. Poor facing materials and graffiti to boundary walls, including those of the hall building fronting onto the car park space currently make this an unpleasant route.

2. Southern (Lower) High Street



Southern High Street is the primary retail area with a wide street but few surviving historic buildings. It has undergone considerable redevelopment since the 1970's, particularly to the west side. To the south east side there are old and new infill buildings which have created the two separate streets of High Street and Back Lane. The larger triangular space at the south was one of three medieval market areas in the town.

Traffic dominates the pedestrian retail area and air quality suffers as a result.



South along the High Street the extent of mid-20th century interruptions to historic building frontages increases. Traffic still dominates the central section of High Street – in a small town with a significant bypass.



Victoria Methodist Church sits as landmark set back from the frontages at the junction of the High Street and Charlton Road. A long monotonous 20th century flat-roofed slab block of the Midland and Abbey apartments, which wrap around the corner into Charlton Road and interrupts a group of several older listed buildings.



A view from slightly further south shows the grouping of older buildings on the opposite side of High Street.



The traffic dominated environment feels even hostile in the southern High Street, where almost all of the west side and the central part of the east side has mid-20th century flat-roofed building with frontages of uniform and repetitive horizontal emphases and large wide corporate shop signage



A group of four older buildings at nos.53 to 59 retain a number of older upper floor windows, but these will inevitably become fewer unless maintained.



On the opposite side a small group of older buildings sit between more long horizontal mid-20th century facades. The modern shopfronts with oversized fascias and graphics sit uncomfortably on these vernacular facades. Another example of poorly maintained upper floor traditional windows to no.56, sits adjacent to replacement modern format metal and upvc upper windows to nos. 58 and 60



Enclosure and form of space becomes lost at the south end of High Street despite the presence of smaller scale historic buildings. Enormous areas are given over to enabling speed of vehicular circulation here, with a plethora of utilitarian furniture and signage.



Moving eastwards onto Bath Hill, high commercial buildings now sit directly opposite one-storey and new vernacular two-storey residential buildings at this main central 'junction' in Keynsham.



Situated beyond the listed converted Temple School, new larger scale residential apartment buildings with a traditional roof scape are relatively well concealed within Back Lane behind High Street. They back onto the Memorial Park and provide surveillance to that public space.

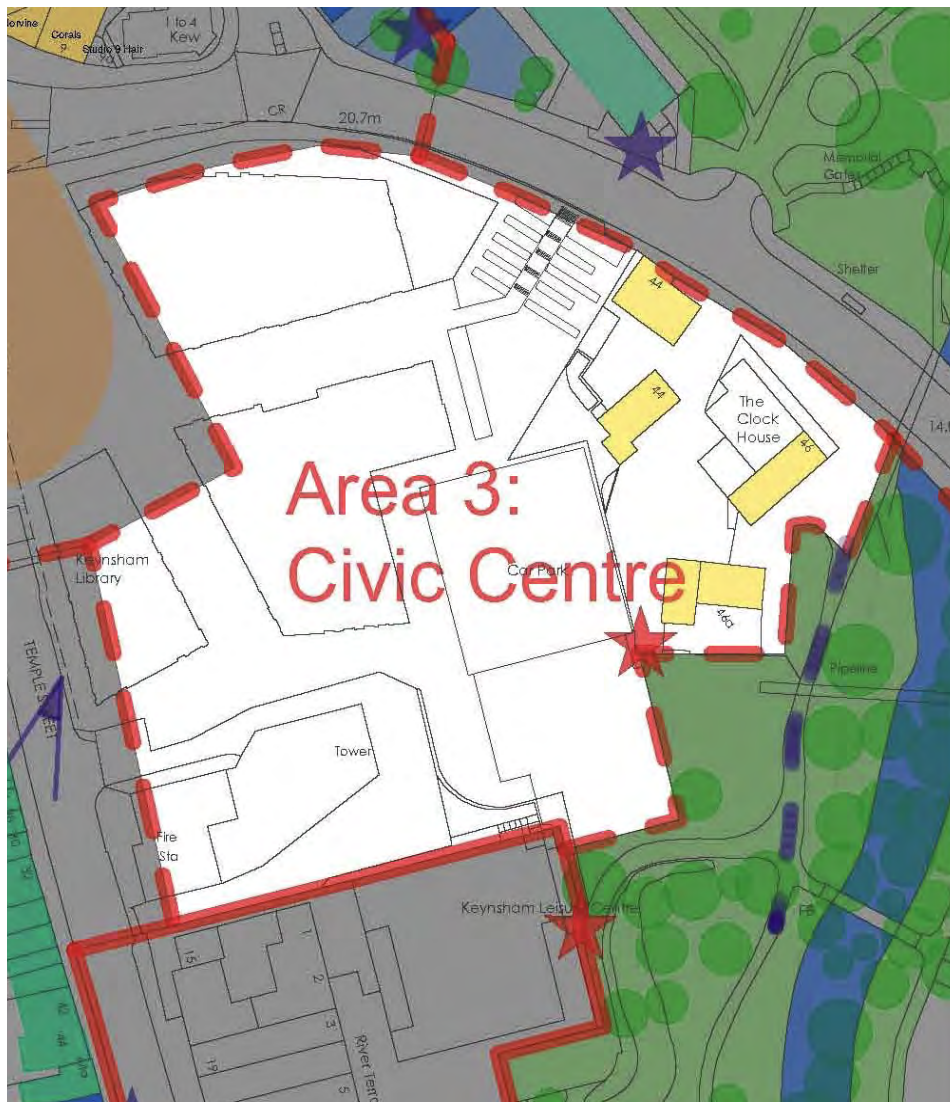


A small group of three listed and historic buildings with familiar local vernacular forms and proportions remain on the west side of southern High Street at nos. 64 - 68 and no.2 Temple Street. The modern shopfronts and oversized fascias and graphics sit uncomfortably on these traditional facades. These buildings are sandwiched between prominent lengths of eyesore mid-20th century flat-roofed building with frontages of uniform and repetitive horizontal emphases incorporating modern materials in a variety of different formats and proportions and wide corporate signage below.



The rear of the curtilages to the same listed buildings as above, present an unappealing secondary frontage to the Ashton Way car park behind, with refuse containers and poorly kept low boundary walls. The presence of a pedestrian path through to the rear between these buildings provides a key connection between Ashton Way car park and High Street.

3. Civic Centre



The Civic Centre site is now the modern commercial core to the town centre. It was comprehensively redeveloped in the 1960's and 70's destroying archaeological evidence of earlier settlement at this locality and obliterating smaller scale buildings fronting onto Temple Street and Bath Hill, together with allotments and an orchard in the river valley behind. Recent redevelopment has upgraded the quality of materials but the scale of development pushing eastward still dominates the river valley below.



Recently completed commercial office buildings with retail and civic library services at ground level have been set back from the street frontage to form a new town square at the southern end of the High Street. Quality paving materials, furniture and tree planting have been incorporated to make the space more hospitable despite being on a busy traffic junction.



A new pedestrian street, Market Walk, has been created within this first phase of development.

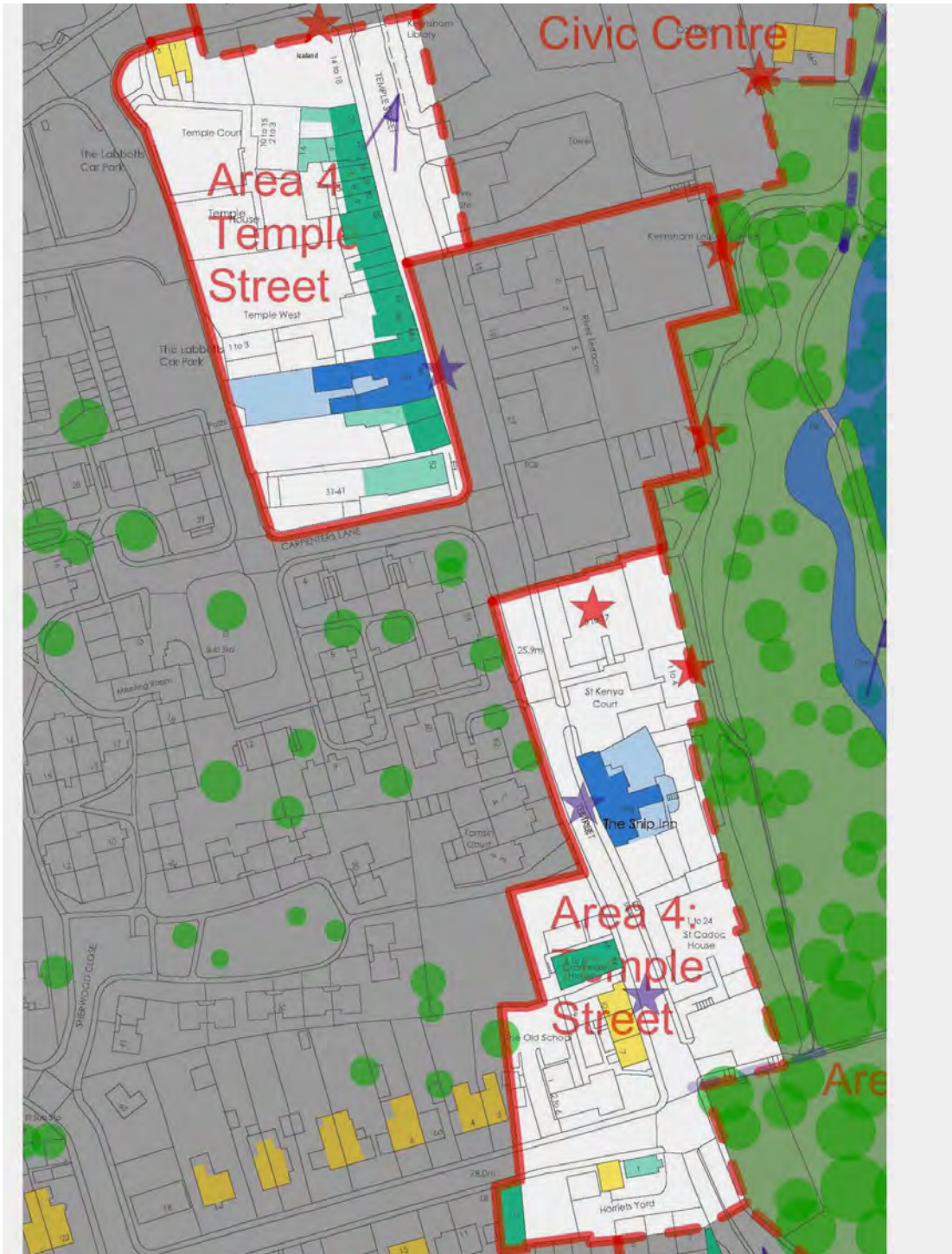


The rear of commercial Civic Centre with steps rising from Bath Hill and outside seating area provides a footfall into the new development.



At the east of the new redevelopment a number of early 20th century office buildings sit at a lower position fronting onto Bath Hill opposite the entrance into Memorial Park. Here the carriageway is excessively wide, encouraging higher vehicular speeds at a point where pedestrians are also being encouraged down new steps from the Civic Centre across to the park entrance. The prominence of utilitarian railings does not help the appearance of this interchange between town centre and riverside walks. The enormous bulk of the now vacant 1960s office complex over the leisure centre can be seen from here looming over the river valley

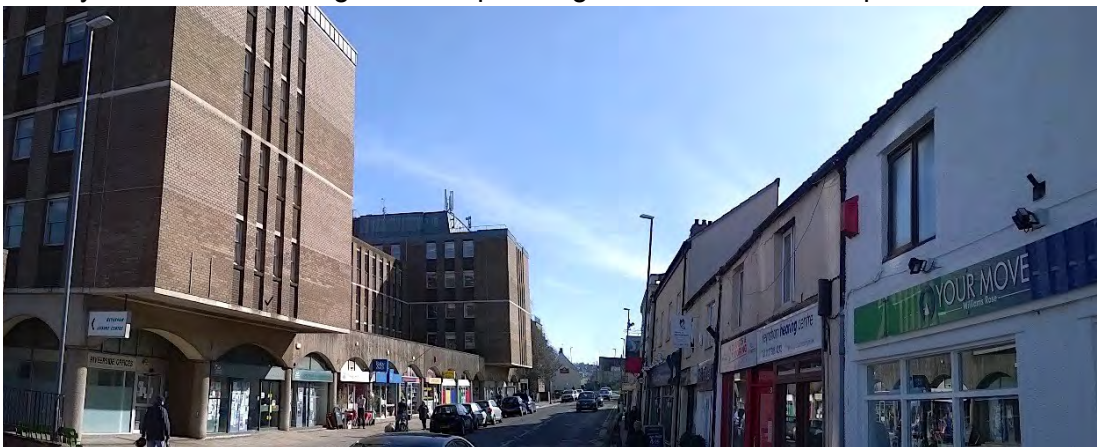
4. Temple Street



Two groups of surviving historic buildings in Temple Street are separated by the late 20th century developments of high density development for offices and shops which are uncharacteristic of Keynsham Conservation Area in scale, form and materials and are excluded from the conservation area.



The flat-roofed Iceland building with its wide frontage of uniform and repetitive horizontal emphasis, poor quality materials and wide corporate signage, sits uncomfortably adjacent to the long unbroken terrace of a surviving group of 19th century and earlier buildings and shops along the west side of Temple Street.



The over-sailing and over-bearing concrete and brick frontage of 5 and 6 storey Riverside development and St Kenya House in the background dominate the group of historic vernacular buildings opposite.



The listed three storey Trout Tavern retains many historic features including the Georgian format sash windows. Buildings on the right are marred by inappropriately large fascia signs, whilst on the left poor PVC replica Georgian windows stand out. In the foreground the de-listed no.52 has had its frontage extensively altered by a new shopfront, steps and ramps in poor materials.



At the rear of the west side of Temple Street isolated groups of older houses and remnants of stone boundary walls to the rear of plots remain amongst untidy entrances formed to maximise parking spaces within the rear of premises.



Development at the rear of plots facing onto The Labbotts car park has begun to form a new street frontage. The frontage has followed the low scale traditional building form although the use of modern concrete roof tiles does not fit in.

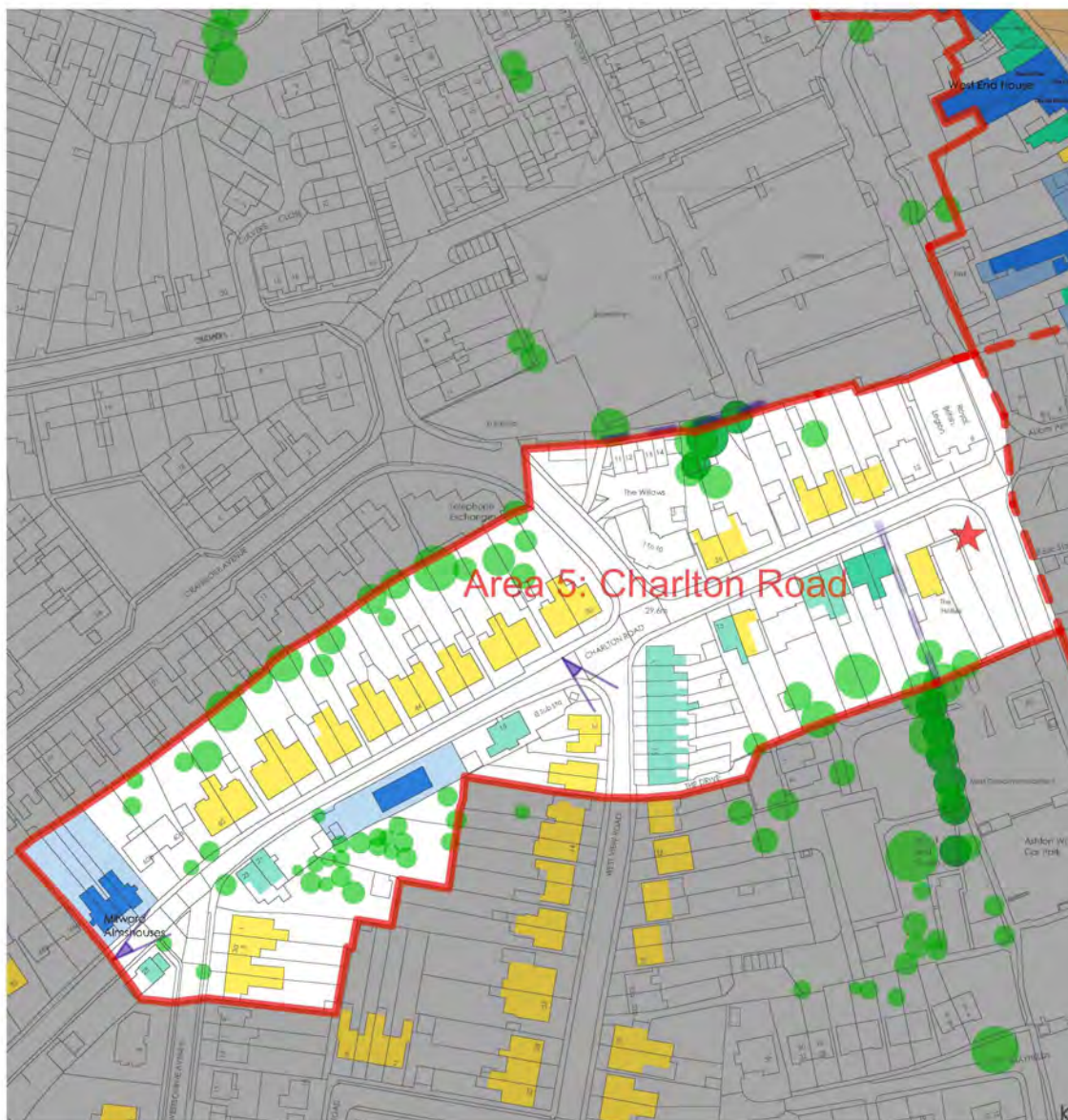


The listed Ship Inn dates from the late 17th century with stone mullion windows and some iron casements. Its become isolated in the street by modern redevelopments that have interrupted the enclosure of the street as one approaches the picturesque Dapps Hill to the south.



Nos. 1 and 2 Dapps Hill front onto Albert Road are at a prominent entrance point to the picturesque hamlet of Dapps Hill to the south. These buildings are examples of older buildings and boundary walls that have kept many of their historic features.

5. Charlton Road



Charlton Road was previously known as Dane's Lane and represents the western extremity of the town settlement in the 19th century.

Highway verges, street trees and others in front gardens here contribute to the appeal of this space.

The eastern end contains the last clear remnant of an enclosed path that marked the rear of narrow medieval burgage plots that lined the west side of High Street for centuries. The road now comprises a relatively intact collection of 19th and early 20th century houses that marks the western entrance to Keynsham Conservation Area.



The listed Milward Almshouses of 1885 on the left and a house of 19th century origin opposite mark an obvious entry into a more historic environment. The street view from here is appealing, as the early 20th century terrace of nos. 1 to 7 Westbourne Avenue comes into view enclosing the junction with Charlton Road.



Nos. 1 to 7 Westbourne Avenue retain a number of attractive historic features including ashlar stonework within the façade and chimney stacks. The removal of front boundary walls has eroded their character and is beginning to erode the grass verge.



The listed no.17 Charlton Road is flanked by 19th century houses with an uninterrupted row of early 20th century semi-detached villa houses opposite. The largely historic scene here is marred mainly by the occasional removal of front boundary stone wall or pier to date and by the presence of prominent telegraph poles and utilitarian street furniture.



West View Road contains a significant proportion of early 20th century houses, it is the long terrace of 19th century houses at nos. 1 to 17 that marks the entry into an area with a greater proportion of historic buildings. Various alterations have begun to remove historic features such as the front boundary walls and piers, windows and chimney stacks.



The enclosure of the street breaks down towards the eastern end of Charlton Road. The removal of front boundary walls and piers contributes to this, as does the addition of modern fences or the absence of planting in deeper front gardens.



To the east, although older building frontages enclose the street, this is still compromised by the removal of front boundary walls and piers or the absence of planting in front gardens



Nos. 1 to 7 Charlton Road, four semi-detached houses at the eastern end retain many historic features but the process of boundary wall removal to make way for parking has commenced at the western end. On the left a narrow alleyway flanked by a stone wall leads through to the Ashton Way car park.

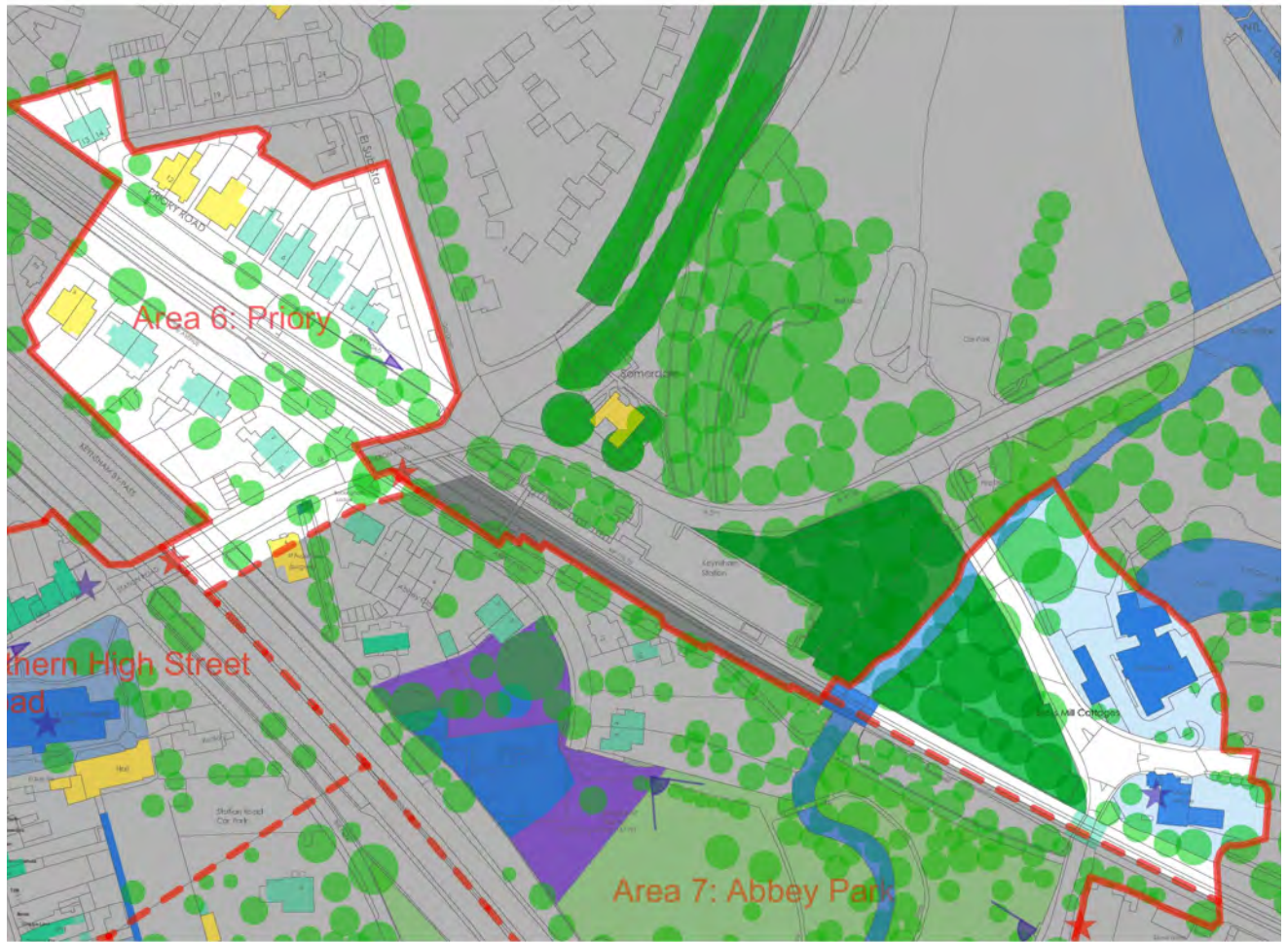


This short alleyway is flanked by stone walls on either side and represents the last remaining section of enclosed route which marked the rear boundary of medieval burghage plots along the west side of northern High Street.



The eastern end of Charlton Road contains the main accesses to car parks at the rear of High Street. These unsightly entrances are flanked by long late 20th century low-pitch or flat-roofed buildings with horizontal emphasis and repetition and low-quality locally unfamiliar materials

6. Priors

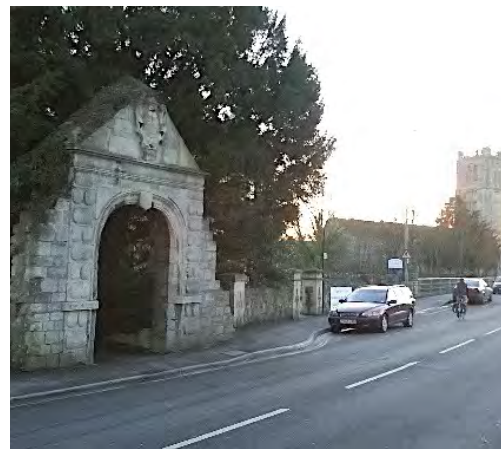


Priors area has been significantly shaped by the Great Western Railway and the construction of the railway station in 1840 at the north end of the town. The area consists of two characteristic rows of houses, contemporary with the development of the railway line and its cutting.

At the eastern end the other part of Priors area comprises the Avon Brass Mills were situated close to the confluence of the River Chew and Avon. As the heart of Bristol's brass industry, the Avon mills were of national and European significance.



A grouping of larger 19th century and early 20th century villas line the other edge of the railway, completing an appealing enclosure of the cutting contemporary with its construction. However, some of these have suffered from significant alterations and additions in a variety of styles and materials



The Station Road approach to the historic core and the listed Abbey entrance arch.



Station Road is very wide through this stretch and encourages high vehicular speeds across the railway and bypass bridges directly into the town centre. With additional housing planned off Chandos Road and within the Somerdale site there is an opportunity to widen the narrow footways and introduce traffic calming features – such as a controlled junction between Chandos Road and Station Road.



19th century houses contemporary with the development and expansion of the railway at Keynsham still retain many key historic features and are visible from the railway and well as locally.





Nationally important as part of a surviving series of brass mills. The listed Brass Mill now is a restaurant and the listed Brass Mill Cottages – both opposite Avon House - have recently been converted to housing.



The woodland north of the railway is subject to an existing tree preservation order. However, its regular maintenance and management together with the creation of paths and access points from the highway and under the listed railway over-bridge could make it an enjoyable extension to the Abbey Park south of the railway line, and bring better recreational pedestrian access to the Brassmill complex, Lock Keeper's Cottage and marina further north and planned new housing to the north-west. The unaltered listed railway over-bridge – to a design by Brunel - is obscured from view on the north side by foliage in all seasons but Winter.

7. Abbey Park



This area is the northern part of Memorial Park and contains the remnants of Keynsham Abbey, founded in 1166 as an Augustinian monastery. The landscape of this area has been radically altered by the railway at the north in 1840 and the bypass at the south over a century later in 1965.

Access to Abbey Park is via the road of the same name, which contains several substantial 19th century villas including nos. 2 and 3 the gardens of which are located over archaeological remains of the Abbey.



From the Abbey Park road entrance the other side of this access road is dominated by the brightly painted and enormous ramp to the railway station footbridge.



Although the building of the bypass in the 1960s cut directly through a substantial part of the Abbey ruins, what remains is accessible at the top north-west corner of Abbey Park. Tree planting and the depth of cutting conceal vehicles and noise from the bypass to a degree and one's view is focused towards the parkland south-east of this, through which the River Chew passes. Buildings at the end of Vandyck Avenue are prominent at high level across this green valley.



A small but prominent row of older 19th century houses at the end of Vandyck Avenue front onto Abbey Park, but historic features on them are being eroded by permitted development rights.



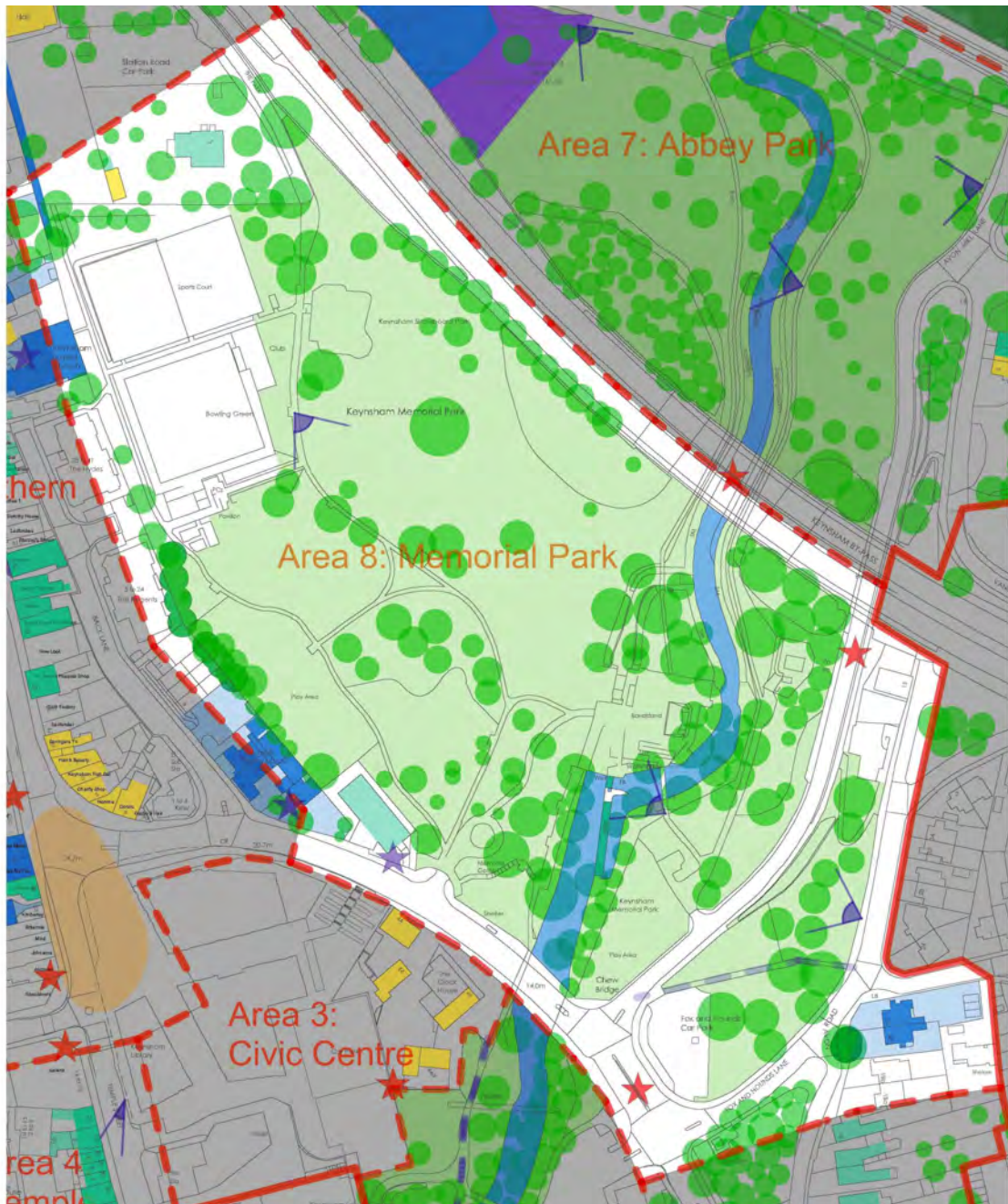
The high level view from Avon Mill Lane towards the church tower across Abbey Park is appealing. However, the large industrial building at the front of the stoneworks here is not an appealing backdrop for the park.



Within Abbey Park there are appealing parkland views towards the church tower. However, this natural scene is marred by utilitarian railings lining the top of the river banks and the looming presence of the bypass bridge through the park, adorned with graffiti.



8. Memorial Park



Memorial Park (including the Abbey Park at the north) was extant public land as the former Abbey precincts from the 16th century. It was laid out as a municipal park in the 20th century and was extended to include Chew Park at the south after floods in 1968. The overall park now totals over 10 hectares in area and contains features ranging from the Abbey ruins to sports facilities, a bandstand and an ornamental lake.



Central to Memorial Park are the weir and sluice with waterwheels remaining from the Chew Mills that once occupied this site. The park bandstand now occupies the site of previous mill buildings.



Memorial Park to the west and a tree-lined bank at the east, Avon Mill Lane could be a more pleasant highway. The utilitarian railings and bypass bridge are plain, but the blockwork promontory through the rear stone boundary wall of no.13 Avon Road is an unsightly interruption to the parkland environment.



High level views can be enjoyed from Avon Road towards Memorial Park.



An enormous area is given over vehicular traffic where Fox and Hounds Lane and Avon Mill Lane join Bath Hill at two separate but very close roundabouts. The bleak un-landscaped treatment of the Fox and Hounds car park and the Bath Hill East car park opposite add to the dominance of vehicular circulation. At this point, the parkland setting for the River Chew has been constricted to a negligible width.



The high buildings of the Civic Centre multi-storey car park tower behind a coherent and more appropriately scaled group of mainly early 20th century historic town-centre buildings that front onto Bath Hill. The 19th century Drill Hall and the listed Temple School building beyond, complete this grouping around the main entrance gates into Memorial Park. Several railings separate level changes down to the riverside.

9. Southern Park



The southern part of Memorial Park, also known as Chew Park, is a wooded valley connecting to the settlement at Dapps Hill, which is altogether more rural in character than central Keynsham. The east side is more open parkland and contained Woodbine Cottages and Fairfield Terrace, two terraces of 19th century houses, now demolished along with other low-lying buildings and structures in this area that were affected by severe floods in 1968. The river through this section was probably straightened during the medieval period, defining the back of plots along the east side of Temple Street.



At the north-eastern entrance to Chew Park, car parking and traffic roundabouts dominate the foreground as one enters the centre of Keynsham past a listed terrace of cottages, Tenhouses, on Bath Hill. The towering buildings of the civic centre and Riverside development loom over the river valley behind



The former sites of two housing terraces are now the eastern parkland of Chew Park. The constriction caused by the extensive tarmac of the Bath Hill East car park can be seen on the right.

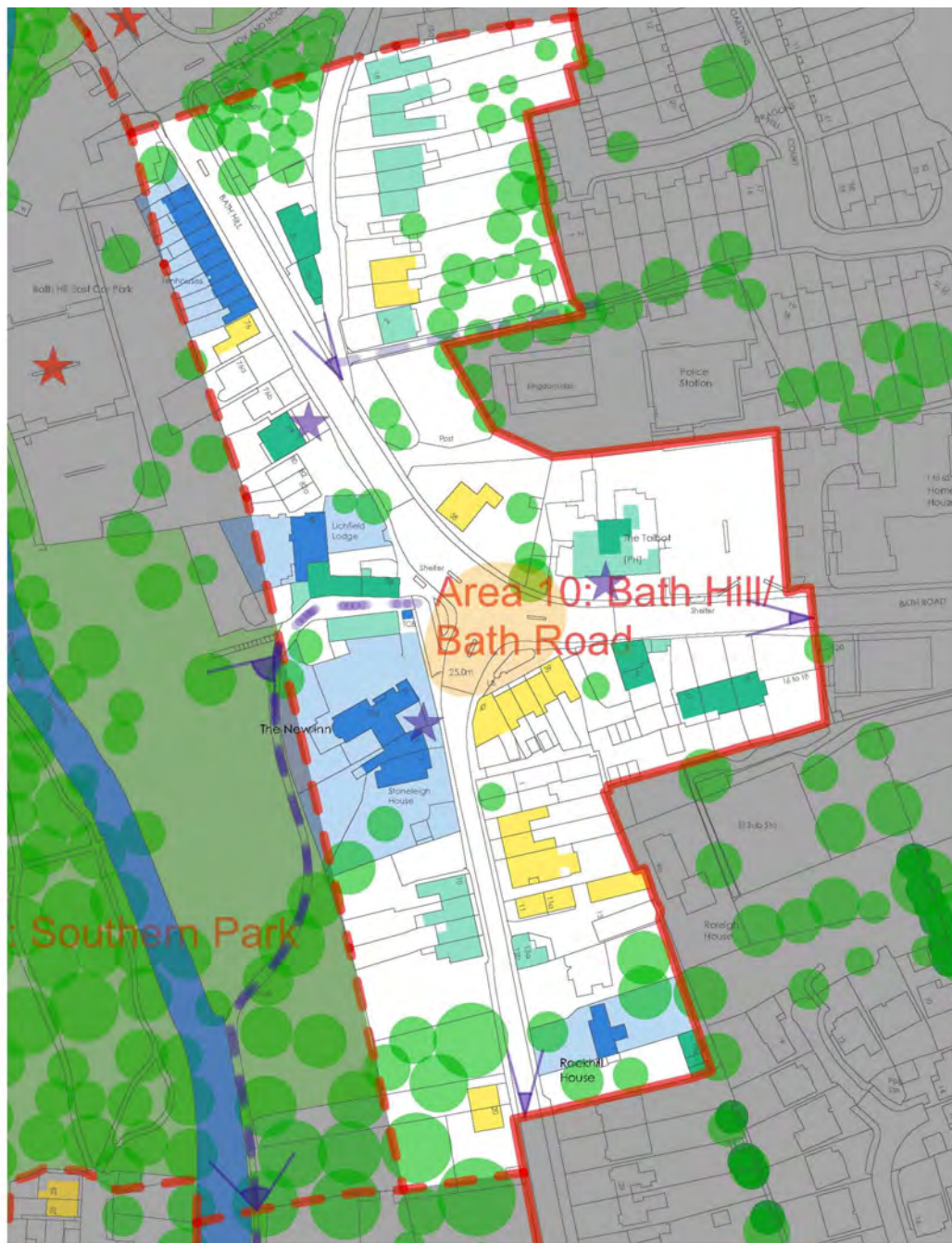


The river and the natural landscape at the south end of the Memorial Park are valuable landscape features.



The Riverside car park is very prominent and has little landscaping or tree within it or around its edges. In the background the rear gardens of properties on the stretch of Bath Hill formerly known as Dragon's Hill are encroaching onto the landscape bank along the east side of the car park.

10. Bath Hill/Bath Road



The junction of three roads at the heart of this area was the site of a former medieval livestock market which continued throughout the 19th century.



The junction of Bath Road, Wellsway and Bath Hill is flanked by several 19th and early 20th century and listed buildings. The listed New Inn and Lichfield Lodge, together with associated older buildings between and the adjacent no.2 and Stoneleigh House form a historic backdrop to this space. The buildings include two public houses and two shops which continue to trade despite the vast area given over to vehicular circulation and tarmac.



A section of the stone front boundary wall to the listed Stoneleigh House has been removed and a utilitarian double-garage with metal doors provided within the garden. Correspondingly, stone front boundary wall and piers are gradually being removed to nearby older buildings to accommodate parking in front of buildings



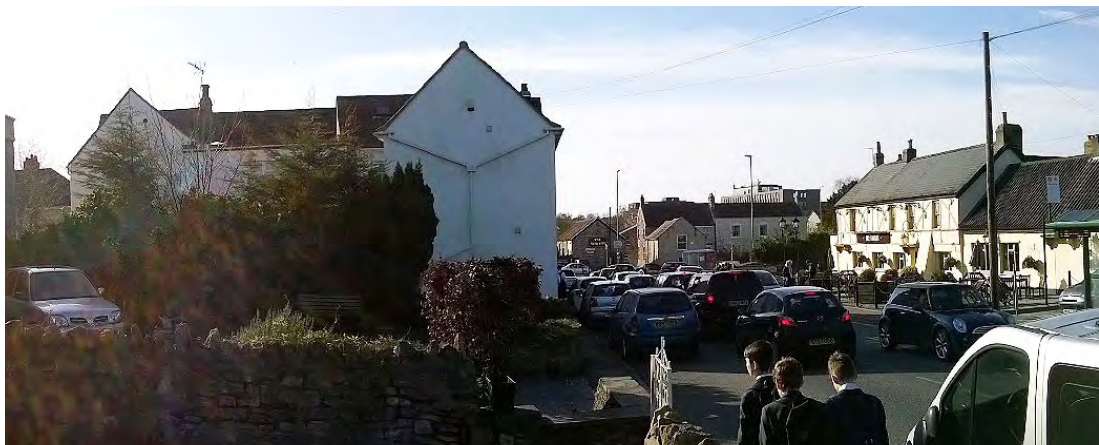
The listed Rookhill House is one of three historic building forms which punctuate this stretch of Wellsway, where there is otherwise a continuous open view westwards across Dapps Hill. These buildings retain a number of historic features.



A terrace of good 19th century listed dwellings known as Tenhouses (nos. 56 to 74) on Bath Hill. Show an array of alterations which spoil their original uniformity.



Teahouses nevertheless form an important part of a group of older buildings that surround the entrance into the historic town centre via Bath Hill.



A number of 19th century buildings at the western end of Bath Road herald what feels like an entrance to a more historic environment. However, telegraph poles, utilitarian street furniture and signage detract from these historic building frontages.

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On the west side of Wellsway the listed Rockhill Farmhouse of 17th century origin sits at the centre of a group of older buildings. The whitewashed façade is located opposite the cricket ground entrance and is an attractive feature from that entrance. There is an absence of original stone front boundary wall which has been removed to aid vehicular movement. A number of flue penetrations, raised rooflights and modern format windows are beginning to degrade the older buildings on either side.



Further south on the east side of Wellsway, Rockhill House fronts onto a courtyard of older buildings at the entrance to an estate of mobile homes. The house appears to have early 19th century or earlier origins but there appear to be a number of ongoing alterations to it and its surrounding courtyard of older buildings,



Historic railings and a low coped stone wall at the head of the path down to Steel Mills opposite Rockhill House are in need of restoration. The tapering grass verge here is an attractive position to take in the open view of Steel Mills and Conygre Farm below the road.



Utilitarian street furniture and a further stretch of railing form the gateway into the path down to Steel Mills. Graffiti adorns a rendered section of wall.



The hamlet of 19th century buildings at Steel Mills is being eroded by inappropriate alterations and the loss of key features. Amongst other issues, nos. 1 and 2 Steel Mills have raised roof lights and missing chimney pots. Additionally, the amount of overhead wires and telegraph poles is extensive in this locality.

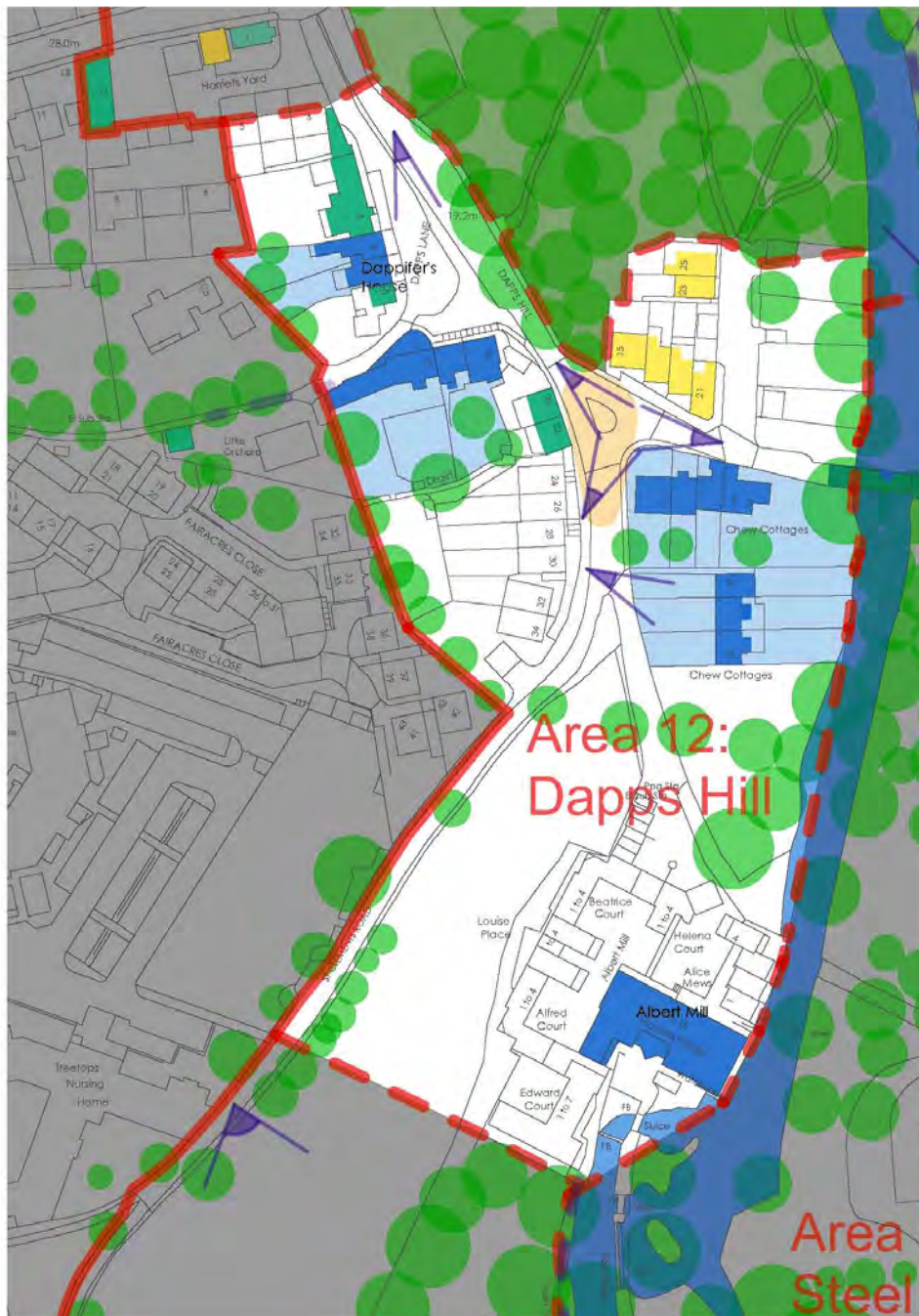


River View is a well preserved house of 19th century or earlier origin, which has views of Albert Mill and the river weir. The house and its grounds have been subjected to several improvements, some features of which are beginning to erode the historic character of the property, such as the prominent raised rooflight to the side extension, and artificial materials and ribbon pointing used on the entrance arch structure



A group of cottages of 19th century and earlier origin are located at the foot of Gooseberry Lane and are in the immediate vicinity of the 17th century listed Dapps Hill Bridge. Some of these cottages have alterations and have lost a number of historic features, including the application of a variety of wall finishes and the loss of boundary stone walls and replacement with other types of boundary fence. The modern railings on and around the listed bridge are utilitarian in nature and a directly adjacent section of property boundary is currently concrete posts with chain-link plus temporary construction fencing.

12. Dapps Hill



Dapps Hill area arguably contains the most picturesque enclave of historic buildings in the town. A series of cottages dating back to the 17th century surround a small triangular space as Dapps Hill winds down to the River Chew and the former Albert wool mill and Steel Mills.



Dapps Hill Bridge towards the centre of Dapps Hill is flanked on both sides by tall stone boundary walls, but enclosure of the route breaks down where a low timber fence runs back to an untidy collection of concrete garages and under-used garden areas which back directly onto the river. Additionally, the amount of overhead wires and telegraph poles is extensive throughout all of the Dapps Hill character area.



The focal space of Dapps Hill is characterised by a triangular area of grass at the centre but also a significant amount of carriageway junction for such a quiet enclave. The listed 17th century nos. 1 and 2 Chew Cottages have been marred by flat-roofed front extensions, a raised roof light, and tall drainage pipes. The whole terrace has lost a few historic features such as the top of chimney stacks and pots.



A number of new houses have recently been constructed at nos. 24 to 34 Dapps Hill. The stone walling material used is sympathetic to this part of Keynsham Conservation Area, and the houses are a positive contribution to Dapps Hill.



Immediately south is St Clements Road which is characterised on the west side by a tall stone boundary wall along its entire length. The initial part of the road also has a slightly lower stone wall on the east side. Sloping down from this to the residential development around the converted Albert Mill (Victoria House) is the site of a previous quarry and limekilns, now a site of regional geological interest within the green belt.



The view up from Dapps Hill to the short Dapps Lane which contains several listed buildings at nos. 6, 8 (Dappifers House) and 12 to 16. These buildings and the adjacent older unlisted buildings retain historic features and display few significant external alterations. The stone retaining wall separating the roads contributes to the character of this area.

13. Conygre Farm



The views across land north and south of Conygre Farm are one of only two connections between the conservation area and open countryside, the other being at the north. Records indicate that Keynsham Abbey owned a deer park at the west and Coneygre rabbit warren at the south, suggesting that the town plan extended this far as early as the 13th century.



Looking south along St Clements Road a clear view to the southern edge of Keynsham and open countryside is available. The stone wall along the west side of the road contributes to the character of this quiet lane, as does a lower stone wall and railings on the east side.



Viewed from Wellsway, a farm courtyard of older buildings at Conygre Farm appear unaltered from distance and are a key feature as an isolated cluster in the open countryside views from the southern edge of Keynsham Conservation Area.

PART 5: GENERAL GUIDANCE

5.1 Planning policy context

Local planning authorities must: review their conservation areas from ‘time to time’¹ and to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts’.² Also, the *National Planning Policy Framework* 2012 and associated *Planning Practice Guidance* states “A conservation area appraisal can be used to help local planning authorities develop a management plan and appropriate policies for the Local Plan. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection”³

Historic England guidance published in March 2011 notes the benefits of an appraisal of a designated conservation area and which “...will lead to an understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions.”⁴

Bath and North East Somerset Council adopted its Core Strategy in July 2014. This sets out detailed development vision and design principles. The Core Policies include:

CP6 “*Environmental Quality*”; this acknowledges the distinctive character of the historic environment and conservation areas; and that delivery of development schemes and public realm refurbishment will be in part through “*Conservation Area Appraisals*”.

CP12 “*Centres and Retailing*” identifies Keynham Town Centre as suitable for community and retail facilities and enhancement.⁶

The Bath and North East Somerset Council’s Placemaking Plan Pre-Submission Draft December 2015 states that “*The Historic Environment Record, including Conservation Area Character Appraisals and Management Plans will be used to inform the consideration of future development including potential conservation and enhancement measures.*”

¹ Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

³ Planning Practice Guidance paragraph -25

⁴ Understanding Place: Conservation Area designation, appraisal and management. English Heritage paragraph 1.6

References

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Glossary

Listed building: Buildings on the Statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation area: Defined by the 1990 Act as *'areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance'*.

Scheduled Ancient Monument: Monuments which are statutory protected under the Ancient Monuments and Archaeological Areas Act 1979.

Historic Environment Record

(HER): This is a database of heritage assets and archaeology maintained and administered by B&NES Council. The information is primarily used as a planning tool for desk top assessments for the historical and archaeological significance of sites

Tree Preservation Order (TPO):

An order made by a Local Planning Authority in respect of trees or woodlands to prohibit works to trees without consent (part VIII of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999).

Heritage asset: A building, monument, site, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage asset and those identified by the local planning authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Significance (for heritage policy):

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.

Local List: Local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment.

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