

Bath and North East Somerset
Development

Keynsham Conservation Area Management Plan



December 2016

Bath & North East
Somerset Council

Bath and North East Somerset Development

Keynsham Conservation Area Management Plan

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December 2016

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This management plan 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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Bath Hill 1897



High Street circa 1930



Upper High Street circa 1950



Bath Hill circa 1960 beginning of demolition

PART 1: BACKGROUND AND CONTEXT

1.1 Introduction

This management plan sets out the approach to managing the future of Keynsham Conservation Area. It is informed by the detailed study and analysis of the conservation area; which is in the Keynsham Conservation Area Appraisal. This document should be read in conjunction with the appraisal.

1.2 Keynsham Conservation Area

Keynsham Conservation Area is shown at **Plan 1** and includes the town centre area, Memorial Park, Dapps Hill, railway and 1930's housing development and parts of the historic countryside to the south.

1.3 How to use the Management Plan

Keynsham Management Plan contains three main sections.

Part 2 describes how the management plan fits within the legislative and policy framework, both nationally and locally.

Part 3 explains the general character of the conservation area and introduces the requirement to preserve and enhance the conservation area

Part 4 uses the character areas identified from the conservation area appraisal to describe in detail development guidelines and enhancement opportunities specific to each area.

Part 5 identifies the more general conservation area opportunities identified from the appraisal.

1.4 Consultation

Public consultation has taken place on this management plan to conform with current best practice and legislation as set out in the Historic England guidance on the management of conservation areas and Section 71 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

PART 2: LEGISLATION AND POLICY

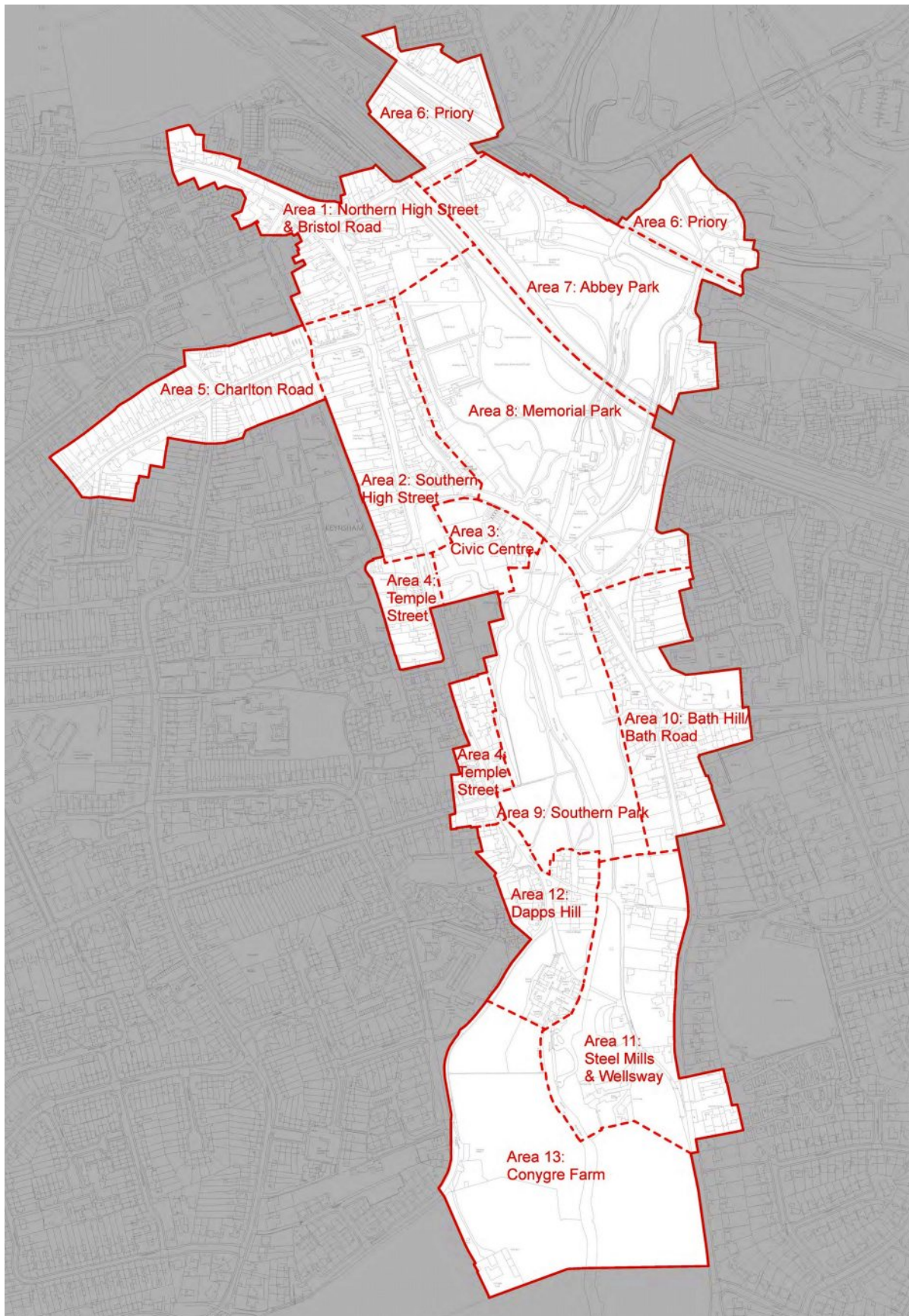
2.1 Legislation and policy

The *Planning (Listed Buildings and Conservation Areas) Act 1990* (“the Act”): Section 71 places a duty upon the local planning authority to publish proposals for the preservation and enhancement of the conservation area. This management plan and the accompanying conservation area appraisal aim to satisfy these legislative duties.

The Act also directs that the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising their powers under any of the other Planning Acts. This means that all planning applications should be assessed for their impact upon the conservation area.

There is a requirement under Section 71 of the Act for the local authority to consult the local community about any management proposals for the conservation area.

This conservation area management plan has been subject to public consultation and approved by Bath and North East Somerset Council. The document is a material consideration for development control purposes. The management plan has been compiled taking into account the latest Historic England advice: *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011). Other guidance and legislation that informs the development guidelines and enhancement proposals contained within this management plan will be set out in the relevant section.



Plan 1: Keynsham conservation area and thirteen character areas

PART 3: CONSERVATION AREA MANAGEMENT

3.1 Requirement to preserve and enhance

Keynsham changed significantly during the 1970's. Nevertheless the layout of the town and its wide High Street provide a good sense of its origins as a historic market town and overall provides a good architectural and historic character.

Keynsham retains 57 listed buildings within the proposed conservation area, and a further 200 local heritage assets, the Abbey, a scheduled ancient monument, and an attractive river parkland.

The character and appearance of conservation areas can change through incremental stages or quite suddenly, and regular appraisals help to identify threats and opportunities which can be developed into a management plan.

The photographs on page 2 taken from 1894 to the 1960's show that Keynsham had many attractive many Georgian and later 19th century buildings. Had more survived to the present day and together with its medieval history and buildings; Keynsham would have a legacy of great significance.

The conservation area appraisal identifies that development within the town during the 1970's resulted in the loss of many historic buildings; the quality of re-development was universally poor and took no account of either archaeology, street context or the traditional vernacular style of buildings.

The Keynsham *Small Medieval Towns in Avon Report* (1975) stated that 81 historic buildings were demolished between 1949 and 1974 and 50% of the visual evidence of Keynsham's medieval past lost. A later report by Historic England *Keynsham Extensive Urban Study* (1999) stated that "...the town has been comprehensively savaged by modern redevelopment" and "As recently as the late 1970s, the largely medieval Court House on Bath Hill was allowed to fall into ruin and eventually demolished".

Keynsham Conservation Area Appraisal identified that in the following 15 years: only one listed building was demolished (Homeleigh Cottage to rear of Cannocks Garage) in 2001; the surviving Keynsham Union Workhouse demolished in 2007; and 52 Temple Street de-listed due to loss of architectural features.

Memorial Park has been well maintained and valued as an important heritage asset to the town's community for leisure; and also a very significant length of landscape that provides views into and from the town. It is self evident that this requires to be preserved and maintained. However, there are some negative features such as un-landscaped car parks; extensive areas of road and signage which could be enhanced.

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

The guidance will support Bath and North East Somerset Council in assessing new development proposals to ensure they make a positive contribution to the local character and do not cause harm. This will also be applied to the Council's own regeneration opportunities affecting the conservation area and its setting.

This will seek to ensure future re-development opportunities fully respond to the historic character of the area and both properly remediate and enhance the significance of Keynsham's townscape.

PART 3: CONSERVATION AREA MANAGEMENT (cont)

3.2 Archaeological potential

The 2014 excavations and evaluations at the Somerdale site has helped establish the full extent of the nationally important settlement of Traiectus at the Town Hams. From its name, it presumably reflected the former existence of a boat crossing, although the likelihood of a bridge having been constructed on a route of such importance through Keynsham is high. The Somerdale site contains buried and protected remains.

It is possible that the Romano-British estate of Traiectus may have survived into the late Saxon period when Keynsham became established as the site of a minster church. Although it is also conjectured that the late Saxon town of Keynsham was probably founded on higher land near to the present upper High Street. (see History section in the Keynsham Conservation Area Appraisal).

The evidence for the Abbey's expansion of Keysham in the 13th and 14th century is better understood and both isolated archaeological investigations and research has confirmed the town's planned linear layout up until the 16th century.

The 1842 Tithe Apportionment Map appears to present the best guide to the towns mediaeval layout; as the extent of change to that point in history was quite restricted.

Although the archaeological work on both the Traiectus site and the Abbey ruins have defined key parts of the settlement of Keynsham; beyond these sites the extent of investigations has been limited and isolated.

Consequently it is desirable to ensure further research interests are undertaken as development opportunities occur.

3.3 Monitoring Change

Change is a dynamic process and the causes of change are diverse. Development is usually an obvious and immediate indicator of change. However, other factors can be more subtle and slow to emerge. Loss of detail due to poor maintenance, accidental damage and decay, as well as man-made changes such as works by utility companies within the street. They can all have an incremental but profound effect on the appearance of a conservation area. Small changes to individual buildings, such as replacement windows or doors, may have a relatively small initial harm to character; but, again, the cumulative impact may create significant long term denigration.

A regular process of monitoring, review and action can help to preserve an equilibrium within the conservation area. Street audits as advocated by Historic England can be a useful method of monitoring and assessing the quality of streets.

PART 4: CHARACTER AREA MANAGEMENT OPPORTUNITIES

4.1 Introduction

This section outlines opportunities for management in each of the character areas identified in the Keynsham Conservation Area Appraisal. Each character area includes a general assessment of the area and the specific opportunities for management.

Generally, in considering any development proposals within or affecting the setting of Keynsham Conservation Area, account should be taken of the comments in the character area appraisal and the features identified on the townscape analysis plan. (plan 7)

Particular attention is to be given to improving the town's relationship to the river.



Upper High Street circa 1950



Lower High Street circa 1950

4.2 Character areas

1. Northern (Upper) High Street & Bristol Road

General assessment

This area is the central historic core of the conservation area where the early village settlement has its origins. It contains the highest concentration of built heritage and attractive buildings.

High levels of traffic enter the town at the junction around the Church from both the west and east.

The area around St John the Baptist Church which was formerly called Church Square has been eroded by road widening and loss of the Church railings.

The west entry point along Bristol Road contains a group of heritage assets and frontage landscaping where buildings have been demolished.

The best shopfronts remain in this part of Keynsham.

Specific opportunities for management

1. At the west entry point re-inforce the tree planting to the grass banks.
2. Around Church Square this historic focal space could be greatly improved by widening of the pavement and re-introducing the church railings.
3. Rationalise traffic signage- particularly around Church Square.
4. Local designation of the surviving heritage assets and design guidance could ensure the remaining historic character is not eroded.
5. Redevelopment proposals should respond to the historic character of buildings and plot subdivisions.
6. To the rear of the Old Manor House and Milward House, stone boundary walls at the perimeter of these properties and on the boundary of the conservation area should be preserved.
7. When future re-development is considered to the Hall site fronting onto the car park access there is opportunity to provide a replacement frontage building of better architectural appearance.



Road junction of Upper and Lower High Street

2. Southern (Lower) High Street

General assessment

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 which has eroded its character and traditional appearance.

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

Southern High Street is of mixed quality with some good historic buildings and poor modern re-development.

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

Too many retail and commercial premises the upper floors are underused or neglected. They often retain traditional window joinery. Local designation, development management and design guidance could ensure these remaining historic features are not lost

Specific opportunities for management

1. Favourable consideration should be given to proposals for replacement of poor shop-fronts, advertisement fascia and general façade enhancements that better respect and respond to the traditional character of the building of which they form a part.
2. Redevelopment proposals should better respond to the historic nature of buildings and plot subdivisions.
3. Public realm measures could include:
 - Options for pedestrianisation or semi-pedestrianisation to improve the shopping environment and restrict traffic to improve air quality.
 - Improve paving in High Street and re-introduce traditional materials (in combination with pedestrianisation).
 - Improve and lower street lighting columns (in combination with pedestrianisation).
 - Introduce better seat furniture design and more benches.
 - Rationalise traffic signage- particularly in upper High Street around Church Area, and south end of High Street.
 - Consider opportunities to improved pedestrian connections into the town centre where deliverable, and to reduce reliance on cars and car parks.
 - Upgrade and/or screen rear parking and service areas in Ashton Way.

3. Civic Centre

General assessment

The Civic Centre site is now the modern commercial core to the town centre. It was comprehensively redeveloped in 2014 to relocate the Council offices and provide additional retail space and a new pedestrian Market Walk has been created within this first phase of development.

The existing fire station site at the south of this street will form part of the next phase of redevelopment here; whereby an extension of Market Walk could reconnect to Temple Street further south. One of the design challenges is to form an acceptable relationship between the new built form and the terrace of older two-storey shops on the opposite side of Temple Street. The Temple Street frontage of an appropriate redevelopment would respond to the subdivision, vertical emphasis and roof forms of the existing buildings on the opposite side and would complement the natural materials used.

Specific opportunities for management

1. The new Civic Centre is intended as a first phase of regeneration. Its critical that this provides street and pedestrian links with further redevelopment of the remaining Riverside offices, shops and leisure centre.



Former Civic Centre 1965 (above) redeveloped in 2014 (below)



4. Temple Street

General assessment

Two groups of surviving historic buildings in Temple Street are separated by the late 20th century high density development for offices and shops. In Temple Street the only designated assets that survives from the 1970's re-development are the Ship Inn and the Trout Tavern. Both listed grade II. There is also 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.

At Labbotts car park there is an opportunity to extend tree planting to make the wide space more hospitable and to recall the former rear gardens of Temple Street plots.

The former stores or workshop on Albert Street is neglected and risk of change that may erode its interest and character. Inclusion of these plots in the conservation area should ensure future protection.

The 1970's offices are empty and many of the shops vacant. Temple Street character area is literally over-shadowed the mass of office and housing development on the east side which rise 2-3 storey over the small scaled domestic properties on the west side. The use of modern brick, concrete and reconstructed stone for these buildings plus the monotony of fenestration and facades severely impacts on the setting of Temple Street.

Specific opportunities for management

1. There is opportunity for the re-development of the 1970's buildings and to improve the character and setting of this part of the conservation area.
2. The scale of development in Temple Street should have a traditional grain of lot sizes and height and be stepped back to soften the riverside edge within the conservation area.
3. Favourable consideration should be given to proposals for replacement of poor shop-fronts, advertisement fascia and general façade enhancements that better respect and respond to the traditional character of the building of which they form a part.



The existing 1970 Temple Street and Fire Station (on left foreground) which should be redeveloped in the near future

5. Charlton Road

General assessment

Charlton Road represents the western extremity of the town centre in the 19th century, which was extended further west in the late 1920's and 1930's. It is of mixed character. Generally attractive, but the east end has adversely affected prominent plots through construction of poor adjacent modern re-development and is also dominated by the car.

The footpath which marks the east boundary of the mediaeval burgage plots is an important historic public right of way.

Many traditional front boundary walls and gate piers to houses have been removed and create a discordant appearance in the street scene.

Telegraph poles and overhead wires, and the lack of front wall enclosure to the modern houses of Nos. 17, 60a and 60b, detract from the scene.

Specific opportunities for management

1. Any future redevelopment of sites should better respond to the historic pattern of buildings and plot subdivisions evident on the adjacent High Street and further along Charlton Road.
2. Walls and piers to houses should not be replaced and the remaining sections of walls and piers preserved.
3. The public footpath to east of the area could be enhanced.
4. Removal of overhead utility wires could improve this attractive historic road.



Attractive terrace of 1930's housing and front gardens and walls in Charlton Road

6. Priory

General assessment

The Priory area has been shaped by the construction of the Great Western Railway in 1840 and contains some extremely good dwellings from the railway age.

The existing front boundary stonework and walls to domestic properties is important to the visual character to both sides of the Station Road.

At the eastern end the Avon Brass Mills were at the heart of Bristol's brass industry and therefore has an important historic foundation. Although listed, the success of their continued use and maintenance is reliant upon the wooded and highway environment at their frontage being sufficiently attractive and not detracting from the rural riverside setting of these buildings.

Specific opportunities for management

1. As highway schemes come forward opportunities to rationalise road signage around the old Brass Mills and reduce unnecessary carriageway widths should be considered.
2. External historic fabric and other front elements of domestic properties that have been removed should be reinstated where possible.
3. If and when through traffic is re-routed around the town, this location as the setting for a coherent group of listed buildings would benefit from the reduction of carriageway areas and utilitarian traffic signage.
4. Maintain and effectively manage the significant trees and the areas of woodland.
5. As re-development and infrastructure improvements come forward ensure that new buildings are more related to the local materials and colours providing an enhancement of the setting of the conservation area.



Attractive railway houses dating from the 1840's. Walls and front elevations should be retained wherever possible.

7. Abbey Park

General assessment

This area is the northern part of the public Memorial Park. The Abbey and Memorial Park is a very significant asset to the town. The landscape of this area is very attractive but has been radically altered by the railway at the north in 1840.

There is opportunity to enhance its setting and carry out improvements.

Specific opportunities for management

1. The provision of additional tree screening at this edge of the park and on highway verges would help reduce the prominence of the poor park boundary.
2. Deterrent planting to replace or conceal the railings and increased management of the bridge structure could improve the scene within Abbey Park.
3. The utilitarian railings lining the top of the river banks and the presence of the bypass bridge across the park could be planted to conceal the railings and increased maintenance of the bridge structure could improve the scene within Abbey Park.



Replacing utilitarian railings with improved designs and additional planting would enhance this view.

8. Memorial Park

General assessment

This area is the central part of the public Memorial Park.

At the north edge of the park the by-pass is prominent from the park.

Avon Road can also be seen from the park, with its late 20th century suburban houses with front boundary treatments in a variety of non-traditional materials.

Specific opportunities for management

1. Generally, increasing planting alongside roads and within the car parks.
2. Future re-routing of through traffic away from the town centre might give an opportunity to narrow carriageways and provide enhancements to railings or form soft verges.
3. There is an opportunity for landscaping and "greening" to existing Bath Hill East and Fox and Hounds car parks in Memorial Park.
4. Avon Road would benefit from more strategic planting or a line of street trees to further conceal the late 20th century suburban houses.



Wide areas of road junctions and car parks could be reduced in the future and additional planting and greening of the space.

9. Southern Park

General assessment

The southern part of Memorial Park is a wooded valley connecting to the settlement at Dapps Hill, which is more rural in character. This area of the Memorial Park is left more natural with informal woodland planting and attractive footpaths along the river and into the town.

It formerly had narrow pedestrian routes up into Temple Street. These are either lost or immured into modern development which has encroached into the top of the valley,

Bath Hill car park built within the valley is prominent in the river valley and has little screening by way of planting or landscaping. In the long-term relocating the parking could create a more generous width of green river valley.

Specific opportunities for management

1. The lost upper slopes by the 1970's office/housing development might be regained through future re-development in the long term.
2. The opportunity should be taken in any re-development of the Riverside Offices in Temple Street to re-introduce pedestrian connections into the park and re-gain the upper slopes of the river valley by setting back the building line and managing the width and height of any new development, and replacement with landscaping.
3. Consider planting within the sizeable car park on the Bath East Riverside car park. In the long-term consider removal of car park and restoration of park and river valley landscaping.



Existing inhospitable pedestrian stairs routes from park into Temple Street need to be improved as re-development occurs

10. Bath Hill/Bath Road

General assessment

The junction of three busy roads. This area was the site of a former medieval livestock market which continued throughout the 19th century. The space is now given over to vehicles and most of the former boundary walls to properties removed with road widening.

There are a number of buildings which are of historic value and should be retained.

Specific opportunities for management

1. Ensure further historic features are not lost to both listed buildings and those which are local heritage assets.
2. An enhancement scheme involving landscaping, tree-planting, traffic calming and high quality street furniture could create a pedestrian-friendly welcome to the town from the east; and an area in which businesses could thrive.



Former market place at Bath Hill/Bath Road now a busy road junction with an expanse of road and traffic signage which could be improved in the future.

11. Steel Mills and Wellsway

General assessment

Along Wellsway there are two groups of older buildings before the views open out to the river valley and countryside beyond to the west. The cottages and houses are set within a density of trees but have mostly been altered.

A valuable historic bridge would benefit from an enhancement scheme to replace railings on and around it.

Specific opportunities for management

1. Appropriate design guidance could ensure further historic features are not lost to the bridge.
2. An enhancement scheme to underground utility services could greatly improve the appearance of this area



Improvements to this well used historic bridge would improve the character of the area.

12. Dapps Hill

General assessment

Dapps Hill contains the most picturesque enclave of historic buildings in the town. The cottages and houses are set within a density of trees but have mostly been altered.

A large number of untidy overhead wires are prominent in skyline views.

Specific opportunities for management

1. An enhancement scheme to underground utility services could greatly improve the appearance of this area.
2. There is an opportunity to improve the entrance approach to the Albert Mill complex, which currently sits behind prominent sub-stations and stores.
3. Future changes to the buildings in Dapps Hill should be sensitive to their character and appearance.
4. Ensure further historic features are not lost to both listed buildings and those which are local heritage assets.
5. Consideration could be given to improved public access to the historic land at St Clements Road and old quarry site which provide open views to countryside to the south.
6. There are some discordant boundary treatments and telegraph/power lines which would benefit from removal either through development opportunities or a co-ordinated approach to seek improvements to the area.



Dapps Hill is an attractive historic part of Keynsham which presents a village character. Although some of the historic details have been lost through changes.

13. Conygre Farm

General assessment

Conygre Farm is one of only two connections between the conservation area and open countryside. The farm is prominent in open views and forms an attractive rural and historic character.

This is a significant and open historic landscape which should be retained.

Specific opportunities for management

1. Existing rural highway boundary treatments should be maintained.
2. Any conversion or development at Conygre Farm should ensure the buildings remain unaltered in appearance as an isolated cluster and not extend their curtilage into open countryside.



Wide open countryside at the south of Keynsham should be retained

PART 5: GENERAL CONSERVATION AREA MANAGEMENT

1. General development guidance

In preparing and considering all re-development proposals the following objective criteria will be taken into account where it affects the character of the conservation area and/or its setting:

- Whether the site is within or adjacent to the conservation area; any new development will be required to preserve and/or enhance Keynsham Conservation Area and its setting.
- The relationship of a proposal to its wider setting to be demonstrated.
- Using the historic morphology to retain or recreate historic density, street alignments and pedestrian connections.
- Fine grained re-development to reflect or define the mediaeval historic plot divisions.
- Two or three storey buildings to avoid an over-bearing scale and which would be contrary to the existing townscape.
- Roofline creating a varied skyline, and avoiding monolithic forms.
- A suitable limited palette of construction materials.
- Use of local and traditional external materials including Blue Lias, ashlar detailing, stucco, natural slates and clay pantiles.
- Retention or replacement, if un-healthy, of all existing trees within development sites.
- The impact on the significant views as identified in the character areas.
- Achieving a positive contribution to the public realm- eg. re-instatement of traditional shopfronts and traditional paving materials

2. Historic fabric

Within the town centre there are a number of commercial premises with upper floors in residential, storage or other business uses. As opportunities arise proposals should retain or restore historic features such as wooden joinery, traditional roof tiles and shopfronts.

3. Views

New development should ensure the preservation of key views and vistas within the conservation area; particularly to and from the Memorial Park.

4. Listed Buildings

The conservation area contains a few buildings listed as of special architectural or historical interest and these are a very important component of the town. Listed building consent is required for all work that would affect the character of a listed building, whether internal or external, and the council has a duty to ensure that all works are appropriate to the building concerned. The setting of listed buildings also requires special consideration to ensure the character of the area is maintained.

5. Archaeology

As development proposals come forward and before determination, the following should be undertaken within the areas of archaeological potential:

- a detailed building survey including historical analysis and physical evidence including cellars; and
- boundary a wall survey to identify historic plots and surviving fabric.

6. Shopfronts

Favourable consideration should be given to the following town centre enhancements: replacement of inappropriate, modern shopfronts, advertisement fascia and general façade enhancements that better respect and respond to the traditional character of the building and the Conservation Area. The Council in collaboration with local stakeholders should give priority to developing appropriate design as an important element of any future grant funding.

7. Local heritage assets

About 200 local heritage assets have been identified in the conservation area appraisal as contributing to the special architectural or historic character. There will be a presumption in favour of the retention and conservation of these buildings. The list of these assets is attached at Annex 1.

8. Public Realm:

- The highway authority and statutory undertakers are to be encouraged to undertake repair and maintain roads and pavements to a standard appropriate to the location and their historic significance.
- Surviving historic fabric such as stone paving, kerbs and historic lighting standards must be preserved wherever possible.
- The re-instatement of pedestrian linkages is encouraged between the High Street, Temple Street and to Ashton Way, Bath Hill and Memorial Park as development opportunities occur within or on the edge of the conservation area.
- Overhead service lines exist throughout the conservation area and should be placed underground as opportunities arise through re-development proposals.

PART 6: FUNDING and DELIVERY

Conservation guidance recommends that management strategies for conservation areas include consideration of the resources needed to sustain the historic environment in the area concerned.

The proposals for enhancement and development opportunities may occur over a long period of up to 20-30 years. The Conservation Area Management Plan is likely to be reviewed from time to time to keep it relevant. During this period funding regimes will change.

The organisations and opportunities identified below may contribute to the management of the conservation area in providing resources of various types. The resources may be financial contribution, professional advice, local knowledge, use of legal powers, volunteering or any combination of these. The individual contributions listed next to the organisations below are not intended to be an exhaustive list but to indicate the main areas of support.

Bath and North East Somerset Council

Help in organising and collaboration between interested parties. and through the planning process.

Developers

Resources that may be directed toward enhancement of the conservation area by the allocation of Section 106 monies and Community Infrastructure Levy. This may be able to be directed towards some public realm works.

Historic England

Guidance on policy and technical issues.

Heritage Lottery funding and other grant award schemes

From time to time monies may be allocated toward area enhancement schemes subject to the receipt of an acceptable bid demonstrating need and priority.

Local interest groups

Resources and advisory information can be available from the Civic Society, History Society and Chamber of Commerce.

National interest groups

Examples of national interest groups include the English Historic Towns Forum, The Victorian Society, and the Council for the Protection of Rural England. They can all provide advisory information.

Statutory undertakers

Statutory undertakers are various non-governmental organisations which have been licensed under the New Roads and Street Works Act 1991 (NRSWA) to undertake works in the highway. The term 'highway' includes the carriageway, footway and verge. These organisations are bound by the NRSWA Act to carry out works and reinstatement in historic areas to certain standards.

Town Council

The Town Council provides local knowledge, comment on planning applications and can allocate funding at a local level to preserve and enhance the conservation area.

Residents and owners

Residents and owners can contribute to the character of a conservation area through various means such as the appropriate maintenance of their properties, maintaining planting and boundaries in private areas and improving frontages to shops.

ANNEX 1 LOCAL HERITAGE ASSETS

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

Glossary

Listed building: Building 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.

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