



Bath & North East
Somerset Council

Improving People's Lives

LOVE OUR HIGH STREETS

Bath & North East
Somerset Council

WEST OF
ENGLAND
Combined Authority



Midsomer Norton High Street Heritage Action Zone (‘HSHAZ’)

Somer Valley Forum, 7th September 2021

Midsomer Norton High Street Renewal

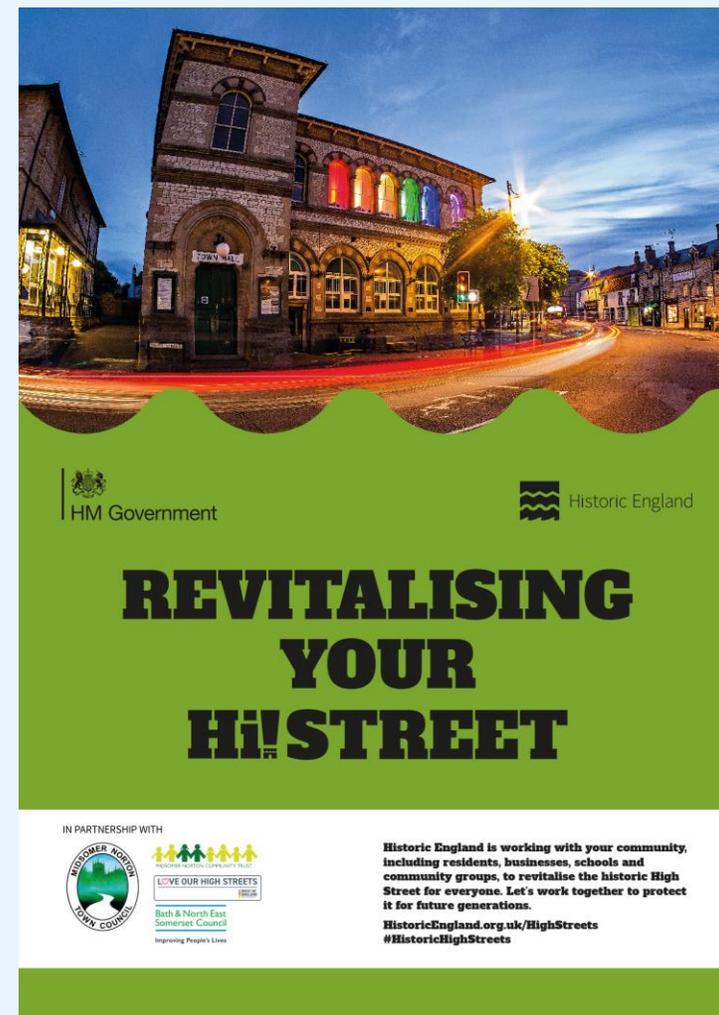
Midsomer Norton was awarded funding from Historic England's High Street Heritage Action Zone programme and WECA's Love Our High Streets fund (subject to FBC) in 2020.

Having secured additional funding, the new total of £2.21m is broken down as follows:

- Historic England - £981,000
- WECA LoHS - £750,000
- B&NES - £300,000
- Midsomer Norton Town Council - £45,000
- Midsomer Norton Community Trust - £25,000
- ERDF's 'Welcome Back' Fund - £24,000
- Historic England 'Cultural Programme' - £85,000

This funding will be used to encourage sustainable economic and cultural growth in the town centre and nearby areas, through the delivery of:

- **A new multi-use Market Square at The Island;**
- **Improvements to the Town Hall and adjacent shop frontages;**
- **Improved pedestrian links to the High Street, namely the 'Old Brewery Walk' from the South Road Car Park;**
- **High Street shop frontage and signage improvements.**



Activities / Projects 2021-24

Outputs

Public Realm Improvements

- The Island Market Square
- 'Old Brewery Walk' between High Street and Car Park
- Reinstatement of the Market Hall

- Redevelopment of the Island to create a new Market Square (970sqm);
- Redevelopment of the pedestrian route between the South Road Car Park and High Street (460sqm);
- Redevelopment of the Town Hall and reinstatement of the Market Hall;

Shopfront Improvements

- High Street Shopfront and Façade Study
- Shopfront Improvements

- Production of the High Street Shopfront and Façade Study and Guidance documents
- Development and delivery of a small grants scheme for shopfront improvements
- Delivery of shopfront improvements at The Island and 112 and 114 High Street.
- Delivery of shopfront improvements along the High Street

High Street Improvements

- Heritage Asset Repair
- Temporary Pop-up Shops and Window Displays
- Greening Scheme

- Development and delivery of a small grants scheme for heritage asset repair and improvement.
- Planning and delivery of pop-up shops or window displays in vacant units along the High Street.
- Provision of support and guidance for local stakeholders and partners considering non-retail or community uses within vacant units.
- Delivery of the public realm greening/planting scheme alongside project stakeholders

Community Engagement

- Consultations, workshops, exhibitions and co-creation.
- Communications and website

- Evolving programme of activities such as public consultations, workshops, exhibitions that facilitate community engagement and capacity-building.
- Creation of the 'Cultural Consortium', meaningful engagement with wider stakeholders and opportunities for co-creation/co-design.
- Development of the Community Engagement Plan including communications strategy.

Cultural Programmes

- Local Cultural Programme

- Appointment of a dedicated Engagement Coordinator (High Street and Markets).
- Development and delivery of inclusive community events and activities programme, including historic street markets alongside the Cultural Consortium.

High Street Capital Projects Summary Diagram

Project 1: Redevelopment of The Island
New multi-use Market Square, reinstatement of the internal Market Hall at the Town Hall and improvements to adjacent shopfronts



- 1A Market Square Scheme
- 1B Market Hall Improvement to Community-owned Town Hall [Grade II & landmark building]
- 1C Suggested Shopfrontage Improvements
 - ① 1, 2 & 6 The Island [Positive & mid/late c19]
 - ② 18, 19 & 20 The Island [Positive & mid/late c19]
 - ③ 125 The Island [Positive & early-mid C19]
 - ④ 10, 11 & 12 High Street [Grade II focal building]
 - ⑤ 14 High Street [Positive & early c19]

Project 3: High Street Shopfront & Signage Improvement Scheme

3A Suggested 'showcase' shopfronts

- ① 60 & 62 High Street [Positive & mid c19]
- ② 63 - 70 High Street [Positive & mid c19]
- ③ 107, 108 & 109 High Street [Positive & late c18]

3B Other HAZ area-wide initiatives including:

- Heritage asset repair & improvement small grant scheme
- Greening scheme to introduce further planting enhancement
- Temporary pop-up shops and window displays in vacant units
- Community engagement events & activities

- Proposed HAZ Area boundary
- B&NES Council owned buildings

Project 2: Old Brewery Walk (South Road Access) Redevelopment
Suggested improvements to adjacent buildings in poor condition



- 2A Pedestrian passageway enhancement
- 2B Improving buildings in poor condition
 - ① 112 High Street [Positive & landmark]
 - ② 113 & 114 High Street [Detractor & early-mid c18]



A NEW TOWN SQUARE AT THE ISLAND

The aim of the project is to create a flexible public space for civic and commercial events and activities that will support the vitality of the historic Town Hall and wider High Street, including;

- Welcoming, safe and attractive place that local people can enjoy
- Events space with the right infrastructure to support markets, cultural activities and civic occasions
- Enhance the western end of the high street and complement the historic Town Hall and nearby shops
- Support the function of the surrounding businesses and Town Hall, creating connected indoor and outdoor spaces at the Town Hall
- Flexible parking capacity to support local businesses and events, including 2 blue badge spaces and loading. It is also proposed that 5 new car parking spaces are created on the High Street and Excelsior Terrace.

SIMILAR PROJECTS



Woodstock, Oxfordshire



Salisbury, Wiltshire



MIDSOMER NORTON NEW TOWN SQUARE CONCEPT PLAN MEDIUM SIZE EVENT MODE

The proposal is for a flexible space, with public space that can be scaled up or down depending on the community use e.g. for medium size events, parking areas can be closed off with bollards to create a larger public space outside the Town Hall. For large events or markets an even larger space can be provided. In everyday mode or for small events there would be small public space that can be used by the community or for civic events.

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Community consultation on the initial concept designs for The Island was undertaken in December 2020. The designs were positively received by the community with minor improvements to be incorporated during the technical design phase.

Additional design work will take place to upgrade finishing materials following the award of additional funding from Historic England for this purpose.

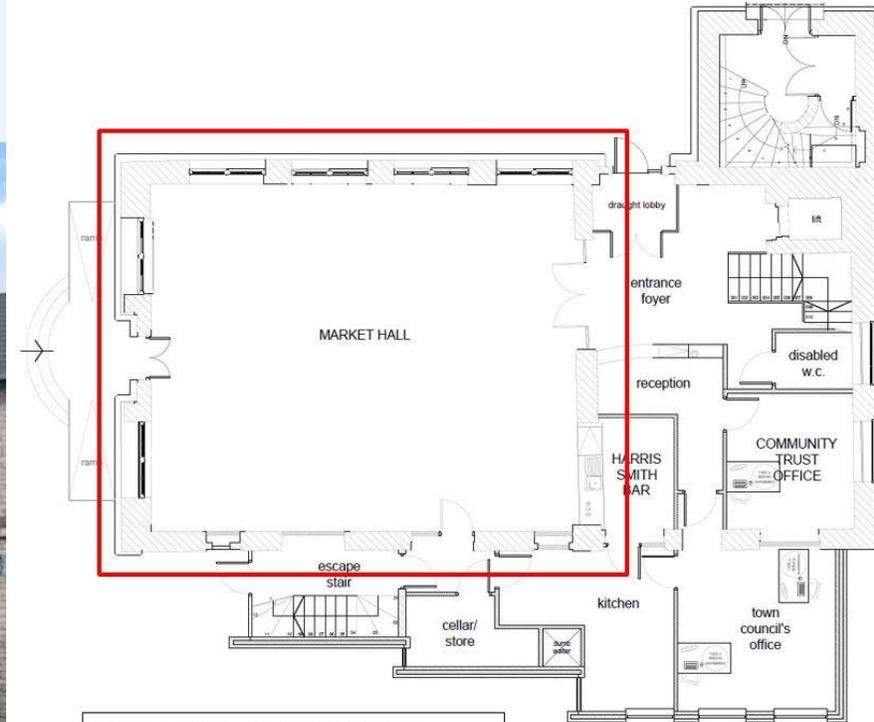
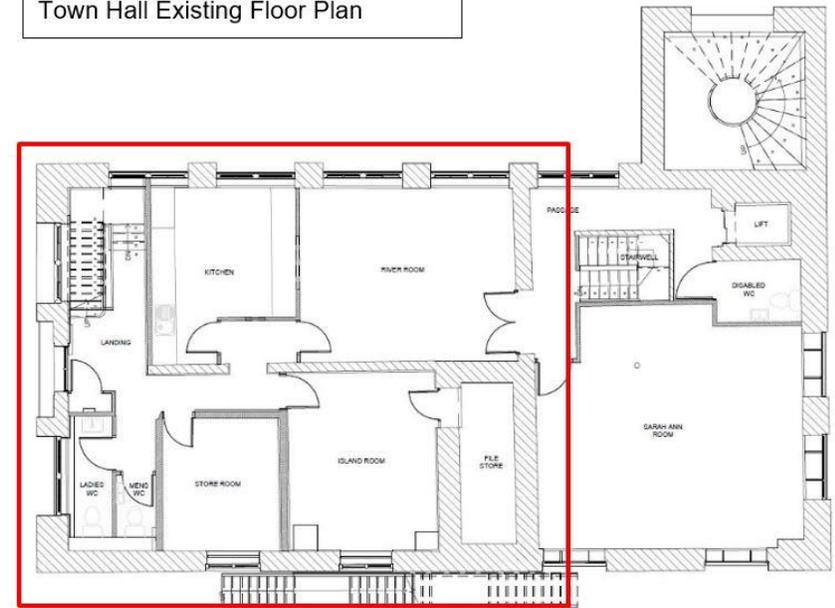
Midsomer Norton Town Hall

The Town Hall is a Grade II listed building dating from 1859 which has been used for a variety of purposes over time. This has resulted in subdivision into small offices and rooms which are now unfit for purpose.

The reinstatement of the internal Market Hall at the Town Hall forms a key part of the HSHAZ project alongside the reinstatement of the adjacent Market Square. When complete the internal and external spaces will work together to provide a location for markets and civic, community, arts and cultural events and activities.

£335,000 is allocated for the reinstatement of the Market Hall. This represents Phase 1 of the Town Hall transformation project for which the Midsomer Norton Town Council and the Town Trust have already secured planning and listed building consent (18/01638/FUL and 18/01639/LBA). These permissions were granted in 2018 and an extension to the permissions is currently being considered.

Town Hall Existing Floor Plan



Town Hall Proposed Floor Plan



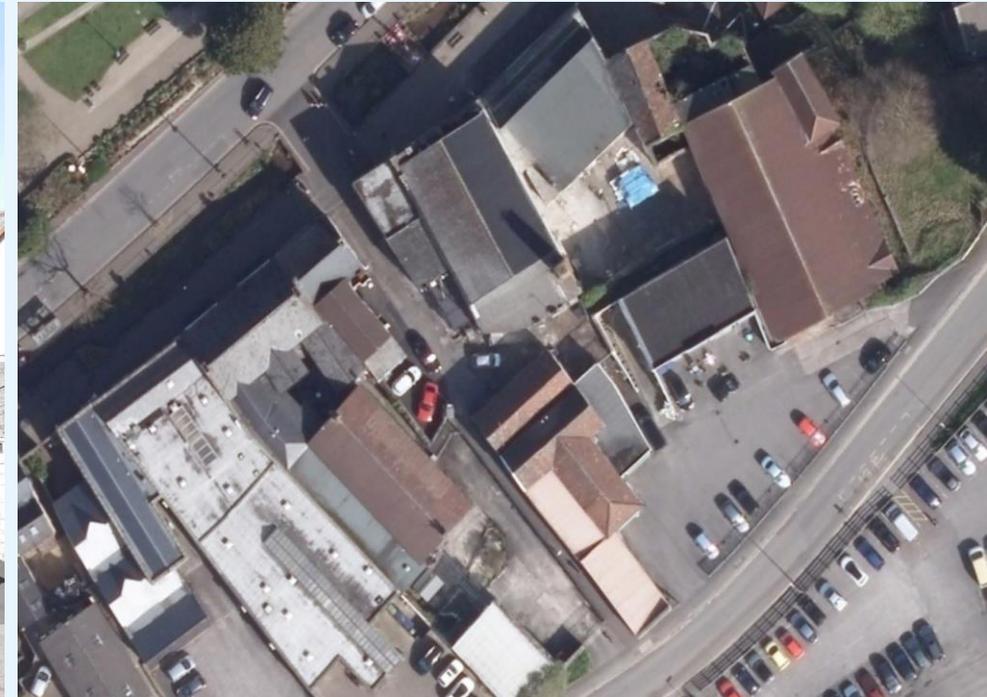
Midsomer Norton 'Old Brewery Walk' Enhancements

At present the most commonly used approach to the High Street is via the pedestrian walkway from the South Road Car Park. This 'back alley' route is in very poor condition but has potential to be an attractive and usable mews-like space.

As such, £260,00 is allocated to redevelop this area and provide enhancements to building fabric and public realm.

Key objectives include:

- Addressing the poor condition and appearance of the former Smith's Brewery building and vacant shop units at the High Street entrance (112 & 114);
- Replacing the poor quality surface treatment with improved quality surfacing;
- Addressing the issue of unsightly bin storage and parked delivery vehicles obstructing pedestrian movement.



Midsomer Norton Shopfront and Signage Improvements

Other key aims of the HSHAZ project are to:

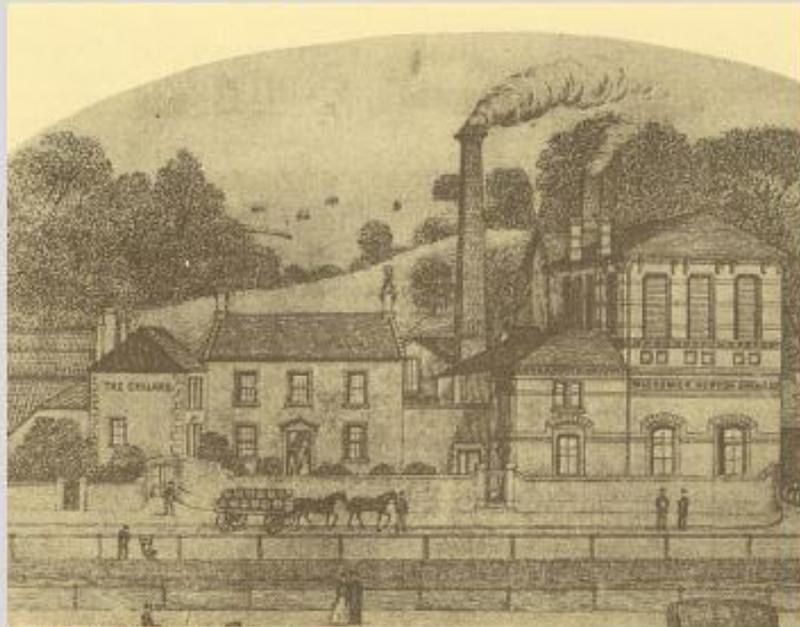
- Improve the fabric and visual appearance of shopfronts and facades throughout the High Street and nearby areas;
- Improve the perception of the High Street;
- Celebrate its heritage.

As such, funding is allocated for the:

- Development and delivery of a small grants scheme for shopfront improvements;
- Delivery of shopfront improvements at The Island;
- Delivery of shopfront improvements along the High Street.

This work is supported by the development and delivery of a High Street Shopfront and Façade Study and Guidance documents.

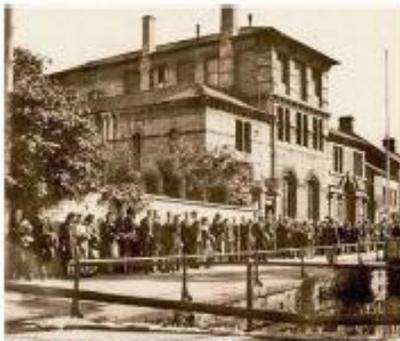




HISTORIC IMAGE CIRCA EARLY C19



HISTORIC MAP - 1844-1888 OS 1ST EDITION



HISTORIC IMAGE CIRCA EARLY C20

HISTORIC DEVELOPMENT:

This late C18 building was originally part of Smith's Brewery, but has seen much change in appearance and use through the years. The cottage seen to the left of the historic image was Marston House, lived in for a time by Robert Bennett, the manager of the Norton Hill Colliery in the 1900s. This has now been demolished. The building was sympathetically extended to the south at some time in the mid C19. The chimney is still evident to the rear of the site. In the 1950's the first floor was the venue for Bob's Palais de Danse and a roller skating rink.

DESIGNATION:

The building is in the Middle High Street and South Road character area within the Midsomer Norton Conservation Area and has been highlighted as an undesignated heritage asset.

INTEGRITY AND CONDITION:

The building has been altered substantially although still retains some of its original character, albeit in a poor state of repair. The original roofs have been replaced and parapets added above the stone bracketed eaves, with the central section reduced and the original stone piers now appearing as a crenellated top. The first floor windows still survive in their original form, as well as the red stone banding. The arched stone openings at ground floor have all been partially blocked with entrance doors and shopfronts incorporated, disrupting the former symmetry of the building. The keystone arch, with central door and windows either side, remains to the south, although with contemporary metal doors and windows and an illuminated projecting sign incorporated. The central section has a uPVC entrance door with oversized fascia above, and the arched opening to the north has seemingly been widened to provide a shopfront window with security shutter over. The northern section has been extended to the west to create a shopfront, incorporating the former arch as an entrance door. It is possible that the original wall line survives behind this. There is staining to the elevation which seems to relate to drainage issues and the lower half of the building has been painted in contrasting colours.

ACTIONS:

The building has lost a great deal of character and is in need of maintenance, including stone cleaning. Other suggested actions include;

- Remove paint and reopen arched openings
- Remove the projecting shopfront to the north
- Replace ground floor windows and doors with those of a traditional material and pattern which respond to the original arched openings
- Replace fascias with those that respond to openings
- Remove parapets and reinstate the lost roof form and chimneys



WEST ELEVATION - FEBRUARY 2021



LOCATION PLAN - © Crown copyright and database rights 2021 Ordnance Survey 100023334

Example of High Street Shopfront and Façade Study Sheet

69 property sheets have been produced for pre-1960s buildings along the High Street

Additional Funding

Since the original WECA and HE funding was awarded, additional funding has been identified and secured to support the regeneration of Midsomer Norton. This includes:

- **Historic England's 'Cultural Programme' (£85,000).**
This will be used to develop and deliver an inclusive community events and activities programme, including historic street markets, and appoint a dedicated Engagement Coordinator.
- **HSHAZ grant funding increase (£183,000);**
This has been provided to support the delivery of the Market Square including upgrading finishing materials at The Island to high-quality natural stone.
- **ERDF's 'Welcome Back Fund' (£24,000);**
This additional funding will support 'Community Hub' and temporary toilet facilities pilots alongside the repair and renewal of High Street signage, seating and recycling bins.

