# **Weston-super-Mare High Street Heritage Action Zone**

# **Condition Appraisal and Programme of Intervention**















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### Introduction

This Condition Appraisal assesses properties within Weston-super-Mare's High Street Heritage Action Zone in order to understand the needs of the area, and to inform the Programme of Intervention.

Within this document condition has been illustrated in three ways. Firstly, through a **street-by-street assessment** of key issues ranked by severity. Secondly, through an **individual property priority ranking**, which is expressed on maps for ease. Thirdly, through **photographs**.

Each street has been individually assessed by AMUP as part of the Great Weston Conservation Area Appraisals and Management Plans. Using their street-by-street assessment, an overview has been produced to each street to demonstrate the condition of the properties, and to identify issues to be resolved. Issues highlighted through the street-by-street assessment have been categorised to inform the priority. There are three categories; Significant, Moderate, and Minor

Each property's individual condition has been assessed and ranked. **Red** indicated that a property is in the worst condition. **Blue** properties may be in need of some enhancement. **Green** properties are the lowest priority as the require little to no enhancement.

Following from the street-by-street assessment, and the building-by-building individual property priority ranking – a Programme of Intervention has been developed to reflect the needs and priorities of the area.

### **Significant**

Serious and requires action as a prioirty

#### **Moderate**

 Requires monitoring and action

#### Minor

Needs or could need monitoring

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# **High Street**

# Significant

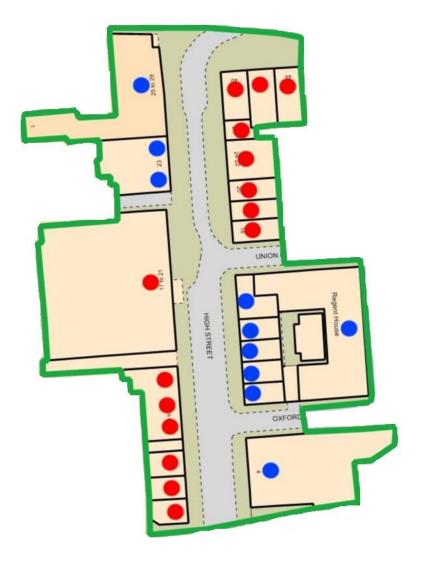
- Intrusive signage and/or advertisments
- Inappropriate shopfront and/or roller shutters

### **Moderate**

- Loss of historic features on buildings
- Vacany/derelict land or buildings
- General maintenance of land/buildings

## Minor

Unsympathetic infill development



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Regent House, High Street, BS23 1JH (1952)



Regent House, High Street, BS23 1JH (1952)



8-10 High Street, BS23 1JF (1952)

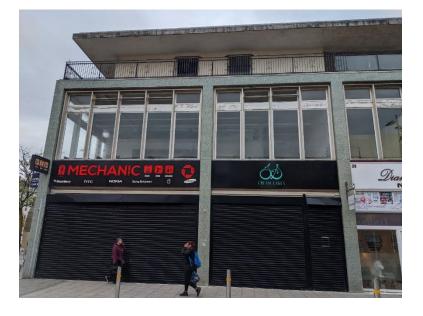
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4 High Street, BS23 1HZ (1950s)



16-18 High Street, BS23 1JF (1958)



26-28 High Street, BS23 1JF (1958)

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42-44 Regent Street, BS23 1SL (1958)



21-24 High Street, BS23 1JF (1970s)



27-29 High Street, BS23 1HA (1970s)

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23 High Street, BS23 1HA (1970s)



Fairfax House, 17-21 High Street, BS23 1HA (1961)



Fairfax House, 17-21 High Street, BS23 1HA (1961)

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Fairfax House, 17-21 and 15 High Street, BS23 1HA (1950s-61)



5-9 High Street, BS23 1HA (1950s)



3-5 High Street, BS23 1HA (1950s)

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# **Oxford Street**

# **Significant**

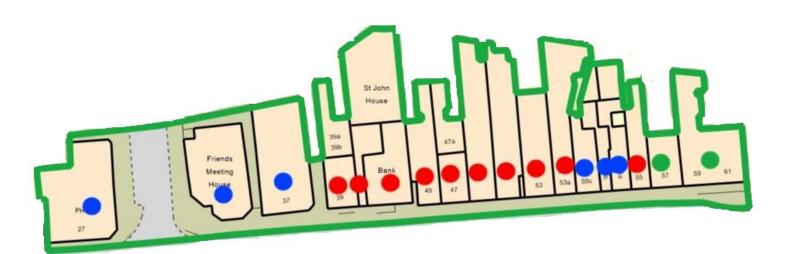
- Loss of historic features on buildings
- Vacant/derelict land or buildings

### **Moderate**

- General maintenance of land/buildings
- Intrusive signage and/or advetisments
- Inappropriate shopfront and/or roller shutters

# Minor

 Alterations, extensions, and other accretions



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59-61 Oxford Street, BS23 1TR (1837-1901)



55-57 Oxford Street, BS23 1TR (1837-1901)



51-53 Oxford Street, BS23 1TN and BS23 1TR

(1837-1901)

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45-49 Oxford Street, BS23 1TN (1837-1901)



41-43 Oxford Street, BS23 1TN (1837-1901)



41-43 Oxford Street, BS23 1TN (1837-1901)

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37 Oxford Street, BS23 1TN (1950s)



Friends Meeting House, 33 Oxford Street, BS23 1TY (1956)



Duke of Oxford Pub, 27 Oxford Street, BS23 1TF (1837-1901)

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# **Walliscote Road and Regent Street**

# **Significant**

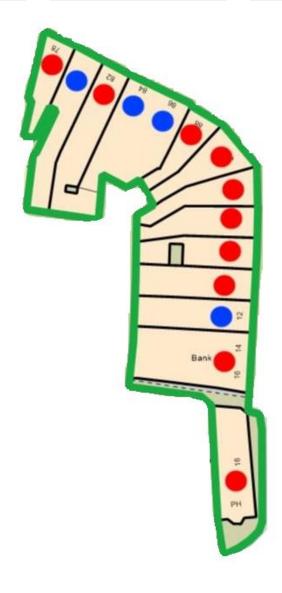
 Loss of historic features on buildings

#### **Moderate**

- Vacant/derelict land or buildings
- General maintenance of land/building
- Intrusive signage and/or advetisments
- Inappropriate shopfronts and/or roller shutters

### Minor

- Alterations, extension, and other accretions
- Poor quality and consitency of highway/footpath surfaces
- Street clutter



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78-82 Regent Street, BS23 1SR (1870)



86-88 Regent Street, BS23 1SR (1870)



2 Walliscote Road, BS23 1UG (1870)

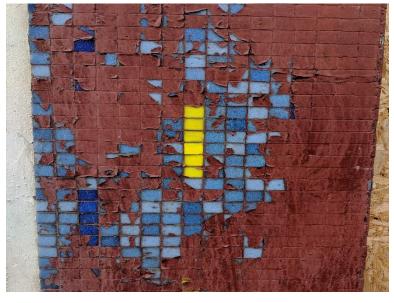
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88 Regent Street, BS23 1SR (1870)



4-8 Walliscote Road, BS23 1UG (1870)



6 Walliscote Road, BS23 1UG (1870)

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10-12 Walliscote Road, BS23 1UG (1870)



14-16 Walliscote Road, BS23 1UG (1870)



4 Walliscote Road, BS23 1UG (1870)

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Former Town Crier, 18 Walliscote Road, BS23 1UG

(1847)

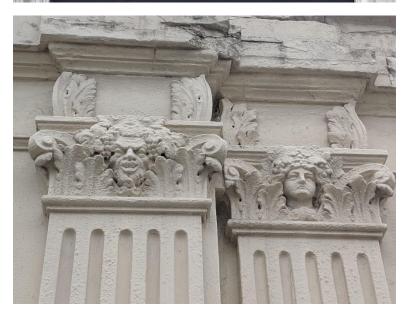
Grade II Listed - 1129746



Former Town Crier, 18 Walliscote Road, BS23 1UG

(1847)

Grade II Listed - 1129746



Former Town Crier, 18 Walliscote Road, BS23 1UG

(1847)

Grade II Listed - 1129746

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# **The Centre**

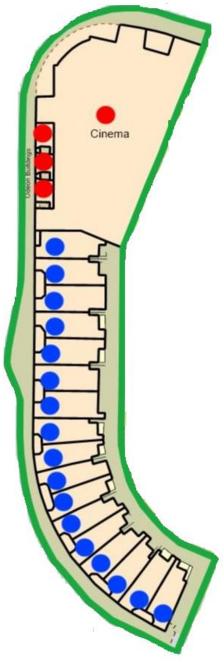
# Significant

## **Moderate**

- Vacant/derelict land or buildings
- General maintenance of land/buildings
- lanppropriate shopfronts and/or roller shutters

## Minor

- Loss of historic features on buildings
- Street clutter



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1-3 The Centre, BS231US(1933)



4-5 The Centre, BS23 1US (1933)



7-9 The Centre, BS23 1UW and BS23 1US (1933)

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10-12 The Centre, BS23 1UW (1933)



The Odeon, The Centre, BS23 1UW (1935) Grade II Listed -1311970



1-3 Odeon Buildings, The Centre, BS23 1UW (1935) Grade II Listed -1311970

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# **Station Road**

# **Significant**

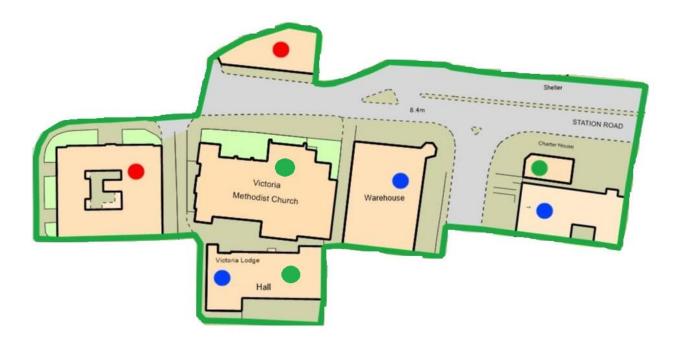
- Vacant/derelict land or buildings
- Poor quality and consitency of highway/footpath surfaces

### **Moderate**

 Intrustive signage and/or advetisments

### Minor

- General maintenance of land/buildings
- Inappropriate shopfronts and/or roller shutters



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Knightingale Removals and Storage, Station Road, BS23 1XU (1904)



Charter House, Station Road, BS23 1XY (1925)



Charter House, Station Road, BS23 1XY (1925)

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Former Magistrates'
Court, Walliscote Road,
BS23 1UU
(1934)

Grade II Listed - 1379821



Former Magistrates' Court, Walliscote Road, BS23 1UU

(1934)

Grade II Listed - 1379821



4 Station Road, BS23 1XB (1970s+)

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4 Station Road, BS23 1XB (1970s+)



Victoria Methodist Church, Station Road, BS23 1XU (1935)



1 Graham Road, BS23 1YA (1930s)

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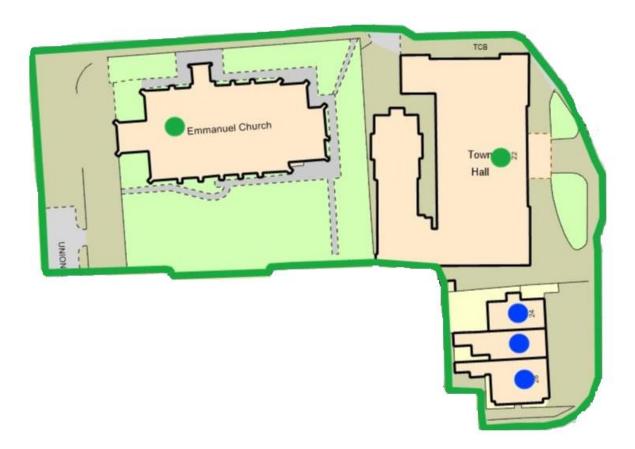
# **Civic Core**

# Significant

## Moderate

## Minor

 Poor quality and consistency of highway/footpath surfaces



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28 Walliscote Road, BS23 1UH (1837-1901)



24-26 Walliscote Road, BS23 1UP (1837-1901)



Town Hall, Walliscote Grove Road, BS23 1UJ (1950s, 1897, and 1927) Grade II Listed -1138148

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Town Hall, Walliscote Grove Road, BS23 1UJ (1950s, 1897, and 1927) Grade II Listed -1138148

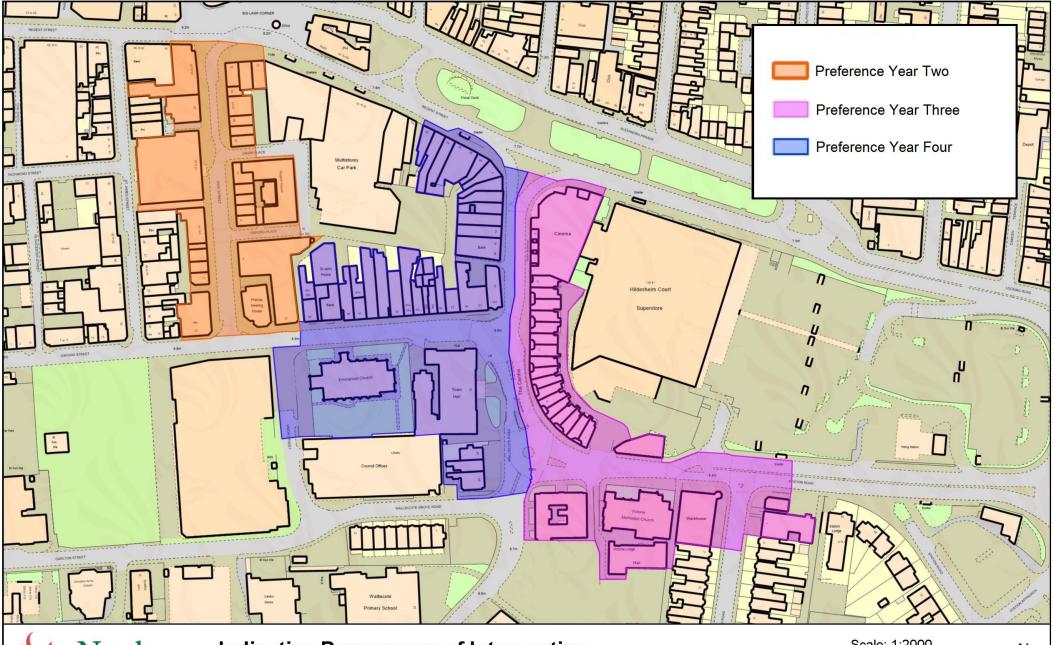


Emmanuel Church, Oxford Street, BS23 1TN (1847) Grade II Listed -1137779



Emmanuel Church, Oxford Street, BS23 1TN (1847) Grade II Listed – 1137779

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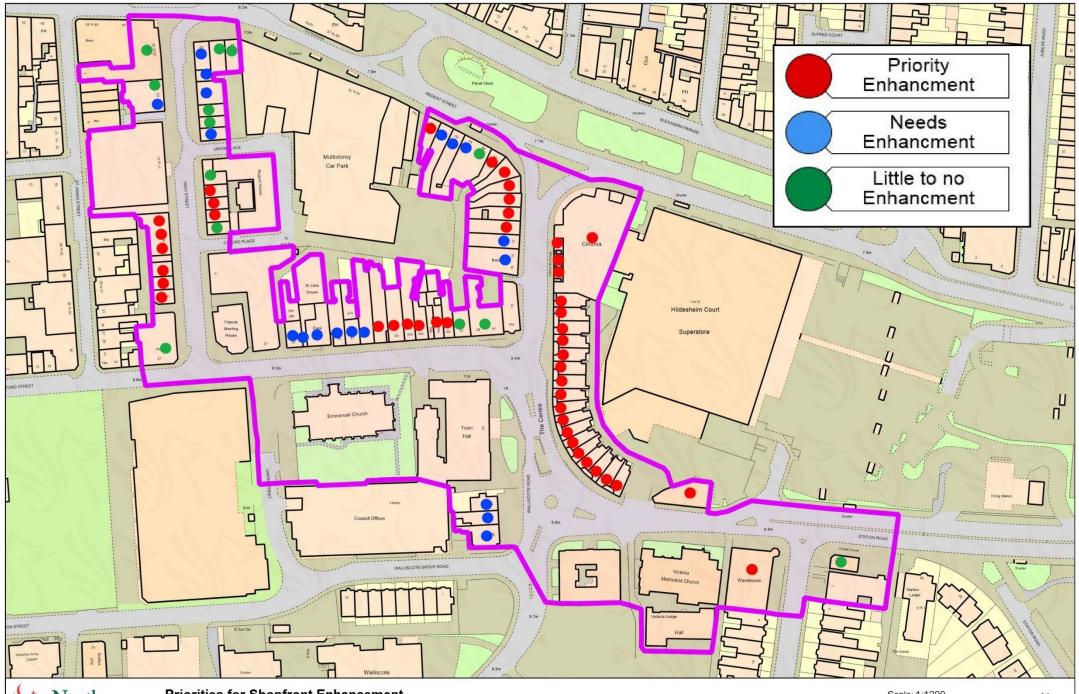
# **Indicative Programme of Intervention**

Proposed Geographical Priorities for Building Interventions

Scale: 1:2000 Drawn by: Edward Day Date: 25 November 2019 Time: 09:29:54



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Prio HSH

**Priorities for Shopfront Enhancement** 

HSHAZ Shopfront Enhancment Scheme

Scale: 1:1200 Drawn by: Edward Day Date: 25 November 2019 Time: 11:23:05

