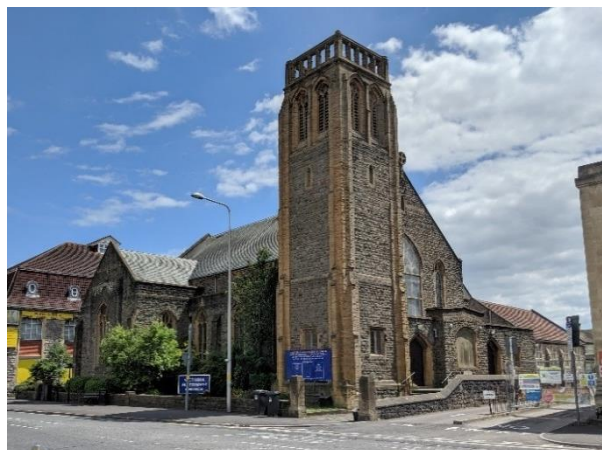


Weston-super-Mare High Street Heritage Action Zone

## Condition Appraisal and Programme of Intervention



# 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

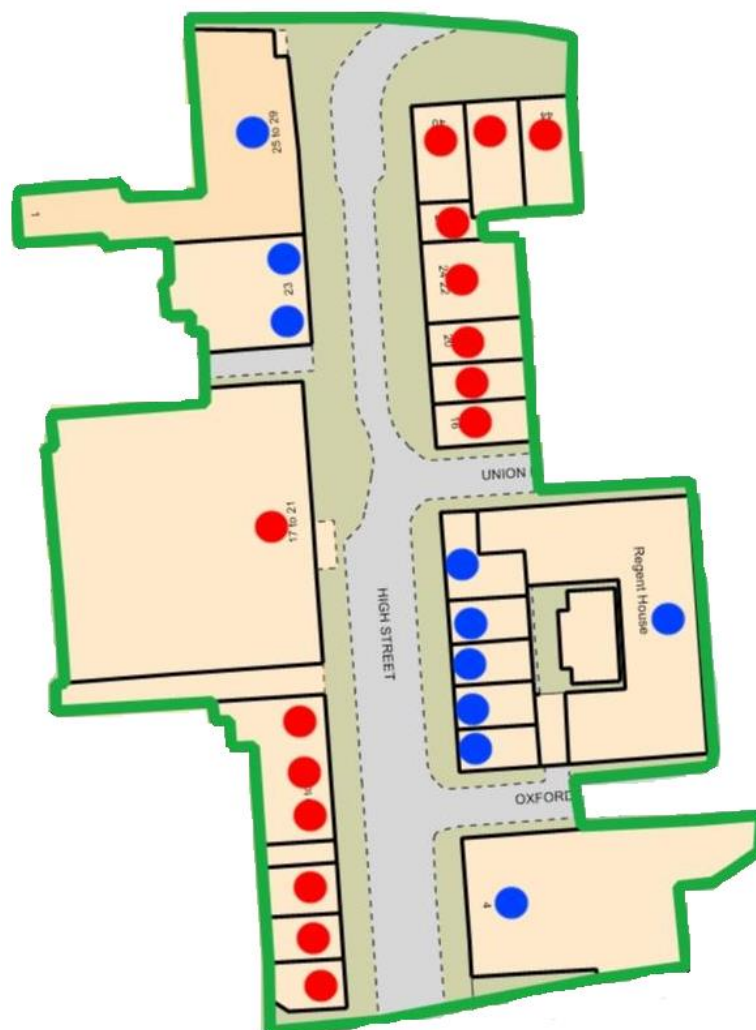
Each property's individual condition has been assessed and ranked. **Red** indicated that a property is in the worst condition. **Blue** properties may be in need of some enhancement. **Green** properties are the lowest priority as they require little to no enhancement.

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	Moderate	Minor
<ul style="list-style-type: none"><li>• Serious and requires action as a priority</li></ul>	<ul style="list-style-type: none"><li>• Requires monitoring and action</li></ul>	<ul style="list-style-type: none"><li>• Needs or could need monitoring</li></ul>

# High Street

Significant	Moderate	Minor
<ul style="list-style-type: none"> <li>• Intrusive signage and/or advertisements</li> <li>• Inappropriate shopfront and/or roller shutters</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of historic features on buildings</li> <li>• Vacany/derelict land or buildings</li> <li>• General maintenance of land/buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Unsympathetic infill development</li> </ul>







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



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



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



4 High Street, BS23 1HZ  
(1950s)



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



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





42-44 Regent Street,  
BS23 1SL

(1958)



21-24 High Street, BS23  
1JF

(1970s)



27-29 High Street, BS23  
1HA

(1970s)



23 High Street, BS23  
1HA  
(1970s)



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



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





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)



# Oxford Street

## Significant

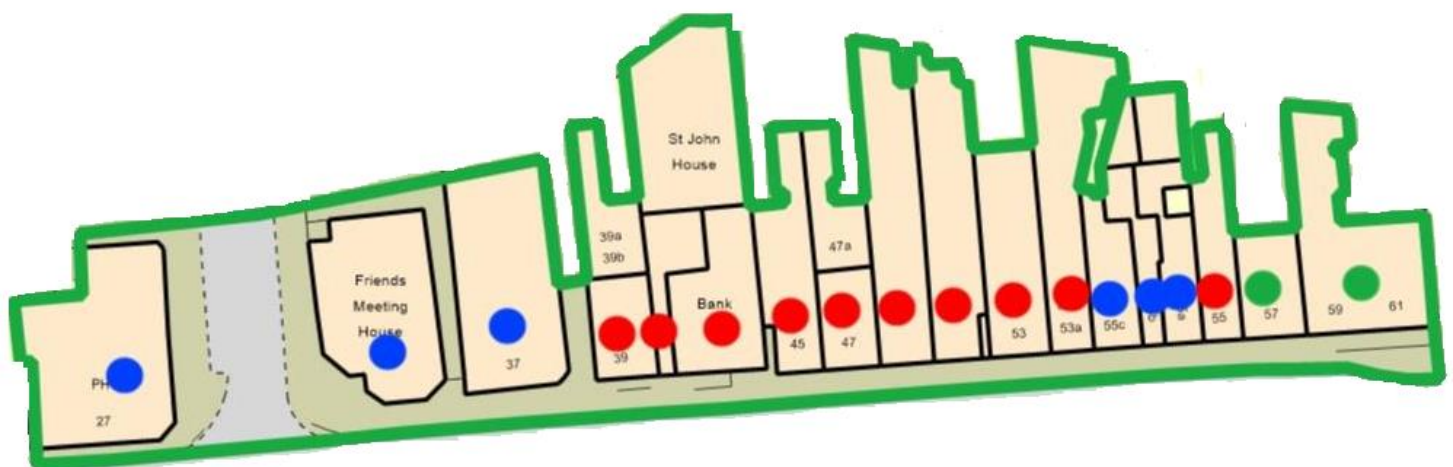
- Loss of historic features on buildings
- Vacant/derelict land or buildings

## Moderate

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

## Minor

- Alterations, extensions, and other accretions





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)





45-49 Oxford Street,  
BS23 1TN

(1837-1901)



41-43 Oxford Street,  
BS23 1TN

(1837-1901)



41-43 Oxford Street,  
BS23 1TN

(1837-1901)



37 Oxford Street, BS23  
1TN

(1950s)



Friends Meeting House,  
33 Oxford Street, BS23  
1TY

(1956)



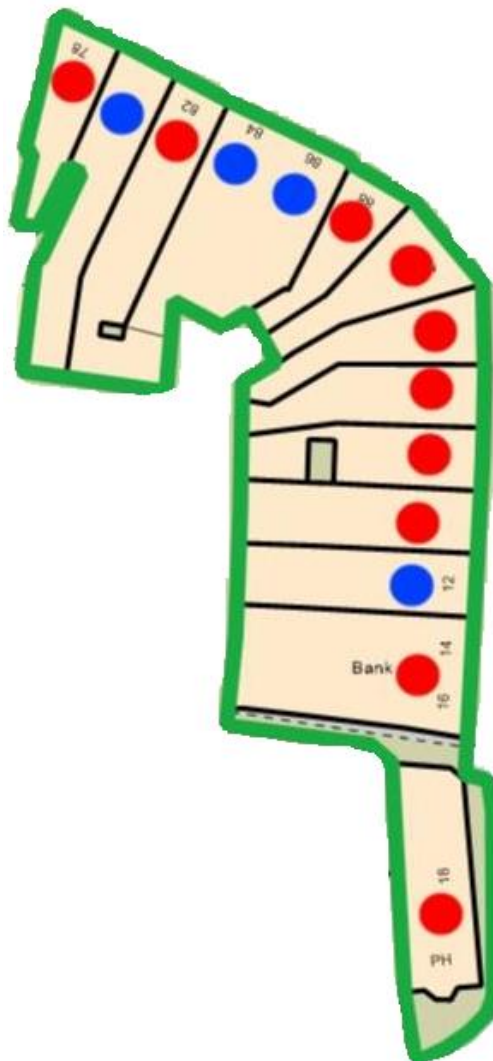
Duke of Oxford Pub, 27  
Oxford Street, BS23 1TF

(1837-1901)



## Walliscote Road and Regent Street

Significant	Moderate	Minor
<ul style="list-style-type: none"> <li>• Loss of historic features on buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant/derelict land or buildings</li> <li>• General maintenance of land/building</li> <li>• Intrusive signage and/or advertisements</li> <li>• Inappropriate shopfronts and/or roller shutters</li> </ul>	<ul style="list-style-type: none"> <li>• Alterations, extension, and other accretions</li> <li>• Poor quality and consistency of highway/footpath surfaces</li> <li>• Street clutter</li> </ul>





78-82 Regent Street,  
BS23 1SR

(1870)



86-88 Regent Street,  
BS23 1SR

(1870)



2 Walliscote Road, BS23  
1UG

(1870)

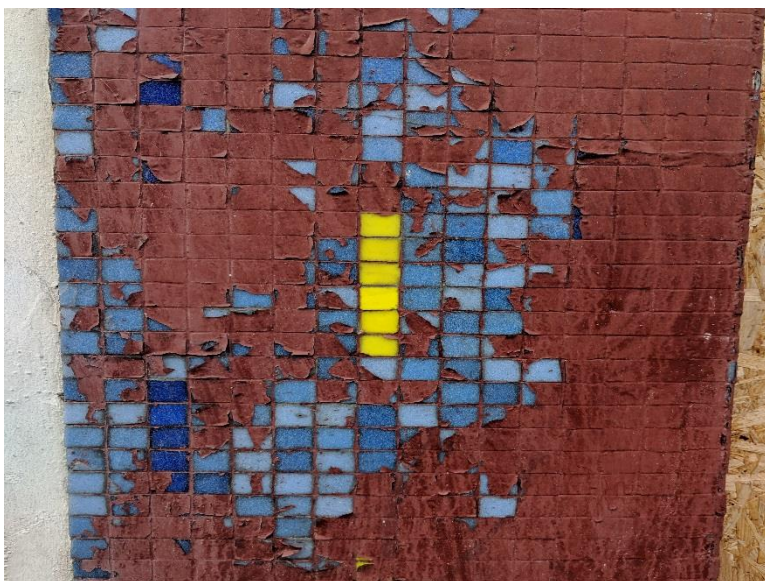




88 Regent Street, BS23  
1SR  
(1870)



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



6 Walliscote Road, BS23  
1UG  
(1870)



10-12 Walliscote Road,  
BS23 1UG

(1870)



14-16 Walliscote Road,  
BS23 1UG

(1870)



4 Walliscote Road, BS23  
1UG

(1870)





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



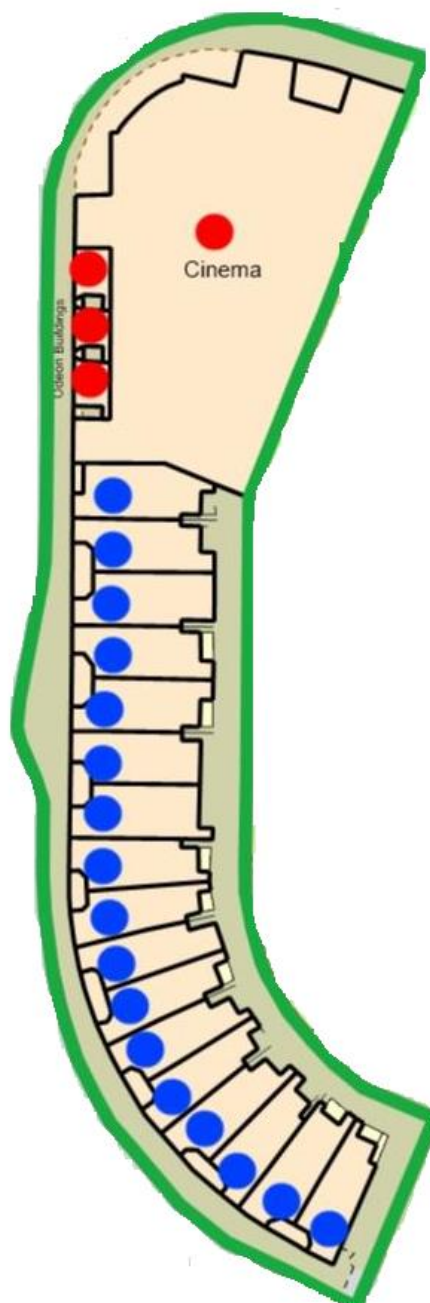
Former Town Crier, 18  
Walliscote Road, BS23  
1UG

(1847)

Grade II Listed -  
1129746

## The Centre

Significant	Moderate	Minor
	<ul style="list-style-type: none"> <li>• Vacant/derelict land or buildings</li> <li>• General maintenance of land/buildings</li> <li>• Inappropriate shopfronts and/or roller shutters</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of historic features on buildings</li> <li>• Street clutter</li> </ul>







1-3 The Centre, BS23  
1US  
(1933)



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



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



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



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

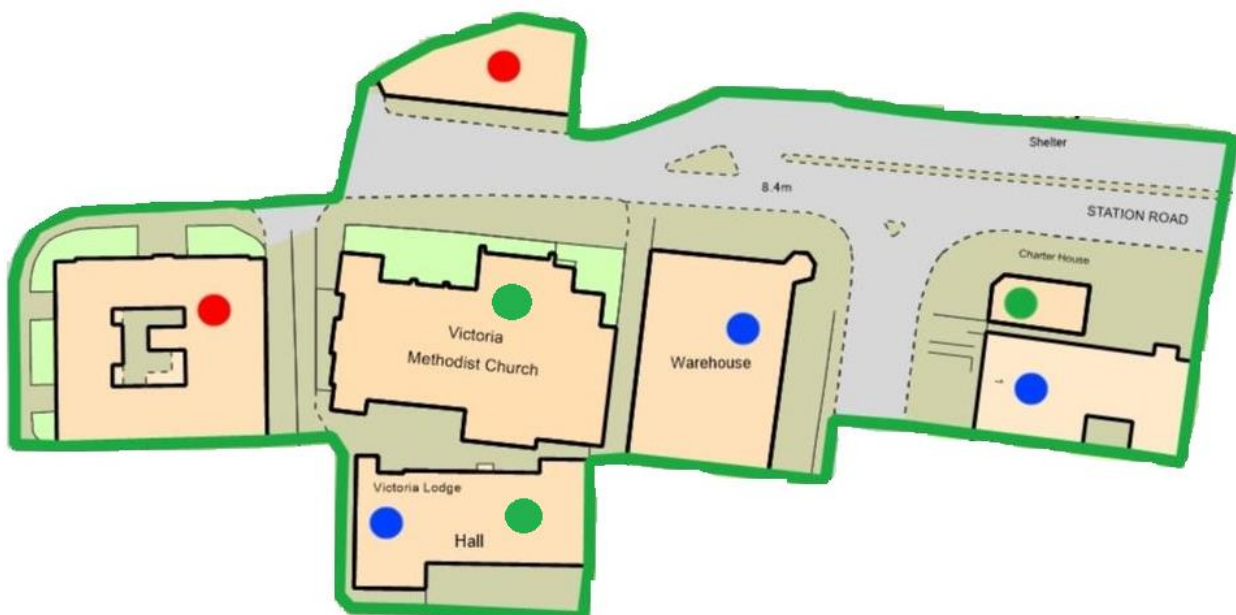


1-3 Odeon Buildings,  
The Centre, BS23 1UW  
(1935)  
Grade II Listed -  
1311970



# Station Road

Significant	Moderate	Minor
<ul style="list-style-type: none"> <li>• Vacant/derelict land or buildings</li> <li>• Poor quality and consistency of highway/footpath surfaces</li> </ul>	<ul style="list-style-type: none"> <li>• Intrusive signage and/or advertisements</li> </ul>	<ul style="list-style-type: none"> <li>• General maintenance of land/buildings</li> <li>• Inappropriate shopfronts and/or roller shutters</li> </ul>





Knightingale Removals  
and Storage, Station  
Road, BS23 1XU

(1904)



Charter House, Station  
Road, BS23 1XY

(1925)



Charter House, Station  
Road, BS23 1XY

(1925)





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+)



4 Station Road, BS23  
1XB

(1970s+)



Victoria Methodist  
Church, Station Road,  
BS23 1XU

(1935)



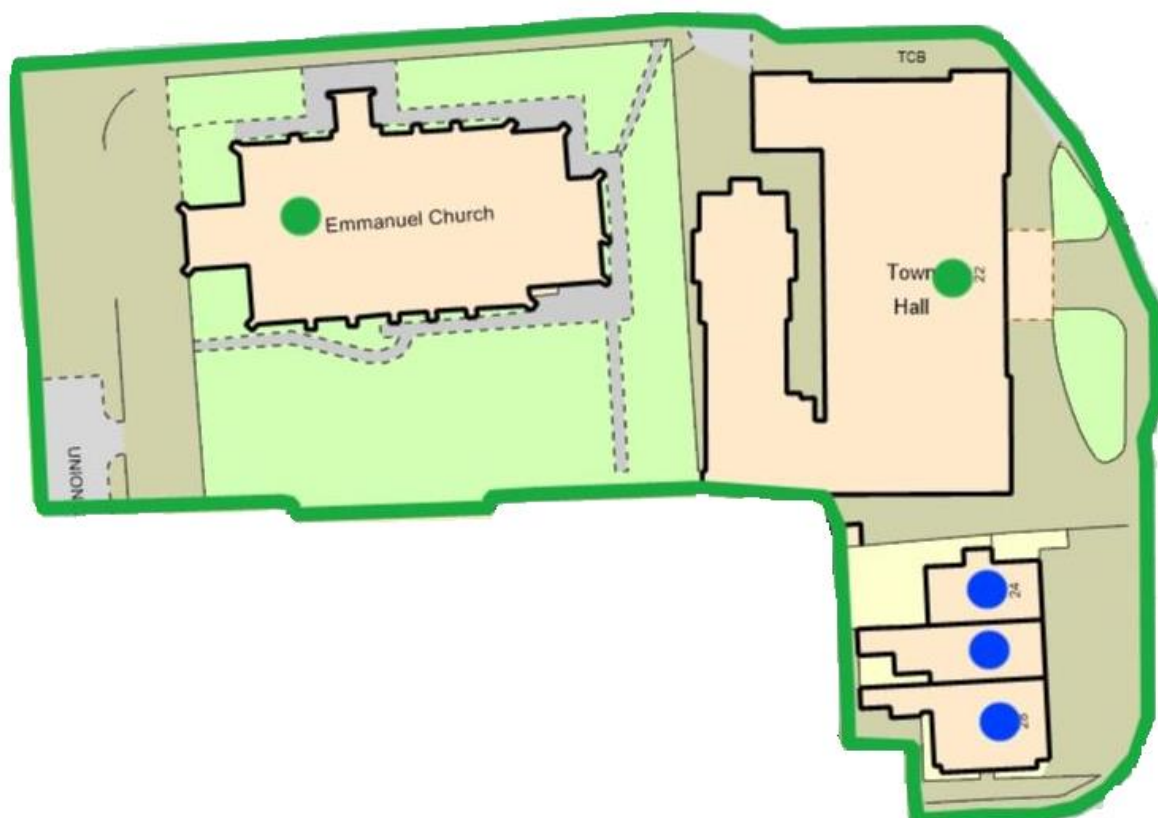
1 Graham Road, BS23  
1YA

(1930s)



## Civic Core

Significant	Moderate	Minor
		<ul style="list-style-type: none"> <li>Poor quality and consistency of highway/footpath surfaces</li> </ul>





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





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



