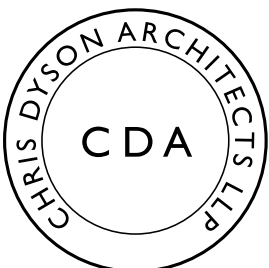




132-134 Market Street
Weston-Super-Mare

Planning Application
Design, Access & Heritage Statement

Chris Dyson Architects



0430_132-134HS_DOC_001

REV: 00

November 2021



Cover Photo - 132-134 High Street

Above - A present day photo of the existing shop fronts

1.0 Introduction

- This Design and Access Statement has been produced as part of a Full Planning Consent application.
- The application detailed in this document is for improvement works to the facade of local establishments, 'The Stage Door' and 'The Lamplighters Pub', 132-134 High Street Weston-Super Mare.
- This document should be read in conjunction with the application drawings
- The proposed design has been produced on behalf of the local store occupiers. It has been produced in conjunction with Historic England and North Somerset Council as part of the Heritage Action Zone: Partnership in Conservation Areas Programme
- The design for this building has been undertaken by Chris Dyson Architects LLP

1.1 Heritage Statement

- 132-134 High Street was part of a tall terrace designed by Hans Fowler Price in 1889. An architect most notable for his success at mixing styles such as Classical, Gothic, Moorish and Flemish into his primarily limestone buildings across much of Weston-Super-Mare.
- 132-138 is a Grade II Listed terrace. It is in the Great Weston conservation area and High Street character area.
- Various waves of maintenance and repair work have introduced several unsympathetic features to the building, including inappropriate shop signage, poor maintenance of shopfronts and disregards for the character of the original building. A survey of the buildings current condition can be found in section 4 of this report.
- Extensive research has been undertaken into the development of this site over the twentieth century. A full description of the building's history can be found in section 3 of this report.
- The works proposed in this planning application will enhance the appearance of this building, and improve the character of the Great Weston conservation area. A detailed description of the works proposed can be found in section 5 of this report
- The works proposed in this application will have a positive impact on this building by improving it's ground floor shopfront, surround and signage, bringing them closer to the original design, while respecting and enhancing the original listed building
- Replacing the existing shopfronts, within a historical and pedestrian heavy area, will also bring the building closer to it's original design and celebrate the work of Hans Fowler Prince.
- There are no public realm works proposed within this application.

GREAT WESTON CONSERVATION AREA CHARACTER AREAS

The Great Weston Conservation Area covers a significant part of the town. Within this area are a number of different types of neighbourhoods and characters.

The appraisal of the Conservation Area has divided the designation into four character areas. These character areas reflect the varying landuse, physical form and historical development within the town. The appraisal and management plan is divided into these four areas to ensure the issues identified and the principles for change are appropriately targeted.

SEA FRONT

1. Marine Parade
2. Knightstone
3. Birnbeck Road

TOWN CENTRE

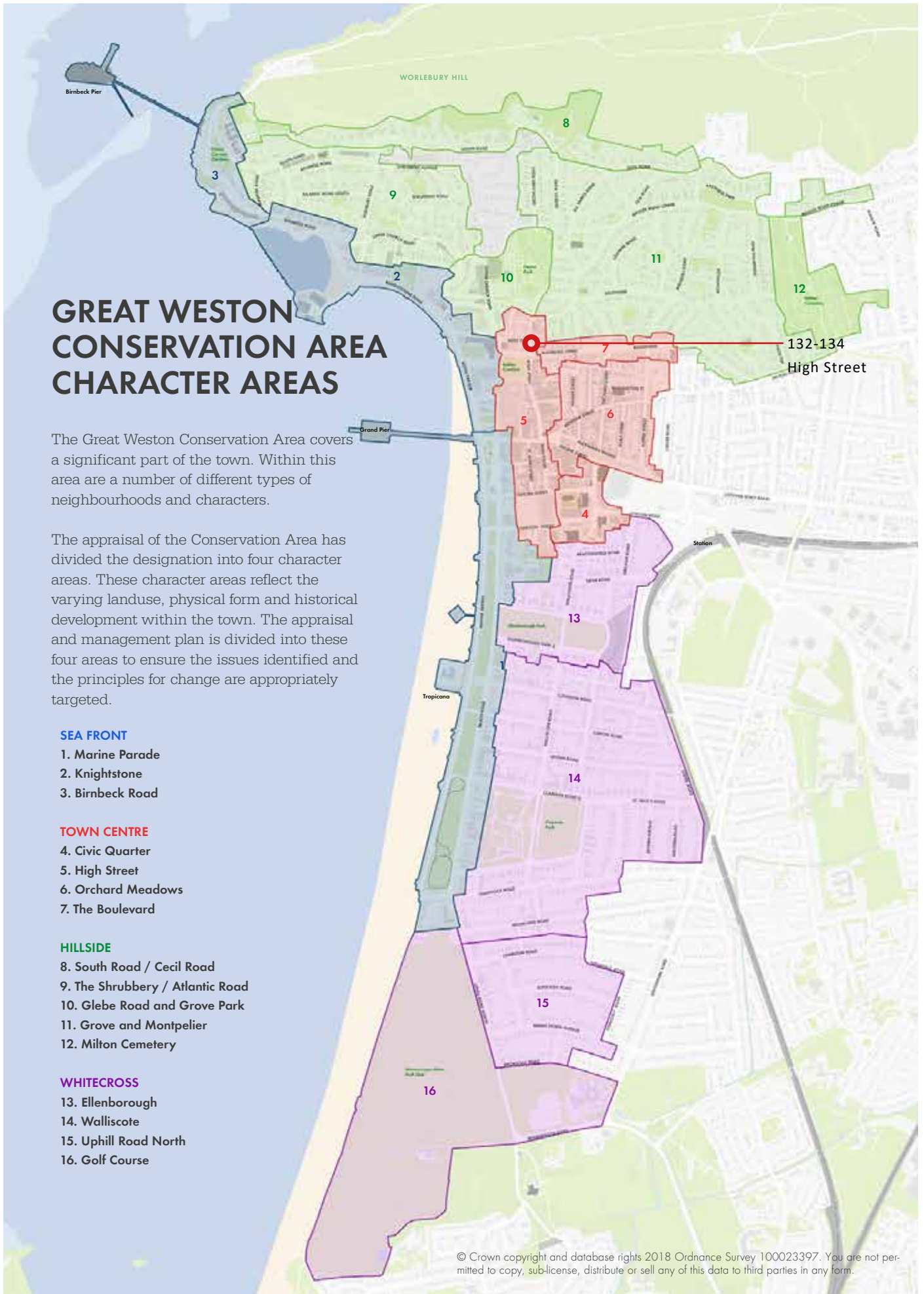
4. Civic Quarter
5. High Street
6. Orchard Meadows
7. The Boulevard

HILLSIDE

8. South Road / Cecil Road
9. The Shrubbery / Atlantic Road
10. Glebe Road and Grove Park
11. Grove and Montpelier
12. Milton Cemetery

WHITECROSS

13. Ellenborough
14. Walliscote
15. Uphill Road North
16. Golf Course



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2.0 Conservation Area

- Weston-super-Mare has been a place of human habitation for over two thousand years, making it a place of considerable historic value. Great Weston's aesthetic value is reflected in the overall quality of construction, materiality and alignment of buildings in most streets.
- The variation of architectural language and styles reflects eclecticism of the Victorian period - Tudorbethan, Gothic, Italianate, Neoclassical, French Renaissance and Arts and Crafts are various styles that create a rich and lively townscape.
- The building is Grade II listed and is part of the ongoing protection and preservation of Hans Fowler Price limestone buildings across Western super-Mare
- The Historic England listing description makes direct reference to the shopfronts as follows: *"The ground floor has end pilasters and a coved fascia above four shop fronts with canted windows, those of Nos.132 and 134 replaced."*
- The small arcade of shops sits directly adjacent to the Playhouse theatre, previously destroyed in a fire in 1964. Five years later a new theatre branded 'the most modern theatre in the West of England' was opened costing £230,000



Former Hans Price Playhouse Theatre - 1964 Fire



View down High Street in 1969. Application Site is to the left of the newly opened theatre.

--- Application Site



Existing stonework from Hans Fowler Price has been maintained and overall as existing

1969 redesigned 'Playhouse' theatre

Shops signage on original timber fascia within facade.

Traditional retractable awning below signage provides sense of enclosure

Window openings from stallriser to ground floor ceiling

1969 photograph of 'The Playhouse' theatre with the application side to the north



Existing stonework from Hans Fowler Price has been maintained and overall as existing

Overhead signage has since been removed to present over all shopfronts

Shop signage is below the existing fascia in line with existing building line

Stallriser at a higher level than 132 High street

1969 photograph of 'The Playhouse' theatre with the application side to the north

3.0 Historic Development of the Site

The High Street

- By the dawn of the 20th century, visitors to Weston Super Mare were spoilt for choice when it came to entertainment. Most headed to Birnbeck Pier, a 20 minute walk from the top of the high street. There was almost so much on offer that many didn't bother to venture into the town at all. To remedy this, a new pier was built much closer to town. It opened in 1904 and housed a large theatre.
- In 1860, the 24-year-old Price arrived in Weston, a town whose rapid growth offered plenty of opportunities for an architect. Within a few years he had gained important commissions and found patrons like the Smyth Pigott family and Sir Arthur Hallam Elton in nearby Clevedon.
- Price designed many of the best known public buildings in Weston, including the first board school, the market (destroyed in a fire and now 'The Playhouse' theatre), the Victoria Hall (demolished after war damage), and the remodelled and extended Town Hall. He also designed numerous Victorian villas which are instantly recognisable by their decorated gable ends. His work as consultant architect for the Smyth Pigott family included major developments such as the new tree-lined route of Waterloo Street and the Boulevard, which was inspired by Parisian models.



2006 image of the listed Hans Price building, highlighting stonework and intricate detailing of the exterior.



132-134 High Street



Aerial Photo of High Street

4.0 The Building Today

- The limestone terrace sits within the back end of the high street, north of 'The Playhouse' theatre.
- The 1889 building is Grade II listed and part of the protection of Hans Fowler Price limestone buildings.
- The ground floor of the building continues the poor quality signage and frontage along the high street towards Bristol Road.
- The top two stories are distinctive yellow limestone with three-window bays divided by enriched pilasters. The first floor consists of tripartite round arch windows and cast-iron balustrades. The second floor has Venetian windows and two pairs of pedimented gables over the windows.
- The key issues to address are insensitively designed shopfronts and signage, the loss of architectural detailing, poor quality infill developments and insensitive building alterations. The aim is to encourage the reuse of empty buildings and to retain businesses in the community.



The Playhouse Theatre - Application site to left of shot

Application Site from across street

Application Site



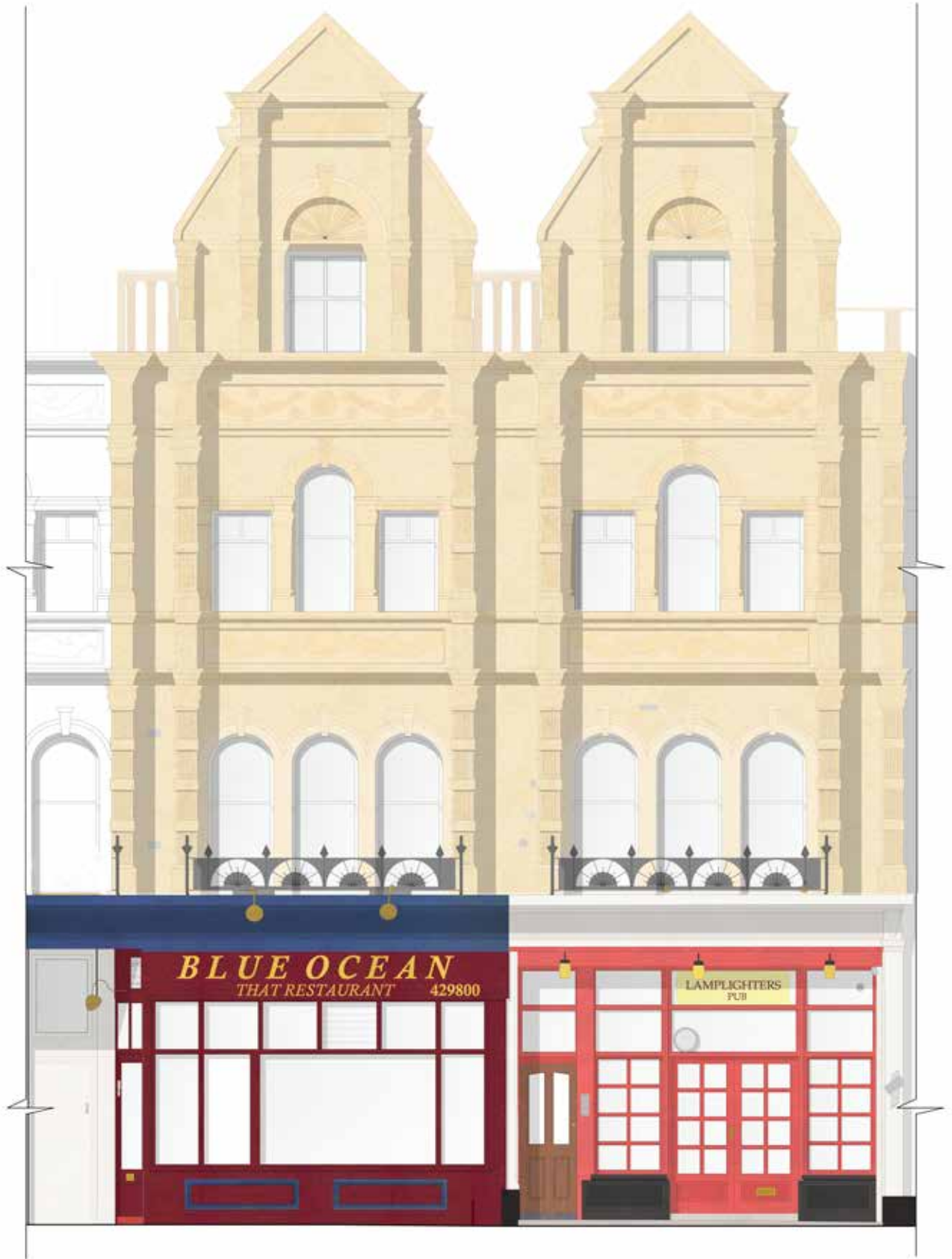


132-134 High Street in Context

- The architecture of High Street is widely varied with buildings from the eighteenth century to the twentieth century sitting next to each other.
- Most buildings are three or four stories tall and over years has been developed primarily at ground floor with shopfront alterations more recently in the last 20 years.
- The application site's ground floor appears separate from the rest of the buildings stone specifics. Although pre-existing details have remained, lack of maintenance and attention to detail within individual shopfronts has degraded the value of some of Hans Fowler Price's greatest work.
- 'The Playhouse' was part of a new development in 1969. Originally a market and theatre designed by Price, a fire led to the full redesign rather than conservation of a piece of architectural history.



Application Site Looking North-East from High St.



Existing 132-134 High Street Front Elevation



Lamp lighters existing shopfront and pre-existing details



Connection between the two existing shop fronts and existing steps to the threshold of No. 132

Appearance at Street Level

- The building has undergone several generations of external modernisation on ground floor. This continues beyond the site towards Lower Bristol Road.
- Each of the shopfronts have individual qualities that define the store. 'Lamp lighters Pub' has a double door opening with panelled windows across the front. Primary shop colours are red and black.
- 'The Stage Door' utilises a pre-existing shopfront from previous owners with a side entrance tapered into the building. The windows are inconsistently laid out across the frontage. Primary colour is a dark burgundy.
- The shopfronts are externally lit by lanterns and swan neck lights. Display windows are lit internally from the ceiling.
- The shops do not have level threshold access and have steps up into the shop unit itself.
- Entrance to upper floor flats within application site between shopfronts.



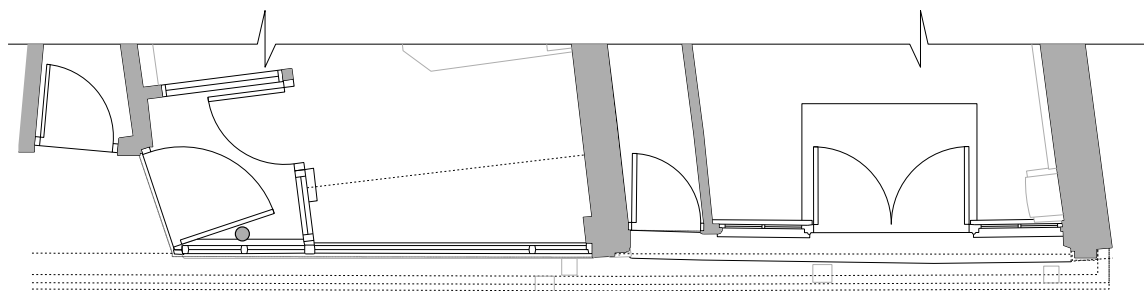
Entrance to No. 134 'The Stage Door' and upper level flats



Existing Street View from Across Road towards
132-134 High Street



Existing Front Elevation Drawing



Existing Ground Floor Plan



Existing entrance to 'The Stage Door' and condition of geometric patterned tiled Flooring.



Connection between No 132 shopfront and existing Pilaster



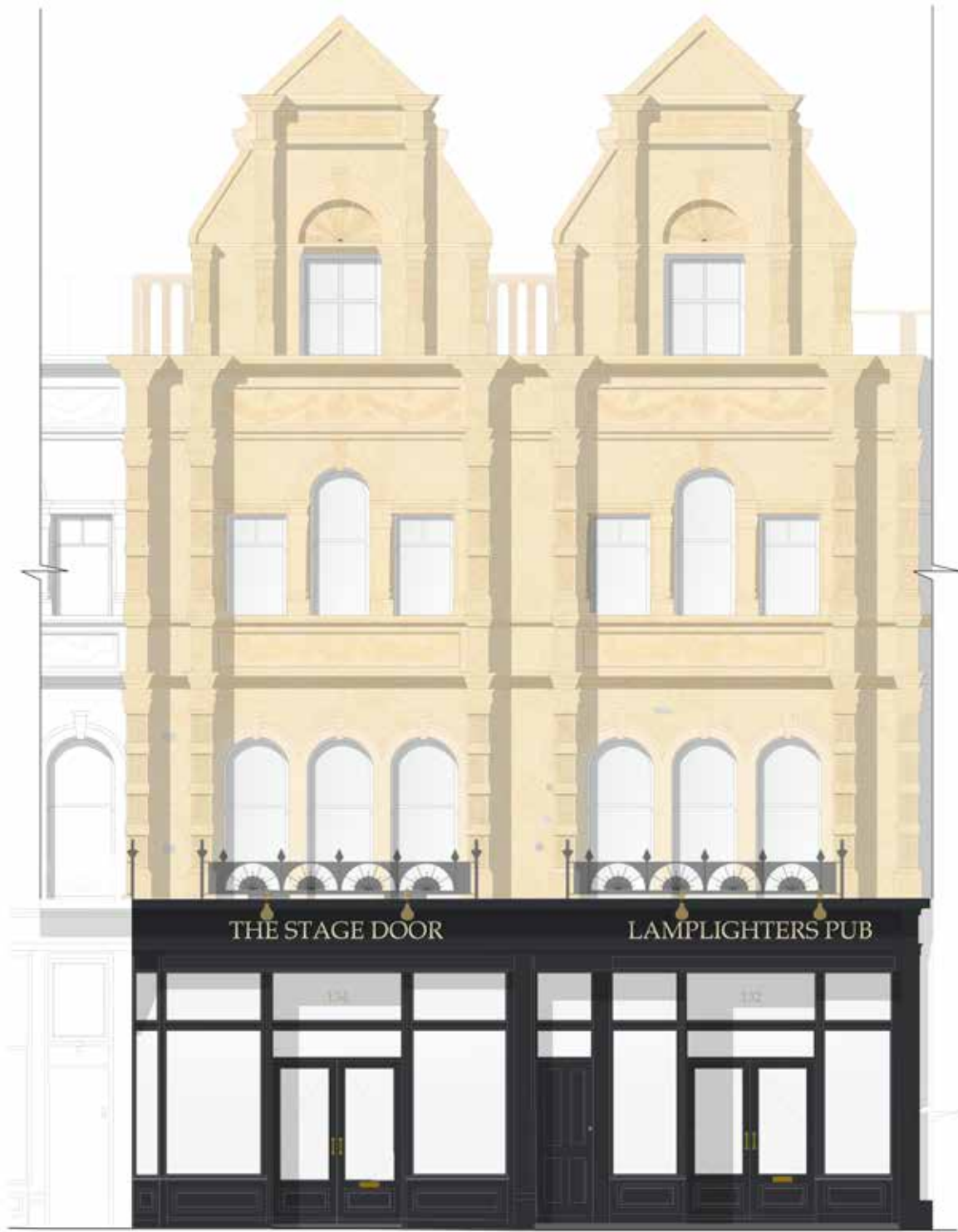
Existing brass swan neck light fitting

Details

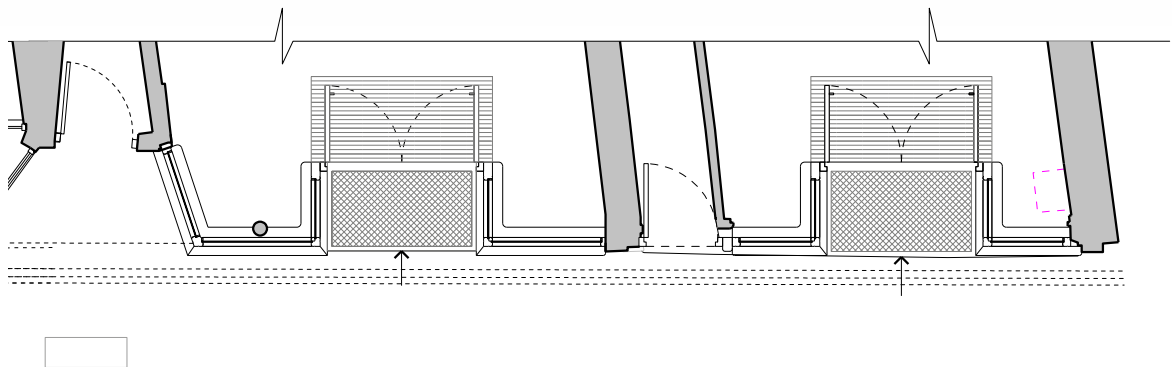
- Detail photographs of the existing shop fronts within the application site.
- There is no distinct relationship between the shops after generations of alterations.



Close up - Original detailing on front facade



Proposed Front Elevation Drawing



Proposed Ground Floor Plan

5.0 Design Proposals

Design Methodology

- Extensive research has been undertaken into the original design of the building, and this has informed our design. It is our aim to reinstate the spirit of the original building whilst updating the shops to meet contemporary retail standards.



Past image of shopfront to No. 134, once painted a dark grey



Traditional shopfront precedent imagery from Spitalfields, London

North Somerset Council SPD Shopfront Design Guide

- Our designs have been prepared with reference to the NSD SPD Shopfront Design Guide. We have tried where possible to stick to its 6 key principals. These principals are as follows:
 1. *The character and significance of buildings and their surroundings should be preserved or enhanced by the implementation of well-designed shopfronts using appropriate, high-quality materials.*
 2. *Shopfront alterations should retain and enhance the original architectural features of a building rather than hide or detract from them. Repair rather than replace historic architectural features.*
 3. *Shopfront or fascia signage should not be oversized, overly assertive or brash.*
 4. *Alterations should seek to ensure access for all.*
 5. *Residential conversions of shops should seek to retain original shop front features where these are of historic interest and/or contribute to the character of the area*
 6. *Development within a conservation area should pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This includes the Great Weston conservation area which covers much of Weston-super-Mare town centre.*
- As no original features exist at street level (as part of this application) our design introduces a traditional shopfront design with suitable materials that respects the original buildings and complements the existing streetscape.
- Our signage has been designed to be as per the original design and applied to the fascia with painted lettering
- This is not relevant to our application
- Our proposed design will enhance the Great Weston conservation area and the listed buildings by removing inappropriate and unsympathetic signage and materials and replacing them with historically appropriate versions.



Heritage dark grey paint colour - RAL 7021 ('Black Grey')



Address number direct applied to fanlight glass



Brass ironmongery



Existing tiles to entrances



Indicative geometric pattern floor tiling to compliment existing



New brass swan-neck light fittings to match existing

New Shopfront

- We propose to replace the existing shopfronts to nos. 132-134 and replace with new timber shop fronts of a traditional design that complements the existing building above. The existing cornicing and fascia will be retained and made good where required
- Our new shopfront will be of timber construction and painted to a dark grey colour. We propose to introduce a stallriser to raise the height of the display window and create a consistent base level. Glass will be low-iron, new double glazed units
- Visually, the shopfront has been divided into 3 bays with a display window on either side of a new set of double doors.
- The doors are set back from the shopfront by approximately 950mm. This deliberately builds from the layering of the original shopfront design, creating a covered shelter for customers and encouraging them to cross the threshold into the shop.
- The existing small step at the curtilage of both the shopfronts will be retained.
- New geometric patterned floor tiling is proposed to the doorway entrance that references and compliments the original existing tiling elsewhere in the parade of shops at 132-138 High Street

Works to the Shopfront Surround

- The existing overhead fascia will be painted and made good where necessary.
- Awning boxes are to be re-introduced as per the original building's design

Signage

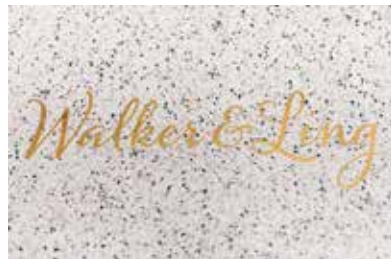
- Our signage has been designed with reference to the NSC SPD Shopfront Design Guide.
- We propose to replace the existing shop sign with new signage painted onto the curved fascia, as per the original building.
- As is currently present at 134 High Street, this fascia and signage will be illuminated from above by brass swan-neck light fittings

Upper Level Cleaning and Window Replacement

- Upper levels above ground floor are to be left as existing. Existing windows are to be repaired or replaced like for like, subject to condition survey TBC.



Examples of painted signage on fascias



Above - Images of the Walker and Ling shopfront, before, during and after renovation works



Above - Images of a small selection of Chris Dyson Architects projects

6.0 Chris Dyson Architects Practice Profile

Walker & Ling

- Walker and Ling is a family owned, independent department store. Founded in Bath in 1856, Walker and Ling opened their first shop in Weston-Super-Mare in 1906 in a building at 5 & 6 Sea View Place, the location of its current building, now known as 84 – 88 High Street.
- The current Walker and Ling department store was constructed in 1958 as part of a retail development of shops that face onto the northern side of the Italian Gardens and Waterloo Street.
- In 2021, Chris Dyson Architects recently completed a sensitive refurbishment of the modernist building with a new shopfront that referenced the design and materiality of the original including the green mosaic tiles and recessed entry.

Chris Dyson Architects

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.

Awards

Surface Design Awards, Sustainable Exterior Surface Award 2020- Winner - Crystal Palace Park Cafe

RIBA London Regional Award 2018 – Winner - The Sekforde

RIBA London Sustainability Award 2018 – Winner – The Sekforde

Winner - RIBA London Regional Award 2017

Winner – Sunday Times Award - Gasworks 2016

Winner – Sunday Times Award - Cooperage 2016

Highly Commended – Sunday Times - Architect of the year 2016

Highly Commended – Manser Medal 2016

Commended – AR Future Projects 2016

Finalist - AJ Small Projects 2016

Commended - Don't Move, Improve 2016

Winner - RIBA Regional Awards 2015

Winner - Schuco Design Excellence Award 2015

Finalist - Blueprint Awards 2015

Winner - AJ Small Projects 2014

Winner - Brick Awards 2014

Finalist - Architect of The Year Awards 2014

Winner - City Heritage Award 2011