



Gibson Architecture

Heritage Statement



19 Alexandra Parade

Weston-super-Mare

BS23 1QT

Contents

1. EXECUTIVE SUMMARY	3
2. SITE DESCRIPTION	3
3. CONSERVATION AREA APPRAISAL	5
4. NEIGHBOURING HERITAGE ASSETS	6
Odeon Cinema	6
The Town Crier Public House.....	7
The Town Hall	7
Emmanuel Church.....	8
The Former Shaftesbury Hotel	8
5. THE PROPOSAL	9
6. IMPACT ON HERITAGE ASSETS	9
7. CONCLUSIONS	9

1. EXECUTIVE SUMMARY

- 1.1. Gibson Architecture have been appointed to undertake a heritage statement for Mr Moffatt. This is to accompany a full planning application for:

Conversion of first floor office to residential. Roof extension to form second floor flats.

- 1.2. The proposal is for 19 Alexandra Parade, which is a 2-storey Victorian building, constructed using brick and local stone, render and plain clay tiles. It is a corner plot linking Alexandra Parade to Orchard Street.
- 1.3. The building is not listed but is within the Great Weston Conservation Area. There are a number of listed buildings in the surrounding area that are considered with the report.
- 1.4. Per the National Planning Policy Framework (NPPF) Paragraph 194:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 1.5. This statement will seek to identify the impact of the proposal on the conservation area, considering National and Local legislation.

2. SITE DESCRIPTION

- 2.1. The existing site is described as follows:

A two-storey, 19th century stone, brick and render building. The unit accommodates a retail unit to the ground floor and offices to the first floor. The steep pitch of the roof creates a unique appearance in contrast to the neighbouring flat roof buildings on Alexandra parade. There are timber & UPVC windows to the main elevations with moulded stone architraves on the ground floor. The rear flat roof is obscured by the main steep pitched roofs.

- 2.2. The external wall materials used are brick, local stone, and render. The surrounding buildings are largely brick and render. The local street scene displays an eclectic mixture of façade styles derived from different periods of time. The mixture creates an authentic and unique setting within a prominent area.
- 2.3. The previous use of the ground floor was as a letting agent. The unit and it's appearance will be retained and the class E use will be retained to contribute to the future vibrant trading area of Weston-Super-Mare.
- 2.4. The first floor consists of a number of modest rooms previously used for office space (Class E).



Figure 1. Image of principal elevation (corner)



Figure 2. Internal images to show current poor condition

3. CONSERVATION AREA APPRAISAL

- 3.1. Alexandra Parade runs through the 'Town Centre' character area within the Great Weston Conservation Area, specifically the 'Orchard Meadows' area.
- 3.2. The Orchard Meadows Character area is a fine-grained triangle of early Victorian terrace housing and small shops, per the character appraisal.
- 3.3. The character appraisal of the area completed by North Somerset Council lists the following key characteristics:
 - 3.3.1. Views northward along Orchard Street to Worlebury Hill/Weston Woods.
 - 3.3.2. Fine-grained triangle of early streets with terrace housing and small shops.
 - 3.3.3. Traditional shop fronts along Orchard Street and Meadow Street.
- 3.4. The character appraisal also highlights the following negative features of the area:
 - 3.4.1. Loss of historic features such as windows and doors.
 - 3.4.2. Very poor-quality infill development that significantly detracts from the character of Alexandra Parade.
 - 3.4.3. Empty shop units.
- 3.5. The Character Appraisal set out the following overarching principles for managing change:
 - 3.5.1. Context and setting – ensuring all proposed interventions demonstrate a clear and informed understanding of the wider context and special character of the Conservation Area, and that the area's distinctive topography and important views are fully recognised and used to inform change.
 - 3.5.2. Streets – each street should be considered as a whole entity and any changes should take account of their effect on the whole street.
 - 3.5.3. Public spaces and movement – an understanding of the existing public space assets of the Conservation Area should be the starting point as they are part of the area's special character, with wider opportunities to enhance public space and the way the wider public realm is used taken at every opportunity.
 - 3.5.4. Buildings – opportunities to restore and revitalise historic buildings or reinstate architectural features should be maximised. Any new development must enhance the character and quality of the street.
- 3.6. In response to the Local Authority Character Proposal, we put forward that 19 Alexandre Parade is currently a vacant unit due to its poor condition and in reference to the first floor, its unsuitability for modern business. The proposal seeks to restore the entire building and re-configure its use offerings to better suit today's society. To manage the feasibility of the project, the applicant seeks to add residential floor space to the roof area to balance the cost of renovations.
- 3.7. The works will restore existing timber windows and the roof structure to ensure its prominence on the corner of Alexander and Orchard street for years to come, while also bringing better business opportunities to the commercial hub of Weston-Super-Mare and also increasing natural footfall to the area without the need to travel.
- 3.8. The proposal, largely, does not seek to alter the principal elevations of this building, leaving the street scene unaffected by this development, save the enhancement through renovations.

4. NEIGHBOURING HERITAGE ASSETS

- 4.1. The site and its setting fall within the Great Weston Conservation Area, which is governed under policy DM3.
- 4.2. Per figure 3 there are several heritage assets in the area.



Figure 3. Planning map showing nearby heritage assets

Odeon Cinema

- 4.3. List Entry Number 1311970.
- 4.4. Grade II listed since 1986.
- 4.5. From the register:

Cinema with integrated parade of shops (shops vacant 2017). 1935 designed by T Cecil Howitt and constructed by C Bryant & Son Ltd for the Odeon cinema chain. Converted to four screens during the late C20. This is property is next door.

- 4.6. This is a significant building within the Weston townscape; however the enjoyment of this historic building will be unaffected by these works.



The Town Crier Public House

- 4.7. List Entry Number 1129746.
- 4.8. Grade II listed since 1983.
- 4.9. From the register:

WALLISCOTE ROAD 1. 5121 No 18 (The Town Crier ST 3261 SW 11/56 Public House) II GV 2. Mid C19. Gothic. Rendered concealed roof. Three storeys, three glazing bar sash windows under hood moulds. Castellated parapet. Round headed windows and doors to ground floor, divided by fluted columns and decorated capitals. One storey extension to right. Oxford Street elevation: 2 storey bay with castellated parapet and pierced quatrefoils.



- 4.10. The heritage assets of this property are deemed to be to the principal elevations on Walliscote Road and Oxford Street. This will not be affected by these works.

The Town Hall

- 4.11. List Entry Number 1338148.
- 4.12. Grade II listed since 1983.
- 4.13. From the register:

ST 3261 SW 11/57 WALLISCOTE ROAD The Town Hall GV II Begun late 1850s by James Wilson of Bath; extended and enlarged 1897 by Hans Price; north front 1927. Ashlar, slate roof. Walliscote Road elevation: (except end three windows which are the return of the Oxford Street elevation) 1897. Asymmetrical composition. Tall, set-back square clock tower, rubble with bands of ashlar ending in elaborate two-stage roof. Main entrance block has advanced central section with arcaded portico; gabled upper section with corner pilasters, carved finials: central group of four round arched windows flanked by columns. To either side, three round-headed windows. Balustraded parapet. At south, wing breaks forward. Two storeys and attic. Eight round-headed windows. Gabled central dormer with pediment and oculus. Doorway framed by aedicule with open segmental pediment. Oxford Street elevation: 1927. Symmetrical classical block nine windows, glazing bar sashes in deep reveals. End pavilions advanced with rusticated pilaster strips and ground floor windows in aedicules with pediment. Recessed central window with Ionic columns, balcony. Cornice and parapet. As above, the heritage assets of this property are deemed to be to the principal elevation on Upper Church Road so will be unaffected by this proposal.



- 4.14. As with the Odeon, this is an extremely significant building within the Weston Townscape. There is, however, no view to or from this asset from 19 Alexandra Parade.

Emmanuel Church

4.15. List Entry Number 1137779.

4.16. Grade II listed since 1983.

4.17. From the register:

OXFORD STREET 1. 5121 Emmanuel Church ST 3261 SW 11/39 II 2. 1847 by Manners and Gill. Perpendicular. Carboniferous limestone dressings. Slate roofs. Four stage "Somerset" tower with angle buttresses. Three bay nave and north aisle. Open timber roof. Elaborate marble pulpit and screen behind altar. Interior modernized.



4.18. This asset has no views to or from 19 Alexandra Parade.

The Former Shaftesbury Hotel

4.19. This is the neighbouring property, which is locally listed.

4.20. Listing: DNS1683

4.21. From the register:

The Shaftesbury Hotel was part of Magdala Buildings which were designed by Weston's foremost Victorian architect Hans Fowler Price in 1870. It was a popular place to stay owing to its proximity to the town's original railway station. It was described in 1905 as a "high class temperance establishment." This photograph was probably taken pre-1910. Built in 1869 to the design of Hans Fowler Price, Weston's foremost Victorian architect. At the centre of the angled block was the Shaftesbury Hotel, described in 1905 as a "high-class temperance" establishment. The building was named to commemorate the Battle of Magdala which was the conclusion of the British Expedition to Abyssinia and was fought in 1868. - Listed in the CAAMP as a VPB.



4.22. This is a significant building within the Weston townscape; however the enjoyment of this historic building will be unaffected by these works.

5. THE PROPOSAL

- 5.1. This Heritage Statement is required to support a planning application for a reconfiguration and change of use to a property within the Conservation Area.
- 5.2. Due to the current condition and the requirement to add volume, the existing roof will be re-built. The reconstruction of the roof will ensure that the existing pitched roof scape is emulated with the addition of dormers to allow better living accommodation. The existing ridge-level will be retained, and an increased concealed flat roof area will be introduced.
- 5.3. Existing timber windows will be restored and where necessary internal secondary glazing will be introduced.

6. IMPACT ON HERITAGE ASSETS

- 6.1. Care has been taken to assess the impact of development in this area.
- 6.2. This proposal will have little impact on surrounding setting or any of the neighbouring historic buildings or monuments. Upon review of the Local Listed and Listed buildings we have concluded that due to the variety of asset appearances there is limited scope to encompass / respond to features within the proposal. For this reason, we have focused on the 19 Alexander Parade and ensured that additions to the building are respectful and well proportioned to ensure the impact elsewhere is minimal.
- 6.3. Views toward Worlebury Hill will be unaffected.
- 6.4. The development will ensure the retention of various historic features of the building including the stone architraves, cills, and mouldings, as well as the timber windows.
- 6.5. The retail space will be refurbished and let to local business. This has been vacant for nearly a year due to general poor condition.
- 6.6. The roof appearance from the surrounding streets will be as per existing with the addition of a small number of gabled dormers.
- 6.7. The proposed dormers will re-use the existing roof tiles from the existing roof to help them fit seamlessly into the urban fabric with minimal impact on the integrity of the conservation area.

7. CONCLUSIONS

- 7.1. This proposal will result in negligible harm to the heritage assets, or the setting.
- 7.2. The historic aspects of the building will be retained.
- 7.3. The principle of development is supported by policy outlined in Chapter 1.
- 7.4. The redevelopment of Alexander Parade will contribute to the overall vision for the Weston-Super-Mare town centre renaissance by bringing high quality commercial premisses, as well as good quality housing provisions. The project will retain historically significant features ensuring the protection Weston-Super-Mare's heritage and identity now and into the future.
- 7.5. This report has outlined how the proposal fits within National and local level policy and captures the local needs of the public and private individuals. For this reason, the proposal should be considered favourably and granted approval.