

Gibson Architecture

Design, Access, Flood &
Heritage Statement

17 Meadow Street
Weston-super-Mare
BS23 1QG

Rev 1

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1. EXECUTIVE SUMMARY

- 1.1. Gibson Architecture have been appointed to undertake a design, access, flood and heritage statement. This is to accompany an application for:

Retrospective application for the installation of a new shop frontage.

- 1.2. The proposal is for 17 Meadow Street, which is a 3-storey building, constructed using brick and render. It is located on big lamp corner and has been in retail use for decades.
- 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 within the report.
- 1.4. The site is within flood zone 3a, although the use is not changing. This application is for the replacement frontage.
- 1.5. 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.

- 1.6. 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 3-storey brick building, with a 'cranked' second floor to address big lamp corner. Ground floor is Class E retail use, while the upper floors are Class C3 residential.

- 2.2. The external wall materials used are brick 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.
- 2.3. The previous use of the ground floor was also as a barber. The unit has historically been largely glazed with timber stallrisers at the ground level. Originally the stallrisers were of masonry construction.
- 2.4. Timber pilasters are located either side of the glazed frontage.



Figure 1. Image of principal elevation

3. FLOOD RISK ASSESSMENT

- 3.1. This retrospective application is for the replacement of the dated and timeworn timber frontage with a fully glazed frontage.
- 3.2. There have been no changes to the internal levels of the unit, and all floor levels are consistent with neighbouring properties.
- 3.3. Foul and surface water drainage will continue to feed into the existing system. There will be no increase in surface water discharge.
- 3.4. There will be no increase in flood risk to this unit, due to the use class (E) not changing.
- 3.5. Occupants should be encouraged to sign up to the Environment Agency's flood warning system. This will ensure that occupants will be fully prepared for a forecast flood event, and measures can be taken to secure the property.

4. CONSERVATION AREA APPRAISAL

- 4.1. Meadow Street runs through the 'Town Centre' character area within the Great Weston Conservation Area, specifically the 'Orchard Meadows' area.
- 4.2. The Orchard Meadows Character area is a fine-grained triangle of early Victorian terrace housing and small shops, per the character appraisal.
- 4.3. The character appraisal of the area completed by North Somerset Council lists the following key characteristics:
 - 4.3.1. Views northward along Orchard Street to Worlebury Hill/Weston Woods.
 - 4.3.2. Fine-grained triangle of early streets with terrace housing and small shops.
 - 4.3.3. Traditional shop fronts along Orchard Street and Meadow Street.
- 4.4. The character appraisal also highlights the following negative features of the area:
 - 4.4.1. Loss of historic features such as windows and doors.
 - 4.4.2. Very poor-quality infill development that significantly detracts from the character of Alexandra Parade.
 - 4.4.3. Empty shop units.
- 4.5. The Character Appraisal set out the following overarching principles for managing change:
 - 4.5.1. 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.
 - 4.5.2. Streets – each street should be considered as a whole entity and any changes should take account of their effect on the whole street.
 - 4.5.3. 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.
 - 4.5.4. 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.
- 4.6. In response to the Local Authority Character Proposal, we put forward that 17 Meadow Street was already a retail unit, specifically a barbers. The works have been undertaken purely to modernise the retail space.

5. NEIGHBOURING HERITAGE ASSETS

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



Figure 2. Planning map showing nearby heritage assets

HSBC Bank

- 5.3. List Entry Number 1198319.
- 5.4. Grade II listed since 1994.
- 5.5. From the register:

Early C20. Facades of limestone ashlar with hipped slate roof. Edwardian Free Style. Three storeys. Bold projecting pilasters divide the facade into six bays, comprising canted corner entrance bay flanked by two bays fronting High Street to left and three bays fronting Meadow Street to right.

Pilasters, which have Ionic capitals to upper floor level, interrupt bold moulded corning over all windows and to parapet. Four-centred arched doorway with carved spandrels flanked by one-light windows with moulded stone architraves; similar architraves to three-light stone-mullioned windows to ground floor of flanking bays; first floor lit by continuous run of paired small-framed lights set in pointed-arched surrounds with carved spandrels and quatrefoil frieze; small-paned lights to second floor, set in continuous run of stone cross-transomed and mullioned windows.

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



WH Smith, 44 High Street

- 5.7. List Entry Number 1447141.
- 5.8. Grade II listed since 2020.
- 5.9. From the register:

A shop of C19 origin, rebuilt in 1926 with a former lending library to the first floor by Frank C Bayliss for WH Smith & Son, with C20/C21 alterations.

MATERIALS: constructed of brick and other materials to areas rebuilt in the C21. The first-floor exterior is clad in panels of lead sheeting and there are lead rainwater goods.

PLAN: a single room to the first floor with a barrel-vaulted clerestorey. The original access from the floor below has been removed.

EXTERIOR: the first floor of No.44 (to the left) has three early-C20, 20-pane timber-frame bowed windows. These are encased in lead panels with decorative reliefs. The scheme consists of four vertical sections separating the windows, with symbols taken from the coats of arms of nearby locations. The left-hand section represents the City of Bath, with a carving of a bear, the city's shield and the motto 'Floreat Bathon'. The section to the left of centre has a dragon, representing Somerset. That to the right of centre has a cherub, a banner, letter 't's, a crown, and the mottos 'Sigillum Burgi-De Taunton' and 'Defendamus', all representing the county town of Taunton. The right-hand section represents Bristol and includes a unicorn and the motto 'Virtue et industria'. Above the windows is a frieze, the centre of which carries the inscription:



- 5.10. The heritage assets of this property are deemed to be to the principal elevations on High Street. This will not be affected by these works.

6. THE PROPOSAL

- 6.1. This Heritage Statement is required to support a planning application for a reconfiguration and change of use to a property within the Conservation Area.
- 6.2. Existing pilasters have been repainted and images continue to be used on these.
- 6.3. Stallrisers have been removed and a fully glazed façade has been introduced.
- 6.4. Access will not change.

7. IMPACT ON HERITAGE ASSETS

- 7.1. Care has been taken to assess the impact of development in this area.
- 7.2. 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. We believe that additions to the building are respectful and well-proportioned to ensure the impact elsewhere is minimal.
- 7.3. Glazed frontages are very common within what is the primary retail area of the town and the introduction of these is not deemed to be out-of-keeping with the area,
- 7.4. The development will ensure the retention of various historic features of the building including the stone architraves, cills, and mouldings, which are all to the first and second floor. All of the works are confined to the ground floor retail unit.

8. CONCLUSIONS

- 8.1. This proposal will result in negligible harm to the heritage assets, or the setting.
- 8.2. The historic aspects of the building will be retained.
- 8.3. The principle of development is supported by policy outlined in Chapter 1.
- 8.4. The development is typical for the area.
- 8.5. This report has outlined how the proposal fits within National and local level policy. For this reason, the proposal should be considered favourably and granted approval.