



STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

41 and 43 High Street Keynsham form a single construction comprising 2 units circa mid to late 1800's. Originally dwellings, over 3 storeys the building unusually have their gables facing the street. Built in local lias stone and detailed with Bath stone quoins, sills, window surrounds and gable copings with stepping blocks, the elevation is symmetrical around the central valley. The attic storey has a single 1/1, and the first floor 2 smaller windows 1/1 timber sashes since replaced with uPVC to 41.

Originally entrance doors and bay windows were set below the first floor openings. In the case of 43 the bay and entrance door were replaced with a traditional shop front. All traces of doors bays and shop fronts have been lost and the ground floor frontage opened up with the introduction of modern shop fronts.

The current shop fronts are metal and glass with extensive signage over the openings which extend to the underside of the first floor window sills. The configuration of the frontages bears no relation to the architecture above or to historic shop fronts.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

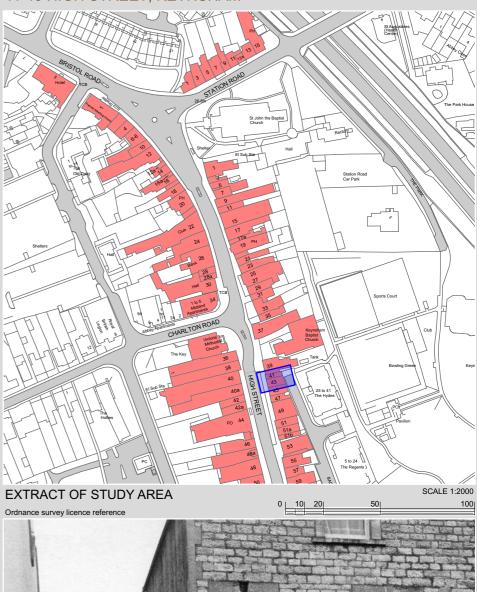
The buildings original design was awkward due to the placement of windows; however this made sense when the original bays and doors were in place. The loss of the ground floor architecture and its replacement with continuous openings and modern frontages has not improved matters. The condition of the building is fair but the shop fronts are poor.

ACTIONS:

The shop fronts currently detract from the street scene and could be enhanced by:

- · F orm new planted shop fronts within confines of existing openings
- Ensure the party pier and stonework above should be fully exposed
- Stone to sides of openings should be exposed
- Signage to be consistent in size across both buildings. Should not extend beyond openings
- Render over shopfronts removed
- Shopfront openings should relate to windows above
- Reintroduction of timber sashes to 41

41-43 HIGH STREET, KEYNSHAM





HISTORIC IMAGE



45 HIGH STREET, KEYNSHAM [TANDOORI GARDEN] FEB 2017







STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

45 High Street Keynsham originally formed the left hand side of a block of 2 with 47. Both 19th century dwellings. Ranged over 3 floors the elevation was symmetrical about the party wall and comprised a rendered elevation topped with a moulded stone cornice below which a single range of windows to each unit comprise 4/4 and 8/8 timber sliding sashes. Steps in the cornice suggest pilasters on the abutments. At ground floor level open pedimented doorcases over door openings sat against the party wall and bay windows sat below the upper floor windows. In the case of 47 these were extant in the 1960's prior to demolition.

By the 1950's No 45 had lost its ground floor architecture which had been replaced with an open shop front with stall riser, transom window and plate glass display window.

The current building retains some original features including the stone cornice but has been severely compromised by the loss of 47. The windows have been changed to uPVC and the arch heads segmented since 1960. There are numerous services running across the elevation. At ground level signage runs the width of the building and the stall riser and remaining masonry have been ceramic tiled.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The loss of the companion building has impacted on the balance of the elevation. A number of small changes have also eroded the character, especially at low level. The condition is fair and the building would benefit from targeted work.

ACTIONS:

This building was never intended to have a shop front so balancing the entire elevation will be difficult, however a number of improvement are possible:

- Remove tiling from elevation and continue upper floor decoration down to the ground
- · Form planted shop front to width of existing opening
- · Re-route of service wires internally
- Strip paint off stone cornice
- Replace uPVC windows with timber sashes
- Restrict signage to width of shop opening
- · Change the signage to traditional style timber fascia

45 HIGH STREET, KEYNSHAM





HISTORIC IMAGE







STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

No 53 High Street Keynsham, has changed significantly throughout its history. The core of the building is early 1700's and was most likely used in manufacturing. In 1803 the building was converted to a Methodist chapel and had an upper storey and arched windows added. From 1887 it was used as the offices and by 1900 it was an eyelet factory, from 1936 onwards it was a store before becoming the Halifax after 1983. With these changes in function have come numerous alterations to the elevation particularly at ground level and to the window openings.

The building presents its gable to the street which combined with the buildings height presents a dominant presence. The 3 storeys of the building change character and there are no unifying elements as a result of multiple changes. Legacy elements of strings, cornices, and different windows have led to a patchwork elevation unified by render and decoration.

The windows to the upper floor are 3/3 sashes whereas the first floor windows are 3/6 uPVC. At ground level a central arched chapel doorway is flanked by two C20th segmental arched windows.

The verge board is a clumsy plastic replacement of a traditional ornate board which originally overhung providing a strong roof line. The business signage is subtle and does not sit on the architecture.

DESIGNATION:

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INTEGRITY AND CONDITION:

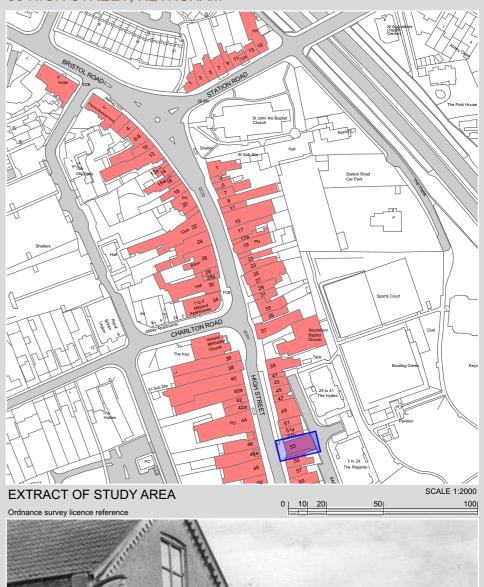
No 53 is a product of multiple changes. It is in good repair and has a benign street presence with sensitive signage.

ACTIONS

The size of the elevation is commanding. Its treatment as a single entity is positive however a number of unsympathetic alterations have detracted from the elevation. Further enhancements could include:

- Replacement of uPVC windows with timber sashes subdivided with glazing bars
- Sub-division of ground windows

53 HIGH STREET, KEYNSHAM





HISTORIC IMAGE









STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

No's 55, 57 and 59 High Street Keynsham were constructed in the C19th as a single treeace of three houses each with identical Bath stone pedimented doorcases and with variations of a double range of 6/6 timber sash windows with stone sills (see 59 for variation). The entire terrace of buildings was roughcast rendered between a low stone plinth and a simple projecting stone cornice. Above this there was a blind parapet with stone copings. The roofs covering was undivided along the building punctuated with rendered stacks.

No 55 High Street has its entrance to the right of the elevation. This appears original. The first floor windows are uPVC replacements of timber sashes. The ground floor elevation is a traditionally configured shop with a central recessed doorway and glazing line sitting on the original plinth. Whilst the glazing has changed with the loss of the traditional cills there appear to be elements of the original fascia and box canopy assembly.

Alarm boxes and a projecting sign slightly clutter the elevation and there has been some over rendering which is poorly resolved at the junction with 57 and over the doorcase. The shop signage whilst plastic sits within the confines of the original fascia and shop front boundaries.

DESIGNATION:

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INTEGRITY AND CONDITION:

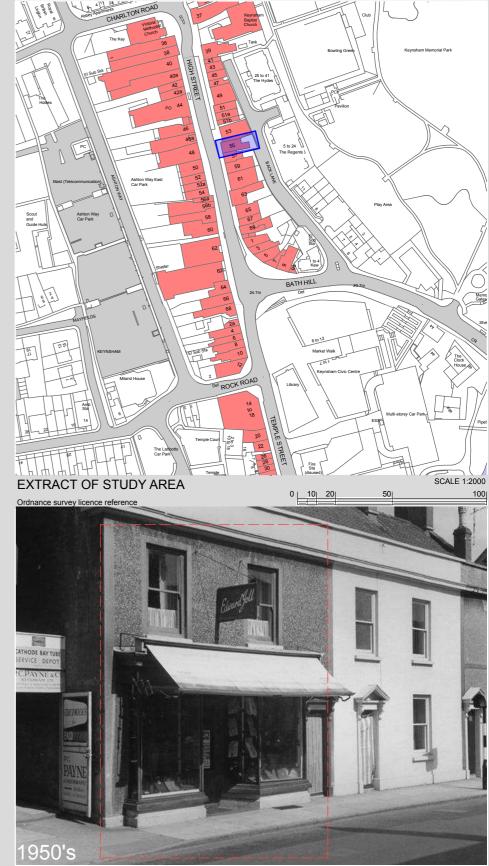
On initial inspection a lot of the original fabric to the shopfront and architectural detailing remains intact and is positive. The condition of the building is good and with the exception of a few inappropriate advertisement items. The later could be improved.

ACTIONS:

This shop frontage is predominantly intact and with some considered attention could be further enhanced by:

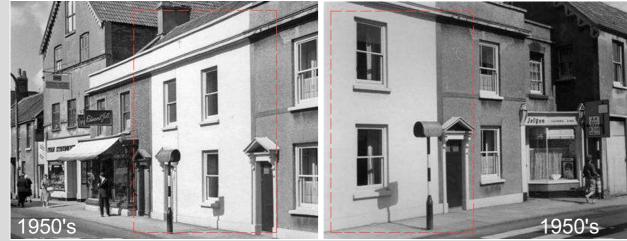
- · Removal or relocating of alarm boxes
- Replacement cantilevered illuminated sign with more traditional design
- · Reinstatement of timber sash windows.
- Reintroduction of traditional glazing and cill details to shop front
- Replacement of plastic signage with traditional signwriting.
- · Removal of glass applied advertising
- Review of render details to doorway and junction with 57

55 HIGH STREET, KEYNSHAM



HISTORIC IMAGE





STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

No's 55, 57 and 59 High Street Keynsham were constructed in the C19th as a single terrace of three houses each with identical Bath stone pedimented doorcases and with variations of a double range of 6/6 timber sash windows with stone sills (see 59 for variation). The entire run of buildings was roughcast rendered between a low stone plinth and a simple projecting stone cornice. Above this there was a blind parapet with stone copings. The roofs covering was undivided along the building punctuated with rendered stacks.

No 57 High Street was originally domestic and had its entrance to the left of the elevation aligned with the window above. A further ground floor window sat to the right. Circa 1980's the original doorcase and window were removed and the current shop front was added.

Whilst an attempt has been made to make the new shopfront look traditional the scale of the door is too large and it collides awkwardly with the window cill above and draws attention away from the adjoining original doorcase. The stone plinth has been chopped back disconnecting the various building at ground level.

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INTEGRITY AND CONDITION:

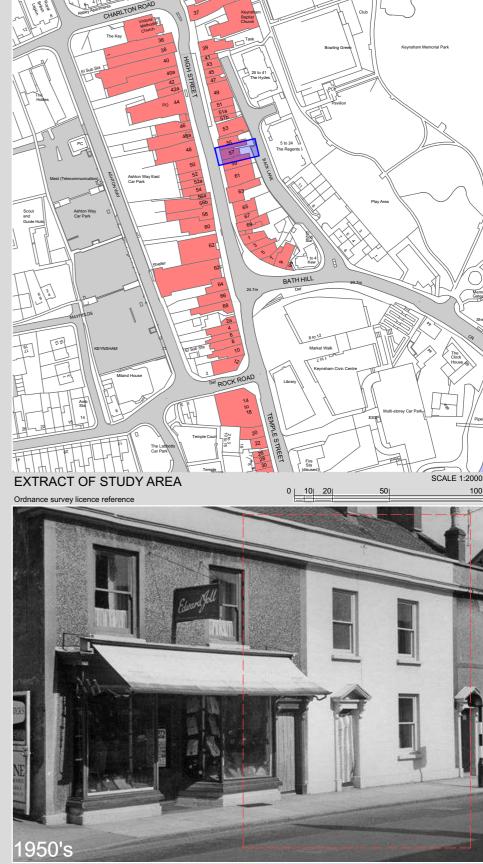
A significant amount of the original character of the building remains and the new shop front whilst clumsy in some respects is successful and relates to some degree to the upper storey. The signage is sensitive and minimal and the elevation is uncluttered. The use of a pediment to compete with the original to No 55 was possibly an error as it over sizes the frontage.

ACTIONS:

This shop frontage is predominantly positive and well handled. Some additional enhancements could be made

- Removal of pediment to doorcase. Run flat moulding through
- Reintroduction of the original plinth line
- Decoration of planted shop front in a colour distinct from the main elevation

57 HIGH STREET, KEYNSHAM



HISTORIC IMAGE







STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

58 High Street Keynsham is 16th century but has been significantly altered in its time. Most likely built as a house it is unclear when shop fronts where first added but they were clearly present in the 1800's.

The building consists of half round ridge tiles over concrete double Roman tiles discharging into a plastic gutter and cast iron downpipe. Roughcast render extends either side of the elevation down to ground level where it is terminated possibly on the remains of a stone plinth. The upper floor has 3 modern plastic windows with obscured cills.

At ground level there are two large circa 1960's structural openings separated by a pier clad in plastic. The shop frontage is recessed by several feet running the combined width of the openings. The frontage is timber framed with a fielded stall riser and different widths centred double doors to each opening. The reveals and sign above which spans the entire double opening are clad in plastic with metal trims. There is continuous box housing across the top of the fasciaand 2 awnings.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

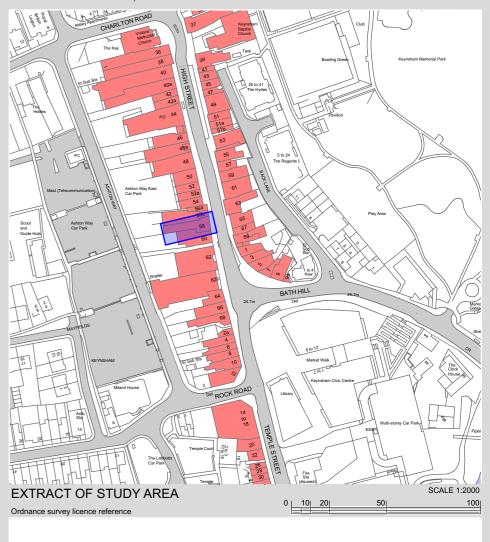
The condition and integrity of the elevation is poor with a lot of inappropriate intervention. The setting back of the frontage has not only lost retail area but has destroyed the grounding of the building. There is significant opportunity for enhancement of this elevation by installing new planted shopfronts, repairing and redecorating the elevation.

ACTIONS:

This building is a candidate for major intervention

- Consider replacement of shopfronts with framed and planted designs on face of building to increase shop footprints, ground the elevation and enhance street scene.
- Reinstate traditional windows with margin glazing to upper floors
- Replace gutters with cast metal
- Remove white plastic and metal trims to surfaces
- · Redecorate and repair render
- Remove surface mounted services

58 HIGH STREET, KEYNSHAM





HISTORIC IMAGE





STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

No's 55, 57 and 59 High Street Keynsham were constructed in the C19th as a terrace of three houses each with identical Bath stone pedimented doorcases and with variations of a double range of 6/6 timber sash windows with stone sills (see 59 for variation). The entire run of buildings was roughcast rendered between a low stone plinth and a simple projecting stone cornice. Above this there was a blind parapet with stone copings. The roof covering is undivided along the building punctuated with rendered stacks.

Unlike 55 and 57 there is a step in the elevation with the right 2/5ths of the building being slightly recessed. This step originally marked a junction between a dwelling and a small shop. The entrance to the left of the elevation was for dwelling with a single range of 6/6 windows on 2 floors. To the right a shopfront with pilasters console brackets and fascia and single window above.

With the 1960s redevelopment of No 61 the shop to 59 was lost and the entire elevation was reconfigured in the 1980's(?) to its current form.

The design of the frontage is a convincing interpretation of a traditional shop front being planted onto the face of the elevation enabling proportions to be adjusted. As with no 57 the plinth has been lost and the top of the frontage sits very tight to the underside of the cills but this relates well with the original frontage to No 57.

DESIGNATION:

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INTEGRITY AND CONDITION:

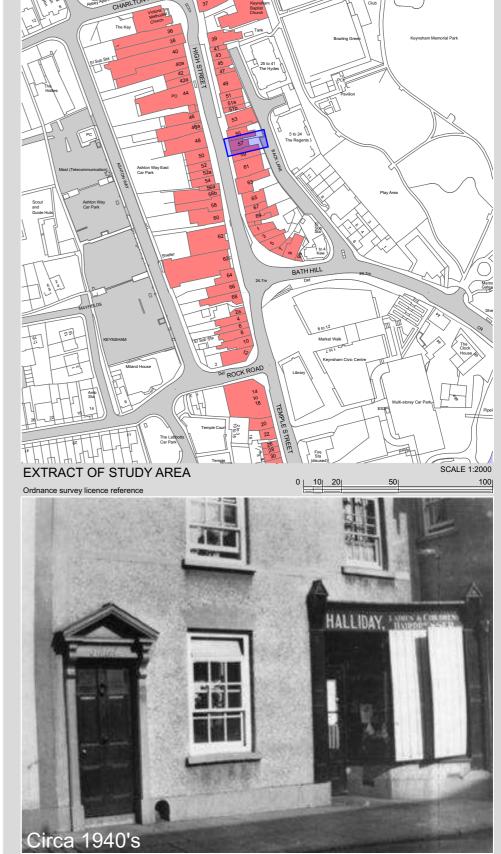
A significant amount of the original character of the building remains and the new shop front is successful in many respects. The signage is sensitive and minimal and the elevation is uncluttered.

ACTIONS

This shop frontage serves as a good example of sensitive and appropriate intervention. The planting of the shop front onto the elevation is key. This has provided articulation of the elevation, liberated the designer from opening constraints, contained the spread of signage and helped maintain the integrity of the rest of the building by allowing decorations to extend to the pavement line grounding the building.

Reintroduce 6/6 timber sashes to upper floors

59 HIGH STREET, KEYNSHAM



HISTORIC IMAGE
Image Reference







STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

60 High Street, Keynsham, is a brick built late Victorian frontage comprising a pair of double windows set symmetrically over a double Roman tiled roof discharging into cast iron rainwater goods. The windows originally 2/2 sashes have been replaced with uPVC. The shop frontage was originally 2/3 of the elevation with a cart door to the right now replaced with a single opening of metal framed glazing, stone clad sides and a projecting plastic fascia sign.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

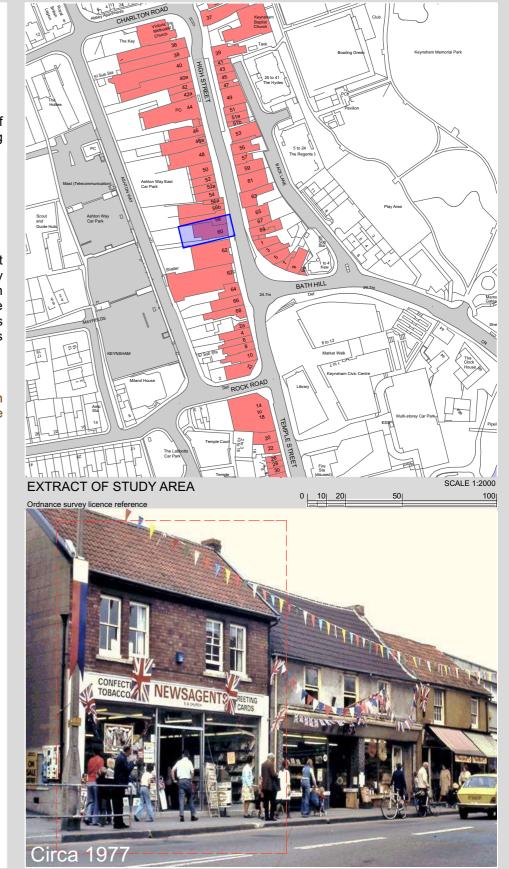
The building has limited character. The use of stone at low level either sides of the frontage is minimal. Similarly the openness of the front elevation which extends from floor to ceiling and from each party wall is aggressive creating a visual cavity in the street scape. This is exacerbated by the treatment of the interior which is evident from the street for the full depth of the shop.

ACTIONS:

This is perhaps the most open shop front on the High Street and is distracting in the street scene. It would be greatly enhanced by:

- Replacement of uPVC windows with traditional 2/2 sliding timber sashes at first floor level
- sliding timber sashes at first floor level
 Remove stone cladding to sides of shopfront to reinstate brickwork to the ground
- Complete replacement of the shop front with a planted frontage with stall-riser and framed sides and traditional signage
- Reduced amount of glazing with internal security shutters
- Use traditional painted signage and traditional hanging signs
- Removal of swan neck lamps

60 HIGH STREET, KEYNSHAM



HISTORIC IMAGE





Circa 1920's

STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

63 High Street Keynsham is a stone built Victorian frontage of local lias with Bath stone reveals, lintels and sills to 3 upper floor symmetrically set windows originally 3/3 margin glazed timber sashes, now 1/1 uPVC. To the right is a legacy pier from the former fire station (demolished) now rendered at low level. The roof is artificial slate with stone ridges and upstand gable parapets discharging into plastic rainwater goods. Originally 4 openings at street level comprising a single window and hooded entrance door to the left and a simple shop window and service door to the right (1920's). This was partially reconfigured by the 1950s by linking all of the openings except the service door.

The current frontage comprises plastic fascia signage running tight to the underside of the sills and the width of the elevation over plate glass windows and metal glazed doors. To the left is access to the upper floor accommodation. The former service entrance is discernible but is now part of the frontage.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The original elevation of a dwelling and a shop had only limited correlation between floors but the two functions were distinguishable. The stonework extending to the paving grounded the elevation. The current treatment of the ground floor as a single shop front with full width signage bisects the elevation. The form of the shop front with a central door provides potential for some considered intervention. The building is in reasonable condition but has suffered from the unregulated use of plastic components.

ACTIONS

This elevation could be significantly enhanced with more considered design. The shop frontage should be limited so as not to include the door to the accommodation above and should be designed around the central doors.

- Replace first floor uPVC windows with margin 3/3 sliding timber sashes
- Replace plastic guttering and downpipes with cast metal
- Remove electrical cables from front elevation
- F orm planted timber shopfront centred on shop doorway and width of unit with increased stall riser
- Remove render to side piers to ground elevation
- Replace plastic signage with painted signage
- Change door to residential accommodation to partly glazed timber door
- L imit shop frontage to unit width only

63 HIGH STREET, KEYNSHAM





HISTORIC IMAGE

64 HIGH STREET, KEYNSHAM [FDC LAW] FEB 2017







STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

64 and 66 High Street Keynsham is a pair of attached houses, now offices and shops of late C18 origin with early C19 and C20 alterations. Of the two 64 is the most complete. The classical elevation is symmetrical about the party wall. A blind parapet with stone copings over a simple stone cornice surmounts a plain rendered and colour washed 2 storey elevation extending to an integral stone plinth.

Two uneven first floor windows, 6/6 (left) and 8/8 (right), with horned timber sashes sit over a broken pedimented entrance door and planted shopfront respectively. The doorcase, door and fanlight are all intact and original.

The planted timber arcaded shopfront is a post 1980's intervention and lacks any real style but improves on the previous openings. The signage sits awkwardly on the fascia running beyond the pilaster lines but this may be due to the construction of the frontage.

DESIGNATION:

LISTED GRADE II (1384626) and falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

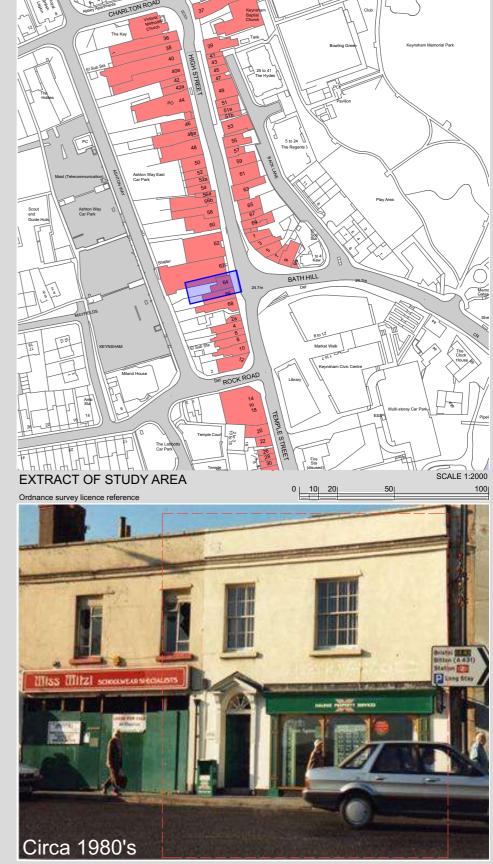
The building retains a substantial amount of character and is well maintained. Unfortunately it has not been treated as one with No 66 which is less well maintained. The shop frontage whilst sympathetic is swamped by the signage which is too big.

ACTIONS:

This building forms part of a pairing. Both buildings should be considered as a group when being maintained and alterations are being made to ensure the buildings complement each other.

- Construct capitals or corbels to pilastets
- Remove surface mounted cables
- Decorate in conjunction with 66

64 HIGH STREET, KEYNSHAM



HISTORIC IMAGE



66 HIGH STREET, KEYNSHAM [THE GOLDIES SHOP] FEB 2017







STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

64 and 66 High Street Keynsham is a pair of attached houses, now offices and shops of late C18 origin with early C19 and C20 alterations. Of the two 64 is the most complete. The classical elevation is symmetrical with 64. A blind parapet with stone copings over a simple stone cornice surmounts a plain rendered and colour washed 2 storey elevation extending to an integral stone plinth.

Two uneven first floor windows, 6/6 (right) and 8/8 (left), with horned timber sashes sit over a modern broken pedimented entrance door and planted shopfront respectively. None of the doorcase, door and fanlight are original.

The planted timber shopfront is a post 1980's intervention and lacks any real style but improves on the previous openings. The deep plastic fascia signage sits awkwardly on the fascia

DESIGNATION:

LISTED GRADE II (1384626) and falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The building retains a substantial amount of character and is reasonably maintained. Unfortunately it has not been treated as one with No 64 which is well maintained. The shop frontage whilst sympathetic is dominated by the signage which is too deep and the awning over-sails the primary shop front on the elevation confusing the architecture.

ACTIONS:

This building forms part of a pairing. Both buildings should be considered as a group when being maintained and alterations are being made to ensure the buildings complement each other.

- Change signage from plastic to traditional sign writing
- Reduce awning length, and relocated to between console brackets
- Decorate in conjunction with 64
- Pick out shop joinery in a contrasting colour
- Reintroduce door in original location

66 HIGH STREET, KEYNSHAM



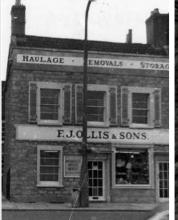


HISTORIC IMAGE



68 HIGH STREET, KEYNSHAM [CINNAMON] FEB 2017









STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

68 High Street Keynsham, stylistically C18th stone built former house and shop front formed from local rubble lias with Bath stone detailing. Blind parapet with stone copings and simple stone string now rendered and entire elevation colour washed. 3 No asymmetrically set first floor 1/1 sash windows replacing original multi paned sashes with Bath stone reveals, cills and lintels suggesting building was originally rendered down to stone plinth.

Originally at ground level a domestic window vertically aligned with the left window above and a larger shop window, were interspersed by 2 entrance doors with stone hoods to the right of the windows all below a rare example of a stone fascia extending full width of the elevation. This is currently concealed by plastic fascia signage.

The former openings at ground level with the exception of the door to the far right have been reconfigured with poorly detailed alterations.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

There have been a number of inappropriate alterations to the building including timber boxing out of the window reveals and over-rendering of the upper parapet wall making the architectural detailing clumsy. The planting of plastic signage over an existing stone fascia is also unfortunate as is the treatment of new openings. The building is well maintained but the colour washing is likely to conceal some problematic areas and dilutes the architecture.

ACTIONS

This is a highly prominent building requiring enhancement.

- Remove paint from masonry to reveal rubble work
- Remove timber boxing from around first floor windows and clean ashlar surrounds and cill
- · Remove plastic signage to reveal stone fascia.
- Remove rendering from parapet or limewash
- Consider planting shop front in place of bay window to relate to windows above, conceal unsightly lintel and ground elevation
- F orm hood moulding to restaurant door to unify the doors

68 HIGH STREET, KEYNSHAM



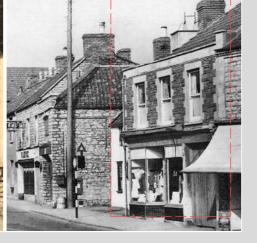


HISTORIC IMAGE









STREETSCAPE AND DETAILS

HISTORIC DEVELOPMENT:

No 69 High Street Keynsham on the site of the Rose and Bootmaker (PH) is a stone built late Victorian (post 1875) frontage of local lias with Bath stone detailing including, quoins, blind parapet, minimal cornice, reveals, lintels and sills to 3 upper floor symmetrically set windows originally 1/1 margined timber sashes, now 1/1 uPVC. Stone console brackets define the extent of the elevation.

The roof is Bridgewater double Roman tiled with half round ridge discharging into cast iron hopper and plastic rainwater goods. Originally designed as a shop frontage to left with service passage to right, the elevation remains similarly configured but with the loss of the original shop front and the introduction of a door to 69a mid elevation.

The current shop frontage comprises plastic signage running tight to the underside of the sills and the width of the elevation over plate glass windows in timber frame with timber doors. The former service entrance remains in place.

There are areas of poor maintenance including cement pointing.

DESIGNATION:

Unlisted but falls within Character Area 2, Southern High Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

This building was purpose built as a shop with accommodation above. Although relatively intact in form the elevation has been compromised with the introduction of a side door to the upper floor apartment and the remodelling of the original shop front. The plastic fascia signage extending over the elevation is ill-considered and oversized. The cement pointing is appropriate and may cause damade to the stonework.

ACTIONS

The original location of the console brackets is unusual as it includes the passageway which would never have an awning. A more logical siting of the console would be to the left of the passageway. The misplacing of this architectural feature has resulted in confused ordering of the elevation.

- Add additional console bracket to left of passage
- Contain signage to width of shop front. Do not take over passageway
- Reduce depth of fascia to relate to console brackets and replace with traditional painted signs
- Consider a new planted shop frontage with central door

69 HIGH STREET, KEYNSHAM



HISTORIC IMAGE