



2017



Circa 1875



Circa 1897

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

1 & 3 Bath Hill, Keynsham were built between 1883 and 1897 on the site of the former drill hall. Although the buildings are separate and step down the hill the similar detailing and proportioning suggesting a single development. Both buildings were built as shops with accommodation above.

Roofed with slates the elevations are coursed lias stone with brick and terracotta window architraves and strings. Original windows were margined timber sashes. At ground floor the shop fronts extended practically the full width of the elevations and were terminated at high level by a projecting string course. No 1's shop front was asymmetric with a door to the left and significant stall riser whereas No 3 was more traditional with a central recessed door and lesser stall riser.

DESIGNATION:

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

INTEGRITY AND CONDITION:

With the exception of the windows which are now uPVC the building retains its original form at roof and first floor level. The ground floors have been reconfigured in both instances with the heightening of the shop fronts resulting in the loss of the string course. 1 now has a central recessed doorway and 3 has a planted timber frontage to with roller shutters. In both instances the signage sits awkwardly on the elevations and the loss of stall risers has changed the balance of the elevations.

ACTIONS:

These buildings were designed as shops and there was always a deliberate and distinct difference between the two floors. This was historically delineated by either a string course or cornices over the signage which ran the width of the frontage.

- Replace uPVC windows with margined timber sashes at first floor.
- Replace plastic rainwater goods with cast metal
- Replace right hand door to No 1 with partially glazed timber door
- In both instances reduce height of signage and move away from sills
- Pull shop fronts away from ashlar pilasters and reinstate stonework to ground level
- Set shop fronts within confines of pilasters
- Remove excess wiring from shop front
- Confine sign to 1 to width of shop front and replace with traditional painted signage
- Replace shop front to 3 locating security shutter internally

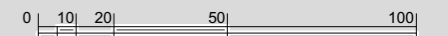
1-3 BATH HILL, KEYNSHAM



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1922

HISTORIC IMAGE

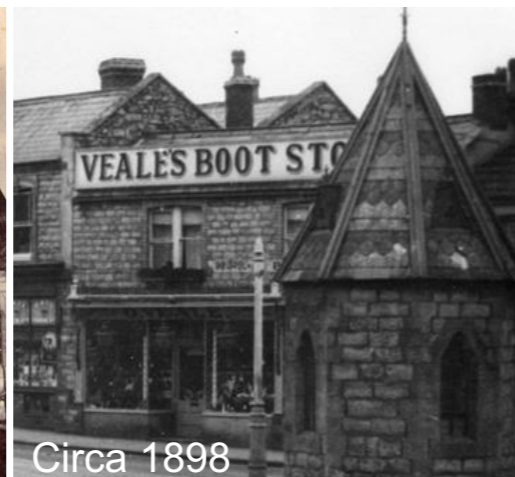
Image Reference



2017



Circa 1875



Circa 1898

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

5 Bath Hill, Keynsham was built between 1883 and 1897 as a shop with ancillary accommodation above. The building shares some characteristics with 1 & 3 Bath Hill but is simpler in its detailing at high level.

Roofed with slates the elevation is coursed Lias stone with brick detailing. The upper floor originally comprised 2 distinctive pairs of sash windows divided by a central mullion. At ground floor there were two shop fronts extending practically the full width of the elevation. The shop frontages themselves were traditionally detailed with cornices, console brackets and capping pieces at awning level and a dividing pier between the two shop fronts. The larger of the shop fronts which occupied 3/5th of the elevation with a central recessed door with undivided plate glass windows over stall risers. The front door sat symmetrically below the left hand first floor window. The smaller shop front had a door to the right and a similar glazing configuration over a stall riser.

DESIGNATION:

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

INTEGRITY AND CONDITION:

With the exception of the windows which are asymmetric UPVC the building retains its original form at roof and first floor level. The ground floor has changed significantly with the loss of the original shop fronts and the formation of a single opening with a central front door unrelated to the windows above. The glazing line has been recessed across the full frontage by nearly 1m and a boxed security shutter/ sign have been placed over the opening further emphasising its depth. The rainwater goods are now plastic and there are a number of redundant fittings on the elevation that are unsightly.

ACTIONS:

This building was designed as shops and there was always a deliberate and distinct difference between the two floors. The complete loss of the historic shop fronts and the recent recessing of the glazing line have done little to unify the elevation and street scene. There are a number of improvements that could be made.

- Replace uPVC windows with timber sashes to the original design
- Remove the redundant timber below windows
- Replace shop front with planted frontage
- Pull the glazing line forwards creating more retail space
- Install internal security shutters
- Replace rainwater goods in cast metal

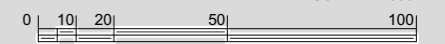
5 BATH HILL, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000



Circa 1950's

HISTORIC IMAGE

Image Reference



2017



Circa 1875



Circa 1913

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

7 Bath Hill, Keynsham was built between 1883 and 1897 as shops with accommodation above. The building is a companion building to No 9 Bath Street which has similar detailing and proportioning suggesting a single development.

Roofed with double Roman tiles, the elevation rendered. The upper floor comprises 3 margin light sash windows. At ground floor the shop door sat directly below the central window. The original shop appears to have been confined to the left of the building with the right hand side domestic. The rendering extended below the windows visually grounding the elevation and making it feel of a piece.

DESIGNATION:

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

INTEGRITY AND CONDITION:

With the exception of the windows which have changed to UPVC the building retains its original form at roof and first floor level. The ground floor has been reconfigured. The former shop front is now an access stair. A new shop front has been added to the right of the central door. Areas of coloured tiling have also been introduced to sides of the shop front further delineating between ground and first floor visually splitting the building into a lower and upper band.

ACTIONS:

This building was deliberately designed with a shop. The original design has been lost due to poorly considered alterations however the building retains its form and could be enhanced with some considered adjustments and rebalancing of the elevation.

- Replace the uPVC windows with margined light timber sashes
- Form planted shop front to Keynsham dental practice w with separate door access
- Remove rendering / tiling to elevation
- Form planted shopfront to rest of building elevation relating to openings above
- The signage should be pulled away from the first floor windows to reveal the sills and at least 150mm of masonry below
- Change shop signage to traditional painted timber
- Remove Bath Hill sign and replace with metal plate fixed directly to wall.

7 BATH HILL, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



Circa 1910

HISTORIC IMAGE

Image Reference



2017



Circa 1875

STREETSCAPE AND DETAILS



DESCRIPTION

HISTORIC DEVELOPMENT:

9 Bath Hill, Keynsham was built between 1883 and 1897 as shops with accommodation above. The building is a companion building to No 7 Bath Street which has similar detailing and proportioning suggesting a single development.

Roofed with double Roman tiles the elevation is rendered. The upper floor windows were originally margined timber sashes. The original shop front assumed a central door and tripartite timber display windows either side which sat symmetrically below the upper windows giving the elevation balance. The rendering extended below the windows visually grounding the elevation and making it feel homogenous.

DESIGNATION:

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

INTEGRITY AND CONDITION:

With the exception of the windows which have been changed to UPVC the building retains its original form at roof and first floor level. At ground level the original fenestration and doorway have been replaced with plate glass windows metal double doors and extensive plastic corporate signage extending nearly the full width of the building, dominating the elevation. Coloured tiling to the sides of the shop front visually splits the building into a lower and upper band.

ACTIONS:

This building was deliberately designed as a shop. The original design has been lost due to poorly considered alterations however the building retains its form and could be enhanced with some considered adjustments and rebalancing of the elevation.

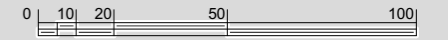
- Replace uPVC windows with margin light timber sashes
- Replace plastic rainwater goods with cast metal
- Reinstate shop front completely reducing it in size and separating it from the window sills and party wall to form a symmetrical design reflecting the original elevational treatment
- Divide fenestration into smaller vertical panes
- Introduce stall risers to eliminate awkward junction with the pavement
- Remove all traces of tiles and decorate the elevation so that the upper floor decorations extend to ground level



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000



Circa 1910

HISTORIC IMAGE

Image Reference