



2017



STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

No 1 High Street, Keynsham is a detached early Victorian former public house known as the Black Horse (1841) and then Railway Tavern (1861-1956). The original building comprised a three bay rendered elevation with a central canopied entrance door. The upper three windows were simple sashes whilst the lower windows were three part windows. The windows had stone mullions, reveals and lintels and plain sliding sashes. The building remained relatively unaltered with a rendered façade and double Roman Bridgewater tiles until 1956 when it closed before redevelopment.

In the 1950's the traditional ground floor fenestration and entrance were removed and replaced by a number of irregular openings and stone cladding applied over the lower elevation in an attempt to modernise the building. In more recent years this cladding has been removed and the elevation has been further altered resulting in its current configuration.

DESIGNATION:

Unlisted but falls within **Character Area 1**, Northern High Street, and Bristol Road of the Keynsham Conservation Area and is in close proximity to several listed buildings.

INTEGRITY AND CONDITION:

Whilst elements of the original building form remain the character of the symmetrical building has been lost with the ill-considered reworking of the fenestration at street level which no longer relates to the upper floor. The use of materials has such as plastic gutters, fascia boards, sash windows, signage and low level fenestration have resulted in a poor quality commercial finish. Whilst in good repair the building has lost a lot of its original character.

ACTIONS:

The conversion of the building from a Public house through a number of stages to the current retail outlet has resulted in some damaging incremental changes. Whilst there is no traditional shop front to work with the elevation could be considerably enhanced by addressing the quality of the materials and certain aspects of the design.

- Replace plastic gutters and fascia boards with traditional materials
- Replace UPVC sashes with timber
- Reduce signage to width of street level glazing
- Re-centre front door
- Remove paint from masonry window surrounds
- Construct projecting frontage
- Use contrasting colours to define shop frontage

1 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



Circa 1955

HISTORIC IMAGE

Image Reference



2017



Circa 1980's



Circa 1960's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

No 2 & 4 High Street were historically known as West End. Constructed circa 1840 in the Italianate style with some mid C20th alterations. The buildings form a symmetrical pair, 3-storeys high with 2-window ranges. The buildings are rendered with stone dressings including a plinth, chamfered quoins, modillion cornice and blocking course to a blind parapet with single-Roman pantile tile roofs with end rendered stacks above. The ground floor to each has mid C20 re-constituted stone shop window surrounds and doorcases to central party wall with moulded round-headed architrave, brackets and keystone; 6-panel door to No.2, glazed door to No.4, both with plain fanlights.

At first floor to each has canted 4-light oriel window above shopfront with ribbed cornice, moulded sill and round-headed plate-glass sashes. Above doorways two round-headed openings with impost, keystone and plate-glass sash. Upper floors have plate-glass sashes in plain round-headed surrounds.

From 1920s until the late 1960's the buildings were a dairy and post office before being returned to a single building in 1991 after which point the ground floor openings were changed to the current configuration. Keynsham Learning Centre until 2016.

DESIGNATION:

Listed **GRADE II** and falls within **Character Area 1**, Northern High Street and Bristol Road of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The photograph of circa 1950's shows the post office had a C19th/early C20th shopfront removed by 1991. The ground floor surrounds are conjectural replacements of around 1995 of the original 2 light surrounds. The modern double arches to the ground floor are clumsy and the fanlights to the doors are of poor quality. There is some deterioration of the render at low level to No 4 and some of the stonework at high level is in need of repointing. The render and natural stonework is covered in cementitious paint.

ACTIONS:

This building has significant street presence. It is currently vacant and has no active shop frontage. The ground floor requires further research into the original design and comprehensive enhancement.

- Research the original ground floor design.
- Replace existing shop frontage with evidence based ashlar design with mullions.
- Remove paint from stonework, repair render and re-decorate render with lime based paint
- Remove surface wires from building face
- Introduce divided fanlights over doors
- Remove internal security grilles from visible front of window display area

2-4 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



Circa 1950's

HISTORIC IMAGE

Image Reference



2017



Circa 1950's



Circa 1950's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

Little is known of this building other than does not appear on the Map of 1902 which suggests that it postdates this date. There is no historic fabric of interest and the quality of the build is poor. As it sits on the land of the former public house it is likely that this was an infill building, possibly a store for the pub before changing to a shop in the 1950's with the pubs conversion.

The current building comprises a single masonry party wall with No 5 High Street and a completely framed and glazed front elevation below a flat roof construction.

DESIGNATION:

Unlisted but falls within **Character Area 1**, Northern High Street, and Bristol Road of the Keynsham Conservation Area and is in close proximity to several listed buildings.

INTEGRITY AND CONDITION:

The building is poor quality and there appears to be no design consideration. It has been configured so as not to block light into the side windows No 1 High Street

ACTIONS:

This building although likely to be nearly 100 years old is of little quality and as a single storey building is incongruous in the street scene which is predominantly two storeys.

- Redevelop frontage completely and construct two storey building
- Replace plastic signage with painted signage
- Use contrasting colours to define extent of shop frontage

3 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



Circa 1950's

HISTORIC IMAGE

Image Reference



STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

6-8 High Street, Keynsham is a pair of symmetrical 3 storey early 19th century houses. Constructed of local lias stone with central quoining dividing the units and Bath stone ashlar pilasters and detailing including window mouldings and strings all painted with modern cementitious paint.

Second and first floor with 4 windows pedimented with corbel brackets to stone sills. Double hung sashes with plate glass. Two shopfronts each with doors to either side but in both instances the right hand doors have been blocked. Modern timber fascia with hand painted lettering. Modern joinery and rendered stall risers.

Originally with square projecting shopfronts probably later 19th century addition and which had all been removed by the 1970's. The new shopfronts are predominantly plate glass with irregular stall risers and different styles of doors.

DESIGNATION:

Unlisted but falls within **Character Area 1**, Northern High Street, and Bristol Road of the Keynsham Conservation Area and is within a group of several listed buildings.

INTEGRITY AND CONDITION:

Good appearance and well maintained but with considerable service runs on the elevation. Loss of heritage fabric when planted shopfront removed in the late C19th Century and modern plate glass windows to upper floors also installed. Occupies a key position at junction of Station Road and Upper High Street opposite Church

ACTIONS:

This is a key building of generally of good appearance. Further enhancements could be made including:

- Remove surface wires from face of building
- Matching doors at ground floor
- Replace cementitious paint from stone dressings and repaint ground render with lime based paint
- Reintroduce glazing mullion subdivision to shopfronts
- Raise cill to no 6 to form stall-riser



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



HISTORIC IMAGE

Image Reference



2017



Circa 1980's



Circa 1925

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

9-11 High Street Keynsham has a symmetrical frontage containing a pair of shop fronts dating to the mid C19th. Probably built as two houses asymmetrically on the line of the mid stack. The first floor frontage is colour washed render of 2 colours with a central double hung plate glass sash window flanked by projecting bay windows with dentil coursed soffits.

Historic images suggest that the original shopfronts were fairly simple without pilasters and consoles but with planted timber frames, awnings and timber weathering boards above. The lines of these are still apparent below the bay windows.

The left hand shop front occupies 3/5 of the elevation and the central door configuration remains as per the 1925 photograph. The left hand store has been a butcher for several decades and comprises plate glass in a metal frame over a solid stall riser. The door is also metal and a new plastic awning has been introduced below the modern plastic fascia board signage. The front has numerous board signs and advertisements.

The right hand shop is currently a barber with a modern timber shopfront and painted signage. The shopfront joinery is unrefined with thin corbel brackets and 3 segmental arched divisions and low stall-riser.

DESIGNATION:

Unlisted but falls within **Character Area 1**, Northern High Street, and Bristol Road of the Keynsham Conservation Area and is within a group of several listed buildings.

INTEGRITY AND CONDITION:

Although built as a unified frontage separate ownership has resulted in different trading shopfront treatments of each side. The use of different coloured guttering and paint on the upper elevation also reduces the unified character. Both are capable of improvement when redecorated and the shopfront changes co-ordinated.

The Bridgewater double roman tiled roof with brick stacks and a skylight has a number of open ridge joints to the half round ridges. The roof drains into cast iron rainwater goods via plastic gutters fixed to timber fascia. The decorations are failing to the right bay and there are also a number of service cables surface mounted across the elevation.

ACTIONS:

This building has a strong street presence sitting between two unsightly 1960's developments. Visually unifying the two buildings will significantly enhance its character.

- Redecorate bay windows in the same colour
- Redecorate front façade in one colour
- Change guttering to cast metal and unify in one colour.
- Reinstate traditional timber shopfronts based on historic evidence with hand painted signage.
- Rationalise advertisements
- Remove surface wires from face of building

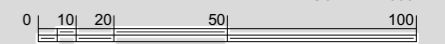
9-11 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1960's

HISTORIC IMAGE

Image Reference



DESCRIPTION

HISTORIC DEVELOPMENT

10 High Street, Keynsham is probably an early 18th century house altered to a shop in the 19th century. The 3 storey elevation is framed by projecting pilasters and a blind parapet and dentil cornice with weathered copings to left hand side. It has a modern colour washed render and clay pantile roof, with no stack, discharging into cast iron rain water downpipes.

Up until the late 1960's the building had a first floor oriel window supported on a projecting shop front and a bracketed hood to the front door. These have subsequently been replaced at first floor by two double hung plate glass sash windows without sills and at ground floor with a modern inserted door and shopfront with a rendered stall riser and acrylic fascia signboard. At second floor a double hung plate glass sash has replaced the original 4/8 sash.

DESIGNATION

Unlisted but falls within Keynsham Conservation Area
Character Area 1: Upper High Street

INTEGRITY AND CONDITION

The original canted oriel at first floor and square projecting shopfront removed by 1975 gave the elevation a strong vertical order and articulation which has now been lost. The modern fascia sign extends beyond the shopfront window and is overly deep and brash. The use of smooth render and removal of glazing bars to upper floor windows and lack of sills to the new windows is also a negative attribute. The modern shopfront joinery and front door has punched through the front wall and lack any moulding detail which has essentially flattened the elevation. The front door has also been cut into the pilaster. The whole is in need of redecoration and possibly joinery repairs to the upper floor.

ACTIONS

This building would be significantly enhanced by the reinstatement of missing architectural elements repair and redecoration.

- Reinstatement of projecting shop front and first floor oriel windows as detailed in 1911 image
- Replace plastic signage with painted timber fascia
- Re-instatement of 4/8 glazing bars to second floor sash
- Replacement of front door with 6 panel timber door and over-light
- Re-rendering of front elevation in lime based roughcast render



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
 0 10 20 50 100

2017

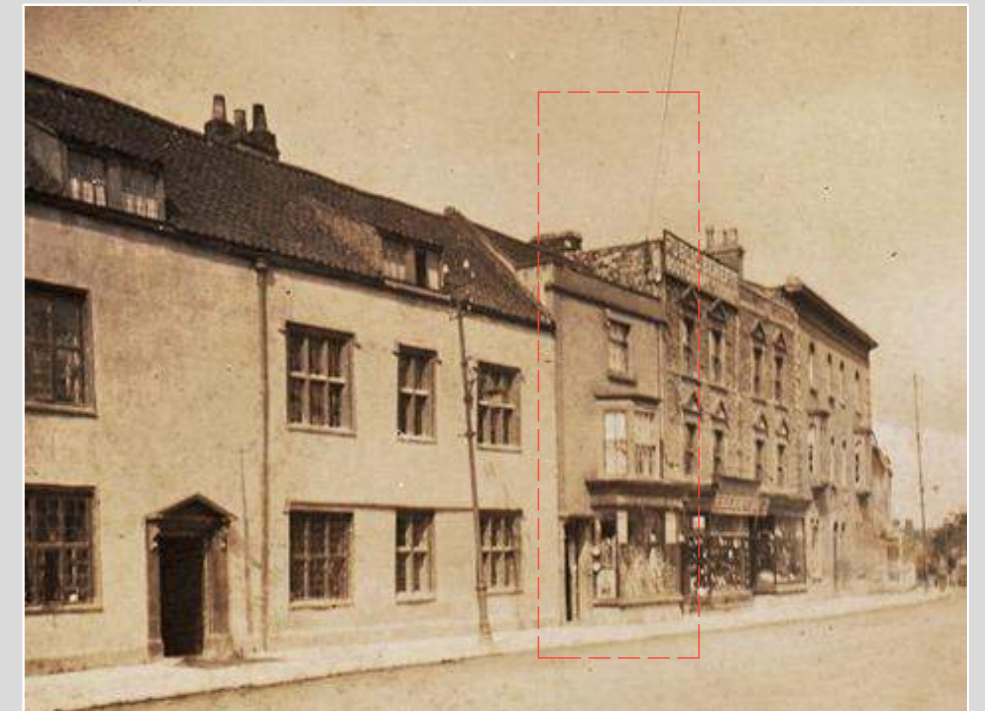


Circa 1960's



Circa 1911

STREETScape AND DETAILS



HISTORIC IMAGE

Image Reference



2017



Circa 1940's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORICAL DEVELOPMENT:

No 12 and 12a High Street Keynsham also known as West End House was originally a house on the site of the former 16th century Hospice of St John (Keynsham Abbey guesthouse). The building is mid C17th with late C19th and early C20th Century alterations to ground floor to form shops. The façade is colour washed render with ashlar dressings and dripstone label moulds over 4 windows with ovolo stone mullions and transoms. No original joinery or metal casements survive. Plate glass has replaced the original lead lights. A pantile clay roof with inserted pent dormers of the late C19th and gable parapets and south gable brick stack discharges into uPVC rain water gutters cast iron downpipes.

Late C19th were added to either side of a carriage entrance. The left hand shopfront and carriage entrance is formed with wood pilasters and console brackets with the remains of the cornice and sign board still in place. The shop front comprises a plate glass window with vertical match board stall riser and leaded light transom and frame original. Fascia boxed out with acrylic fascia sign. The right hand shopfront is a modern replacement with a deep fascia with applied acrylic lettering and marble tiled stall riser.

DESIGNATION:

Listed **GRADE II (1384616)** and falls within **Character Area 1**, Northern High Street and Bristol Road of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

One of the earliest and historically important buildings in Keynsham. Historic shopfront attractive. (see photo of about 1940). Upper floors look unmaintained. Shopfront to KMJ Taxis in poor condition

ACTIONS:

A substantial amount of the original shopfront to 12a remains but it has lost certain elements and requires urgent repair. General improvements to design of façade would benefit the entire street scene.

- Reintroduce pilasters and console brackets to right of 12a and 12 to complete frontage.
- Change glazed door between shops to something more solid and fitting.
- New rendered stall risers in lieu of marble
- Replacement of missing shopfront mullions
- Replace fascia's in timber with hand painted lettering
- Re-instate lead casements to first floor window mullions and transoms
- Replace uPVC rainwater goods with cast metal

12 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



Pre 1911

HISTORIC IMAGE

Image Reference



2017



Circa 1990's



Circa 1980's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORICAL DEVELOPMENT:

No 14 High Street Keynsham was formerly a house and dates to the early C19th. It was converted to a shop circa 1890 with the construction of No 16/18 High Street. The elevation comprises a blind parapet and moulded cornice with the main façade of painted render on ashlar. The 2 original sash 6/6 windows have been replaced with modern uPVC top hung casements. The pantile roof with gable end brick stack discharges into cast iron rain water goods.

At ground floor there is a projecting shopfront with lead flat roof bracketed by stone console brackets and capping pieces which are rare survivors. A wooden fascia with hand painted lettering spans between the consoles but has dropped at one end. Original joinery sills, frame and door with over-light is still in place. Plate glass with canted return to central recessed entrance sits over a modern rendered stall riser.

As late as the 1990's the awning box was in place, complete the opening mechanisms, however by this time it had lost its cast iron upstand skirting. The awning has been lost post listing.

DESIGNATION:

Listed **GRADE II (1384617) 19/06/1975** and falls within **Character Area 1**, Northern High Street and Bristol Road of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The shopfront constructed to no 14 circa 1890 formed part of the development to 16, 16a and 18 which have matching shop fronts. As such they should be treated as a group. The shop front is in good condition but there is some concern about the flat roof. The introduction uPVC first floor windows and loss of the awning post listing is of concern as this has unbalanced the elevation.

ACTIONS:

This is a good shopfront in good repair. Further enhancement of the elevation is possible but should be a considered action involving neighbouring shopfronts of the same age.

- Adjust signage to be horizontal
- Check condition of flat roof which appears to be slumping.
- Reintroduce awning
- Development Management action to reinstate sashes
- Reintroduce cast iron upstand skirting above fascia
- Remove window signage
- Remove signage from upper floor

14 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000



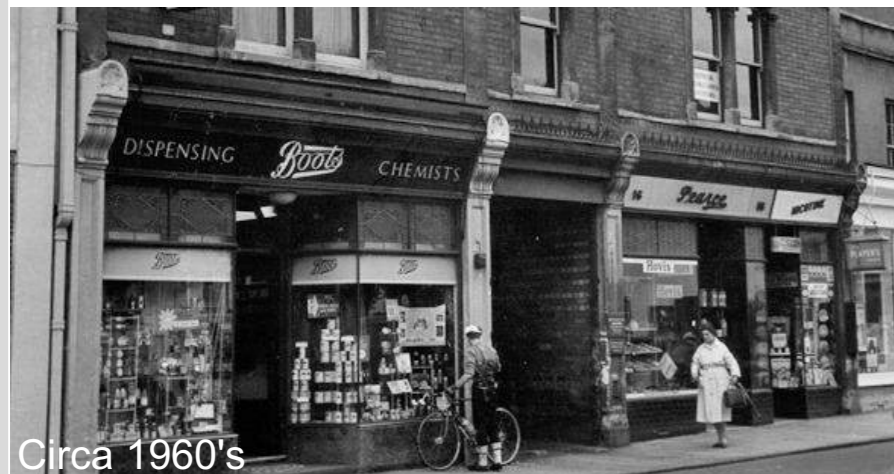
Circa 1910's

HISTORIC IMAGE

Image Reference



2017



Circa 1960's



Circa 1910's

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

No 16, 16a and 18 High Street Keynsham was built circa 1890 as shops with residential accommodation above. The symmetrical façade in red brick has gabled parapets with ashlar tumbling, ball finials and plain horizontal strap band at roof level and 4 strap pilasters bookending shopfront fascias and defining a central passage. The roof of clay pantiles discharges to unseen gutters and downpipes. At first floor a pair of double hung original plate glass sashes are separated by a central single sash window. All windows have stone surrounds and console brackets.

Originally there were 2 shop fronts with central recessed doors. By the 1960's No 16 had been divided to form 16 and 16a. No 18 retains its original stone pilasters, corbel, console bracket, shaft and plinth. The shop front joinery to the canted central recessed entrance is all C20th century divided by a transom with 1940's coloured glass and lead comes above. The stall riser replaced with black marble. Above the window is a modern box fascia with acrylic panel and applied cut acrylic letters illuminated with strip light.

No 16 and 16a and the central passage also retains its original stone pilasters, corbel, console bracket and a significant amount of cornice, fascia and awning box which has been obscured by boxing out with acrylic panel signage. The cast iron upstand skirting has been lost. The shop windows & doors are modern joinery with reconstituted stone stall riser below.

DESIGNATION

Unlisted but falls within Keynsham Conservation Area
Character Area 1: Upper High Street

INTEGRITY AND CONDITION

Unusual purpose built pair of shops. Some minor stone surface decay but otherwise the structure in good order and a lot of the original fabric remains behind signage.

ACTIONS

This is a key building of generally good appearance. Further enhancements should be made including:

- Remove boxing in above fascia to no 18 High Street awning
- Remove applied signage over front of original shop fascia
- Remove signage over alley completely
- Adopt a consistent approach to signage to both fronts
- Replace modern shop fronts to 16 and 16a with more traditional design
- Rendered stall risers to replace tiling and reconstituted stone



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
 0 10 20 50 100



Circa 1910's

HISTORIC IMAGE

Image Reference



2017



Circa 1960's



Circa 1980's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

19 High Street, Keynsham currently known as the Wine Bar was built as the Royal Oak public house in the 1850's. It has typical mid-Victorian styling and unusually for Keynsham is constructed from mixed red and buff brickwork with stone detailing to windows, door arches, pediments and cornice stops. At high level the design is symmetrical with 4 segmental headed windows with stone lintels and 6/6 sashes with 1:2:1 pane spacing. There is a dentil brick cornice above the windows and a moulded brick string course below.

At ground level there are 2 arch headed openings, one a window and the other an entrance door which sit astride a large pedimented bay windows with stone detailing. To the right is a brick pedimented opening with cart wheel diverters suggesting a wagon opening for deliveries.

Although there is no active shop front but the building clearly has a dominant street presence in part due to its striking use of materials which are in contrast to the rest of the street. The signage is subtle and appropriate.

DESIGNATION:

Unlisted but falls within Keynsham Conservation Area
Character Area 1: Upper High Street

INTEGRITY AND CONDITION:

This building is a well preserved example of a Victorian town public house. Its current condition is reasonable at ground level but deteriorates up the building. The upper floor windows are in a poor state of repair and a mixture of paint colours have been used on the stone work across the building at different times.

ACTIONS:

Although not typical of Keynsham building stock this is a positive contribution to the street scene. Some minor improvements would further enhance this building

- Overhaul upper floor windows
- Paint window heads and architectural detailing a consistent colour
- Clean the brickwork where there has been a degree of atmospheric staining
- Repoint brickwork with lime mortar
- Remove redundant external cable runs.

19 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
 0 10 20 50 100



Circa 1960's

HISTORIC IMAGE

Image Reference



2017



Circa 1910's

Circa 1970's

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

The Old Bank (Public House), 20 High Street Keynsham was formerly Westminster Bank Ltd and dates to early C19th century probably built as coach inn. Pre 1950s The elevation was ashlar and symmetrical with a central pedimented door case with sash windows either side bracketed with pilasters and capped with a cornice and blind parapet.

The first floor comprises a 3 window range with external fixed shutters to main symmetrical façade. Originally 6/6 sashes now double hung wood sashes with plate glass. The arch to the left has double pair window with segmental head. The roof behind parapet is probably pantile as rear discharging into uPVC rain water goods.

The ground floor was significantly reworked in the 1950's and comprises 3 identical central multi-pane metal round head windows with brickwork under cills and stone keystone set in painted ashlar. These are flanked by 2 brick round headed openings with a late 20th century door on the left and further window with brick under sill to the right. The coach entrance archway between 20 and 22 is early 19th century and now forms part of The Old Bank public house.

Deep illuminated acrylic fascia sign partially covering string band. Hanging sign over left hand side entrance. Chalkboard sign fixed to wall. Sky Sports plaster banner over carriage entrance. Ashlar covered in modern cementitious paintwork weathered and degrading. Sashes and plate glass with false shutters and large fascia sign looks poor.

DESIGNATION:

Listed **GRADE II (1384618)** and falls within **Character Area 1**, Northern High Street and Bristol Road of the Keynsham Conservation Area. Archway between Nos 20 and 22 separately listed **Grade 2 (1384619)**.

INTEGRITY AND CONDITION:

Basic structure is good but lack of maintenance and poor control of advertising. Too many signs and depth of sign covers the string course. All joinery requires re-decoration.

ACTIONS:

The architectural features of the building would be better revealed if:

- Signage reduced and individual lettering applied of appropriate depth below string course
- Redecoration in more appropriate colour scheme
- Development management of unauthorised signage
- Upper floor sashes were replaced with multi-pane sashes
- Remove of shutters and trough lighting

20 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000
0 10 20 50 100



Circa 1960's

HISTORIC IMAGE

Image Reference