



2017



Circa 1930's

STREETScape AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

21 and 23 High Street Keynsham were originally built as a under a shared mansard pantiled roof bookended by raised gable parapets and fronted with a blind parapet and central downpipe. The building is late C16/early C17 in origin with late C18 and late C20 alterations. Ranging over three floors each building originally comprised a bay window at ground level with a shop entrance, a pair of first floor 6/6 flush faced sash windows and a simple mansard dormer window at attic level.

Images from the 1930s show the building relatively intact and being used as a barber's shop (21) and public house (23) but with significant movement in the stone and rendered front elevation and the sagging of the windows to both properties.

Whilst 23 remains complete 21 has suffered significantly with the wholesale removal of the front elevation back to the gutter line and the formation of a recessed frontage. The original double range 6/6 flush faced windows have been lost as has the bay window shop front and door. The mansard roof construction remains but the original dormer window has been significantly enlarged. The pantiled roof is all that remains of this original frontage.

The current building has a very unsightly pebble dash rendered elevation with ill proportioned windows at first and second floor and an extremely awkward clay tile and brick porch construction out of character with any other structure in the street. The signage is cumbersome and the materials used in the reworking of this elevation adversely affect the setting of the listed building at 23 and 19 High Street.

**DESIGNATION:**

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

**INTEGRITY AND CONDITION:**

Of all the buildings in the High Street this ranks one of the most denuded of any character and shop frontage. The building whilst in a reasonable condition detracts significantly from the street scene.

**ACTIONS:**

There is little that can be done to mitigate the negative impact of this building on the street scene without major intervention.

- Consider the option of complete re-facing elevation back to street line.
- Replace dormer with a more sympathetic design and scale
- Replace first floor windows with a more sympathetic design
- Paint the elevation consistent with 23
- Replace fascia with more traditional signage

21 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 1970's



Circa 1960's

STREETSCAPE AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

No 22 High Street Keynsham, formerly known as Newton House currently houses the Conservative Club. Prior to this it was the Constitutional Club of Keynsham. The building dates to the late C18/early C19 and appears to have been built specifically as a meeting house. The building has never been a shop but has significant street frontage onto the High Street.

The elevation is split by the an early C19 door case with fluted Doric half-columns supporting plain cornice, 4-panel door and round-arched doorway with a good fanlight with central roundel and mouchette tracery. To the left of the doorway there is a single range of windows of similar size to the upper and ground floor each with 8/8 sliding sashes. These windows are more generous than the range of windows to the right of the entrance. At first floor level there are three narrow windows of 6/6 sliding sashes sitting on a string course that links in with the door-case cornice moulding. Below this there are 2 larger windows 8/8 sliding sashes one of which now appears to have been blocked.

The walls are rendered with a roughcast render which is stopped against masonry window surrounds, sills, strings and copings. There are three vents in the external wall to the left of the front door which are unsightly and inappropriate for a listed building.

**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 building is generally in good condition but has a display board fixed over one of the windows and there are three vents in the external wall to the left of the front door which are unsightly and inappropriate for a listed building and have caused damage to the fabric.

**ACTIONS:**

Whilst this is not a shop frontage it contributes to the street scene and is a listed building.

- Remove inappropriate and potentially unauthorised extract fans to left of front door and hanging sign
- Reinstall window sill to left window
- Decorate security grill to black to lessen visual impact externally
- Remove banner from in front of window and decorate blind window or reinstall window
- Reinstall top of left hand pilaster at parapet level

22 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



Circa 1940's

HISTORIC IMAGE

Image Reference



Circa 1930's  
STREETScape AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

21 and 23 High Street Keynsham were originally built as a single building under a shared mansard pantiled roof bookended by raised gable parapets and fronted with a blind parapet and central downpipe. The building is late C16/early C17 in origin with late C18 and late C20 alterations. Ranging over three floors each building originally comprised a bay window at ground level with a shop entrance, a pair of first floor 6/6 flush faced sash windows and a simple mansard dormer window at attic level.

Images from the c1930's show the building relatively intact and being used as a public house (23) but with significant movement in the stone and rendered front elevation and the sagging of the windows to both properties especially the dormer window. The pilasters bookending No 23 are not original and are likely to be engineered solutions to help buttress the elevation.

The elevation is colour-washed render with ashlar coping to south gable and blind parapet. The first floor has 2-window range with 6/6 pane sashes with horns. The ground floor has 2 recessed C20 multi-paned glazed doors to left with flat hood above and canted late C20 shopfront.

A roof light has been added alongside the original dormer which has been crudely rebuilt. Both look unrefined.

The shop front comprises a relatively modern bay window possibly on the footprint of the original bay but inappropriately designed and detailed for use on a listed building.

**DESIGNATION:**

Listed **GRADE II (1384621)** and falls within **Character Area 2**, Southern High Street of the Keynsham Conservation Area.

**INTEGRITY AND CONDITION:**

Although Listed the building has significantly altered since the c1930's with major structural works to ensure stability. The building is in good repair and decoration. The use of plastic rainwater goods and non-traditional materials on the bay window is distracting.

**ACTIONS:**

This building would be enhanced by undertaking the following:

- Replacing plastic rainwater goods with cast metal goods
- Redesign bay window with reference to historic precedent
- Provide an outer frame to the entrance to help redefine the plane of the elevation
- Remove signage at upper level to span building frontage
- Redesign dormers to be more traditional in form. Should relate to windows below

23 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:**

24 High Street Keynsham as late as the 1950's was a traditionally constructed three storey 2 range building with shop frontage. The building on this site was demolished in the 1960's and replaced with a Cooperative supermarket before this too was changed in 1988 to make way for the current building Coop Keynsham Funeralcare.

**DESIGNATION:**

Unlisted but falls within **Character Area 1**, Northern High Street of the Keynsham Conservation Area.

**INTEGRITY AND CONDITION:**

The building on this site has no historic integrity given that it only dates to 1980's. The emphasis on the lower 3m of the elevation has created a bland façade which detracts from the general street scene and has also resulted in the loss of town centre over shop accommodation.

**ACTIONS:**

- Candidate for complete redevelopment which could be 2 storeys plus an attic

24 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 1910's



Circa 1910's

STREETSCAPE AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

26 High Street Keynsham, National Westminster Bank formerly National Provincial Bank occupies the site of a late 18th century dwelling and shop and prior to that 2 dwellings occupying two former burgage plots of the 14th century town. The building underwent significant remodelling in the mid C20th with ground floor reconstruction for bank use.

The first floor elevation has 4 windows with plate glass double hung sashes set in a colour washed rendered wall with blind parapet with moulded coping stones. Above this a low pitch clay pantile roof with south rendered stack and ridge stack discharges into face mounted cast iron rainwater goods.

The ground floor is a modern Regency style design with 9 painted stone Doric pilasters and 8 alcoves 6 containing 6/6 wood sashes, with fielded panel stall riser in painted stone below and 2 entrances with modern hardwood joinery at either end. One of the windows has been modified to accommodate a ATM.

The signage fascia runs the full width of the façade with and illuminated (?) acrylic raised box sign.

**DESIGNATION:**

Listed **GRADE II (1384622)**, and falls within **Character Area 1**, Northern High Street and Bristol Road of the Keynsham Conservation Area.

**INTEGRITY AND CONDITION:**

Fake Regency style, but intact. Only corporate acrylic signage detracts. Whole of façade in good decorative order.

**ACTIONS:**

- Intact frontage in good repair and decorative order.
- Signage capable of improvement by replacing acrylic box signage with traditional painted lettering
- Cumbersome placement of ATM machine

26 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



2000's

HISTORIC IMAGE

Image Reference



2017



Circa 1915

STREETScape AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

No 28 High Street Keynsham is a late C18th dwelling with a late C19th double shopfront.

The ashlar elevation is bracketed by pilasters rising to a blind parapet and moulded string cornice all covered in modern cementitious paintwork. Above this is a concrete pantile mansard roof with ashlar copings and north ashlar stack. The First floor windows consist of a blind central opening with 6/6 wood sashes either side. The LHS with lower sash missing transverse glazing bars.

The shop frontage is fully glazed with a central recessed entrance with 2 doors set at slight angle. Above this is a plain timber fascia and painted lettering sign with a lead covered wood moulded cornice. To the sides the pilaster areas are tiled where the console brackets and timber pilasters were removed c 1967 (see Photo c 1965).

The left frontage has original ventilation fretwork to head of shopfront. Possibly denoting butchers use. Timber mullion missing otherwise original timber mouldings and cills. Curved glass to entrance return. Tiled stall riser.

The right frontage has been modified with timber transom and canted return into entrance. All original timberwork removed. Coloured glass in sunset picture with lead comes above transom probably 1930 to 40's with Art Deco references. Tiled stall riser. Recessed entrance doors mid 20th century fully glazed. Lobby with concrete terrazzo and black border

**DESIGNATION:**

LISTED **GRADE II (1384623)** and falls within **Character Area 2**, Southern High Street of the Keynsham Conservation Area.

**INTEGRITY AND CONDITION:**

Whilst some of the original shop front has been lost the frontage retains significant character worth preserving and enhancing. The general condition however is weathered and degraded.

**ACTIONS:**

Rare example of a more traditional shop front worthy of attention. Enhancements could be made by:

- Reinstatement of pilasters and console brackets to fascia
- Redecoration of façade with a consistent colour down to ground level using lime based paint
- Careful unpicking of overpainting to left hand shop front windows
- Repairs to rain water goods
- Repairs to sashes and reintroducing blind window decoration
- Remove tiles and re-render stall riser

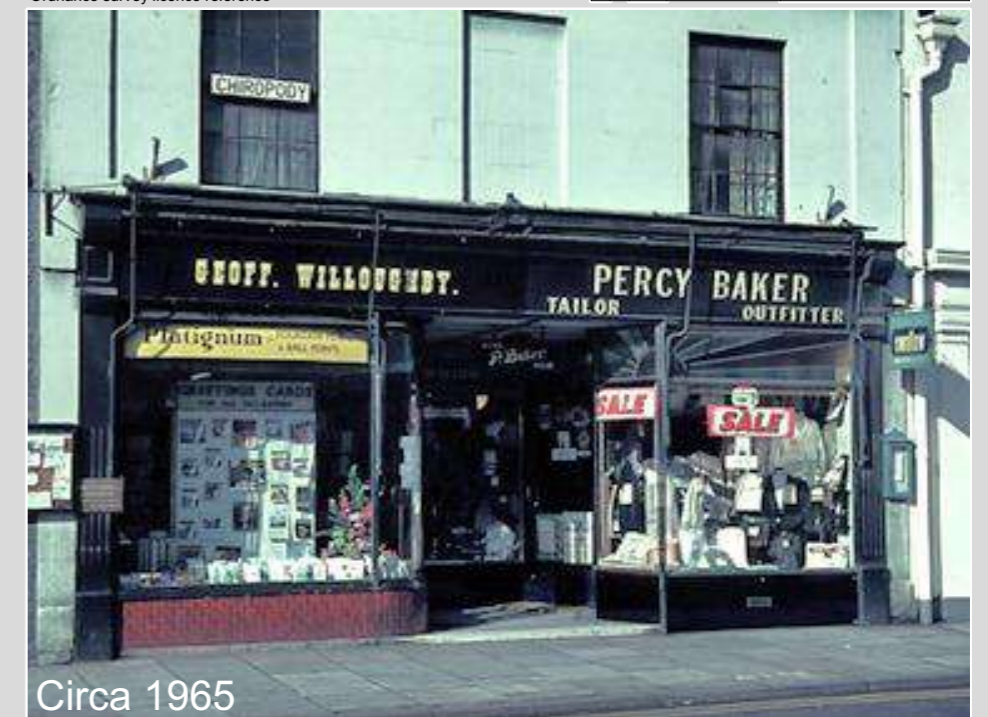
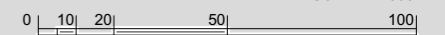
28 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1965

HISTORIC IMAGE

Image Reference



2017



STREETScape AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

No 31 High Street Keynsham is poorly covered by historic records. The building forms part of a terrace but is built between the gable ends of No 35 and 29. Originally a house the building dates to the late C18 with mid C20 alterations. Mapping data from 1902 suggests that there was originally a wall or railing line in front of the building similar to that of no 35.

The elevation is simple and symmetrical about a single first floor 8/8 sash window set in a colour washed render which extends up to a blind parapet with stone copings and pantile roof with a dogtooth ridge. To the south end there is a rendered stack adjoining that of No 35. The ground floor has a mid C20 glazed shopfront and recessed glazed door to the left serving the upper floor and a second door angled to serve the ground floor. There is no stall riser and the shop opening extends the full width to the gable with 35 which feels uncomfortable. The fascia is plain with blind still intact.

The modern sign above the shopfront has been fitted over an earlier possibly original timber fascia.

**DESIGNATION:**

Listed **GRADE II (1384624)** and falls within **Character Area 2**, Southern High Street of the Keynsham Conservation Area.

**INTEGRITY AND CONDITION:**

The building has is reasonably intact and in good condition but in need of some minor maintenance works. The extent of the opening for the shop front and the lack of a stall riser make the opening feel awkward and are not a normal configuration. The introduction of a pier to the left and right of the opening should be considered.

**ACTIONS:**

- Point up ridge tiles
- Decorate wall to remove signage ghost marks
- Relocate high level signage next to window
- Remove redundant alarms
- Reinstall original fascia board behind plastic signage.
- Consider reforming shop front to a more suitable design with plasters to the sides and a higher stall riser

31 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



Circa 1970's

HISTORIC IMAGE

Image Reference



STREETScape AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

33 High Street Keynsham formerly known as Longton House dates to the Early 19th century but has been built in the Regency style. It is enclosed and separated from the High Street by a low wall and gate piers, originally taller and with railings forming an enclosure. The building was used as a school up to WWI. It then became a bank and a series of offices. Most recently it has been used as a shop but has no frontage.

The elevation is generally symmetrical around a central door. The building is 2-storey with a 3-window range. Windows have sills and are mid C19 plate-glass sashes with margin glazing and horns. The central round-arched doorway has an open pediment on brackets, a 6-panel door and radial fanlight. A further doorway to left of the elevation has an identical doorcase and C20 door and fanlight. The elevation has a colour washed render, with a cornice and blind parapet with ashlar copings. The roof is a concrete double Roman tiled roof with rendered end stacks.

**DESIGNATION:**

Listed **GRADE II (1384625)** and falls within **Character Area 2**, Southern High Street of the Keynsham Conservation Area.

**INTEGRITY AND CONDITION:**

The building retains a lot of its original features with the exception of the railings which have been removed and the piers lowered. The entrance door to the left of the elevation is fairly crude and is probably 1970's as it was present post listing. The building is well maintained and makes a positive contribution to the street scene.

**ACTIONS:**

The building is currently acting as flower shop utilising the forecourt for display purposes. This seems a highly appropriate use of the site and negates the need to alter the frontage. The wall enclosing this property which is included in the listing seems compromised due to the loss of railings and the dropping of piers.

- Raise piers to their original height
- Reinstall railing to formalise and enclose the courtyard
- Consider change of paving in courtyard to Pennant stone

33 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



HISTORIC IMAGE

Image Reference





2017



Circa 1950's



Circa 1980's

STREETSCAPE AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

35 High Street, Keynsham appears to be set back from the main run of the street due to the forward projection of No 37. As with 37 this building appears to be early C19th but according to historic images originally had a different elevation and roof treatment. It is most likely that this elevation was reworked circa 1900 as it shares common detailing with No 37 which was the former post office. At this time the roof would have been slated.

The building has a half round ridge over a pantiled roof discharging into plastic rainwater goods mounted on a plastic fascia. The elevation is predominantly lias with random coursing. There are 2 Bath stone segmental windows with drop keystone to the upper floor with quoined reveals and a string course sill with supporting corbels. Both windows have 1/1 plate glass sashes. At ground floor the shop front is confined to a rectangular plate glass window with similar opening details to the windows above but with a large lintel with a narrow moulded canopy. A similar moulded string line runs the width of the building between the upper window string and the shop window. The doorcase has a simple moulded head and plain Bath stone reveals which may well predate 1900.

**DESIGNATION:**

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

**INTEGRITY AND CONDITION:**

Although not the original elevation or roof covering the building appears relatively coherent and well presented. The change of the elevation was a very deliberate act and the original use of slates was a conscious decision which has been reversed in recent years with the introduction of double Roman tiles. These appear too heavy for the elevation.

**ACTIONS:**

The building is relatively intact and as designed. There is no evidence that the main window was ever anything other than a plate glass windows but its framing seems slightly awkward. The use of plastic rainwater goods and the change to double roman tiles is distracting:

- Replace fascia board with timber and painted lettering
- Replace rainwater goods with cast metal
- Confine lighting to lower part of the elevation and remove trough lights

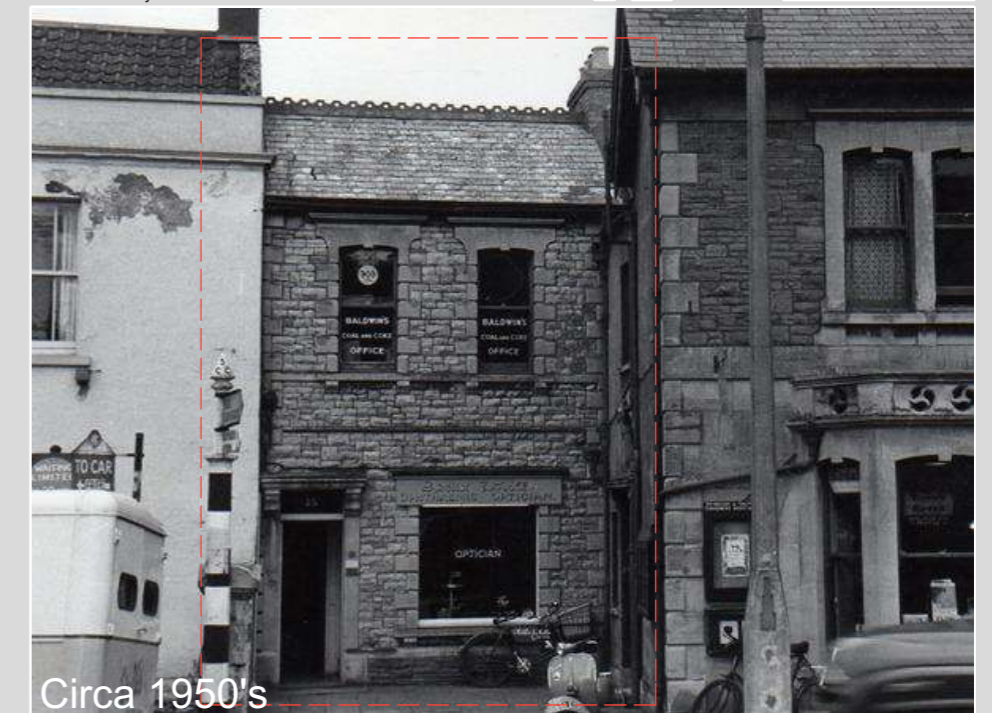
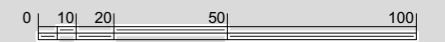
35 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1950's

HISTORIC IMAGE

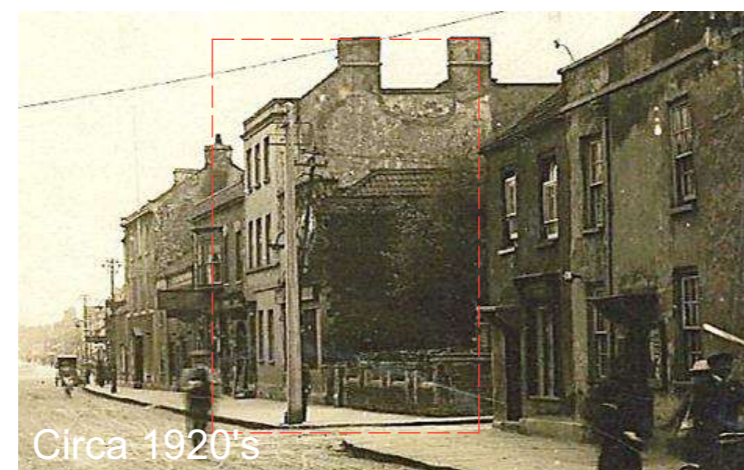
Image Reference



2017



Circa 1980's



Circa 1920's

STREETSCAPE AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

36 High Street, Keynsham, sits alongside the Victoria Methodist chapel built in 1886 and is bounded on its north side by a wall of this date. The body of the building is certainly a lot earlier most likely C18th but significantly denuded.

The elevation is approximately square and comprises 2 flush mounted uPVC windows to the upper floor replacing traditional 6/6 recessed sashes with mean sills. The elevation is cement rendered (patched) and terminated at high level with regular sized coping most likely concrete.

Historic images show that at ground level there was a very simple opening comprising a lintel and narrow vertical glazing in timber frames with a central door opening. A sign board ran the full width of the building. The current shop front is modern and an attempt has been made to follow traditional detailing and provide some articulation with pilasters and console and capping pieces. Unfortunately the design of the frontage has not considered the rest of the building frontage and the door is off centre and the left hand pilaster has strayed onto the neighbouring property. Similarly the Coventry sign is too tall and has no hood moulding which would significantly improve its setting.

**STATUS:**

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

**INTEGRITY AND CONDITION:**

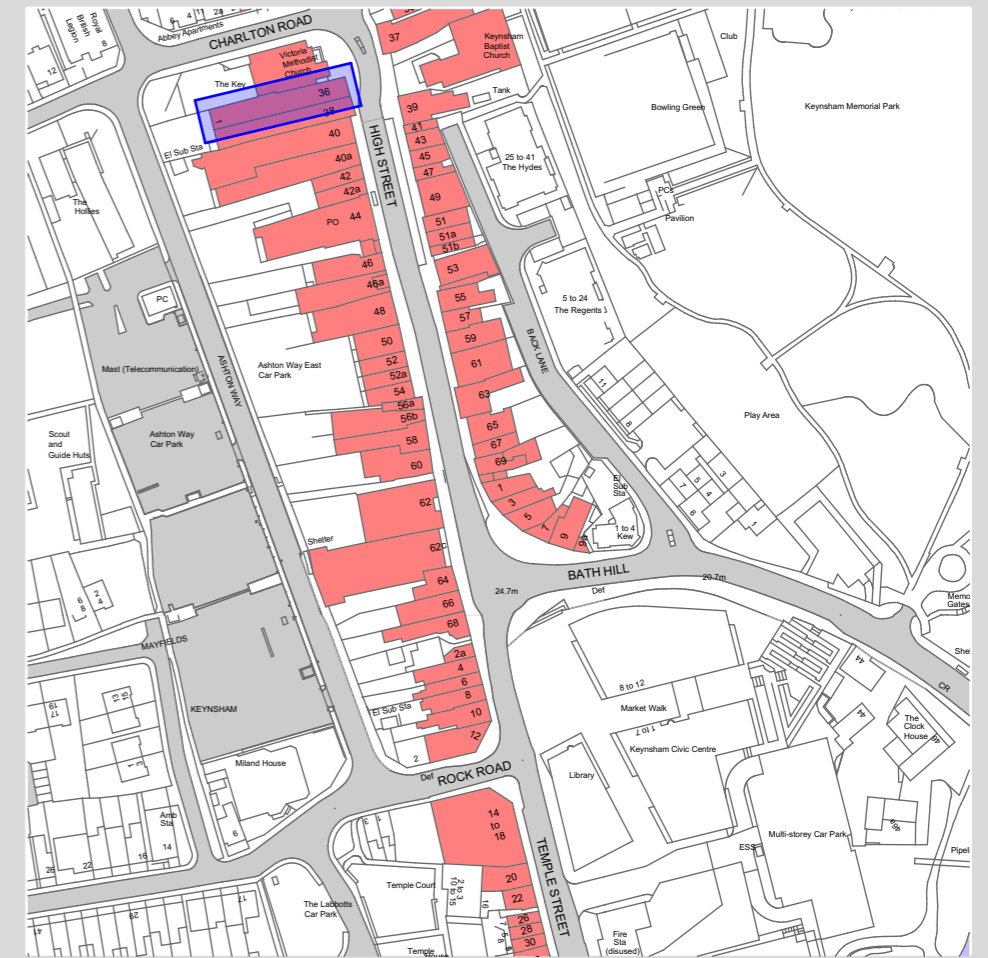
Whilst the earlier form of the building remains the building character has been denuded by poor choice of materials and to a lesser extent ill-considered design. The placement of security alarms is poor and the render is clearly in need of attention and redecoration.

**ACTIONS:**

This building ends part of the High Street and could be enhanced by some simple measures:

- Reconfigure frontage to be symmetrical on the windows above moving left console bracket and pilaster within building line
- Reintroduce recessed timber sashes to first floor
- Remove or relocate alarm boxes (north wall)
- Redecorate render (ideally lime render in traditional roughcast)
- Reduce height of signage to relate to console detailing
- Add canopy over signage to create horizontal line
- Divide large glazed areas with additional transoms

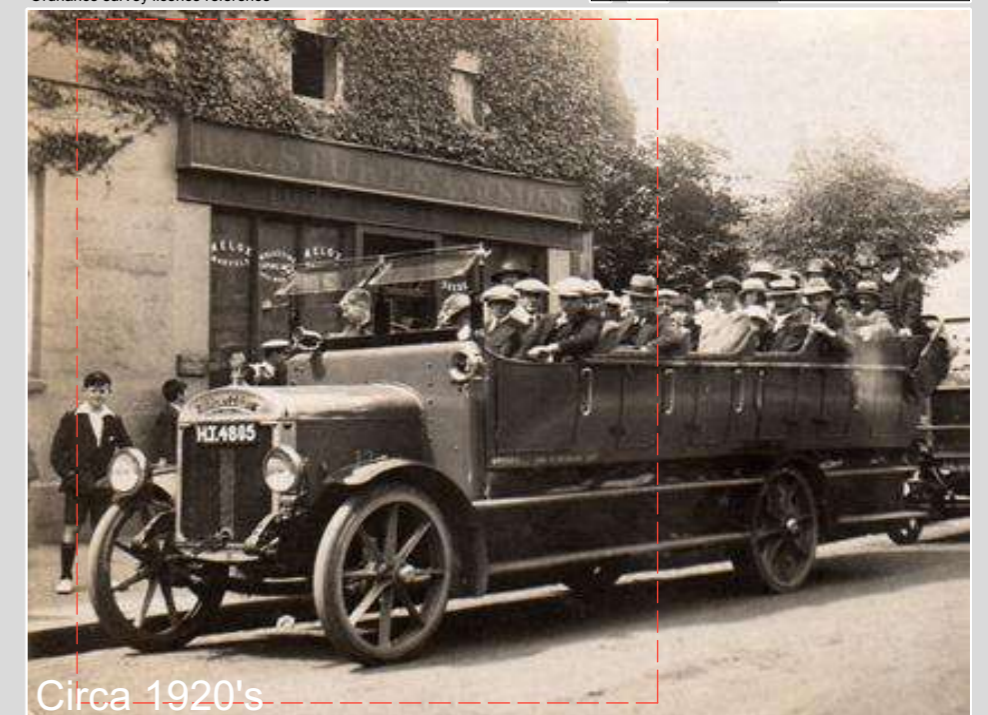
36 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



Circa 1920's

HISTORIC IMAGE

Image Reference



Circa 1970'S  
STREETSCAPE AND DETAILS



Circa 1905

DESCRIPTION

**HISTORIC DEVELOPMENT:**

37 High Street, Keynsham dates to the early 19th century. It sits awkwardly in the streetscape considerably forward of No 35 and the Ebenezer Baptist Chapel. Used as the town's post office until the early 1900's. At this time it was markedly different. Protected from the road by railings the building had a pantiled roof, was rendered with a central canopied door and a generally symmetrical frontage, with 6/6 sash windows and a shop window to the left of the entrance.

By 1905 No 37 had changed considerably with re-facing of the elevation in stone, a slated roof finish, a change in the fenestration including a bay window in place of the former shop window and a new shop front to the right of the central door. This configuration remained until the 1970s.

The current building has a slated roof discharging into plastic gutters. The elevation is predominantly lias with Bath stone quoins, string courses, and mouldings to the windows at first floor as 1905. The ground floor openings have changed with the introduction of 2 new shop fronts. Each has a box shutter planted on the face of the building and significant areas of glazing which do not relate to the windows above. All evidence of former shopfronts has been lost.

**DESIGNATION:**

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

**INTEGRITY AND CONDITION:**

Currently this building is more discordant than at any time in its history. At high level the building is generally in good condition with a lot of the Edwardian detailing intact. The lower shop fronts are modern interventions and have no historic integrity and or relationship to the upper floor architecture. The use of external shutters, plate glass windows, and the decoration of the ashlar around the shopfronts combined with the asymmetry of the shop front design has emphasised the contrast between floors.

**ACTIONS:**

This building could be significantly enhanced by considering the symmetry of the building and the upper fenestration.

- Remove paint to ground floor masonry back to ashlar
- Install internal security shuttering / remove shutter boxes
- Consider applied shop fronts fenestrated to relate to upper windows incorporating doors signage and stall riser
- Centre No 37 front door (originally double doors)
- Change plastic rainwater goods to cast metal
- Change signage of No 37 to relate to openings and to be more traditional in form
- Reduce visual clutter including signs and window stickers

37 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



Circa 1887  
HISTORIC IMAGE

Image Reference



2017



Circa 1980

STREETSCAPE AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

38 and 38B High Street, Keynsham is a 3 storey, C18th classically detailed stone building. Spacing of the window range is slightly awkward. There is no vertical symmetry suggesting that it was intended to be larger or internal subdivision dictated the elevation.

The elevation has a blind parapet & stepped coping above a hacked back cornice. Below this there is 2 storey ashlar with a range of 3 windows. Upper windows 3/6, & lower windows 6/6 timber sashes. The sill of the lower windows form a string course above a panel of masonry which extend down to the shop frontage.

Piers to ground either side of the building with third forming entranceway to 38B. This entrance sits below the left hand window range and is original. Evidence suggests a previous stone pediment doorcase and double doors (see image from 1900)

The modern signage over the shopfront is plastic. Shop frontage is metal frame and patent glazing. The signage extends well beyond the frontage resulting in an awkward elevation made worse by the placement of the Pilaster of No 36.

**DESIGNATION:**

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

**INTEGRITY AND CONDITION:**

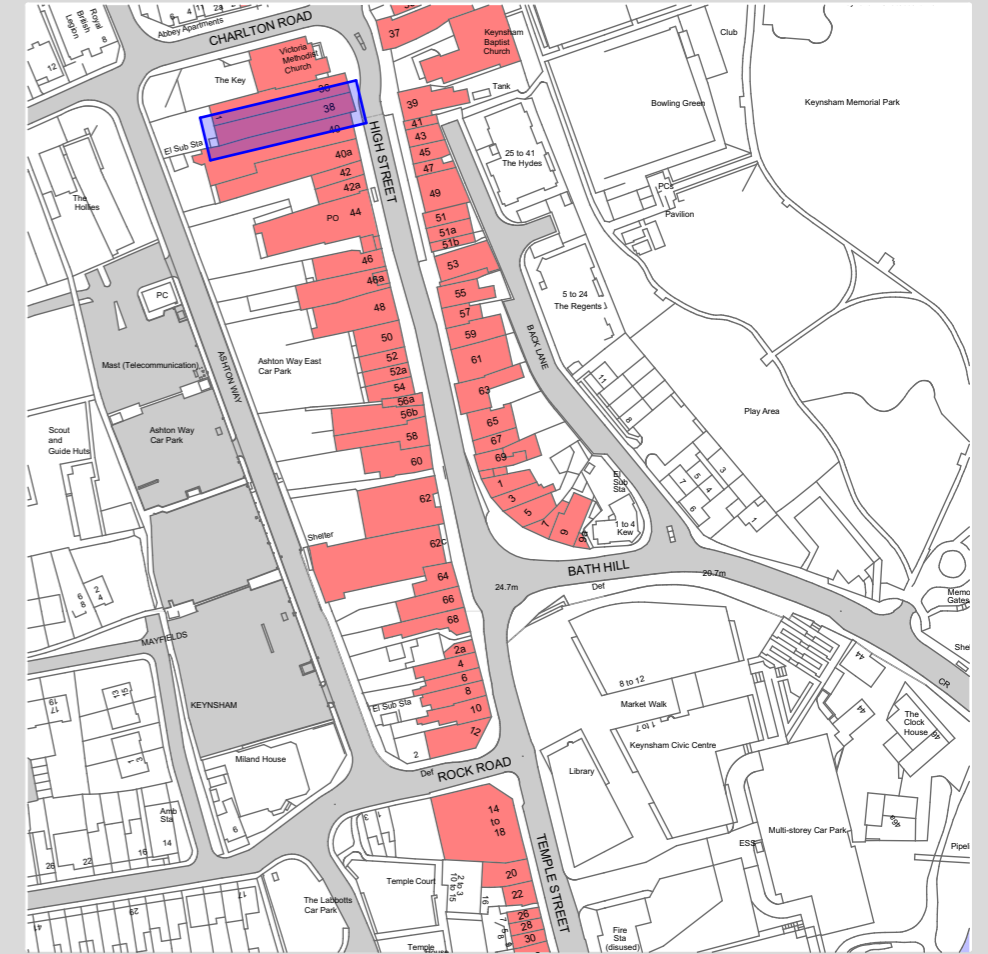
Fairly intact at high level but overpainting of the stone and the hacking back of details such as the door pediment and the string course have eroded character. The ill-considered placement of signage and shop front design is unfortunate; however there is significant potential for improvement and the building appears well maintained.

**ACTIONS:**

Some simple and more radical actions would enhance this building:

- Move pilaster from No36 off elevation of No38 to emphasise extent of building
- Confine signage to width of shop front
- Replace signage with painted timber fascia
- Reform doorcase over 38B
- Remove paint decoration from stonework
- Reintroduce cornice line
- Replace shop frontage with timber with stall riser to height of plinth to left of 38B

38 HIGH STREET, KEYNSHAM



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000  
0 10 20 50 100



Circa 1900

HISTORIC IMAGE

Image Reference



2017



Circa 1960's

STREETScape AND DETAILS

DESCRIPTION

**HISTORIC DEVELOPMENT:**

39 High Street Keynsham is a classically designed symmetrical 3 bay 2 story building dating from C18th most likely designed as a house. By 1900s the building was used as the Union of London and Smiths Bank and was fronted by railings. It remained a bank for most of the century.

Originally designed with a simple blind stone parapet and central pediment terminated by stone pilasters which dropped to a plinth course. A simple cornice framed the top edge of the elevation stepping around the pilasters. The 3 range upper windows were 6/6 sashes with 2 no 6/6 sashes at ground level either side of a projecting doorcase with simple cornice. The area between the stonework was rendered.

The building retains a lot of original features but by the 1960's the ground floor windows have been replaced with larger openings and in more recent times the cornice and pediment have been removed and the ashlar rendered over losing the architectural intent.

The current use of the building as a café bar is dynamic and stylish with a bold use of colour and signage working with the remaining architecture. The use of blinds has added significantly to the street presence.

**DESIGNATION:**

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

**INTEGRITY AND CONDITION:**

A number of elements of the original building have been lost. This includes the pediment and the cornice which has been replaced by a modern parapet. The application of render to all surfaces has also blurred the architectural intent. The condition of the building is generally good and well maintained and the treatment of the building as a whole is beneficial.

**ACTIONS:**

In its current form the building and street frontage is positive. Potential additional enhancements could include:

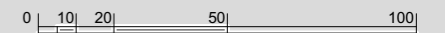
- Reintroduction of pedimented cornice
- Removal of render from stonework
- Reducing signage to sit within pilasters (assuming item above)



EXTRACT OF STUDY AREA

Ordnance survey licence reference

SCALE 1:2000



High Street, Keynsham.

Circa 1870

HISTORIC IMAGE

Image Reference