



2017



Circa 1950's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

20 Temple Street Keynsham is poorly served by historic images making dating difficult. Stylistically the building appears to be c1750's. The images that survive show a 2 storey 3 bay elevation with a central door and blind window above. The building has a pantiled roof with clay half round ridge and a roughcast rendered elevation. The shape of the upper window openings, suggests sashes most likely 6/6 in configuration with stone cills. The image from the 1950's shows a simple shop front with a fascia board running the extent of the fenestration. The ground floor window configuration in the 1970's maintains a central door and two flush display windows one either side of the door. In the latter part of the C20 the ground floor openings have been reconfigured to form a single strip window with stall riser and the repositioning of the door to the left of the elevation. It is unclear if this building was originally a dwelling and has been converted but the shape of the openings would suggest that this is the case.

DESIGNATION:

Unlisted but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The earlier form of the building is still legible at first floor level. Whilst the recent ground floor alterations have removed the central door, the vertical rhythm of the fenestration has been picked up in the new shop frontage. The use of a stall riser also helps ground the building. The planting of an external shutter is detracting and the nature of the signage is unsympathetic. The decoration of the building with one single colour is unfortunate. The building is generally in reasonable condition.

ACTIONS

Generally the alterations to convert this building into a retail unit have been handled with care and consideration for the existing building with an understanding that the elevation needs to be treated as a whole. To enhance the elevation further the following would be appropriate.

- Decoration should contrast between shop front and masonry
- Cills should not be painted.
- Windows should be decorated a more traditional colour
- Lowering of signage away from window cills to meet head of window would consolidate shop frontage
- Remove or conceal surface run services
- Remove the roller security blind or locate internally
- More traditional signage.



EXTRACT OF STUDY AREA

SCALE 1:2000

0 10 20 50 100

Ordnance survey licence reference



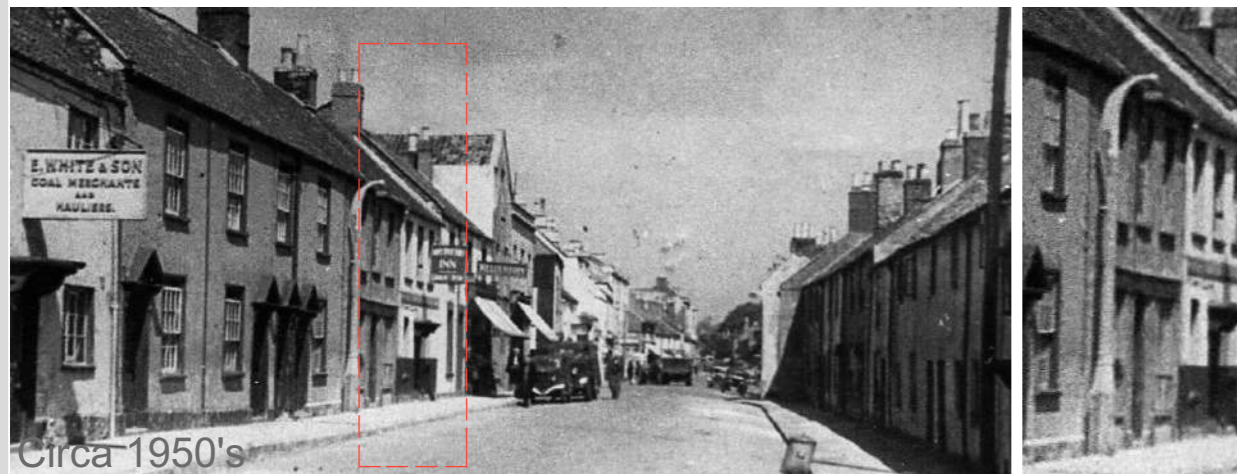
Circa 1970's

HISTORIC IMAGE

Image Reference



2017



Circa 1950's

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

22 Temple Street, Keynsham is poorly served by historic images making dating difficult. Stylistically the building appears to be 1750's. The images that survive show a 2 storey 3 bay elevation with a central door and blind window above. The building has a pantiled roof with clay half round ridge and a roughcast rendered elevation. The shape of the upper window openings, suggests sashes most likely 6/6 in configuration with stone cills. The image from c1950's shows a simple shop front with a fascia board running the extent of the fenestration.

By the 1970's a significant change had occurred with the entire elevation being remodelled with a framed structure of timber and glass to form the Avon Drug Store most likely in the 1960's. All traces of historic fabric have been lost by this point.

In the latter part of the C20th the framed elevation has been replaced by a more traditional masonry construction that has been designed to match the elevation of 20 Temple Street. The elevation has a similar arrangement of fenestration and shop frontage.

DESIGNATION:

The building modern and is **NOT** listed but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area

INTEGRITY AND CONDITION:

The building has no historic integrity as it is a modern copy of the neighbouring property. Whilst the elevation has been sympathetically designed it has no historic merit.

ACTIONS

Generally the alterations to convert this building into a retail unit have been handled with care and consideration for the existing building with an understanding that the elevation needs to be treated as a whole. To enhance the elevation further the following should be considered:

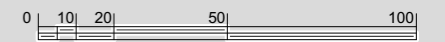
- The fascia board at high level sits uncomfortably over the windows. This should be removed to show the window heads
- The roller blind box should only extend as far as the signage below and not beyond the window reveals
- The joinery throughout needs redecoration
- Remove paint from first floor cills
- Windows should be decorated a more traditional colour and reflective signage removed
- Painting windows and shop front the same colour would be acceptable.
- Remove or conceal surface run services
- More traditional signage



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1980's

HISTORIC IMAGE

Image Reference



2017



2017

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT: 26-30 Temple Street Keynsham were originally 3 or 4 dwellings with pediment canopy front doors directly onto the street. Stylistically the detailing of the building is circa 1750-1800 possibly over an earlier core. Together they formed a distinctive group. There were 4 flush mounted 8/8 multi-paned sash windows to the upper floor & three to the ground floor. One doorway serves an alley and back yard. The building appears to have had a stone plinth and rough cast render and has a Bridgewater pan tiled roof and half round ridges. As late as the 1950's the building appears intact. The latter part of the C20th saw the conversion of the dwellings into retail units and a complete loss of the buildings' ground floor fenestration which was replaced by 3 shop frontages and a passageway.

DESIGNATION: Unlisted but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION: Several elements of the earlier domestic elevation remain including the roof covering, the upper floor fenestration configuration, the render and part of the original plinth line which is still evident on No 26. The replacement of the upper floor windows with modern 1/1 timber sashes has significantly eroded the character of the building.

The modern softwood shop front openings are flanked by brick piers supporting steel lintels over. Detailing of the doors and shopfronts to 28 and 30 are similar to 32 suggesting that these frontages were all formed concurrently. The shop front to 26 is different from the others with a single plate glass window. The windows and shop fronts sit flush with the elevation removing any form of articulation to the frontage although a crude effort has been made to form a pediment over the passageway.

ACTIONS
This is a conversion from dwellings to shops and has resulted in a fragmentation of the elevation made more noticeable by the different paint colours used across the masonry elevation. The shop fronts are honest and generally sympathetic with stall risers and consistent signage sizes. The frontages could be enhanced by some minor alterations:

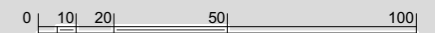
- Upper floor windows changed to 6/6 sliding timber sashes and decorated a more traditional colour
- Decoration of masonry across all buildings should be consistent
- Pediment should be refined currently clumsy
- A stall riser should be introduced below No 26
- Plate glass window to 26 should be replaced with joinery to match 28 and 30
- Plastic rainwater goods should be replaced with cast metal
- Signage should be traditional painted fascias



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1950's

HISTORIC IMAGE

Image Reference



2017



Circa 1940's

Circa 1940's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

32 Temple Street Keynsham dates to the 1700's possibly on an earlier core. The building was originally a dwelling with a symmetrical frontage centred around a canopied door with pairs of tripartite casement windows on the ground and first floors. The building had a stone plinth and rough cast render and a Bridgewater pantiled roof. In the 1940s the building was functioning as coal merchants but its form appears unchanged. The latter part of the C20th saw a modernisation and reordering of the frontage and a complete loss of the buildings ground floor fenestration which was replaced by large windows and an offset entrance door.

DESIGNATION:

Unlisted but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area

INTEGRITY AND CONDITION:

Whilst the earlier first floor configuration remains identifiable, the traditional detailing and refinement has been lost. The current ill-proportioned windows are crude replacements without cills which sit awkwardly in the render. The character of the building at street level has been completely lost due to the insensitive placement of openings resulting in a lack of vertical correlation fragmenting the elevation. The windows to the ground floor are modern units formed in softwood frames and have been styled in a similar way to 30-26 suggesting that these frontages were all contemporary interventions but do not relate to the windows above. The condition of the elevation is generally reasonable.

ACTIONS

As this is a poor conversion from a dwelling to a shop there is no historic shop frontage to enhance. The division of the building into a ground floor business and an upper floor unit has resulted in a different treatment of each floor. Future alterations need to help balance the entire elevation. Enhancements should include:

- Change upper floor windows to a more domestic pattern
- Reintroduce cills to the windows
- Introduce a planted frontage over the 2 display windows to define and ground shop front
- Reduce the stall risers giving a larger display area
- Confine the signage to areas above shop windows
- The signage should be more traditional in form
- The decoration of the shop front joinery should contrast with the masonry
- Redundant services should be removed or rationalised



EXTRACT OF STUDY AREA

SCALE 1:2000
0 | 10 | 20 | 50 | 100



Circa 1980's

HISTORIC IMAGE

Image Reference



2017



Circa 1970's



STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

34-36 Temple Street is poorly covered by historic images so it is unclear if this building was originally domestic. The roof is Bridgewater pantiles with a rough cast elevation below. The elevation is symmetrically divided into two units about a central spine wall with back set doorways set 45° on plan. This is unique in the street and is an uncommon domestic architectural device being more readily found in retail properties where frontages need to be optimised. The building originally had a pair of mirrored double casement windows at first floor each with one opening light. The lights were divided horizontally into thirds. These windows appear to have survived until relatively recently. The 2 shop units originally had symmetrical openings with ashlar store risers which suggest that these were an intervention as the background construction is highly likely to have been rubble work. The stall riser to 34 was replaced at some stage with rubble and in subsequent years has been lowered.

DESIGNATION:

Unlisted but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

In all likelihood this building is a conversion from a dwelling into shops. Consequently there is no historic merit in the shop frontage which is generally timber with plate glass and glazed timber doors. Until recently the building had a strong sense of symmetry in all aspects of its detailing. This has been lost in recent years by the reworking of the shop front joinery and change in stall riser to No 34. The fact that the building has been decorated as a single entity emphasises the current asymmetry.

The original upper floor windows have been replaced with UPVC windows without cills. The signage is simple and flush, consistently sized across the frontage and reasonably balanced extending only as far as the edge of the glazing line.

ACTIONS

The building has clearly been created with symmetry in mind and therefore was intended to read as whole rather than separate 2 units. The building could be enhanced by taking the following actions:

- u PVC windows should be replaced with timber casements with symmetrical handing and cills
- Stall risers should be adjusted to be the same height
- Joinery shop fronts should be the same design with additional divisions to glazing
- Shop front joinery should be in a contrasting colour to the masonry and include all elements including sills
- Decoration of the elevation as a whole is beneficial
- Service cables should be removed /rerouted internally
- Signage should relate to shop front only and not extend to party wall
- Sign writing should be more traditional in form



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference 0 10 20 50 100



Circa 1980's

HISTORIC IMAGE

Image Reference



2017



Circa 1980's



STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

38-40 Temple Street Keynsham was originally a pair of dwellings dating from the 1700's. Each dwelling had a front door either side of the party line opening directly onto the street with a flat canopy above. Historic images suggest that there were 2 tripartite casement windows to each dwelling, one to each floor. Both properties had a stone plinth and rough cast render. In the 1960s the buildings appear intact. The latter part of the C20th saw a modernisation of the frontage and a complete loss of the buildings ground floor fenestration which was replaced by large windows and 3 doors, 2 to shop units and one to a first floor flat. The placement of the openings suggests that there was considerable reworking of this elevation.

DESIGNATION:

Unlisted but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area

INTEGRITY AND CONDITION:

With the exception of the windows which have changed from timber tripartite windows to double UPVC windows the roof and upper floor have retained its earlier form and detailing. At street level the historic form has completely changed resulting in a loss of vertical correlation between floors made more noticeable by the different treatment of joinery.

The ground floor shop fronts are generally timber with plate glass and glazed timber doors but change heights across the frontage unbalancing the elevation. This is further emphasised by the signage for each shop which also steps.

ACTIONS:

As this is a conversion from a dwelling to a shop there is no historic shop frontage to enhance. The division of the building into a ground floor business and an upper floor unit has resulted in a different treatment of each floor with no vertical correlation. The elevation appears overly cluttered due to competing signage and could be significantly enhanced:

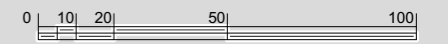
- Replace uPVC windows with timber casements to the original design.
- Remove signage from upper floor windows
- Introduce planted shop fronts and door case across all openings to unify openings stopping short of the party walls.
- Contain signage within new planted shop front
- Alternatively add a stall riser to No 38 balancing the shop fronts
- Reduce signage to width of current openings
- Set signage level and change to traditional sign writing
- Decorate shop front in contrasting colour to masonry



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1960's

HISTORIC IMAGE

Image Reference



2017



Circa 1970's

STREETScape AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

42-44 Temple Street Keynsham was originally 2 separate properties. Number 44 appears to have been a workshop with a large opening onto the street and a timber framed upper floor without windows. This building form is historically associated with stabling / cart sheds and would most likely have run through the building to the rear. Before the current building number 42 was Townsend's a Victorian style traditionally fronted town shop with plate glass windows and a central doorway. This was then reconfigured to form a hair salon before being redeveloped. The original buildings on the site had double Roman tiled roofs and rough cast rendered walls with recessed sash windows. Architecturally the shop front was balanced with tall first floor windows offsetting the horizontal nature of the shop frontage. The buildings were redeveloped about in the 2000's

DESIGNATION:

Unlisted but falls within **Character Area 4**, Temple Street of the Keynsham Conservation Area

INTEGRITY AND CONDITION:

The new building on the site lacks any architectural merit. The new development is mixed use restaurant and office accommodation at first floor level. Whilst the roof tiles appear to be double Roman the rainwater goods are plastic as is the fascia board. The first floor windows are UPVC with reconstituted concrete stone cills set in a modern render wall complete with unsightly expansion joint. The original high windows have been not been replicated but replaced with squat square windows which sit awkwardly in the elevation. The shop frontage is formed with timber and glass with recessed doorways with a large full width sign.

ACTIONS:

As with so many buildings in Temple Street any trace of historic shop frontages have been lost in the last decades of the C20th. The modern building that replaced the original shop frontage is significantly less characterful and lacking in design consideration. In particular the use of a modern flat render as opposed to rough cast flattens the elevation making it feel lifeless and monochromatic.

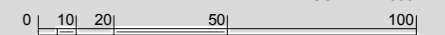
- Replace fascia with a design less deep in timber and painted lettering
- Replace uPVC windows with timber sashes



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1960's

HISTORIC IMAGE

Image Reference



2017



STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC

44A Temple Street, Keynsham was originally a dwelling. The elevation was simple and symmetrical, comprising three identical evenly spaced upper floor windows above two ground floor windows and a door complete with simple stone door case. The windows were recessed and the walls rough cast rendered. The pantiled roof sits fairly closely to the window heads giving balance to the elevation. The building in this form appears to have survived until the latter part of the C20th when the building was demolished to make way for the current building.

DEVELOPMENT:

DESIGNATION:

Unlisted but falls within Character Area 4, Temple Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The new building on the site lacks any architectural merit and significantly detracts from the setting of Trout Inn which is listed. The elevation is unbalanced and whilst the three upper floor windows have been replicated the raising of the eaves line to link through with the neighbouring property (44-42) has resulted in a band of awkward high level masonry. The use of plastic rainwater goods, uPVC windows and hard flat render has resulted in a lifeless elevation. At street level the elevation comprises 2 metal doors one serving flats above and the other the retail unit and 2 linked plate glass windows in a metal frame. The lower half of the elevation is clad in ceramic tiles which are completely alien to the street scape as is the signage which is disproportionately large.

ACTIONS

This building affects the setting of the listed Trout Inn. The quality of materials and complete insensitivity of the elevation design makes this a negative contribution to the streetscape. Whilst a reduction in the street signage, the removal of the ceramic tiles would bring about a cosmetic enhancement the elevation would require more radical intervention to bring about architectural enhancement:

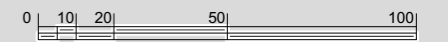
- Change first floor windows to multi pane timber sashes
- Replace plastic guttering with cast metal.
- Remove tiling from front elevation and take render to ground
- Install new planted shopfront with stall riser
- Alternatively reduce fascias signage so that it sits at the same level as the neighbouring properties and within width of shop front.



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



HISTORIC IMAGE

Image Reference



2017



Circa 1940's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

The Trout Tavern (circa 1800) is an imposing building in the streetscape. The elevation is colour washed render with ashlar cornice, copings, pan tiled roof and gable end rendered stacks. The elevation is a 3 storey 3 window symmetrical range with cornice and blind parapets. The ground floor has two late C19 openings with narrow hoods on carved brackets and C20 casements either side of central doorway with similar bracketed hood, double-leaf, part-glazed door and rectangular fanlight. All windows are set in plain reveals with sills. First floor has 8/8-pane sashes to outer bays; central sash of 12 panes. Upper floor has 8-pane sashes flanking central 6-pane sash.

DESIGNATION:

LISTED Grade II within **Character Area 4**, Temple Street of the Keynsham Conservation Area.

INTEGRITY AND CONDITION:

The building presents a coherent frontage which is generally well maintained. Most of the original fabric is intact and where alterations have been made, such as to the windows at ground floor level, these have been well considered and don't seem out of place. There are a significant number of service routes on the face of the building which are unsightly and a number of large circular fans in the windows to the ground floor which appear redundant. The signage over the front door seems awkwardly placed and extends over the windows

ACTIONS

In general this is a very positive addition to the streetscape. There are a number of alterations that would enhance the building and streetscape:

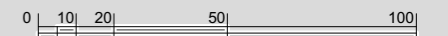
- Remove extract fans from windows
 - Remove unauthorised banners and chalkboards
 - Change main sign proportions so as not to obscure the windows and sills
- Consider use of individual letters for signage
Rationalising of services across the elevation



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



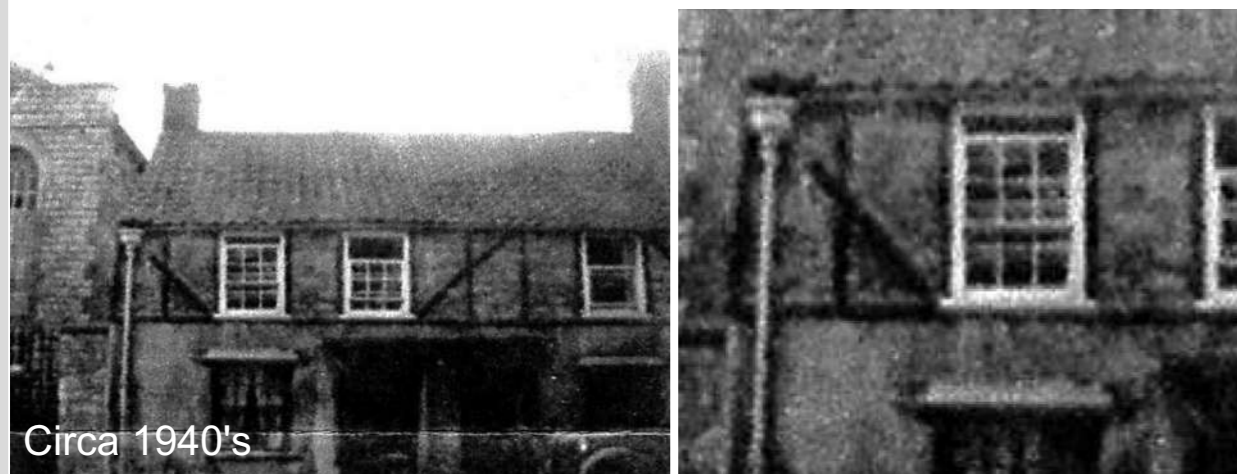
Circa 1985

HISTORIC IMAGE

Image Reference



2017



Circa 1940's

STREETSCAPE AND DETAILS

DESCRIPTION

HISTORIC DEVELOPMENT:

50 Temple Street Keynsham was originally a pair of dwellings opening directly onto the street. The elevation was half timbered with 3 upper floor and two lower floor windows. The upper windows were 6/6 sashes over the lower windows and doors. The doors were originally hood moulded and roofs pantiled with cast iron or lead rainwater goods. This building was extant in the 1940's but was significantly re-fronted in late C20th to form an open shop front for Reeds grocery. The current elevation is circa 2000 and has been enlarged by the raising of the roof. The shop front is planted and new.

DESIGNATION:

Unlisted within **Character Area 4**, Temple Street of the Keynsham Conservation Area

INTEGRITY AND CONDITION:

As a new building the condition of the fabric is relatively good but the materials used are generally poor. The roof comprises ceramic ridges bedded on cement mortar over modern pantiles that are less refined than the originals. Raised party walls are capped in concrete copings. Walls rendered with a modern flat render with some texture. uPVC tilting sashes with reconstituted stone cills. There are numerous poorly ordered services, including a satellite dish and aerial on the southern gable connected by trailing cables across the face of the building. The shop front, although planted, is of unrefined design comprising a central door and windows either side with timber stall riser. The shop front does not relate to the windows above.

ACTIONS

This is a new building and whilst it has no historic value it terminates the terrace and therefore has some strategic importance. It is reasonably well proportioned and has a generally positive impact on the street. Elements remain awkward and can be improved.

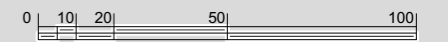
- Change windows to 6/6 timber sashes with reveals
- Remove services from front elevation
- Set planted frontage symmetrically on elevation
- Decorate planted joinery in contrasting colours to masonry
- Change plastic rainwater goods to cast metal



EXTRACT OF STUDY AREA

SCALE 1:2000

Ordnance survey licence reference



Circa 1960's

HISTORIC IMAGE

Image Reference