Historic Characterisation of Weston-super-Mare

Prepared by LUC and Archangel Heritage

Weston-super-Mare
Somerset

Historic Characterisation of Weston-super-Mare

LUC and Archangel Heritage Ltd

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SUMMARY
A historic characterisation of Weston-super-Mare and its land and sea environs has been developed as part of this Weston-super-Mare Historic Character project, funded by Historic England as part of their Heritage Protection Commissions programme. It has been primarily designed as a resource to support the work of the Great Weston Heritage Action Zone (HAZ). The HAZ programme is a recent initiative in which Historic England works together with local partners in places with a rich and characterful historic environment to use this as a catalyst for building economic growth. Weston-super-Mare is one of the first round of HAZs.
The aim of this project was to assess and map patterns of historic character across Weston-super-Mare and its adjacent seascape. Methods used draw upon historic landscape and urban characterisation approaches, as well as the National Historic Seascape Characterisation methodology. Information was collected from a range of sources such as open source Geographic Information System (GIS) data, Historic Environment Record data, aerial imagery, historic maps and charts and field visits. This baseline information has been used to enable the identification and mapping in GIS of areas of shared historic character, known as 'character types'. The spatial and temporal patterning of these character types has been analysed during the latter stages of the project to produce a high-level assessment of each character type's evidential, historical, aesthetic and communal values as well as an account of the development of the project area.
The project's key outputs include the GIS data and associated summary texts and report. As well as supporting the work of the Great Weston Heritage Action Zone, the project results will be made publicly accessible by Historic England and by its partners in North Somerset Council.

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1   INTRODUCTION

Project background

1.1   Weston-super-Mare is known for its role as a seaside resort. It developed from a small coastal village in the early 19th century due to the impetus of local landowners who wished to capitalise on the trend for resort towns that had begun to take off in the Regency period. Improvements in facilities and connections, such as the addition of piers and the arrival of the railways, and the institution of workers' holidays gave further impetus to the town's growth through the remainder of the century. Weston continued as a popular resort, growing further to become one of England's leading seaside resorts in the mid-20th century. As with the majority of Britain's seaside, it began to struggle with the onset of cheap foreign package holidays in the 1960s. Although Weston still attracts day trippers and has many extensive holiday parks at its fringes, parts of the town have a depressed feel and it lacks the economic opportunities of its heyday. It suffers from the high levels of social deprivation, rundown former resort attractions and disjointedness common to many British seaside towns. There are new signs of growth in the town, partly due to its proximity to Bristol making it an attractive option for people who want to live by the sea but work in the city. This is partly influenced by the presence of a rich range of buildings from Weston's many stages of growth which add significant character and distinctiveness to the place.

1.2   Heritage Action Zones are identified by local authorities and proposed to Historic England, who select a small number each year. Selection criteria include possession of a significant historic environment that could benefit from repair and improved understanding and presentation, and a level of deprivation that would enable heritage-led regeneration instigated by Historic England and its partners to contribute substantially to economic, environmental and social growth. Weston-super-Mare was amongst the first batch of HAZs announced in March 2017, being the one selected for Historic England's South West region. The area covered by this HAZ, known as the Great Weston HAZ, is focused on the town centre.

1.3   The central aims of the Great Weston HAZ are:

- To raise understanding and awareness of the fabric and character of the town's heritage amongst a broad range of audiences;

- To highlight the way in which this unique heritage has created the town's distinctiveness; and

- To harness the potential of the town's heritage in underpinning a vibrant, culturally distinctive, future place and community.

1.4   The HAZ will not be an arm's length exercise but will work with the local community to ensure that improvement and regeneration is meaningful to the

town. Key outcomes will be that neglected places are restored and that new development reflects local character and identity. This will ensure that the town retains is distinctiveness whilst adapting to its changed and evolving economic and social roles.

1.5 The *Weston-super-Mare's* Historic Character project, hereafter 'the project' has been identified as a key element in supporting the objectives of the Great Weston HAZ. The project area, shown on **Figure 1-1**, encompasses the town centre and its surrounding landscape (including the whole of the present built-up area) and adjacent seascape (up to the points that bracket Weston Bay). The characterisation was intended to investigate and explain those forces which have shaped Weston and its environs into the distinctive place it is now. It also provides a spatial framework accommodating and giving context to the more detailed, specific or thematic projects within the Great Weston HAZ. The project will also help the town's heritage play as full a role as possible in regeneration by making its complexities more clearly intelligible to the community and others leading change. This includes enabling recognition of the social and historic relationships that link, or have linked, the seafront to the town and its hinterland.

Historic Characterisation of Weston-super-Mare

Figure 1-1: Project location

☐ Project area

Map Scale @ A4: 1:55,000

LUC

Historic England

CB:KS EB:Manson D LUC FIG1_1_10035_r1_Location_A4L 29/06/2018 Source: HE, OS
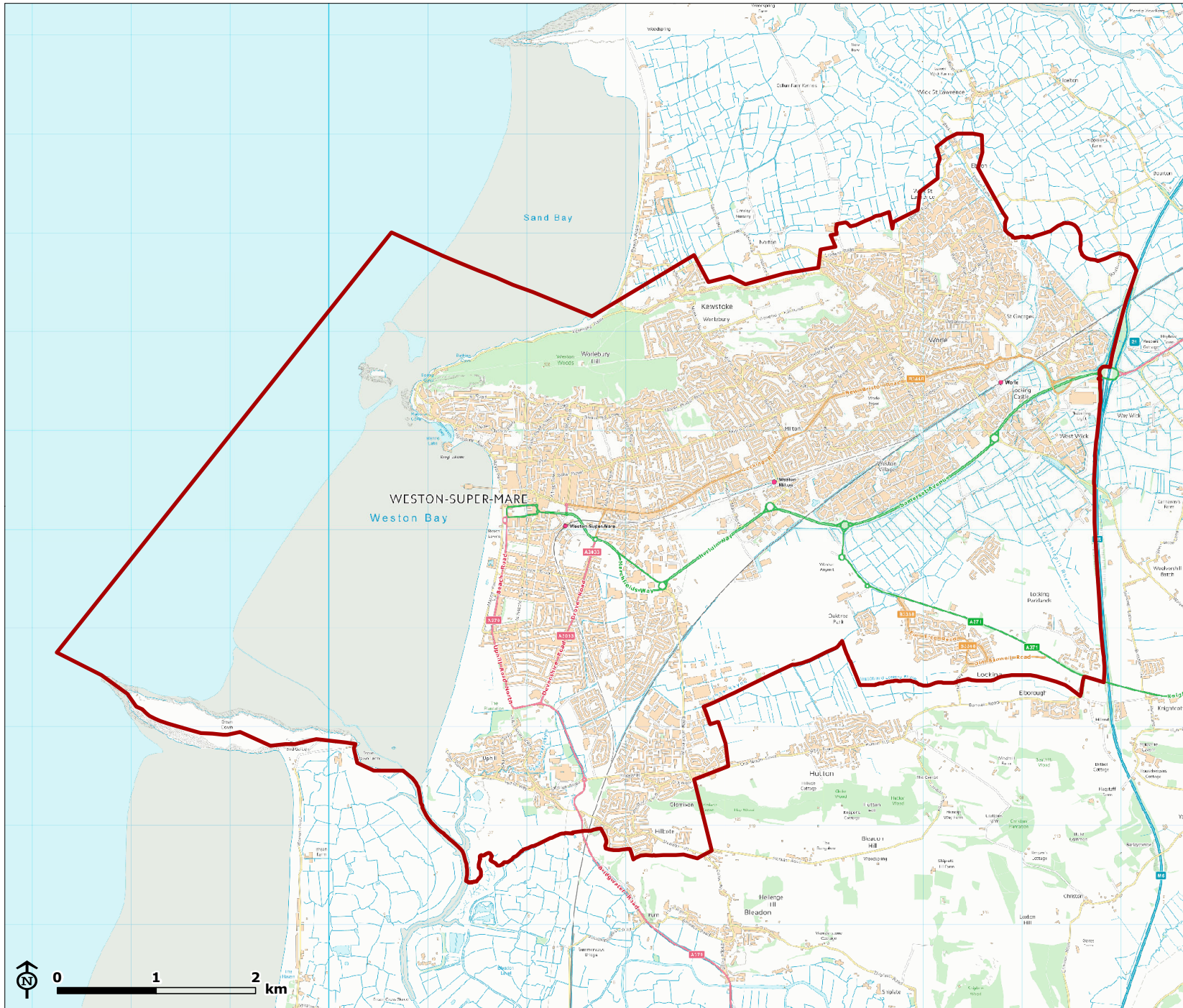
1.6 Weston, with its rich and characterful historic environment and challenging economic pressures, is clearly ripe for the benefits that HAZ status can bring. It is also at a stage at which its development can be influenced and informed so that the tangible benefits of heritage-led regeneration are realised.

1.7 This project is an essential component of the HE Research Group's contribution to the Great Weston HAZ. The project provides a comprehensive spatial framework and improved understanding of the town's overall historic character, contextualising the HAZ programme as a whole.

1.8 The outputs of this project will increase the knowledge base and understanding of Weston-super-Mare, its historic character and its historic environment along with the issues facing them. The accessible GIS format can play a key role in publicising the work of the HAZ and the community's engagement with it. It is also capable of being used in conjunction with other GIS-based datasets by all those intent on improving understanding of Weston-super-Mare and making sound decisions about its future.

Research Aims and Objectives

1.9 As outlined in the project brief, the project aim was to prepare an area based, mapped overview of the historic character and heritage values of Weston-super-Mare.

1.10 This evidence base is intended to provide context and a spatial framework to other HAZ activities and their outputs. The project's outputs will be key contributors to raising understanding and awareness of the historic character of the whole town, allowing an improved appreciation of its wider historic environment and ensure management of change is informed by the character of the place.

1.11 The project objectives, as outlined in the project brief, were as follows:

- Create a GIS-based map resource with associated database and Character Type texts, mapping and documenting the historic character of Weston-super-Mare, setting the HAZ area within an overall coverage of the town's full present extent;

- Rapidly appraise the townscape and building forms within the mapped character polygons, and appraise the historic seascape of the offshore area, presenting the outputs as short, consistently-structured summaries describing and interpreting each Historic Character Type and its place in the development of Weston-super-Mare;

- Provide within those texts an initial assessment of the heritage values pertaining to Weston's Historic Character Types and structured by the values system presented in Historic England's Conservation Principles[1];

- Draw on the Character Type summaries to produce a generalised narrative of Weston's development, illustrating how the present distinctiveness of the

[1] As per the brief discussion of 'communal values' is limited due to the importance of post-project community involvement, including via workshops.

place is the product of its community's changing hopes, aspirations, fashions and economic fortunes throughout its historic development;

- Produce a Project Report, in Historic England's Research Report series format, summarising the project's execution and containing copies of the structured summary texts and, based on them, the generalised narrative of Weston's historic development to the present (**this report**); and

- Maintain awareness and, as necessary, liaison with other elements of the Great Weston HAZ programme and Project Partners to ensure the project products anticipate the needs of the Great Weston HAZ Delivery Plan and to prevent duplication of this project's activity with that of the other elements.

Project Scope and limitations

Spatial scope

1.12 The project was designed to provide a spatial and contextualising framework for the Great Weston HAZ. As such, and to enable sufficient context, the project area encompasses Weston's historic and present settlement area, its adjacent inter-tidal zone and a limited extent of the adjacent inshore area.

1.13 The project area includes the full extent of the parishes of Weston-super-Mare and St Georges and contiguous settlement areas at Kewstoke, Ebdon, Locking and Oldmixon. The project area also extends south west to include the northern cliff of Brean Down to ensure full coverage of the Weston Bay's visual envelope. The seaward extent of the project area covers a line passing from 0.5km beyond Weston Parish's junction with Mean Low Water at the north east to 0.5km beyond the tip of Brean Down at the south west. The Project Area is shown on The Weston-super-Mare's Historic Character project, hereafter 'the project' has been identified as a key element in supporting the objectives of the Great Weston HAZ. The project area, shown on **Figure 1-1,** encompasses the town centre and its surrounding landscape (including the whole of the present built-up area) and adjacent seascape (up to the points that bracket Weston Bay). The characterisation was intended to investigate and explain those forces which have shaped Weston and its environs into the distinctive place it is now. It also provides a spatial framework accommodating and giving context to the more detailed, specific or thematic projects within the Great Weston HAZ. The project will also help the town's heritage play as full a role as possible in regeneration by making its complexities more clearly intelligible to the community and others leading change. This includes enabling recognition of the social and historic relationships that link, or have linked, the seafront to the town and its hinterland.

1.14   The seascape characterisation additionally extends from the sea surface through the water column down to the sub-sea floor.

Temporal scope

1.15   The project scope followed historic characterisation principles and focused on a comprehensive mapping of time-depth in the present land and seascape. It records previous historic character where evidence is sufficiently detailed to define the extent of such character. The mapping of historic character extends as far back as the archaeological and historic evidence, including observable historic character, allows.

Stakeholders and interfaces

1.16   The project interfaced with the Great Weston HAZ Steering Group made up of representatives from North Somerset Council and Historic England through regular progress reports and attendance at a number of monthly HAZ Board meetings held in Weston.

1.17   The project also interfaced with a number of on-going and recent programmes being undertaken in relation to the HAZ:

- Weston-super-Mare Historic Area Assessment (HAA) , being undertaken by HE Architectural Investigators;

- Weston-super-Mare Aerial Investigation and Mapping project, being undertaken by HE Aerial Investigation and Mapping (AI&M) team;

- Weston-super-Mare Informed Conservation Book research – being prepared by the HE Research Group, largely derived from the HAA, but also drawing from the Characterisation and AI&M work; and

- Weston-super-Mare Conservation Area review – being undertaken by Allies and Morrison, and again drawing from this and the other projects mentioned.

2   METHOD

Method summary

2.1   **Table 2-1** provides an overview of the tasks undertaken to complete the historic characterisation of Weston-super-Mare.

Table 2-1: Overview of project stages and tasks

Stage/Task	Overview of actions
Stage 1: Set up, data acquisition and familiarisation	
Task 1	Project start: equipping; HE digital summary; notification to data holders and stakeholders, summary on contractor's website
Task 2	Inception Meeting with HE Research Group/Project leads and PAO
Task 3	Familiarisation
Task 4	Data sourcing and collection
Stage 2: Historic characterisation of project area	
Task 5	Set up landward GIS and relational database
Task 6	Set up seaward GIS and relational database
Task 7	Undertake characterisation of project's landward area
Task 8	Undertake characterisation of project's seaward area
Task 9	Field visit to assess townscape relationships and collect imagery
Stage 3: Appraise Character Types for summary texts	
Task 10	Review meeting with HE Research Group/Project leads and agreement on summary text headings
Task 11	Undertake landward Narrow Type appraisal
Task 12	Undertake seaward Character Type appraisal
Task 13	Draft summary texts
Stage 4: Assess Character Type heritage values	
Task 14	Assess heritage values for landward Narrow Types
Task 15	Assess heritage values for seascape Character Types
Task 16	Incorporate heritage values assessments into summary texts
Task 17	Link .pdfs of the summary texts to the GIS layers
Task 18	Review meeting with HE Research Group/Project leads
Stage 5: Produce overview narrative of Weston's present historic character development	
Task 19	Produce overview narrative from summary texts and GIS analysis
Stage 6: Prepare project products, dissemination and archiving	
Task 20	Project Report compilation, drafting; submission for HE comment
Task 21	GIS finalisation, cleaning and submission with linked texts for HE comment
Task 22	Project Report and GIS editing/amending/final submission
Task 23	Closure Report and ADS entry
Task 24	Project archive preparation and submission to Historic England
Task 25	Project Report, GIS and linked texts submission to ADS and project completion

2.2 Expanding on the table above, the following section provides more detail on the main elements of the work including:

- Data collation

- Approach to characterisation

- Approach to GIS data creation

- Fieldwork

- Development of the historic character types texts

- Developing the overview narrative

Data collation

2.3 The project started with a review of relevant information to enable the successful characterisation of the project area. This included early discussions with a number of stakeholders to identify what data was available to inform this study. Ideally data used in characterisation is comprehensive across the whole of the area and is reasonably systematic in its collection and presentation.

2.4 Data was collated from a range of open data sources including HE and the Ordnance Survey. Examples of open data include Listed Buildings, Registered Parks and Gardens and Scheduled Monuments. Additional GIS data was obtained subject to arranging appropriate licences or subject to fees, such as the North Somerset Council Historic Environment Record (HER).

2.5 The following datasets and sources were collated:

- Historic Ordnance Survey mapping;

- Ordnance Survey base maps (1:25,000 scale, VectorMap Local and MasterMap data);

- Aerial photographs (via ESRI);

- Raster admiralty charts (current and historic) and supporting SeaZone Hydrospatial data;

- Historic Seascape Characterisation (HSC) data for Bristol Channel and Severn Estuary (as included in the National HSC database);

- Historic environment datasets (Designations information from HE and North Somerset Council Conservation Areas, local list and HER);

- UKSeaMap data;

- UK Soil Observatory (UKSO);

- British Geological Survey (BGS) geology data;

- MMO Marine Planning Evidence mapping;

- ABPMer Vessel data;

- Strava heatmaps;

- Forestry Commission National Forest Inventory;

- Historic Characterisation Thesaurus.

2.6   The following archival resources were also accessed:

- HE Archive Swindon;
- Somerset Archives;
- British Library;
- The National Archives;
- National Maritime Museum

2.7   In addition to reviewing the available data resources covering the historic development of Weston, we familiarised ourselves with the current planning policy context and regeneration plans for the area to broaden our understanding of the project area and drivers for change. A summary of this is included in **Appendix 1.**

Approach to characterisation

2.8   Characterisation followed the generally accepted work flow for historic environment characterisation:

- Review of collated sources (map-based and documentary);
- Identification of areas with shared land-use, or sea-use, histories and current character;
- Digitisation of polygons, or identification of seaward grid cells, around areas of shared character;
- Attribution of controlled terms to the relevant database fields to describe the current and previous character, the period of origin and use of these characters, the sources for this attribution and a confidence level for that attribution.

2.9   The creation of the Historic Seascape Characterisation elements, hereafter HSC, of the data used the principles, method and sources laid out in the National HSC Method Statement (Tapper and Hooley, 2010), although this was necessarily adapted to suit the finer grain of this characterisation.

2.10   The creation of the Historic Landscape Characterisation elements, hereafter HLC, of the data used the Historic Characterisation Thesaurus to attribute broad and narrow types. Novel terms were included in the draft characterisation and circulated to the HE Project Assurance Officer (PAO) for approval prior to inclusion in the final dataset.

Approach to GIS data creation

Historic Landscape Characterisation

2.11   This data used a 'current' and 'previous' types approach with types ascribed at a Broad Type and Narrow Type level (See Appendix 2 Table 1: HLC GIS data structure). It was created using heads-up digitisation working from OS VectorMap Local and MasterMap supplied by HE. The minimum mapping threshold for representation within landward data was 25m x 25m. Throughout the data creation process, rigorous controls over topology were maintained to ensure compliance with HE data standards.

2.12 The data sources used for the HLC are listed in 2.5 with archive sources used detailed in Appendix 3. Sources used to identify historic character type were recorded at each level of the data to enable transparency in attribution.

Historic Seascape Characterisation

2.13 For all areas below Mean Low Water (MLW), a 50m grid was generated in GIS and the full set of HSC fields was added. The fields mirrored those of the National HSC database.

2.14 Above MLW, polygons were taken from the landward characterisation, and the landward character types were replaced with HSC terms.

2.15 **Table 2-2** shows the approach taken to characterising grid cells at each level of the water column using GIS. (See 2.5 (above) for abbreviations.)

Table 2-2: Summary of approach to seaward characterisation by level of the water column

Sub-sea floor (SBFLR)
• UKSeaMap used to add Cultural topography (marine) values (coarse sediment plains and fine sediment plains).
• Where exposed rock is found, the fields are left blank and a note in SBFLR_NTS explaining.
• UKSO or BGS data used where there were any gaps.
• Remaining gaps were filled with extrapolated data.

Sea floor (SFLR)
• UKSeaMap used to add Cultural topography (marine) values (coarse sediment plains, fine sediment plains and exposed bedrock).
• UKSO or BGS data used where there were any gaps.
• Remaining gaps were filled with extrapolated data.
• Submarine cables added from Seazone data.
• Spoil and waste dumping added from Seazone data.
• Wrecks added from Seazone data.
• Shoals and flats added from Seazone data.

Water column (WTRCL)
• Shoals and flats added from Seazone data.
• Hazardous water added to 100 m buffer around shoals and flats.
• Harbour and marinas added from Ordnance Survey Master Map (OSMM) and aerial imagery.
• Bouyage, anchorage and navigation channel (active) added from Seazone data.

Sea surface (SSRFC)
• Hazardous water added to 100 m buffer around and over the top of shoals and flats.
• Harbour and marinas added from OSMM and aerial imagery.

• Bouyage, anchorage and navigation channel (active) added from Seazone data.	

Coastal and conflated (CC)
• An evaluation of the dominant sub-type across all levels of the hierarchy.
• Repopulation of the coastal HLC polygons with HSC types and sub-types.

Previous types (PRVS) (across all levels of the water column)
• All character sub-types were considered and the relevant data sources investigated in order to identify presence.

2.16 Data sources used are summarised by Broad type in **Table 2-3** below. Not all of these types are found in the study area, but it was necessary to interrogate all sources to establish presence/absence. Across all types, historic and current Ordnance Survey mapping was interrogated.

Table 2-3: Summary of data sources interrogated for seaward characterisation

Broad type	Data sources
Civic provision	• OS MasterMap • Aerial imagery
Coastal Infrastructure	• OS MasterMap • Aerial imagery • Seazone
Commerce	• OS MasterMap • Aerial imagery
Communications	• Seazone • OSMM
Cultural topography	• UKSeaMap • UKSO • BGS • OS MasterMap
Enclosed land	• OS MasterMap • Aerial imagery
Fishing	• Coasts and seas of the United Kingdom: Region 7 • MMO marine planning evidence
Industry	• OS MasterMap • Aerial imagery • Seazone • MMO marine planning evidence

Broad type	Data sources
Military	• OS MasterMap • Aerial imagery • Seazone
Navigation	• Seazone • ABPMer vessel data
Ports and docks	• OS MasterMap • Aerial imagery • Seazone
Recreation	• OS MasterMap • Aerial imagery • Strava labs
Settlement	• OS MasterMap • Aerial imagery
Unimproved land	• OS MasterMap • Aerial imagery
Woodland	• OS MasterMap • Aerial imagery • Forestry Commission National Forest Inventory

2.17   In order to link the summary texts to the GIS data, link tables have been used. Each record of the GIS data was assigned a unique ID and the ArcMap Summarize tool was used to generate the tables (which are saved in the geodatabases). Within the project MXD (an ESRI GIS project file including a range of GIS layers with associated symbology and hyperlinks), links have been added using the unique ID between the GIS data and tables. This set up mimics that used in the NHSC Database. It allows the user to view all the hyperlink details by using the Identify tool.

Fieldwork

2.18   Three field visits were undertaken at various points in the project development. An initial familiarisation visit (25/10/2017) was followed by fieldwork to verify the emerging characterisation and take digital photographs to support the character texts (18/01/2018). Photography has focused on capturing distinctive, rare or characteristic features of the project area. A third visit was undertaken to resolve queries on the draft characterisation (28/03/2018). All fieldwork was undertaken from publicly accessible areas and public rights of way.

Development of the historic character type texts

2.19 This stage comprised appraisal of the mapped historic character Types and the manner in which they illustrate development and change in the project area. This entailed investigating the spatial and temporal patterning of Types through querying and reviewing how closely this aligned with the developmental history expected of the project area from initial research and other HAZ work.

2.20 The analyses fed into the summary texts prepared to accompany each Narrow Type (landward and HSC). The summary texts have been written so as to be accessible to non-specialists. They are illustrated by appropriate imagery gathered during fieldwork and a map showing spatial distribution of the type.

2.21 As per the guidance on heritage values contained in *Conservation Principles* (English Heritage 2008), each Narrow Type was appraised for how users may consider its Evidential, Historic, Aesthetic and Communal Value. This included consideration of the Narrow Type as whole and also any notable components it has.

2.22 The heritage values assessment is a high-level consideration befitting the strategic nature of the project. As the project's outputs will be subsequently utilised at community workshops[2], the consideration of communal values has been designed as prompts to facilitate discussion rather than a categorical consideration of what value the community may place on a Narrow Type. This will assist in opening up discussion and aims to avoid a top-down approach whereby the community is told by experts what it is they value and how.

2.23 The historic character type (HCT) texts are presented as follows:

- Introduction – short summary of defining and/or distinctive characteristics and features of the HCT, any variability (e.g. in form or date) and location of good examples;

- Historic processes - influences on HCT development and, where appropriate, change since its origin;

- Condition (usually a consideration of survival and maintenance);

- Vulnerability (in terms of how its short and medium term future looks in relation to forces for change);

- Forces for Change (those factors that may reasonable be expected to affect examples of the type);

- Relationships (functional and geographical) with other character types;

- Heritage values, as suggestions of the ways that the type under consideration might be assessed under each of the four ways of valuing set out in the 2008 *Conservation Principles*:
  - Evidential
  - Historical
  - Aesthetic
  - Communal

- Sources used to identify, map and interpret the type.

Developing the overview narrative

2.24 Following the development of the type texts and analysis of the GIS data, it was possible to develop a generalised narrative based on Weston's historic character in the present. The historical narrative discusses Weston's historic processes through time focusing on how these processes have shaped the present. The narrative also observes the successor roles and values of the areas concerned and their features. The narrative shows how the present place is unique and distinctive because of the varied mix of choices and hopes, pressures and contexts, of the area's previous communities.

2.25 As with the summary texts, the resulting narrative is intended to provide non-specialists with a clear understanding of aspects covered.

3   WESTON'S HISTORIC CHARACTER TYPES

3.1   The project area has an extensive degree of variety of character for its size. This variety is concentrated in the landward section and reflected, in part, by the presence of over 100 narrow types in the HLC data (including several novel types). The HSC data is comparatively straightforward. This reflects that, prior to the development of Weston as a resort, the project area lacked large-scale settlement or particularly intensive use of the sea being comprised instead of small rural settlements with a mixed farming and fishing economy. Together the HLC and HSC data tells the story of the evolution of the project area's character to its present condition of a distinctive and intensively settled place with a strong relationship to the sea.

3.2   The headlines of this story are given in the following section of the report, supported by maps both at a project area level and focussing on specific aspects of character. The detail of this story is contained in the HLC and HSC datasets themselves and the type texts that accompany them. Whilst these texts can be accessed primarily via the GIS project by clicking on any data polygon the user has an interest in, they are also supplied as **Appendix 4** to this report so that they may be accessible to non-GIS users.

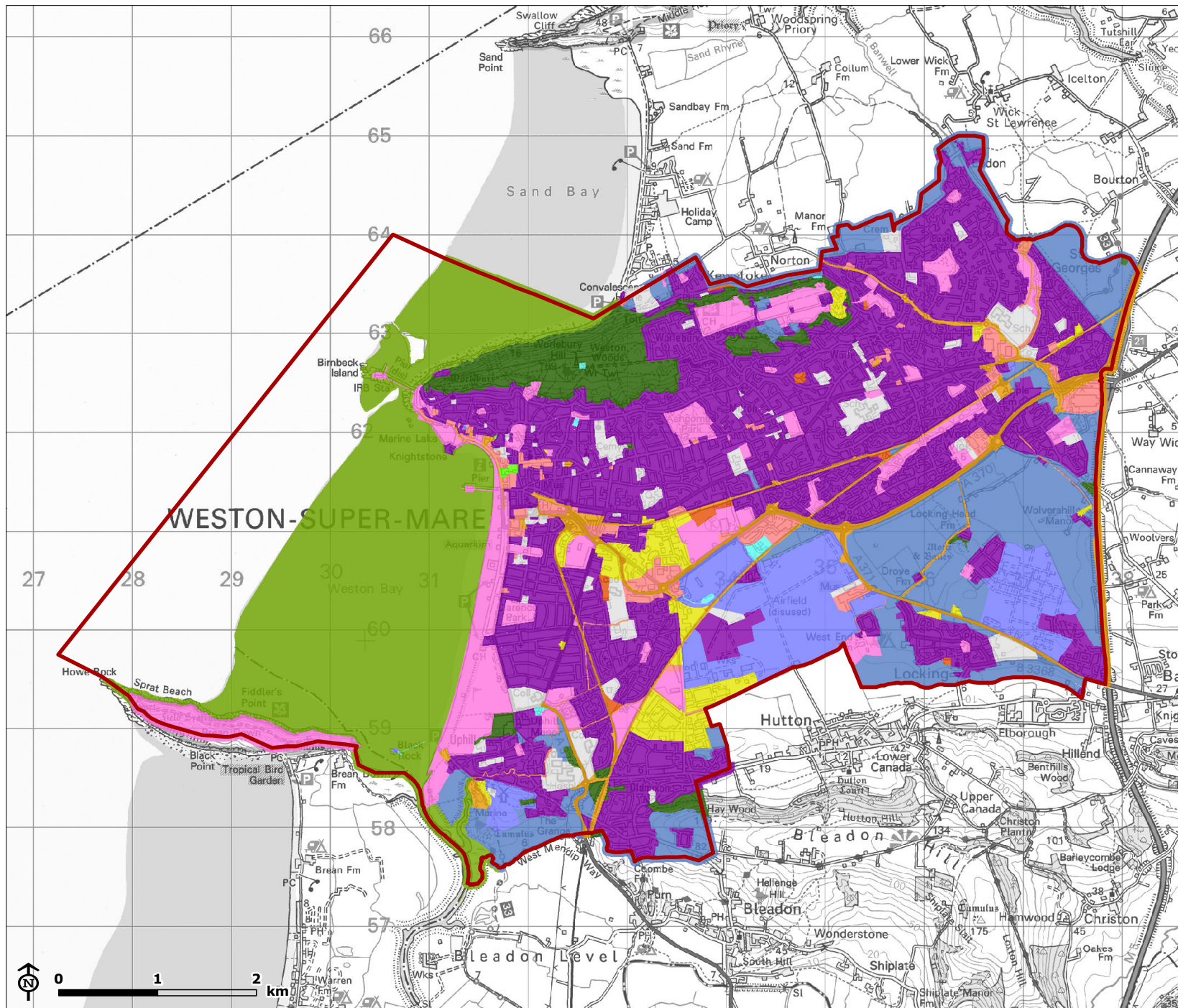3.3   Extracts from the GIS dataset are shown in *Figures 3-1 to 3-10* giving an overview of the characterisation.

Figure 3-1: Historic Landscape Characterisation (HLC) Broad Types

▭ Project area

HLC Broad Type

- Civic Amenities
- Civic Provision
- Commerce
- Communications And Movement
- Cultural Topography
- Enclosure
- Industry
- Orchards And Horticulture
- Ornamentation
- Recreation And Leisure
- Settlement
- Unimproved Land
- Valley Floor And Wetland Exploitation
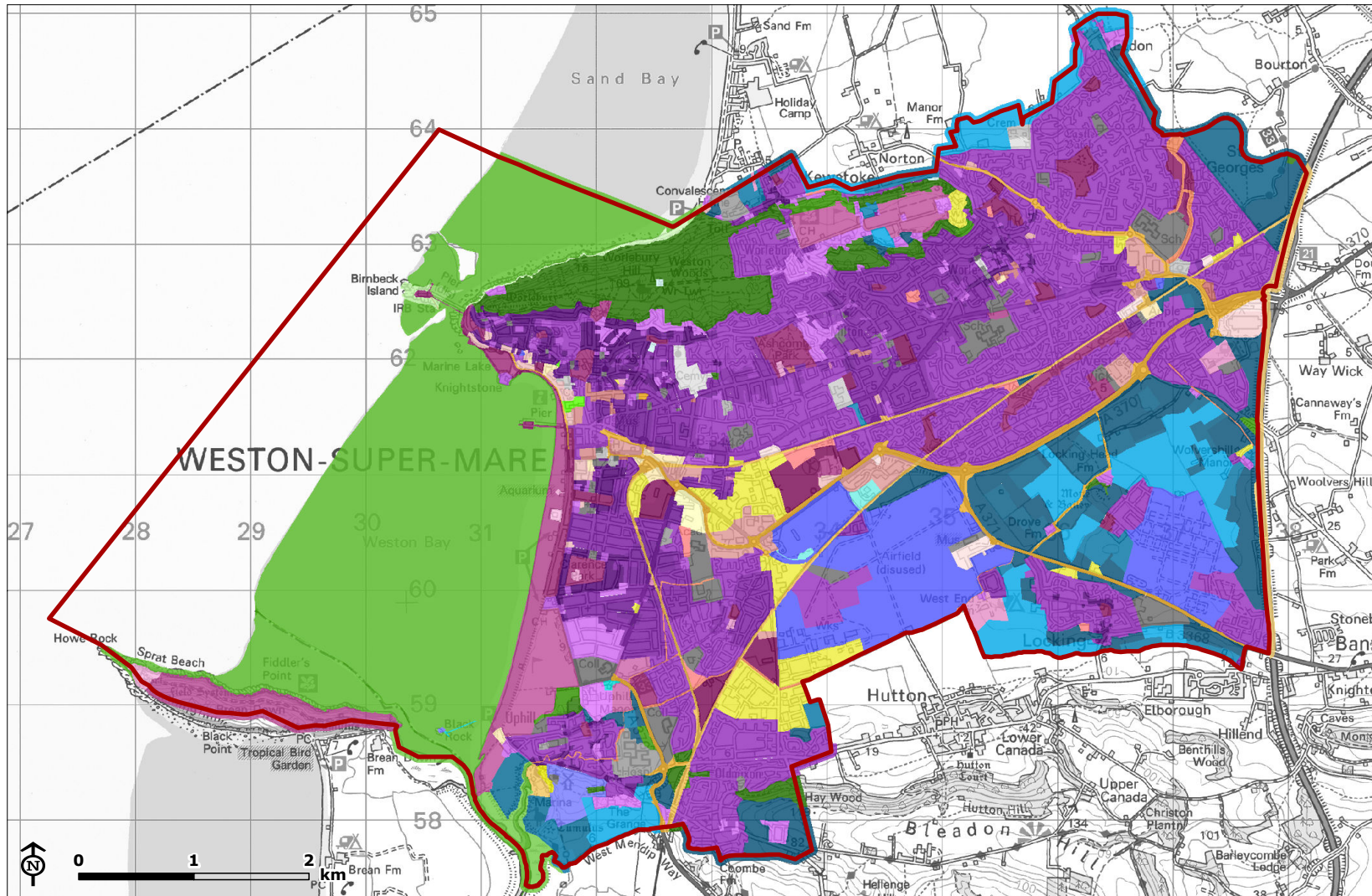- Woodland

Map Scale @ A4:   1:55,000

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0   1   2 km

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Historic Characterisation of Weston-super-Mare

Figure 3-2: Historic Landscape Characterisation (HLC) Narrow Types

☐ Project area

Civic Amenities
- Reservoir
- Waste Disposal (Recycling)
- Waste Disposal (Sewage Works)

Civic Provision
- Cemetery
- Civic Centre
- College Campus
- Court House
- Crematorium Complex
- Emergency services
- Government Office
- Hospice
- Hospital
- Library Complex
- Medical Centre
- Museum Complex
- Place Of Worship (Church)
- School

Commerce
- Business Park
- Distribution Centre
- Hotel
- Public House
- Retail Park
- Shopping Centre
- Shopping Street
- Shops and Showrooms

Communications and Movement
- Car Park
- Lifeboat Station
- Motorway
- Marina
- Railway
- Railway Station
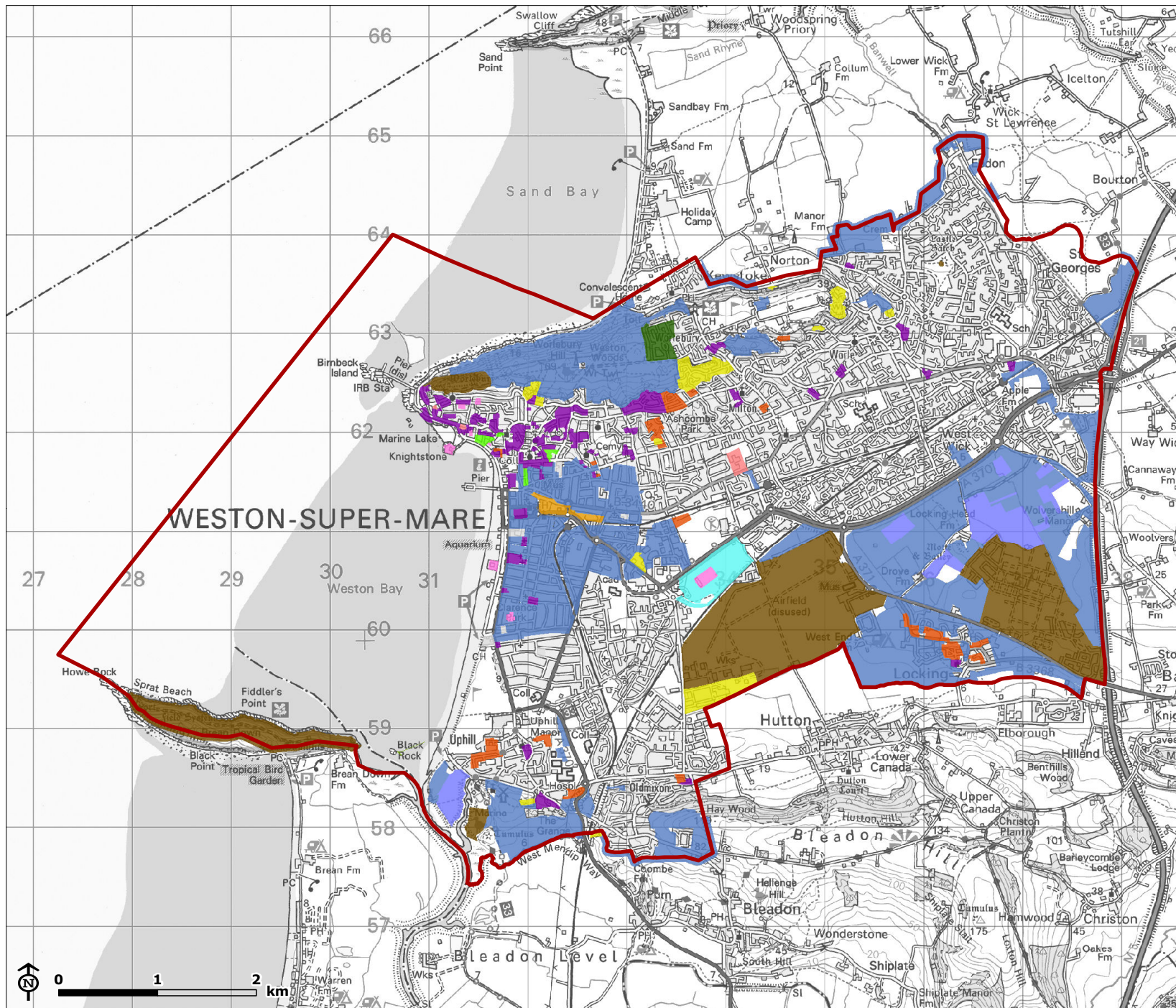- Road
- Telecommunication Complex

Map Scale @ A4:   1:55,000

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Cultural Topography
- Cliff
- Foreshore (Rocky)
- Foreshore (Sandy)
- Foreshore (Shingle)
- Marsh
- Mudflat
- Saltmarsh
- Watercourse

Enclosure
- Amalgamated Fields
- Paddocks
- Piecemeal Enclosure
- Planned Enclosure (Parliamentary)
- Reclamation From Wetland
- Reorganised Field System

Industry
- Energy Industry (Gas Distribution)
- Industrial Estate
- Stone Quarry

Orchards and Horticulture
- Allotments

Ornamentation
- Ornamental Garden

Recreation And Leisure
- Amusements
- Managed Heritage Asset (Artillery Fort)
- Aquarium
- Bowling Green
- Caravan Site
- Cinema
- Club House
- Cricket Pitch
- Equestrian Centre
- Golf Course

Settlement
- Country House

- Managed Heritage Asset (Hillfort)
- Leisure Beach
- Leisure Centre
- Nature Reserve
- Marine Lake
- Municipal Park
- Pleasure Pier
- Promenade
- Recreation Ground
- Rugby Ground
- Sports Field

- Detached Housing
- Farmstead
- Flats And Apartments
- Flats and Apartments (Conversions)
- Flats and Apartments (Purpose-built)
- Hamlet
- Historic Urban Core
- Housing Estate
- Infill
- Park Homes
- Semi Detached Housing
- Sheltered Housing
- Terraced Housing

- Townhouses
- Villa Conversions
- Village
- Villas

Unimproved Land
- Open Rough Ground
- Secondary Rough Ground

Valley Floor And Wetland Exploitation
- Land Improvement Drain

Woodland
- Plantation (Broadleaved)
- Secondary Woodland (Broadleaved)

© Crown copyright and database rights, Ordnance Survey licence number 100019088, (2018)   CB:KS EB:Manson D LUC FIG3-2_10035_r1_HLC_NT_A4L 29/06/2018   Source: HE, OS

Figure 3-3: Historic Landscape Characterisation (HLC) Previous Broad Types

Project area

HLC Previous Broad Type

Civic Amenities

Civic Provision

Commerce

Communications And Movement

Cultural Topography

Enclosure

Industry

Military

Orchards And Horticulture

Ornamentation

Recreation And Leisure

Settlement

Unimproved Land

Woodland

Map Scale @ A4: 1:55,000

0   1   2 km

LUC   Historic England
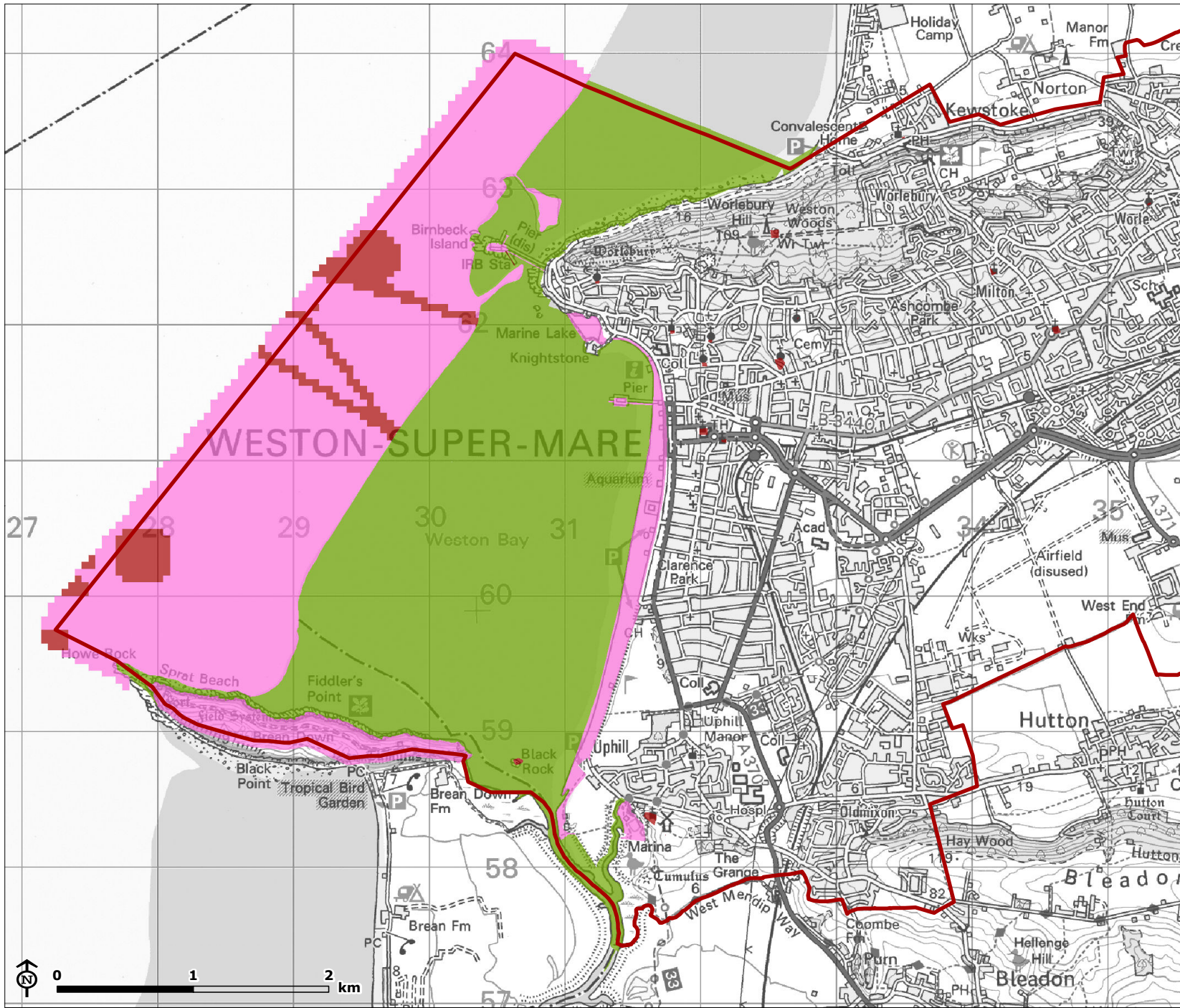
Figure 3-4: Historic Seascape Characterisation (HSC) Coastal and Conflated Broad Type

Project area

Broad Character Type

Cultural topography

Navigation

Recreation

Map Scale @ A4:   1:40,000

LUC

Historic England

CB:KS EB:Manson D LUC FIG3-4_10035_r1_HSC_BDTY_CC_A4L 29/06/2018 Source: HE, OS
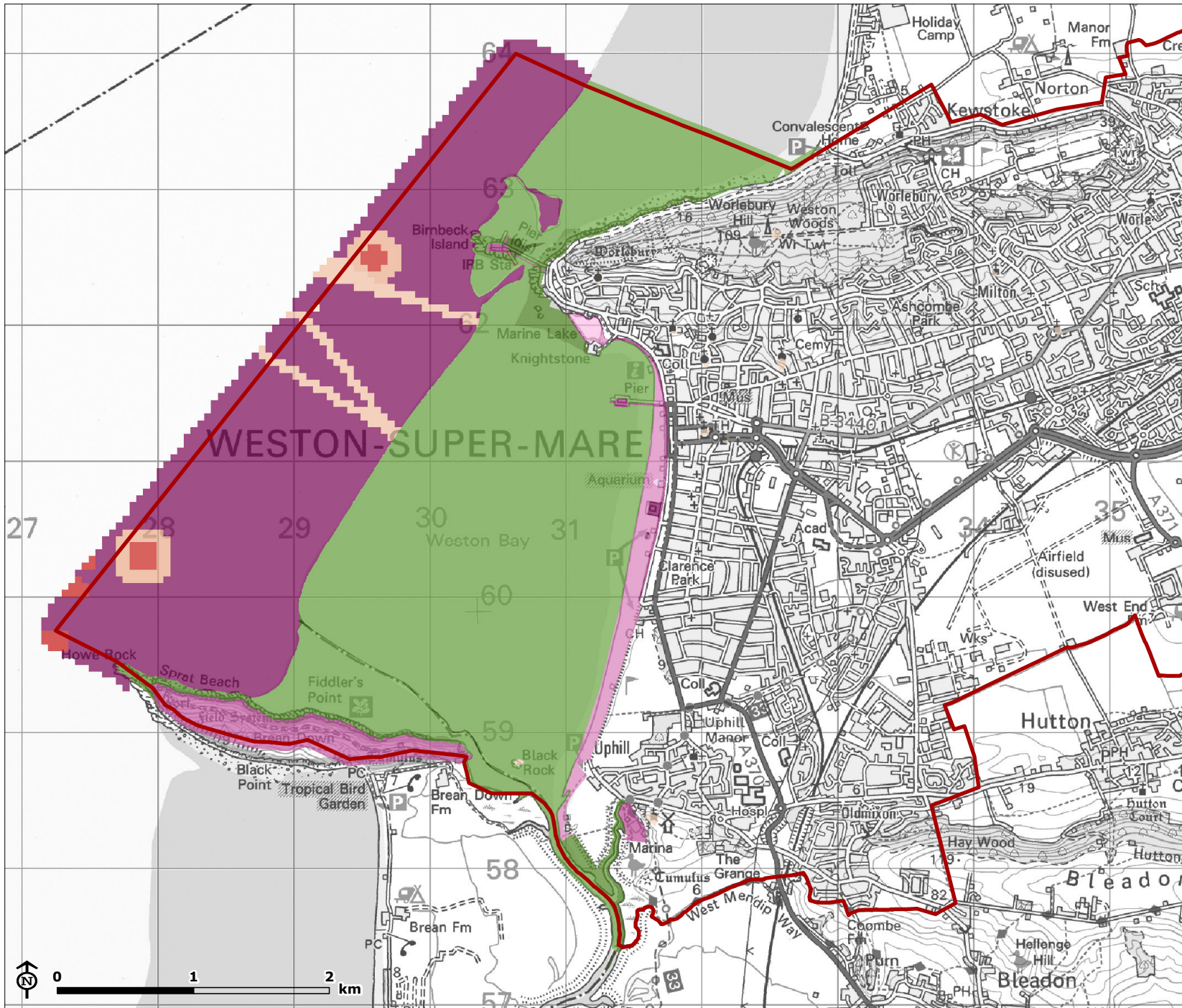
Figure 3-5: Historic Seascape Characterisation (HSC) Coastal and Conflated Character Sub-

☐ Project area

Character Sub-Type

Cultural topography

- Mudflats
- Rocky foreshore
- Saltmarsh
- Shingle foreshore
- Watercourse

Navigation

- Buoyage
- Daymark
- Ferry crossing
- Hazardous water
- Safety services
- Submerged rocks
- Water turbulence

Recreation

- Aquarium
- Bathing/swimming
- Leisure beach
- Managed heritage asset
- Marina
- Pleasure pier
- Promenade
- Seaside entertainment
- Sports facility

Map Scale @ A4: 1:40,000

LUC

Historic England
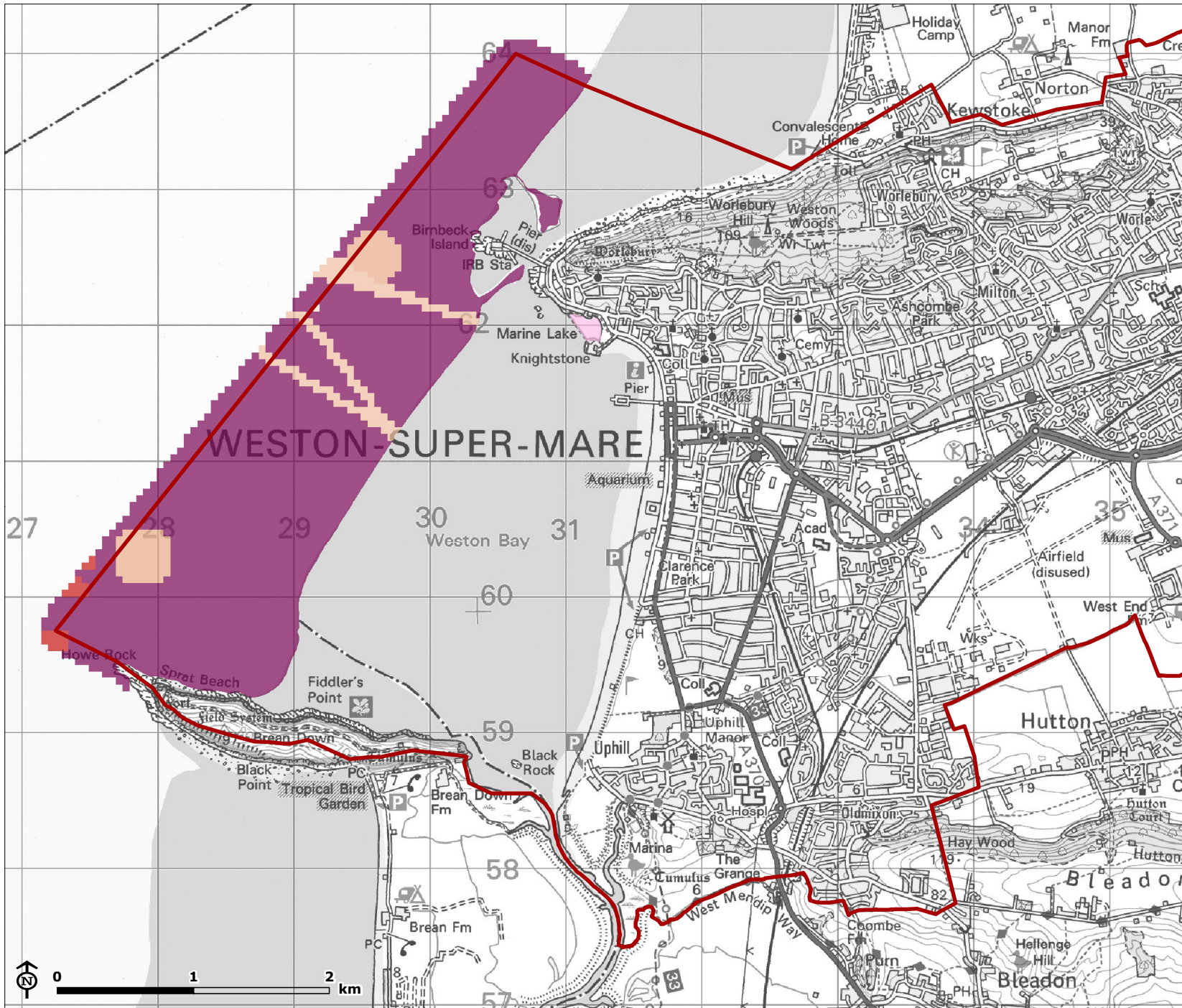
Figure 3-6: Historic Seascape Characterisation (HSC) Sea Surface Character Sub-Type

Project area

Character Sub-Type

Navigation

Buoyage
Ferry crossing
Hazardous water
Water turbulence

Recreation

Bathing/swimming
Sports facility

Map Scale @ A4: 1:40,000

0   1   2 km

CB:KS EB:Manson D LUC FIG3-6_10035_r1_HSC_SBTY_SSRFC_A4L 29/06/2018 Source: HE, OS

LUC

Historic England
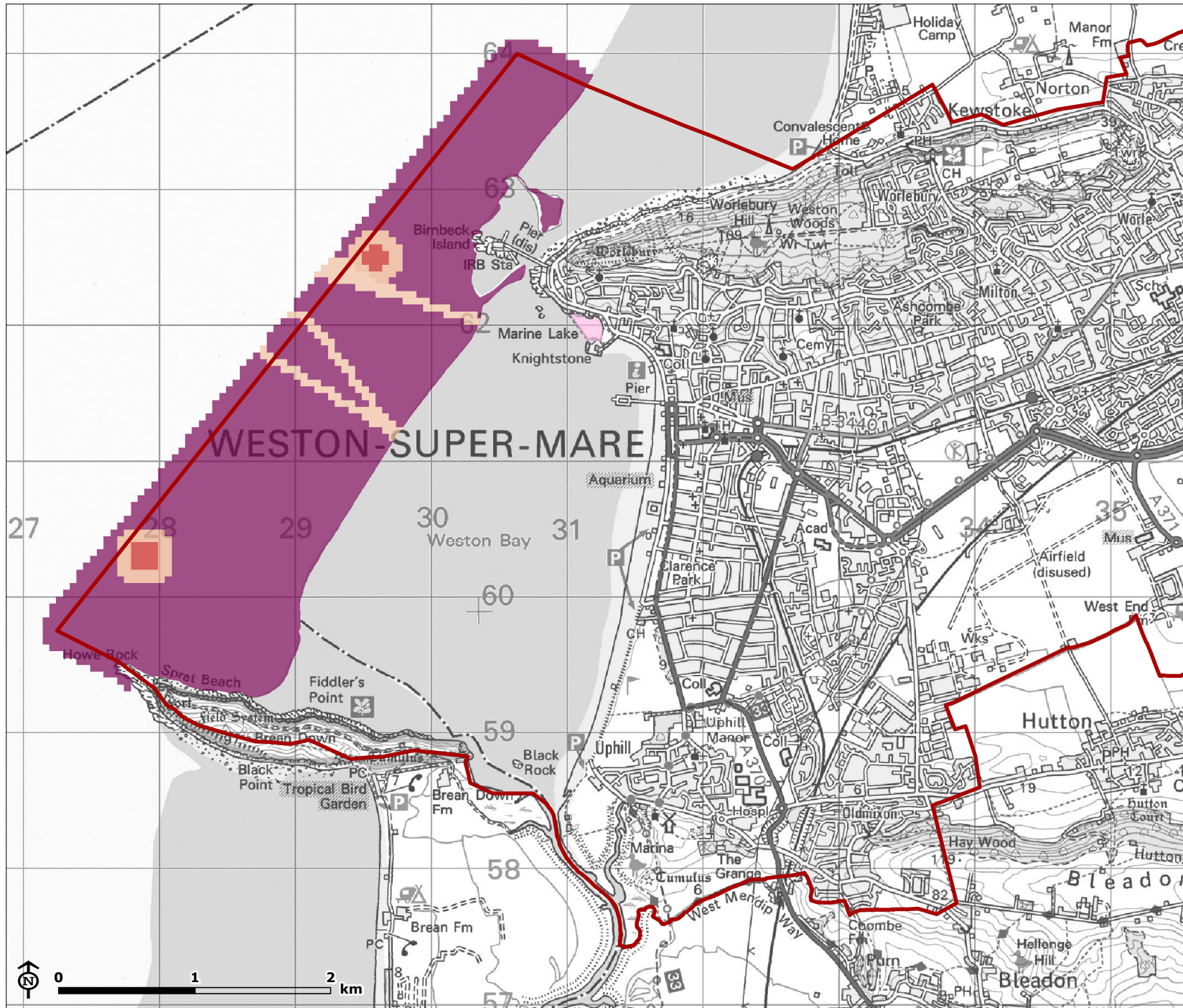
Figure 3-7: Historic Seascape Characterisation (HSC) Water Column Character Sub-Type

Project area

Character Sub-Type

Navigation

Ferry crossing

Hazardous water

Submerged rocks

Recreation

Bathing/swimming

Sports facility

Map Scale @ A4:   1:40,000

0   1   2 km

CB:KS EB:Manson D LUC FIG3-7_10035_r1_HSC_SBTY_WTRCL_A4L 29/06/2018 Source: HE, OS

LUC

Historic England
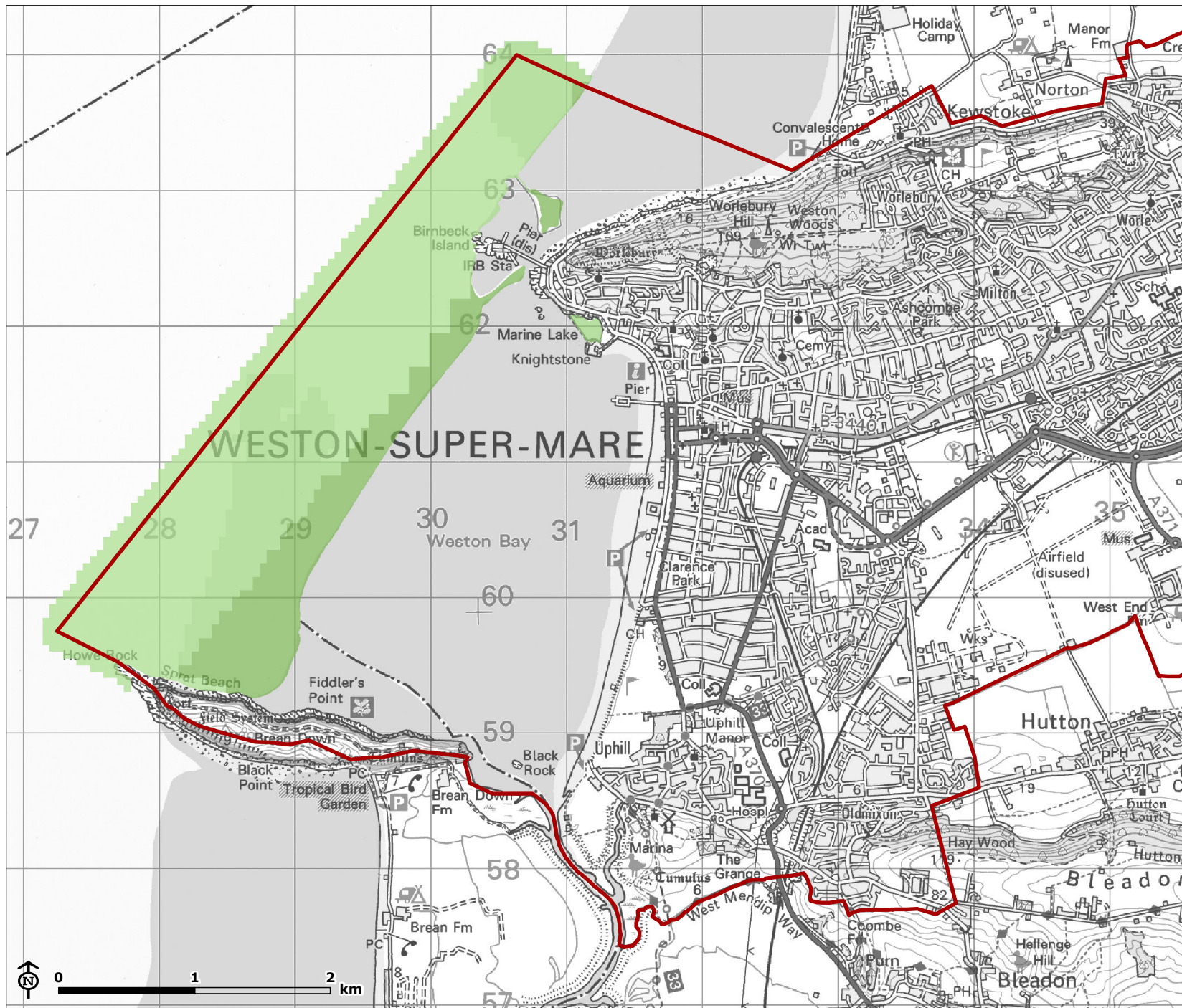
Historic Characterisation of Weston-super-Mare

Figure 3-8: Historic Seascape Characterisation (HSC) Sea Floor Character Sub-Type

Project area

Character Sub-Type

Cultural topography

Exposed bedrock

Fine sediment plains

Mud plains

Map Scale @ A4: 1:40,000

LUC

Historic England

© Crown copyright and database rights, Ordnance Survey licence number 100019088, (2018)   CB:KS EB:Manson D LUC FIG3-8_10035_r1_HSC_SBTY_SFLR_A4L 29/06/2018 Source: HE, OS
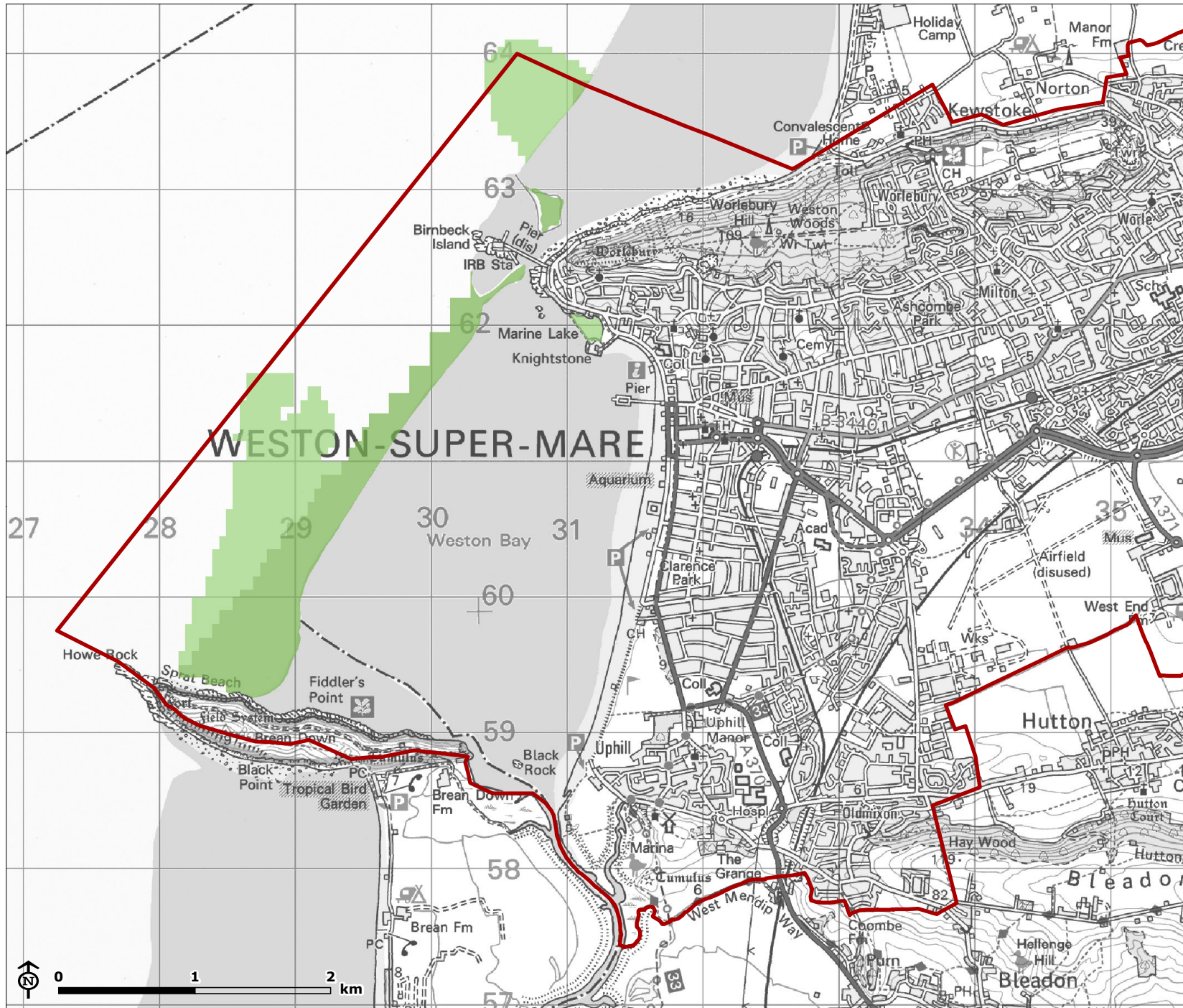
**Figure 3-9: Historic
Seascape Characterisation
(HSC) Sub-Sea Floor
Character Sub-Type**

☐ Project area

Character Sub-Type*

Cultural topography

Fine sediment plains

Mud plains

*Blank areas are where the sea
floor is exposed bedrock and
no suitable character sub-type
is available for the sub-sea
floor

Map Scale @ A4:   1:40,000

LUC   Historic England

0   1   2
km

3.4   The following narrative overview is drawn from both the HLC and HSC datasets. It focuses on the way in which the past uses of the landscape and seascape express themselves in the present through a variety of HLC and HSC types (indicated with italics in the text below). A fuller account of the history and development of the area, particularly the growth of Weston-super-Mare as a resort and its subsequent fortunes, is presented in other projects associated with the Heritage Action Zone initiative. As described above, individual type texts appear in **Appendix 4** should readers of this report seek further information on a particular HLC or HSC type.

Traces of the more distant past

3.5   Much of the project area has been reshaped by diverse forces since the early part of the 19th century, spanning resort development, industrial and military activity, transport links and the spread of housing. There are, however, survivals from the area's deeper past sitting often cheek-by-jowl and, sometimes unnoticed, alongside and amidst more recent land uses.

3.6   The largest of these, and perhaps the most recognisable due to their impressive upstanding earthworks, are the hillforts that lie on the crests of both Worlebury Hill and Brean Down (Figure 3-10). These indicate activity in the area during the Iron Age. That on Brean Down also has traces of earlier Bronze Age, and later Roman activity within the hillfort associated with a possible shrine or temple. That on Worlebury Hill still retains an impressive circuit of defensive earthworks despite having been subject to phases of woodland creation *(Plantation (Broadleaved)),* clearance and regrowth *(Secondary Woodland (Broadleaved))* since the earlier 19th century. It is now only possible to fully appreciate the commanding views, over both land and sea, and imposing presence that a hillfort would have had at the time of its construction and operation at Brean Down. Woodland limits the views of, and visibility from, the Worlebury Hill hillfort. Evidence for farming systems likely to have been roughly contemporary to the Iron Age and Roman activity on Brean Down survives on Uphill Hill (Figure 3-10). This is in the form of earthworks associated with boundaries from an early field system *(Ancient Enclosure (Coaxial Field System)).*

3.7   The project area also has two early motte and bailey *Castles*, at Locking Head and Castle Batch (Figure 3-10). Both illustrate the power that Norman lords wished to exert over the area in the early-post conquest period and the strategic importance of the area at that time. This is in some contrast to later history as the area seems to have dropped in importance during the medieval period with no castles, great manor houses or settlements larger than villages developing. This contrast is underlined by the presence of the Locking Head castle adjacent to a later farm, set within fields. The Castle Batch example lies, somewhat incongruously, within an area of public open space amidst a later 20th century housing estate.

Before the resort

3.8   Prior to the development of Weston as a resort in the early to mid-19th century, the project area was essentially rural and contained a pattern of settlement and land-use typical of low-lying coastal Somerset at the time. It lay at some distance from the major settlements, with Cardiff, 18km away on the opposite side of the

Severn Estuary, situated closer to Weston than the major settlements on its side of the estuary (Bristol, Bridgewater and Wells).

3.9   At this time, from the end of the Middle Ages (16th century) to the early 19th century, the landscape framework consisted of villages and hamlets set amongst fields, typically occupying the higher and drier ground, with marshland, locally known as 'moors', across low-lying and coastal areas. These moors graded out into dunes along the seafront between Anchor Head and the mouth of the River Axe by Uphill. Areas of rough grazing existed on the highest ground of the project area, presumably as they were unsuited to arable agriculture, at Uphill Hill, Worlebury Hill and Brean Down. These mark the end of two ridges of higher land which run inland on an approximately east-west alignment from Weston Bay. Routes between the settlements typically followed these areas of higher ground. Woodland appears to have been generally absent from the project area.

3.10   This pattern of land use was one with essentially medieval roots and reflected the practice of farming communities living in nucleated settlements *(Villages and Hamlets),* and using both farmland and grazing resources in common. They farmed open fields *(Open Field System)* laid out around these settlements and used the more marginal land of the upland and marshes for grazing and other natural resources (including wildfowling). Villages comprised Weston, Uphill, Worle, Locking and Kewstoke (Figure 3-11). Hamlets comprised Ebdon, Milton, Ashcombe and Oldmixon (Figure 3-11). Despite the spread of later urban and suburban development around most of these settlements, aspects of their medieval and post-medieval character remain visible. This is not only in the form of surviving historic buildings but also in the plot patterns and road layouts within the historic cores of the settlements3. The resources offered by the estuary, both the open water and intertidal land, would also have been an important source of food and fishing and shellfish collection were practiced by the occupants of the area. This is likely to have been most prevalent in the settlements in closest proximity to the coast (the villages of Weston, Uphill, Kewstoke). At Weston fishing was practiced mostly by use of fish traps fixed in the intertidal shingle foreshore at Birnbeck Island. It is probable that fishing by boat was also practised but this is likely to have been in the deeper waters lying outside of the project area. Unlike the present day, much transport was also by water and there was a ferry across the River Axe near the eastern end of Brean Down. This remained the most direct way to get to other side of the Axe from Uphill (c.1 km) and the alternative is still a c.12km journey by road.

3.11   Weston itself was known as a small fishing village prior to its development as a resort and was some way from the largest settlements within the project area. Both Worle and Uphill were larger and more developed than Weston. Weston's relative unimportance is reflected by early maps of the area naming the bay between Brean Down and Anchor Head 'Uphill Bay' rather than 'Weston Bay' as it has been rendered since the later 19th century. Although sited on one of the major waterways of the British Isles, the project area's topography militated against it developing into a port or fishing centre of any size. This was due to the extensive areas of mudflats exposed at low tide (rendering the sea c.2 km distant from the land), the consequent shallowness of water within the bay even at high

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[3] Further detail on this is contained in the character type descriptions and mapping for the types Village and Hamlet.

tide, presence of hazardous rocks at the extremes of the bay and the lack of a mooring place suitable for multiple vessels.

3.12   By the start of the 19th century, much of the medieval common system of farming and land use had already begun to be lost. This was chiefly through *Piecemeal Enclosure*[4] or *Planned Enclosure (Parliamentary)*[5] of areas of open field land and through the reclamation of marshland, through dyking and drainage (*Enclosure - Reclaimed From Wetland*). The pattern of fields created by Piecemeal Enclosure is distinctive compared to those by Parliamentary enclosure. The former tends to incorporate alignments from the preceding Open Field System (such as the sinuous shape of strips determined by accommodating the furrows of ploughs pulled by teams of oxen) within its boundaries whereas the latter tends to have straight boundaries, reflecting the proportional allocation of lands by surveyors. Piecemeal enclosure occurred over a lengthy period, with some instances known from the later medieval period, whereas Parliamentary enclosure took place over a much more tightly defined period from the end of the 18th century into the mid-19th century.

3.13   The process of conversion from lands held in common to a system whereby land was divided into enclosed parcels owned by individual landowners was largely completed in the project area by the mid-1800s. Although now heavily altered, these various forms of enclosure created much of the framework of the farmland that is still visible in the project area and adds considerable time-depth to its landscape. In some cases, this remains appreciable even in the built-up parts of the project area. This is particularly obvious where fields created by drainage of marsh have been developed for housing or industrial use in the 20th century. This is as the creation of such fields entailed the installation and use of a distinctive pattern of open drainage ditches, known locally as 'rhynes', which have been retained within later land uses (*Land improvement drain*).

The Resort – Origins and Heyday

3.14   With the growth of resorts as a later 18th century concept based on healthiness, leisure and fashionable freedoms, and as a reality, early visitors began to come to the area around the turn of the 19th century. The area's key appeal at that date related to the potential for restorative sea bathing in an attractive environment within relatively easy reach of Bristol and Bath. Early visitors were a mix of those who came having heard of the area's potential for sea bathing and stayed where they could, often at farms with local families, and those coming as guests of local landowners. They were enticed by the availability of sea bathing and the scenic appeal of the wide, mostly sandy, bay, picturesquely framed by the headlands of Anchor Head and Brean Down, and by the sea air.

3.15   The potential for Weston to be transformed from a small village to a fashionable health-promoting resort catering to polite society quickly became apparent to the local land owners. They saw the hitherto unenclosed land of the parish, low-lying and adjacent to the seafront, as a prime location for resort development.

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[4] Whereby farmers, either singly or in collaboration, concentrated their common holdings and created enclosed fields (by means of hedges, ditches and/or fences) to be farmed by them solely.
[5] Land was divided into fields by appointed surveyors and allocated to landholders within the parish in accordance with the proportion of land they had held under the common system. The name derives from the process of undertaking the enclosure as this required an Act of Parliament. Such acts were usually undertaken on a parish-by-parish basis. Parliamentary enclosure of remaining common lands took place in Locking (1801), Worle (1805), Uphill (1812-13) and Weston (1815).

This was historically Weston Moor, an area of marshland, with dunes at the seafront, used for common grazing and wildfowling. In order to develop, the interested parties first had to gain ownership of the land. They sought to do this through an act of enclosure, gaining an Act of Parliament to enclose the parish in 1815. This was a rather unusual example of *Planned Enclosure (Parliamentary)* since the aim was not strictly, as was customary, the creation of consolidated agricultural holdings to be managed in line with the current doctrines of improvement agriculture. Instead, this process was undertaken with the aim of freeing-up land to build upon. The plots of land created by enclosure were subsequently sold at very high values to both local and incoming speculators. Although somewhat slow to develop after enclosure, the early part of the resort, namely the land south of the present town centre lying between Beach Road and Devonshire Road, has a distinctly rectilinear street and plot pattern. This derives from the plots created at enclosure and subsequently sold on to developers. The open grazing ground of Worlebury Hill was also enclosed as part of the Act but this was not sold on for development. Instead it was retained by the lord of the manor, then Wadham Pigott, and planted up as woodland, following his death in the 1820s, by his heir John Hugh Smyth Pigott (Beisly, 2001, p. 24). This was designed to provide an attractive wooded back-drop to the resort and deepen its scenic appeal.

3.16 At the same time, the lord of the manor and the other speculators began to transform the fishing village into a resort town. This was centred on the historic core of the village and inherited some of the street pattern of the earlier settlement, including the High Street and Lower Church Road. The burgeoning town eventually entirely overwrote the character of the earlier village. Whilst there are some individual survivals of buildings predating the resort, these are relatively scattered. The only survivals of the village in character terms are the area of the parish church of St. John[6] and parts of the street pattern.

3.17 Whilst the initial fortunes of the resort fluctuated, with some early hotels shutting periodically and problems caused by shifting dunes, it was established and beginning to thrive by the mid-19th century. This success was greatly aided by the arrival of the railway in the town in the 1840s under the auspices of the Bristol and Exeter Railway (BER), with connections improving further in the 1870s with new stations and goods yard built. By this time the earlier railway company had been amalgamated into the Great Western Railway (GWR) resulting in the town's final, current, station being designed by the architect of the BER but built out by the GWR. A series of speculatively-built crescents and terraces of *townhouses* were built to the north of the town centre. These were aimed squarely at wealthy would-be residents and visitors and used the polite architectural forms and layouts seen in fashionable contemporary spa and resort towns such as Bath and Cheltenham. There was extensive use of restrained, classically-influenced styles with frontages in either stucco or Bath Stone (oolitic limestone), with local stone masonry on other faces. They were sited in elevated locations overlooking the sea and with some degree of separation from the main commercial centre of the town. They offered flexible accommodation that could serve either as long-term residences or be rented out on a seasonal basis.

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[6] This was restored and extended in the later 19th century to cater for a congregation swelled by visitors and newcomers to the town.

3.18   By the mid-19th century the core of the town (*historic urban core*) housed shops, banks, guest houses, inns and other facilities focussed along the High Street. These properties originally appear to have been a mix of purely commercial buildings and those offering commercial space at the lower floors (chiefly shops) with residential accommodation above. The buildings in the early town core are constructed in a similar form to the early townhouses that typified the genteel accommodation for early visitors. The buildings used the same restrained, classically-influenced architecture with frontages of either stucco or Bath Stone, as seen in the broadly contemporary townhouses. This was in keeping with the genteel character that the early resort sponsors aimed to create in the town.

3.19   The growing population of permanent residents and visitors required a greater number of working-class people to both serve in the nascent seaside industries and to service the associated building boom than had been previously resident in Weston and nearby settlements. This led to the creation of new, planned, t*erraced housing* to house workers. Housing in the early town was, owing to the nature of development, clearly patterned on a social class basis. This meant that working-class housing, as it was sited inland on sites that were not prime positions for resort housing or facilities, was spatially separate from that for those coming to the town to take advantage of its resort qualities. The working-class housing was sited away from the seafront, largely south and east of Meadow Street and St James Street, and was characterised by dense terraces of relatively plain housing, finished with render[7].

3.20   Over the course of the later 19th century, the resort evolved further and developed the trappings of what may be regarded as a classic British seaside resort; *pleasure piers*, *promenades*, *villas* and some *hotels*. This was spurred on partly by the improvement in rail connections but also by a general rise in prosperity and greater levels of disposable income amongst the upper middle classes. At the same time, the town began to develop the civic institutions befitting a place of its size, including a Town Hall (*Civic Centre*), two *hospitals*, a *library*[8] and a series of *schools*. Many of these public works were designed by Hans Price[9], a local architect whose eclectic style, combining Classical, Baroque and Tudor elements, came to typify the town's civic spaces. Many of the surviving examples of Price's work are designated as listed buildings but most, with the exception of the Town Hall, have now been converted into other uses.

3.21   The switch to the construction of *villas* as the house-type favoured by the wealthier residents of the town from *townhouses* began in the mid-19th century and the late Victorian expansion of Weston is typified by this type. *Villas* were large detached or semi-detached homes built in polite architectural styles and sited in extensive plots containing ancillary service structures. The majority were built north of the town centre on the lower slopes of Worlebury Hill, taking advantage of the fine views across the bay to Brean Down and beyond offered by this slightly elevated location. This was an area that has historically been occupied by a mix of piecemeal and parliamentary enclosure of the preceding *open field system*. Little trace of this earlier land use remains amidst the villa development, but the course of South Road broadly follows the northern limit of the open fields and the transition to the grazing on Worlebury. *Villas* were also

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[7] See *Historic Urban Core* type text for further detail.

[8] Built as a combined library and museum, see *Library* type text for further detail.

[9] Hans Fowler Price, 1835-1912

built close to the seafront around Ellenborough Park and, as discussed above, this is an area in which the housing development preserves the preceding layout of fields created by Parliamentary enclosure and the extent of the enclosed marsh. The *villas* character type mark the arrival of larger numbers of wealthy families, particularly merchants, attracted to Weston as a place of civilised coastal retreat and relaxation that was in relatively easy reach by rail of their businesses, often based in Bristol. Although some *villas* have now been converted into flatted accommodation[10], these areas retain a distinctive, upmarket character (Figure 3-12).

3.22 Alongside the high-status Villas, working-class housing also expanded, again to keep pace with the demands of the resort and local building industry. This was typified again by Terraced Housing but of a more varied character than that first built in the town. These terraces catered to the working classes and also to the lower-middle classes and showed a consequent variation in their size and the level of architectural sophistication and detailing employed.

3.23 The greater population and expanding suburbs also saw a demand for more *Churches*. Anglican churches, as well as churches for other Christian denominations (Roman Catholic, Methodist, Baptist, Congregationalist, Quaker, Plymouth Brethren), were built in the town centre and within the new suburbs.

3.24 Much of the stone for the 19th century building boom, was sourced locally from quarries on Worlebury Hill. None is now in operation but the traces of quarry workings remain at several locations. The majority have been developed for housing or industrial estates, resulting in some distinctive adaptations to the altered topography. The only one that remains fairly legible as a former quarry is the Old Town Quarry. This is now a Nature Reserve but it retains some of the old quarry buildings and facilities. It provides a distinctive counterpoint to the Villa development in which it lies and acts as a reminder of the source of the town's building stone. Weston's Victorian building boom was also supported by a local pottery works, Royal Potteries[11]. This was sited inland, on what is now Winterstoke Road, initially focused on making roof tiles and other architectural ceramics alongside flower pots. The pottery eventually shut down in the 1960s but aspects of its buildings remains in use within the section of the industrial estate which currently occupies its site.

3.25 The growth of the resort was also enabled by the provision of new seafront facilities and attractions. This allowed Weston to keep pace with other resorts and draw more visitors. Chief among these were the *pleasure piers* (Birnbeck and the Grand Pier), *swimming baths* (Knightstone) and the *promenade*.

3.26 One of Weston's key strengths, the wide shallow bay, was also a limiting factor since the sea retreated to such a great distance from the town at low tide. This limited the town's ability to draw steamer traffic, so it was very reliant on visitors coming by rail. To counter this, *pleasure piers* were developed, first at Birnbeck (1867) and later at the Grand Pier (1904), which allowed visitors to land from steamers and also to retain something of the sea experience at low tide though promenading out over the raised pier deck toward and over the sea. Birnbeck Pier was originally constructed to facilitate steamer landing at the seaward end of Birnbeck Island, with a walkway connecting the island to the

[10] See *Villa Conversions* type text for further detail.
[11] See *Factory* type text for further detail.

seafront proper. This led to its initial use for as a space for promenading out over the sea. Further attractions were added to the pier in the following years leading it to become a fully-fledged pleasure pier by the 1980s. Birnbeck was very successful at drawing steamer traffic, including many day-tippers from Wales[12], but had so much to occupy visitors that many did not leave the pier and come into Weston itself. To counter this, the town council drew up plans for a second pier in the 1880s, centrally-placed on the beach and aligned with the road leading from the railway station. This was eventually built and included provision for steamer landing. Although it was successful in drawing visitors from the land, and eventually outstripped Birnbeck, it was never well used by steamer traffic due to an awkward berth and navigation channels prone to silting.

3.27 The retreat of the sea from the seafront at low tide also posed problems for those wishing to undertake sea bathing and swimming. This was countered in the late 19th century by the creation of a large public *swimming baths* at Knightstone Island. This developed from an earlier sea bathing establishment and allowed bathing at all stages of the tide and included gender-segregated pools to maintain appropriate levels of Victorian decorum. The baths remain, albeit now converted into flats, and are a distinctive feature on the northern stretch of the seafront.

3.28 A promenade was constructed in the 1820s along the seafront from Knightstone Road to just south of Grafton Street, the extent of resort at that time. This was replaced and extended in the later 19th century, providing a fine environment for the emergent pastime of seaside promenading and also finally addressed issues of sand encroachment which had troubled the southern part of the town. The promenade scheme included the construction of a sea wall to underpin the lengthy promenade which stretches from Knightstone Causeway to the Royal West of England Sanatorium. Despite some damage to the Promenade in severe storms, it remains a key feature of the seafront and has been subject to recent restoration and reinforcement. This has enabled it to meet the challenge of increased storminess associated with climate change without the loss of the essential characteristics of the Victorian *promenade*.

3.29 Weston is unusual in that, although it is almost a quintessential seaside resort, it never developed swathes of purpose-built hotels during its heyday, instead often repurposing townhouses or flexible commercial premises in the historic urban core. There were several smaller purpose-built hotels, including the Royal Hotel, but the only true grand hotel that developed was the Grand Atlantic. This, whilst it looks much like a purpose-built grand seaside hotel, it was in fact a conversion of an earlier private school building.

3.30 Up to the end of the 19th century, the sections of the project area away from Weston itself were little altered by the spread of the resort and remained essentially rural. There had been some early attempts to promote Uphill as a resort but this was overtaken by Weston, owing to its proximity to the railway. By the close of the 19th century, Uphill had had some new development associated with people choosing its relative isolation as a place of retreat, chiefly of detached houses infilling gaps in the earlier settlement (*Infill*), but it remained essentially a rural village. The other villages and hamlets likewise remained largely unaltered at this time. This began to change for those closest to Weston at the turn of the 20th century. As settlement spread inland from Weston, Ashcombe

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[12] See HSC mapping for historic steamer routes.

and Milton became part of the town's eastern suburbs. In both cases, much of the historic core of the earlier hamlet was redeveloped and little survives of the pre-suburban settlement.

3.31   Other features constructed during this period highlight that the importance of the this stretch of coast was not simply recreational; namely the RNLI *lifeboat station*[13] at Birnbeck, transatlantic telegraph cables (*Submarine Telecommunications Cable*) which made landfall at Weston and the Palmerston Fort (*Artillery Fort*[14]) built at Brean Down (Figure 3-13). These testify to the status of the Severn Estuary as a treacherous but strategically important waterway connecting the country to a wider world which could be both advantageous (wider communication via telegraph) or threatening (the fort built to counter fears of French invasion).

Early 20th century to WWII

3.32   The resort's heyday continued, with a hiatus during WWI, and further seaside facilities were added to maintain its attraction. These included the *marine lake* at Knightstone and the seafront lido[15] (now the Tropicana). These were both further attempts to counter the problems of the retreat of the sea at low tide. The *marine lake* was built in the late 1920s and essentially attempted to retain the experience of swimming in the sea even at low-tide. It did so by creating a pool by the addition of a retaining wall and sluices between Knightstone Causeway and the seawall at Anchor Head, which filled at high tide but retained water at low tide. This proved to be a highly popular attraction. The seafront lido was a different proposition and was built during the 1930s at a time in a boom of lido construction. Weston's had distinctive modernist diving platforms, now lost. Small tidal pools for model boating, now removed, were also created at the top of the beach around this time. Other less weather-dependent attractions, chiefly the Winter Gardens and the fine 1930s Odeon cinema (still in operation), were also added to the town, deepening the appeal of the resort. The resort's situation and topography also made it an ideal location for a civil airport in the 1930s. This formalised facilities for increasing numbers of private and pleasure aircraft flying into Weston, including across the Channel from Wales, which had been using suitable flat areas such as the beach and fields since the first landing in Weston (1911).The airport was sited at Hutton Moor, just inland from what was then the built up edge of the town. It originally run by Western Airways, offering pleasure flights and cross-channel services, but was taken over in 1938 by the Straight Corporation, early commercial aviation pioneers, and began offering flights to locations as far afield as Paris. The airport was, by WWII, the second busiest in the UK.

3.33   During this period, the town was evolving to become a local commercial centre alongside its resort functions, with piecemeal renewal of the commercial buildings within the h*istoric urban core* and new shopping developments. Good examples of these include the former Burton's (now Costa) and 'The Centre' in Walliscote Road[16] which both use an Art Deco style which is not commonly seen in the town.

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[13] Referred to in the HSC coverage as *Safety Services.*

[14] Referred to in the HSC coverage as *Early Modern Fortification.*

[15] See *Swimming Pool* type text.

[16] See *Shopping Street* type text.

3.34 The town continued to grow in size over this period with suburbs of *semi-detached housing* developing and further spread of *terraced housing*. This reflects the town's evolution of a commercial status alongside its resort role as well as the rise of commuting out to work. Suburban development spread south and east from the town centre.

3.35 A distinct feature of housing development in Weston in the earlier 20th century was the conversion of *villas* into flatted accommodation[17]. Whilst the conversion of historic buildings for denser residential use is a common feature of the recent property market nationwide, flat conversion began particularly early in Weston. This was, in no small part, down to the efforts of one man: Robert Henry Coate Butt (1861-1944) a major local businessman who served as the town's first mayor. Beginning with haulage, Butt expanded into quarries, lime kilns, coal and timber trading and, most notably, property speculation. Immediately after WWI, he bought large numbers of houses and began converting them into flats; a process that continued through the interwar years. He focused on large properties, chiefly *villas* but also some of the larger *townhouses*, adding distinctive external stair towers and additional entranceways. He rebranded the properties as 'mansions', adding name stones to the building's fronts and/or gates. Such interventions can be found throughout the town but there is a particular concentration on Atlantic Road. Although wide-ranging and rapidly completed, the conversion was often skilfully executed and, in many cases, is indistinguishable from the original fabric (assisted by the fact the buildings he was converting were not particularly old and the same materials were readily available). This results in subtle changes in character in the villa development which typified the Victorian expansion north of the town. The area still feels like it is composed of high-status *villas* but, on closer inspection, many are actually flats and have been for a considerable period.

3.36 Suburban development also started to take place around the village of Worle. Worle had been connected to the rail network in the 1840s with the provision of a station immediately south of the historic village centre. This had led to some early development around the village in the 19th century but this really took off after WWI with estates of both *semi-detached housing* and *detached housing* built around the village. This began to develop into a local centre separate from Weston, reflected by its station becoming known as Worle Town from 1917 and the development of a parade of shops in the village core. Uphill too began to attract similar developments and grow in size over this time but did not develop the trappings of a town, becoming essentially an expanded village. The remaining villages and hamlets saw some limited housing development, chiefly *infill*, but remained essentially rural.

3.37 The character of the project area began to change in the late 1930s as WWII loomed. This was chiefly associated with the construction of two RAF facilities, RAF Locking (*Military Base*) and RAF Weston-super-Mare (*Military Airfield*), and associated industrial development (Figure 3-14). RAF Locking had been established as a training base, without a dedicated airfield, just inland from the town in 1938. With the onset of WWII, Weston's burgeoning airport was requisitioned for military use, becoming RAF Weston-super-Mare. An aircraft factory (*factory*) was co-located with RAF Weston-super-Mare to create a production centre away from the urban centres which were being targeted by

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[17] See *Villa Conversions* type text.

German bombing. Further military features and facilities were developed across the project area. Brean Down Fort, mothballed in the 1900s, was brought back into service for anti-aircraft defence and observation purposes. Birnbeck Pier was requisitioned by the Admiralty, subsequently being commissioned as HMS Birnbeck, and formed part of a secret weapons testing facility. The wide, shallow, bay so essential to the resort became a source of weakness during WWII as it could enable the landing of gliders and amphibious forces. As such, it was fortified with beach defences to prevent landing.

Post-war to present

3.38   Whilst the beach defences were removed and HMS Birnbeck decommissioned and returned to civilian use at the end of the war, the advent of military and manufacturing capacity in the town set much of the tone for its later 20th century development. This was set against the rise of cheap foreign package holidays from the 1960s, drawing visitors away from the British seaside with the lure of reliable hot weather, which sent the town's resort economy into decline and forced the local council to look for other ways to maintain the town's prosperity. The town's *historic urban core* also saw several redevelopments in the post-war period, in part in response to bomb damage but also, as with the earlier 20th century redevelopments, to add shops and business premises fit for modern standards[18].

3.39   Both RAF Locking and RAF Weston-super-Mare persisted as military establishments into the 1990s and acted as drivers for development in their near vicinity. The village of Locking, lying a short distance south west of the boundary of RAF Locking, saw significant expansion of housing in the later 20th century. This was mostly of small developments of semi-detached and detached housing. Whilst these have, in places, overwritten the earlier settlement, there are areas where concentrations of earlier village buildings survive. In addition, the construction of housing in small developments has also led to retention of much of the earlier pattern of *piecemeal enclosure* and *orchards* which occupied the area prior to housing expansion.

3.40   RAF Weston-super-Mare continued to act as a testing ground for new aircraft. Many of these were built at the adjacent factory. Whilst originally a military factory, in the post war period it became one of Westland Helicopters' factories (later GKN) and many iconic British helicopters were built at Weston (e.g. Lynx and Merlin). It remained in operation until 2003 and was a major employer. The factory has since been partially redeveloped and is in use as an industrial estate. Despite this, some of the earlier factory's character remains in the form of 1940s and 1950s factory ranges, the former main gatehouse and an office range of 1980s date. There is a concentration of early *industrial estates* around the former helicopter factory. Development of this was supported by the local authority, which, in recognising the decline of seaside trade in the post-war period and the likely effect on the local economy, began to actively promote the relocation of light industrial concerns to the town. The council focussed industrial estate infrastructure and associated housing in the area around the helicopter factory since this had already established an industrial presence in this part of the town. The council also built an extensive council estate at Oldmixon, a former hamlet near to the burgeoning industrial estate. This development, and the open market

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[18] See *Historic Urban Core* type text for further detail.

housing subsequently built to the south of the council estate, has largely removed the former hamlet. There are now only a handful of buildings remaining at Oldmixon which predate the 1960s.

3.41 Improvements in road transport, particularly the building of the M5 but also the development of dual carriageways, also made the town a good location for industrial and commuter development from the 1960s and underscored its role as a local centre. Industrial estate development, in addition to that at Oldmixon, was promoted on the eastern fringes of the town. These are areas where earlier industrial estates were enlarged from the late 20th century, due to favourable road links, to add both *business parks* and *retail parks*. The construction of out of town retail and business parks is a continuing trend and several are, at the time of writing, still under construction on the eastern fringes of the town. The evolution of the economy since the start of the 21st century, particularly the rise of discounters and online retailers, is now being felt in the project area with the creation of the extensive *distribution centres* located at nodal points in the transport network which are necessary for the fulfilment of orders. At present there is only one of these in the project area, adjacent to the M5 junction, but land to the south is earmarked for similar development and has had infrastructure, such as a spine road, already installed. This is a use that is likely to grow.

3.42 Although Weston faced relatively tough times with the drop in visitors from the 1960s, initiatives such as the attraction of light industry and business parks alongside commuting by road and rail to distant jobs becoming a social norm, have meant that there has been a continued demand for housing in the project area. This led to a vast growth in the suburban area of the town in the latter part of the 20th century. This was largely in the form of the building of extensive *housing estates* (both council and privately-built) to the east and southeast of the town and the upgrading of older roads to dual carriageways to facilitate the flow of more people and the building of entirely new trunk roads such as the A370 and A371. Much of this expansion has been on former farmland and there are, in places, traces of the *Enclosure* systems that occupied the area prior to development. The greater population has also necessitated an expansion and renewal of facilities, such as Schools and Hospitals and the creation of a telephone exchange (*Telecommunications Complex*), and a further education college, Weston College (*College Campus*). Weston College now occupies multiple sites but its most distinctive is its main campus, housed in one of the town's few Brutalist buildings.

3.43 The spread of housing has had the effect of subsuming the majority of the earlier Villages and Hamlets into the suburban area of Weston. Of these, only Worle appears to have remained a slightly separate character, with its own concentration of shops and businesses around its High Street. Uphill, although almost joined to Weston, still retains the feel of a village, albeit one much expanded over the 20th century. The only earlier settlements that remain truly separate are Locking and Kewstoke.

3.44 The growth of housing is a trend that is continuing since the town remains an attractive base for commuters, due to proximity of the road and rail network and amenities such as the sea. This has led to the development of large estates of housing, collectively known as Locking Castle, around the nexus of the major road routes into Weston and the M5 since 2000. This was an area largely lacking

settlement development prior to this. Most commuters appear to head to Bristol for work with many using the road network to travel to the large commercial developments on the fringe of the city at Cribbs Causeway and Aztec West. The two RAF bases were recently sold and are now being redeveloped for housing. In the case of the former RAF Locking, this may have the effects of suburbanising the village.

3.45   Alongside all of the housing and industrial change, Weston has still functioned as a resort, continuing to attract a number of loyal visitors. Many of these still come from the Midlands and arrive via train to enjoy a seaside holiday in a similar way to their Victorian and Edwardian predecessors. Day-trippers also now make up a substantial proportion of the town's visitors. The town has worked hard to retain appeal for visitors and has added attractions over the latter part of the 20th century, particularly those less weather-dependent (*Aquarium* and *Amusements*), and restored many aspects of the earlier resort to retain their appeal. This includes restoration of the Grand Pier and of the Promenade. Birnbeck Pier has suffered contrasting fortunes since the latter part of the 20th century, precipitated by the loss of steamer traffic in the 1970s. Its somewhat remote situation relative to the core of the town's attractions all based around the beach, which was at closest c. 800 m to the south, meant that it struggled to draw visitors from the town centre, an ironic reversal of its early success at the expense of the town. Storm damage in the 1990s was not fully repaired and the pier is now closed and in very poor condition. The Historic Urban Core retains a rich building stock associated with resort's heyday but has seen some large-scale interventions, such as the Sovereign Centre *shopping centre*, which have entailed localised but wholesale redevelopment.

3.46   The farmland which historically characterised the bulk of the project area has been greatly altered since WWII. Development of land for housing has been a major source of this transformation but the effects of mechanised agriculture have also had a significant, although perhaps less immediately obvious effect. This has chiefly been wrought by the reorganisation (Reorganised Field System) and amalgamation (Amalgamated Fields) of earlier fields to create larger holdings more suited to large farm machinery and lower levels of labour. There are now few unaltered fields within the project area but the rural sections of it still retain some time-depth due to the retention of boundaries, particularly hedgerows, from the preceding field systems.

Figure 3-10: Historic Characterisation - traces of the more distant past

Project area

Ancient Enclosure (Coaxial Field System)

Castle

Hillfort

WESTON-SUPER-MARE

Sand Bay

Weston Bay

Hutton

Locking

Bleadon

Bleadon Level

Map Scale @ A4:   1:55,000

0   1   2 km

LUC

Historic England
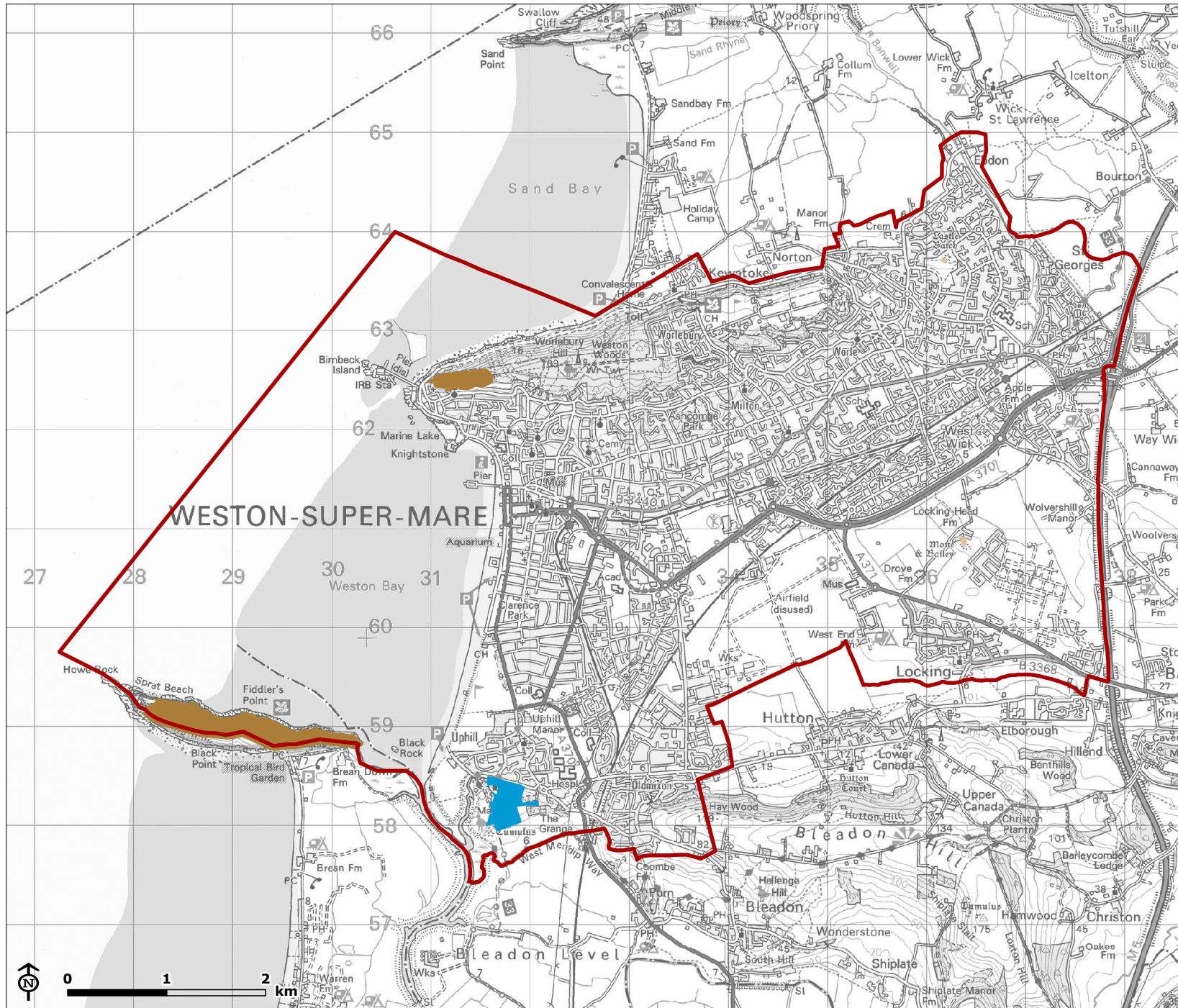
Historic Characterisation
of Weston-super-Mare

Figure 3-11: Historic Characterisation - surviving pre-urban

Project area

Farmstead

Hamlet

Village

Map Scale @ A4:   1:55,000

LUC

Historic England

© Crown copyright and database rights, Ordnance Survey licence number 100019088, (2018)   CB:KS EB:Manson D LUC FIG3_11_10035_r1_ON_Historic_Settlement_Pattern_A4L 29/06/2018   Source: HE, OS
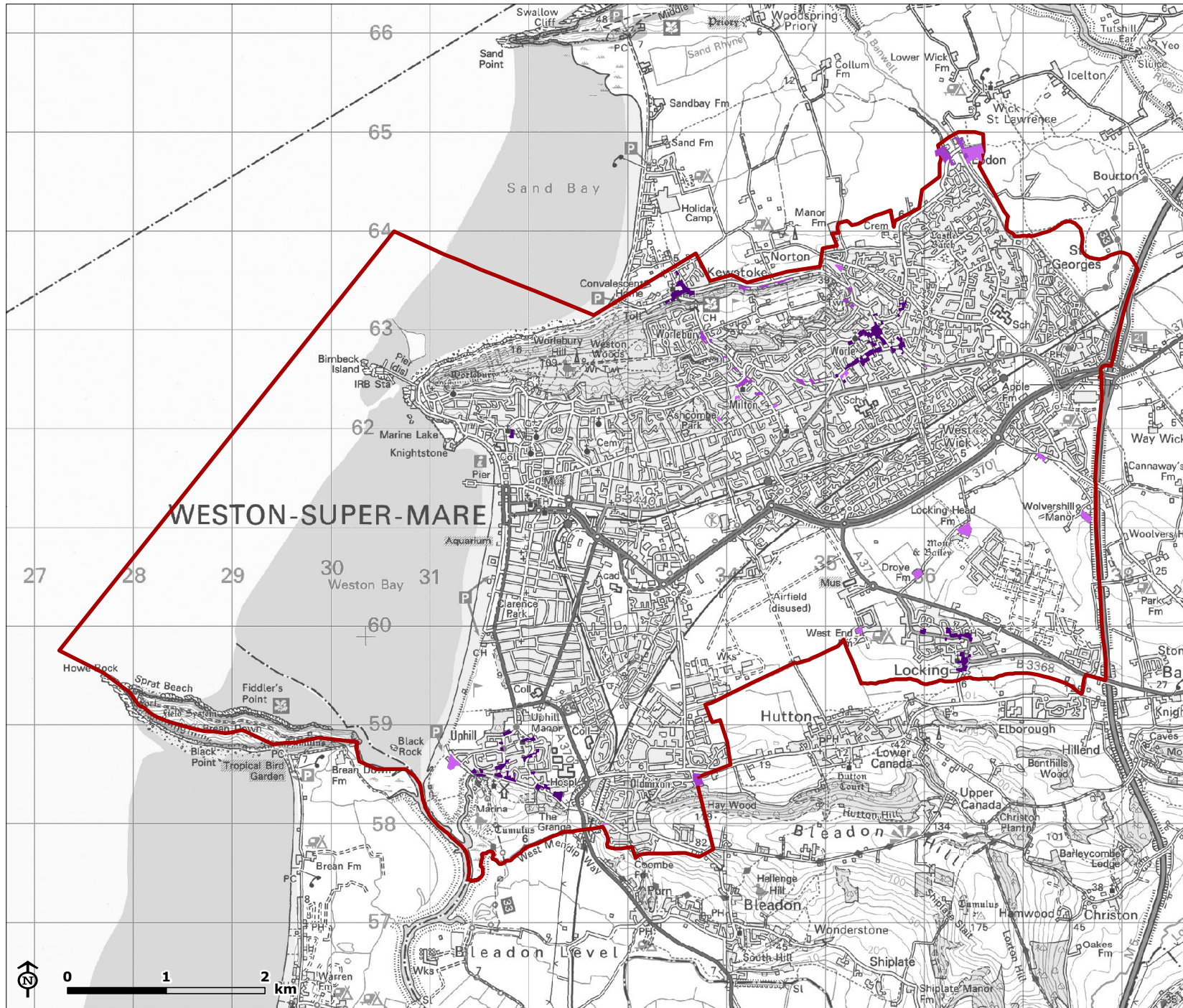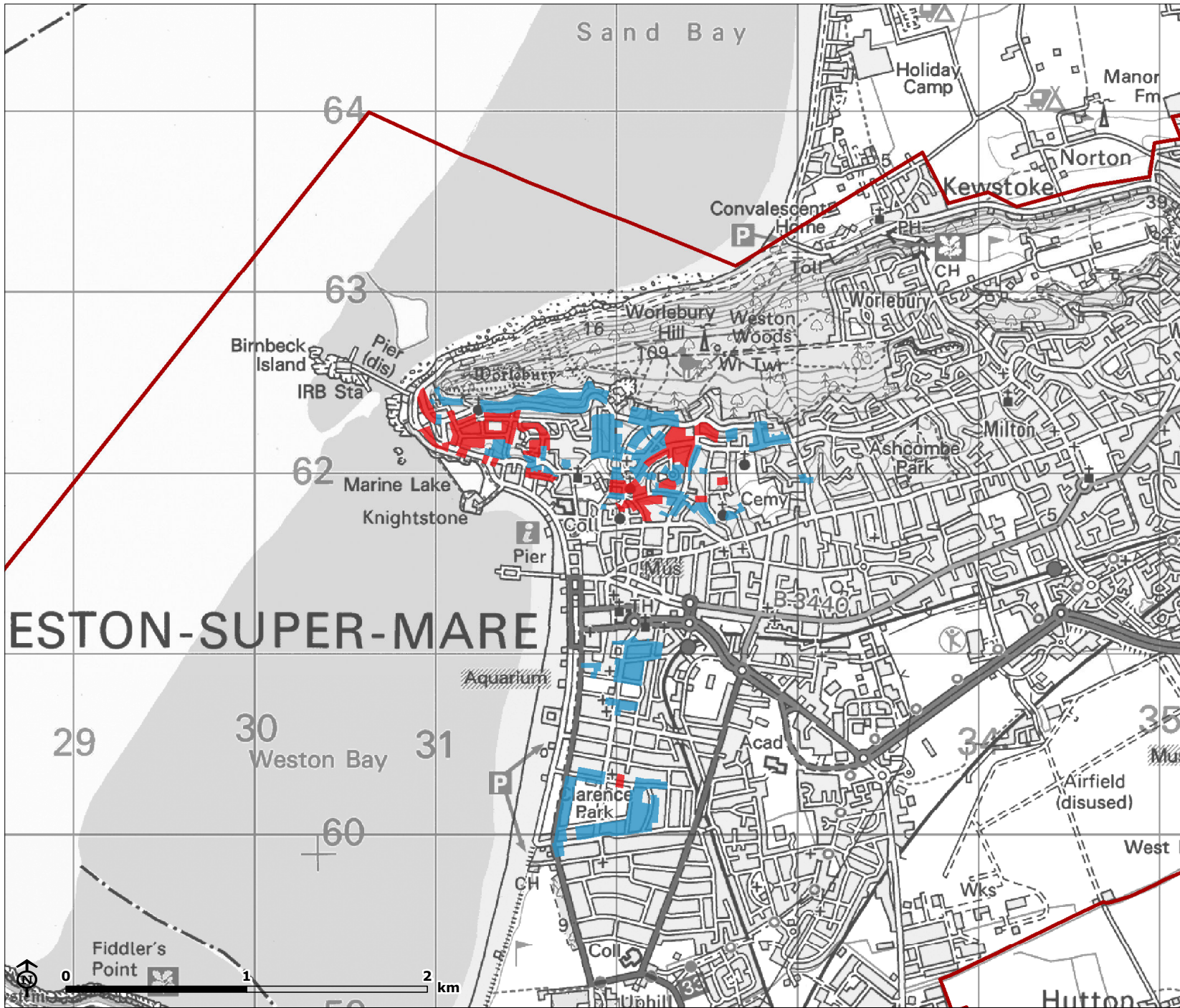
Figure 3-12: Historic Characterisation - distribution of Villas and Villa Conversions

Project area
Villa Conversions
Villas

Map Scale @ A4:   1:30,000

LUC   Historic England

Figure 3-13: Historic Characterisation - past military, communications and industrial uses

Project area
Factory
Stone Quarry
Artillery Fort
Navigation route
Submarine telecommunications cable

Map Scale @ A4:   1:55,000

LUC

Historic England
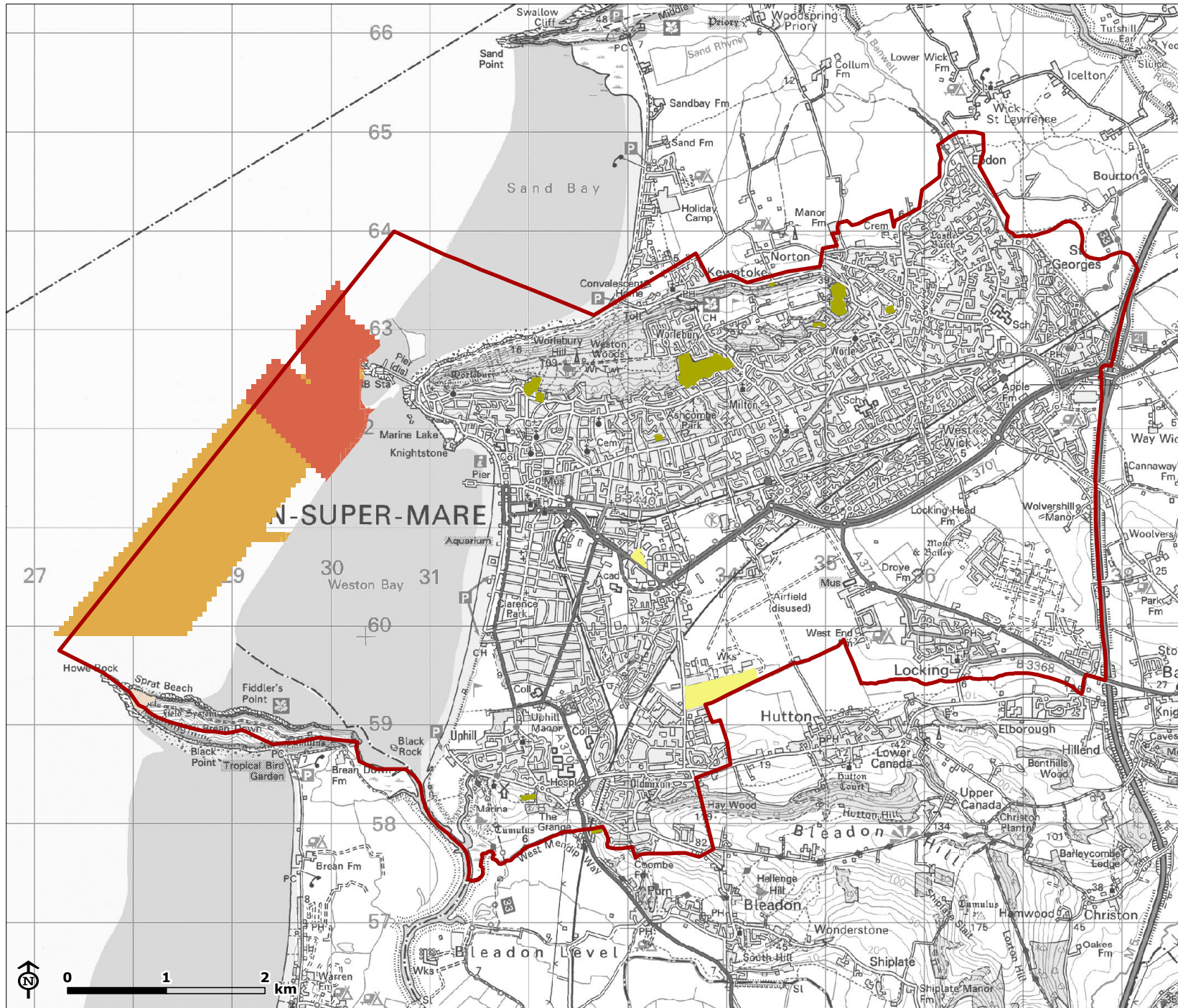
4   PROJECT OUTPUTS

4.1   The final project outputs include:

- A GIS mapped database on Weston's historic character, containing separate layers covering the landward and seascape characterisations – including both current and previous types identified;

- A series of structured summary texts, linked to the GIS and also available in the project report (**Appendix 4**), providing a brief description and interpretation of each Historic Character Type in the context of Weston's development;

- A Project Report **(this report)** summarising the project's execution and containing a copy of the structured summary texts (**Appendix 4**) and the generalised narrative (**Section 3 of this report**);

- A Project Stage Closure Report; and

- A deposit of project outputs with the Archaeology Data Service (ADS) for publication.

APPENDIX 1:

Local Planning policy context

North Somerset Core Strategy (2016)

North Somerset Core Strategy was adopted in January 2016. Together with the Sites and Policies Plan the Core Strategy forms the a significant part of the local planning policy framework by which development is to be guided and decisions on planning applications are to be made by the Council. The Core Strategy superseded part of but not all of the North Somerset Replacement Local Plan (2007).

Chapter 3 of the Core Strategy sets the spatial policy framework to deliver the identified visions and objectives. Policies in this chapter have been set out as to address the themes of "living within environmental limits", "delivering strong and inclusive communities", delivering a prosperous economy", and "enduring safe and healthy communities" which have been identified through the Sustainable Community Strategy. Of these policies, those which are mostly directly related to the protection and enhancement of the historic environment are:

- Policy CS5: Landscape and the historic environment which seeks to conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens; and

- Policy CS12: Achieving high quality design and place-making which commits to achieving high quality buildings and places across all of North Somerset, in particular to support comprehensive regeneration at Weston-super-Mare. New development will be required to demonstrate sensitivity to the existing local character and the policy links to Policy CS5 stating that character should be maintained and enhanced. The policy gives particular consideration for town centre regeneration at Weston-super-Mare which is included as a design priority.

Chapter 4 of the Core Strategy has set out area policies identifying overall approach for specific locations in North Somerset. Policies which relate specifically to development in Weston-super-Mare are:

- Policy CS28: Weston-super-Mare addresses development at Weston-super-Mare identifying a number of objectives for new proposals within or adjoining the settlement boundary. These objectives include respecting the characteristic heritage of Weston-super-Mare and providing high quality design; and

- Policy CS29 Weston-super-Mare town centre sets out the sub areas of the retail core, seafront and gateway area providing guidance as to how regeneration and new proposals should be delivered in these areas. Development proposals in all three areas are be of high quality design which make a positive contribution to the existing built environment with particular emphasise within the gateway area to emphasise the importance of the gateway to the town centre.

Sites and Policies Plan Part 1: Development Management Policies (2016)

The Sites and Policies Plan contains detailed policies that complement the District's Core Strategy. Part 1 of the plan which provides development management style policies to help guide the planning application decision making process in North Somerset, has been taken forward in advance of Part 2 which will allocate specific sites in the District for development. Part 1 of the plan was adopted in July 2016 while Part 2 was submitted to the planning inspectorate for examination in February 2017.

Policies in the Part 1 of the Sites and Policies Plan which relate most directly to the protection of the historic environment are:

- Policy DM3 Conservation Areas which seeks to require new development in the District to protect and where possible enhance the existing character of Conservation Areas;

- Policy DM4 Listed Buildings requires that new development preserves and where appropriate enhances the character, appearance and special interest of the listed building and its setting with sufficient information to be supplied to the Council as to enable an assessment to be made of the impacts of the proposal;

- Policy DM5: Historic Parks and Gardens seeks to conserve the design, character, appearance and settings of North Somerset's historic parks and gardens to safeguard their significance requiring that significant development within the boundaries of such heritage assets to be supported by a historic landscape assessment;

- Policy DM6: Archaeology states that planning decisions are to fully consider archaeological interests and where such assets are considered to be at risk the Council will seek to secure their protection; and

- Policy DM7: Non-designated heritage assets requires that the Council considers new proposals for development with regard for non-designated heritage assets in relation to their local significance, providing protection from removal or inappropriate change where warranted.

Conservation areas in Weston-super-Mare

North Somerset District Council has designated a number of Conservation Areas which fall within the project area in Weston-super-Mare. Much of the land which forms the coastline up to Weston Bay falls within the Birnbeck, Melrose/Grove Park, Ellenborough Crescent, Boulevard/Monpelier, Beach Lawns, Uphill North and Uphill Conservation Areas respectively. A further Conservation Area has been designated to the east around Church Road and the Scaurs at Worle Village.

At time of writing; a review of the Conservation Areas in Weston is being undertaken. Conservation Area Appraisal and Management plans are being developed for formal adoption December 2018.

Supplementary Planning Document

A number of supplementary planning documents have been produced by North Somerset District Council to provide more detail on policies in local plan documents and support decisions on planning applications. Weston-super-Mare Town Centre Regeneration Supplementary Planning Document was adopted in February 2016. The document sets out a masterplan to guide the future planning of the town centre, identifies key development sites and infrastructure projects proposed and seeks to remove barriers to economic investment.

Section 2 of the Supplementary Planning Document sets out the masterplan and identifies the main development sites as well as heritage and design principles fir the regeneration area. This area has been divided into several character areas. As well establishing design requirements which are to be applied throughout the entire regeneration area, the Supplementary Guidance Document also provides specific requirements for each of the character areas. The key characteristics and future character statement for each character area are also provided in this section.

APPENDIX 2:

Data structure

Appendix 2 Table 1: HLC GIS data structure

Field name	Field alias	Description and guidance	Data type	Field length
HLC_CBT	Current Broad Type	Manual	String	254
HLC_CNT	Current Narrow Type	Manual	String	254
HLC_CSC	Current Source	Manual	String	254
HLC_C_LINK	Current Link	Manual	String	254
HLC_P1BT	Previous Broad Type 1	Manual	String	254
HLC_P1NT	Previous Narrow Type 1	Manual	String	254
HLC_P1SC	Previous Source 1	Manual	String	254
HLC_P1_LINK	Previous Link 1	Manual	String	254
HLC_P1BT	Previous Broad Type 2	Manual	String	254
HLC_P2NT	Previous Narrow Type 2	Manual	String	254
HLC_P2SC	Previous Source 2	Manual	String	254
HLC_P2_LINK	Previous Link 2	Manual	String	254
HLC_P3BT	Previous Broad Type 3	Manual	String	254
HLC_P3NT	Previous Narrow Type 3	Manual	String	254
HLC_P3SC	Previous Source 3	Manual	String	254
HLC_P3_LINK	Previous Link 3	Manual	String	254
HLC_NTS	Notes	Manual	String	254
CRT_DT	Creation Date	Manual	String	254
CRTR	Creator	Manual	String	254
Shape_Length	Shape Length	Automated	Double	19
Shape_Area	Shape Area	Automated	Double	19

Appendix 2 Table 2: HSC GIS data Structure

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
Shape	Shape	Shape of data (i.e. polygon), automatically generated and updated by database.	Automated	Geometry	0
OBJECTID	OBJECTID	ID automatically generated and updated by database.	Automated	Integer	10
NAME	Name	Name of area or topographic identifier, local or popular name.	Manual	String	254
CC_SBTY	Coastal and Conflated Character Sub-Type	Sub-character type (present, dominant; local level). Landward (above MHW) this will relate to coastal land HSC, whereas seaward it will relate to the 'conflated' HSC as derived from the marine levels.	Manual	String	254
CC_TY	Coastal and Conflated Character Type	Character type (present, dominant; regional level). Landward (above MHW) this will relate to coastal land HSC, whereas seaward it will relate to the 'conflated' HSC as derived from the marine levels.	Manual	String	254
CC_BDTY	Coastal and Conflated Broad Character Type	Broad Character Type (present, dominant; national strategic level). Landward (above MHW) this will relate to coastal land HSC, whereas seaward it will relate to the 'conflated'	Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
		HSC as derived from the marine levels.			
SSRFC_SBTY	Sea Surface Character Sub-Type	Present and dominant historic character of the sea-surface (recorded at sub-character, character and broad character levels).	Manual	String	254
SSRFC_TY	Sea Surface Character Type		Manual	String	254
SSRFC_BDTY	Sea Surface Broad Character Type		Manual	String	254
WTRCL_SBTY	Water Column Character Sub-Type	Present and dominant historic character of the water column (recorded at sub-character, character and broad character levels).	Manual	String	254
WTRCL_TY	Water Column Character Type		Manual	String	254
WTRCL_BDTY	Water Column Broad Character Type		Manual	String	254
SFLR_SBTY	Sea Floor Character Sub-Type	Present and dominant historic character of the sea-floor (recorded at sub-character, character and broad character levels.	Manual	String	254
SFLR_TY	Sea Floor Character Type		Manual	String	254
SFLR_BDTY	Sea Floor Broad Character Type		Manual	String	254
SBFLR_SBTY	Sub-Sea Floor Character Sub-Type	Present and dominant historic character of the sub-sea floor (recorded at sub-character, character and broad	Manual	String	254
SBFLR_TY	Sub-Sea Floor		Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
	Character Type	character levels).			
SBFLR_BDT Y	Sub-Sea Floor Broad Character Type		Manual	String	254
DATA_TYPE	Data Type	Identifies if data is 'Gridded' sea data or 'Not gridded' land data.	Manual	String	254
CC_PRD	Coastal and Conflated Period	Benchmark period of origin of the area represented in the polygon or cell. Recorded for present historic character. Landward (above MHW) this will relate to coastal land HSC, whereas seaward it will relate to the 'conflated' HSC as derived from the marine levels.	Manual	String	254
CC_SRC	Coastal and Conflated Source	Sources used to identify present and previous historic character. Attribute values to record supplier, date, precise GIS file name. To include reference to the scale of original data used. Landward (above MHW) this will relate to coastal land HSC, whereas seaward it will relate to the 'conflated' HSC as derived from the marine levels.	Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
CC_CNF	Coastal and Conflated Confidence	Degree of certainty/confidence of HSC interpretation of present historic character. Landward (above MHW) this will relate to coastal land HSC, whereas seaward it will relate to the 'conflated' HSC as derived from the marine levels.	Manual	String	254
CC_NTS	Coastal and Conflated Notes	Further background information on history of the polygon. Expansion on information recorded at broad character and sub-character levels.	Manual	String	254
CC_LINK	Coastal and Conflated Link	URL hyperlink to Character Type texts and multi-media. Landward (above MHW) this will record coastal land HSC, whereas seaward it will record the 'conflated' HSC as derived from the marine levels.	Manual	String	254
SSRFC_PRD	Sea Surface Period	Benchmark period of origin of the area represented in the polygon. Recorded for present historic character levels and previous historic character.	Manual	String	254
SSRFC_SRC	Sea Surface Source	Sources used to identify historic character. Attribute values to record	Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
		supplier, date and precise GIS file name. To include reference to the scale of original data used.			
SSRFC_CNF	Sea Surface Confidence	Degree of certainty/confidence of HSC interpretation of present historic character.	Manual	String	254
SSRFC_NTS	Sea Surface Notes	Further background information on history of the polygon. Expansion on information recorded at broad character and sub-character levels.	Manual	String	254
SSRFC_LINK	Sea Surface Link	URL hyperlink to Character Type texts and multi-media.	Manual	String	254
WTRCL_PRD	Water Column Period	Benchmark period of origin of the area represented in the polygon cell.	Manual	String	254
WTRCL_SRC	Water Column Source	Sources used to identify historic character. Attribute values to record supplier, date, precise GIS filename. To include reference to the scale of original data used.	Manual	String	254
WTRCL_CNF	Water Column Confidence	Degree of certainty/confidence of HSC interpretation of present historic character.	Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
WTRCL_NTS	Water Column Notes	Further background information on history of the polygon. Expansion on information recorded at broad character and sub-character levels.	Manual	String	254
WTRCL_LIN K	Water Column Link	URL hyperlink to Character Type texts and multi-media.	Manual	String	254
SFLR_PRD	Sea Floor Period	Benchmark period of origin of the area represented in the polygon cell.	Manual	String	254
SFLR_SRC	Sea Floor Source	Sources used to identify historic character. Attribute values to record supplier, date, precise GIS filename. To include reference to the scale of original data used.	Manual	String	254
SFLR_CNF	Sea Floor Confidence	Degree of certainty/confidence of HSC interpretation of present historic character.	Manual	String	254
SFLR_NTS	Sea Floor Notes	Further background information on history of the polygon. Expansion on information recorded at broad character and sub-character levels.	Manual	String	254
SFLR_LINK	Sea Floor Link	URL hyperlink to Character Type texts and multi-media.	Manual	String	254
SBFLR_PRD	Sub-Sea Floor	Benchmark period of origin of the area represented in the	Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
	Period	polygon cell.			
SBFLR_SRC	Sub-Sea Floor Source	Sources used to identify historic character. Attribute values to record supplier, date, precise GIS filename. To include reference to the scale of original data used.	Manual	String	254
SBFLR_CNF	Sub-Sea Floor Confidence	Degree of certainty/confidence of HSC interpretation of present historic character.	Manual	String	254
SBFLR_NTS	Sub-Sea Floor Notes	Further background information on history of the polygon. Expansion on information recorded at broad character and sub-character levels.	Manual	String	254
SBFLR_LINK	Sub-Sea Floor Link	URL hyperlink to Character Type texts and multi-media.	Manual	String	254
PRVS_SBTY1	Previous Character Sub-Type 1	Previous historic character for which evidence is available. Recorded for multiple time-slices on basis of source dataset.	Manual	String	254
PRVS_SBTY2	Previous Character Sub-Type 2		Manual	String	254
PRVS_SBTY3	Previous Character Sub-Type 3		Manual	String	254
PRVS_SBTY4	Previous Character Sub-Type 4		Manual	String	254
PRVS_SBTY5	Previous Character Sub-Type 5		Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
PRVS_PRD1	Previous Period 1	Benchmark period of origin of the area represented in the polygon. Recorded for present historic character levels and previous historic character.	Manual	String	254
PRVS_PRD2	Previous Period 2		Manual	String	254
PRVS_PRD3	Previous Period 3		Manual	String	254
PRVS_PRD4	Previous Period 4		Manual	String	254
PRVS_PRD5	Previous Period 5		Manual	String	254
PRVS_SRC1	Previous Source 1	Sources used to identify historic character. Attribute values to record supplier, date, precise GIS filename. To include reference to the scale of original data used.	Manual	String	254
PRVS_SRC2	Previous Source 2		Manual	String	254
PRVS_SRC3	Previous Source 3		Manual	String	254
PRVS_SRC4	Previous Source 4		Manual	String	254
PRVS_SRC5	Previous Source 5		Manual	String	254
PRVS_CNF1	Previous Confidence 1	Degree of certainty/confidence of HSC interpretation of present historic character.	Manual	String	254
PRVS_CNF2	Previous Confidence 2		Manual	String	254
PRVS_CNF3	Previous Confidence 3		Manual	String	254
PRVS_CNF4	Previous Confidence 4		Manual	String	254
PRVS_CNF5	Previous Confidence 5		Manual	String	254
PRVS_NTS1	Previous Notes 1	Further background information on history of the polygon. Expansion on information recorded at broad	Manual	String	254
PRVS_NTS2	Previous Notes 2		Manual	String	254
PRVS_NTS3	Previous		Manual	String	254

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
	Notes 3	character and sub-character levels.			
PRVS_NTS4	Previous Notes 4		Manual	String	254
PRVS_NTS5	Previous Notes 5		Manual	String	254
PRVS_LINK1	Previous Link 1	URL hyperlink to Character Type texts and multi-media.	Manual	String	254
PRVS_LINK2	Previous Link 2		Manual	String	254
PRVS_LINK3	Previous Link 3		Manual	String	254
PRVS_LINK4	Previous Link 4		Manual	String	254
PRVS_LINK5	Previous Link 5		Manual	String	254
CA1	Character Area 1	Unique Character Area.	Manual	String	254
CA2	Character Area 2		Manual	String	254
LCTN	Location	General location (eg. Offshore marine, inshore marine, estuary, coast etc).	Manual	String	254
CELL_SZ	Cell Size	Size of grid used for gridded sea data (eg. 250m etc), un-gridded land data should have the value 0..	Manual	Double	19
CRT_DT	Creation Date	Date of dataset /polygon creation/completion.	Manual	String	254
CRTR	Creator	Name of the person/organisation who compiled the HSC.	Manual	String	254
HSC_LINK_ID	Link Table ID	ID for link to hyperlink summary table.	Manual	Double	19
Shape_Length	Shape Length	Polygon length in metres automatically	Automated	Double	19

Field name	Field alias	Description and guidance, terminology	Population method	Data type	Field length
		generated and updated by database.			
Shape_Area	Shape Area	Polygon area in metres squared, automatically generated and updated by database.	Automated	Double	19

APPENDIX 3:

Archival sources

Appendix 3 Table 1

Title	Date	Source	Ref.
Christopher Saxton map of Somerset	1579	British Library	Maps.C.7.c.1
Joann Blaeu map of Somersetshire	1647	British Library	
J Jansson map of Somsetshire	1670-90	British Library	
Emmanuel Bowen An Improved map of the county of Somerset	c1750	British Library	
Bristol Channel and Severn Estuary	1595	British Library	Cotton Augustus I.ii. f.17
Ordnance Surveyor Drawing	1809	British Library	OSD 47
Plan of the Waste and other Lands south of the hill in the parish of Weston-super-Mare in the county of Somerset. As divided and allotted by virtue of an Act of Parliament passed in the fiftieth year of the reign of King George the Third.	1810	British Library	Maps * 5065.(9.)
[Bristol Channel. England-West Coast. Newport and Weston-super-Mare to Chepstow and Bristol. Compiled from the latest information in the Hydrographic Department 1927]	1948	British Library	Maps B.A.C.(1176.)
map and Book of reference to WSM Railway	1863	Somerset Heritage Centre	Q\RUp/536
Town map showing development plan for Weston super Mare.	1962	Somerset Heritage Centre	A\ATH/19
Enclosure map and award, Locking	1801	Somerset Heritage Centre	DD\WSM/3
Inclosure Map WSM	1815	Somerset Heritage Centre	Q\Rde/123
Map of WSM: Plan of areas included in 1841 Improvement Act	1841	Somerset Heritage Centre	MAP\DD\X\ME/10/3
Map of WSM	1853	Somerset Heritage Centre	DD\WSM/3
Transfer pt Kewstoke to WSM	1901	Somerset Heritage Centre	Q\RUp/536
Bomb damage sites	1940-1944	Somerset Heritage Centre	DD\VA.b/1
land utilisation map	1946	Somerset Heritage Centre	MAP\A\ATH/2
Development Plan, Programme map, Weston super Mare	1961	Somerset Heritage Centre	C/PL/2/157
Plans of Bournville Housing Estate and Weston super Mare Development Plan: town maps	1950s	Somerset Heritage Centre	D\B\wsm/24/4/198
Plan of development of Worlebury Park Estate	1927	Somerset Heritage Centre	D\B\wsm/24/1/3665

Title	Date	Source	Ref.
Development Plan map	1962	Somerset Heritage Centre	MAP\A\ATH/19
Census of distribution map	1971	Somerset Heritage Centre	DD\BSO/1
Designation Maps	1953	Somerset Heritage Centre	C\PL/2/168
Tithe Map Weston-super-Mare	1838	Somerset Heritage Centre	D\D\E7
Parish Map	n.d.	Somerset Heritage Centre	MAP\DD\X\ME/10/2
Plans, sections of sewers	n.d.	Somerset Heritage Centre	MAP\DD\X\ME/10/4
Kewstoke Inclosure Map No 2	1857	Somerset Heritage Centre	D\B\wsm/38/7
Sale particulars of Smith Pigott [Smyth Piggot] estate in Weston super Mare, Worle, Kewstoke, Congresbury, Banwell, Congresbury and Yatton, with map,	1914	Somerset Heritage Centre	DD\FS/18/1
Map of Weston super Mare	1853	Somerset Heritage Centre	MAP\DD\X\ME/10/11
Map of Weston super Mare	n.d.	Somerset Heritage Centre	MAP\DD\X\ME/10/1
File concerning the proposed development of Weston airfield and Filton airport	1978-1996	Somerset Heritage Centre	A\BAF/1/10/2
Planning schemes	1958	Somerset Heritage Centre	C\PL/2/171
Proposals for the Redevelopment of an area South of Oxford Street	1961	Somerset Heritage Centre	
Map of Weston super Mare showing areas where development was not implemented	1960s	Somerset Heritage Centre	A\DVJ/3/2
Plans and sections of sewers under Improvement and Market Act	1842	Somerset Heritage Centre	DD\X\ME/10/4
Uphill Pier and railway plans	1854	Somerset Heritage Centre	Q\RUp/239
WSM Light railway extension	1898	Somerset Heritage Centre	Q\RUp/508
WSM Junction Light Railway plans and elevations	1909	Somerset Heritage Centre	Q\RUp/580
Map of Weston super Mare; Plan showing proposed improvements to area between Baker Street and Wooler Road	1890	Somerset Heritage Centre	A\ATH/17
Foreshores. Offer of the Lord of the Manor of Weston super Mare to sell Weston Woods. 1909		The National Archives	MT 10/1231/29
Foreshores. Lease from the Lord of the Manor of the sands and wastes above high water mark at Weston super Mare. 1911		The National Archives	MT 10/1338/2

Title	Date	Source	Ref.
Photograph title 'General view, Weston-super-Mare'. Copyright owner of work: Herbert Jelly, 20-21 Meadow Street, Weston-super-Mare. Copyright author of work: Alfred James Nipper, Langdale Villa, Clarendon Road, Weston-super-Mare. Form completed: 6 July 1909. Registration stamp: 20 July 1909.	1909	The National Archives	COPY 1/535/151
Sketch of the Town- map inset	1853	The National Archives	CRES/37/119
Weston views	1926-1942	The National Archives	INF 9/611/1-31
General Views, WsM by H Jelly	1909	The National Archives	COPY 1/535/151
BERROW BEACH, NEAR WESTON-SUPER-MARE, SOMERSET, TO LONG ISLAND, NEW YORK; THE LAYING OF A TRANSATLANTIC SUBMARINE CABLE SYSTEM BY CABLE AND WIRELESS (MARINE) LIMITED. Assent granted. Related to MNA11/11/02. 6 maps 1986	1986	The National Archives	BT 356/2253
Manors of Weston-Super-Mare and Norton Beauchamp (said to include Weston): abstracts of title, correspondence and Ordnance Survey map	n.d.	The National Archives	BT 212/35
KNIGHTSTONE ISLAND, WESTON-SUPER-MARE, SOMERSET; PROPOSED RECLAMATION OF SEA WALL. It is not known whether or not this was approved. Related to H1039, H2362, TNA reference MT 10/372. 3 maps 1883	1883	The National Archives	BT 356/6115
Weston-Super-Mare: marine lake and bathing pool	1926-1937	The National Archives	CRES 58/756
Weston-Super-Mare Shore: Removal of Sand, and Claim of The Lord of the Manor of Weston-Super-Mare. Somerset. With plans	1842-1906	The National Archives	CRES 37/119
Admiralty chart of the Bristol Channel from Newport and Weston-super-Mare to Chepstow and Bristol. Reference tables. Compass rose	1932 ed	The National Archives	MPII 1/94/8
Map of area to be incorporated in relation to surrounding areas	1930	The National Archives	
map of WSM	1853	The National Archives	CRES 37/119
Knightstone Island, PROPOSED RECLAMATION OF SEA WALL.	1883	The National Archives	BT 356/6115
Berrow Beach, Weston cable laying	1986	The National Archives	BT 356/2253

Title	Date	Source	Ref.
Manor of Weston	n.d.	The National Archives	BT 212/35
Valuation Office Survey maps and assessment books	c1910	The National Archives	IR 58 and IR 128/9
Regent Street	1906	Postcard from author's private collection	
Anchor Head	1920s-1930s	Postcard from author's private collection	
Winter gardens	1940s-1950s	Postcard from author's private collection	
Bathing pool and town	1940s	Postcard from author's private collection	
Claremont Esplanade	1903	Postcard from author's private collection	
Promenade and Point	1904	Postcard from author's private collection	
View from Encampment	1911	Postcard from author's private collection	
Boulevard and free Library	1916	Postcard from author's private collection	
Rozel bandstand	1931	Postcard from author's private collection	
Anchor Head	1900s	Postcard from author's private collection	
madeira cove	1900s	Postcard from author's private collection	
Promenade	1900s	Postcard from author's private collection	
View from Grand Pier	1900s	Postcard from author's private collection	
Kewstoke Bay	n.d.	Postcard from author's private collection	
Madeira Cove	later 20th	Postcard from author's private collection	

Title	Date	Source	Ref.
marine parade	n.d	Postcard from author's private collection	
Old Church, Uphill	n.d.	Postcard from author's private collection	
Pavilion and Winter gardens	n.d.	Postcard from author's private collection	
Uphill Old Church	n.d.	Postcard from author's private collection	
Winter Gardens and pavilion	n.d.	Postcard from author's private collection	
Marine Parade, post war	n.d.	Postcard from author's private collection	
View of town, post war	n.d.	Postcard from author's private collection	

APPENDIX 4:

Historic Character Type Texts (available as a separate volume)

Historic England Research and the Historic Environment

We are the public body that looks after England's historic environment. We champion historic places, helping people understand, value and care for them.

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